"City of Choice"

City Council Meeting
6:30pm - 10:30pm

Tuesday, March 25, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 4 hr

1. Call to Order

2. Roll Call and Excused Absences

2A. Excused Absence

3. Invocation

4. Pledge of Allegiance

5. Proclamation

5A. Proclamation for J. Washington #191, PHA F&AM (Mr. Lindquist)

6. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council 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. City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, City Council 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 Council as a body. Remarks may also be addressed to any individual member of the Council 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 or telephone 210-566-6111 before 5:00 pm the date of the meeting.

7. Public Hearing

7A. Conduct a Public Hearing regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC. (Mr. Spencer)

7B. Conduct a Public Hearing regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service - Restrictive Alcohol Sales (C-2R) for certain real property located south of the intersection of West Borgfeld Road and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050. (Mr. Spencer)

8. Consent Agenda - Consent Items (General Items)

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

8A. Approval of the Quarterly Investment Report ending December 31, 2024

8B. Approval of the December 2024 Revenue & Expense Report pending final acceptance of the City's financial audit for the 24/25 fiscal year.

8C. Approval of the December 2024 Check Register

8D. Approval of the Final Plat of Cibolo Farms Unit 3.

8E. Approval of the Final Plat of Grace Valley Ranch Unit 3 Street Extension.

9. Staff Update

9A. Administration

— a. Capital Improvement Program - Updates on Projects *Lower Seguin Road *Dean Road and Bolton Road *Green Valley Road - Low Water Crossing Improvement *Animal Services Facility *Public Safety Facility *Haeckerville Road and Town Creek Drainage *FY25 Street Rehabilitation Package 1 *FY25 Street Rehabilitation Package 2 *Town Creek Trail *Tolle Road *FM 1103 Phase I and Phase II

— b. RFP's, RFQ's, RFB's, and ITB's *Old Town *Solid Waste Franchise *Legal Services *Water/Wastewater Rate Study

— c. Strategic Management Workshop

9B. Fire Department Incident Summery for February

9C. Municipal Court

10. Resolution

10A. Approval/Disapproval of a Resolution regarding the application of CenterPoint to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; authorizing the City to continue to participate in a coalition of cities now known as the "Alliance of CenterPoint Municipalities-South Texas". (Ms. Miranda)

11. Discussion/Action

11A. Discussion/Action on the FY26 budget timeline, setting dates for budget workshops and special meetings. (Ms. Miranda)

11B. Discussion/Presentation on the five (5) year Parks Improvement Plan. (Mr. Howard)

11C. Discussion/Presentation of 5-year CIP Update (Mr. Gomez)

11D. Discussion/Presentation regarding FY25 Special Events (Ms. Gonzalez/Mr. Howard)

11E. Discussion/Presentation of the 5-Year Strategic Technology Master Plan. (Mr. Beekman)

11F. Discussion/Action regarding the Final Plat of Grace Valley Ranch Unit 3A. (Mr. Spencer)

11G. Discussion/Action regarding the Land Study for the Neill Tract Subdivision. (Mr. Spencer)

11H. Discussion/Action regarding the First Amendment to the Public Improvements Agreement for Steele Creek Subdivision. (Mr. Vasquez/Mr. Spencer)

11I. Discussion/Action regarding an Amendment to the Land Study for Steele Creek Subdivision. (Mr. Spencer)

11J. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Red River Ranch Unit 6. (Mr. Otto)

11K. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Buffalo Crossing II Knights Crossing. (Mr. Otto)

11L. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Buffalo Crossing II Unit 5. (Mr. Otto)

11M. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Buffalo Crossing II Unit 6. (Mr. Otto)

11N. Discussion/Action of the Motor Vehicle Crimes Prevention Authority (MVCPA) Grant for the FY25 SB 224 Catalytic Converter Grant Program authorizing approval of two (2) two police officers, one (1) Crime Analyst position and forty-one (41) Flock Safety Automated License Reader (ALPR) Technology cameras to assist the department in its endeavor to reduce crime. (Chief Andres)

11O. Discussion/Presentation on the Semi-Annual update of the Schertz Cibolo Universal City Independent School District (SCUC-ISD) Interlocal Agreement for the Cibolo Police Department, School Resource Officer (SRO) Program. (Chief Andres)

11P. Discussion/Action on directing the City Manager to go out for a RFP for Legal Services. (Councilman Roberts)

11Q. Discussion/Action on hiring a Legal Firm for all Cibolo Special Projects. (Councilwoman Cunningham)

11R. Discussion/Action to ratify the waiver of attorney/client privilege concerning the legal opinions on the charter interpretation regarding the Mayor's right to vote and authorizing the release of the Messer Fort and Hyde-Kelley memos. (Mr. Reed)

11S. Discussion/Action regarding the interpretation of the City Charter as it relates to the Mayor's authority to vote. (Councilman Hicks)

11T. Discussion on the local CBD shops that sell THC/vape canisters and hemp product with higher percentage of THC than allowable by State Law. (Councilman Hicks)

11U. Discussion on the Personnel Policy Section 1.1.12 Telework. (Councilman Hicks)

11V. Discussion on the ending time limit set for the City Council Meetings. (Councilwoman Cunningham)

11W. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)

11X. Discussion on items the City Council would like to see on future agendas. (Council)

11Y. Discussion/Action on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date and place of additional special meetings or workshops. (Ms. Cimics)

12. Executive Session

The City Council will meet in Executive Session as Authorized by the Texas Gov't Code Section 551.071, Consultation with Attorney, 551.087, Economic Development and 551.074 Personnel Matters to discuss the following:

12A. Project Freeze

12B. Discussion/Action regarding possible violations of the City Charter, Mayor's Delegation of Duties and Authority, including consideration of initiating a Forfeiture Hearing. (Councilwoman Sanchez-Stephens)

13. Open Session

Reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

14. Adjournment

14A. Adjourn Meeting

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 Govemment 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 Council Meeting.

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the_____day of_____2025.

_____

Name and Title

Date Posted: March 19, 2025

City of Cibolo

City Council Regular Meeting Staff Report

A. Proclamation for J. Washington #191, PHA F&AM (Mr. Lindquist)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Proclamation 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

Attachments

J. Washington Lodge 191.pdf

Proclamation Recognizing

J. Washington Lodge #191, PHA F&AM

WHEREAS, J. Washington Lodge #191, PHA F&AM has demonstrated unwavering dedication to the Cibolo community through impactful outreach, mentorship programs for youth, and steadfast support of our First Responders; and

WHEREAS, their service and leadership are invaluable, fostering unity, education, and civic engagement; and

NOW, THEREFORE, I, MARK ALLEN, MAYOR OF CIBOLO, TEXAS, on behalf of the Council, staff, and citizens proudly recognize and commend J. Washington Lodge #191 for their outstanding contributions to Cibolo.

IN TESTIMONY WHEREOF, I have signed my name officially and cause the Seal of the City of Cibolo to be affixed on this the 25th day of March 2025.

_____

Mark Allen, Mayor
City of Cibolo

City of Cibolo

City Council Regular Meeting Staff Report

A. Conduct a Public Hearing regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Public Hearing Item: 7A.

From
Eron Spencer, Assistant Planning Director

Staff Contact(s)
Eron Spencer,

CITY COUNCIL ACTION: Conduct 2nd Public Hearing

PROPERTY INFORMATION:

Project Name: ZC-25-01
Owners: Daniel and Dana Cosner
Representatives: Daniel and Dana Cosner
Location/Area: 248 West Borgfeld Road, 4.05 acres
Location: South of the Grand at Cibolo
Council Place: 2
Future Land Use: Neighborhood Commercial
Existing Zoning: Low Density Single-Family Residential (SF-2)
Requested Zoning: Neighborhood Commercial (C-1)
Proposed Use: Commercial

FINDINGS:

The property owners of 248 West Borgfeld Road are requesting a zone change from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) to increase marketability and attract more prospective buyers when listing the property for sale.

The subject property is currently zoned Low Density Single-Family Residential (SF-2). To the west, an adjacent parcel is zoned Neighborhood Commercial (C-1). North of the property, across W Borgfeld Road, several parcels are also zoned Neighborhood Commercial (C-1). To the east, the property borders the Schneider Business Park, which is within the Light Industrial (I-1) zoning district. South of the property, within the Dobie Heights subdivision, are residential lots zoned as High Density Single-Family Residential (SF-6).

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on February 23, 2025, and the City website. Individual letters were sent by mail to 11 property owners within 200 feet of the subject property. To date, Staff has received four (4) in favor and one (1) in opposition. Public hearings were scheduled to be held on March 12, 2025 (Planning & Zoning Commission) and on March 25, 2025 (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the April 8, 2025, City Council meeting.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At its March 12, 2025, regular meeting, the Planning & Zoning Commission voted (6-1) to recommend approval of the requested zone change from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1).

STAFF ANALYSIS:
Section 4.3.1.5 of the Unified Development Code (UDC) provides direction to City Council when considering a zoning map amendment (rezoning) by outlining the following criteria for approval:

A. ***The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action;***

STAFF FINDING: The applicant's rezoning request was submitted and accepted on a designated submittal date. The submittal was deemed administratively complete, as it satisfied all requirements outlined in Section 4.3.1.1 of the UDC, which include:

A. *A letter or application form, signed by the property owner(s), stating the current and requested zoning classifications;*
B. *A copy of the deed, indicating ownership and authority to file the application;*
C. *A legal description of the property, whether by Lot and Block, or by metes and bounds;*
D. *The full required fee for processing the application; and*
E. *A list of property owners within two hundred (200) feet of the property for which the change in district boundary is proposed.*

B. ***The Zoning Map Amendment is consistent with the City's adopted Comprehensive Master Plan;***

STAFF FINDING: The City of Cibolo's Future Land Use Map (FLUM) was adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, under Ordinance 1465. The FLUM is the community's visual guide for development decisions and includes the logical and orderly placement of PlaceTypes in the City and ETJ. It does not constitute zoning regulations or establish zoning district boundaries.

The property is designated as Neighborhood Commercial on the City's FLUM. According to the Comprehensive Plan, the character and intent of the Neighborhood Commercial PlaceType *"primarily provides family-oriented services for the surrounding neighborhoods and city. They are generally located within walking distance of surrounding residential uses and neighborhoods. Business types include restaurants, local retail, medical offices, banks, and other retail and service uses."* The primary land uses in Neighborhood Commercial consist of *"Neighborhood Retail, Office"* and secondary uses are *"Civic and Institutional, Parks and Open Space."*

Per Section 14.2.O.11 of the UDC, the intent of the Neighborhood Commercial (C-1) zoning district is *"...to provide for a limited variety of commercial uses and services associated with neighborhood storefront retail, service, financial, and office activities which are compatible and designed in scale with surrounding residential area. The intent of this District is to provide convenient neighborhood access to commercial services, and minimize undesirable impacts such as noise, traffic, and odors through performance standards."*

Based on this information, the proposed Neighborhood Commercial (C-1) zoning district aligns with the Neighborhood Commercial PlaceType in the FLUM and Comprehensive Plan.

C. ***The Zoning Map Amendment promotes the health, safety, or general welfare of the city and the safe and orderly development of the City;***

STAFF FINDING: Rezoning the subject property from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) aligns with the City's commitment to promoting public health, safety, and general welfare. West Borgfeld Road is a minor arterial street that is designed to accommodate higher traffic volumes, which makes it suitable for commercial development. Additionally, the proposed C-1 zoning district is consistent with the Neighborhood Commercial PlaceType designated on the FLUM. Given that the FLUM serves as the community's visual guide for development decisions, this rezoning request supports the safe and orderly growth of the City.

D. ***The Zoning Map Amendment is compatible with the present zoning and conforming uses of nearby property and the character of the neighborhood; and***

STAFF FINDING: Per Section 14.2.O.12 of the UDC, the Community Retail/Service (C-2) zoning district is described as follows:

a. Intent – The Neighborhood Commercial district is established to provide for a limited variety of commercial uses and services associated with neighborhood storefront retail, service, financial, and office activities which are compatible and designed in scale with surrounding residential areas. The intent of this District is to provide convenient neighborhood access to commercial services, and to minimize undesirable impacts such as noise, traffic, odors through performance standards.
b. Permitted uses – Limited office and retail uses and services which are compatible and designed in scale with surrounding residential areas.
c. Specific uses – Subject to Site Plan approval, limited office, retail and service uses which are compatible and designed in scale with surrounding residential areas.

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
None	50’	20’	20’	10’	70%	35’

The proposed Neighborhood Commercial (C-1) zoning district would be compatible with the character of the surrounding area. The subject property is surrounded by C-1 zoning to the west and north, across W Borgfeld Road; Light Industrial (I-1) zoning to the east; and High Density Single-Family Residential (SF-6) zoning to the south. Any commercial use within the C-1 zoning district would be required to maintain compatibility with adjacent residential areas and adhere to the minimum lot design standards outlined in Article 14 of the UDC.

E. ***The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.***

STAFF FINDING: The commercial uses permitted by right and with a Conditional Use Permit (CUP) in the Neighborhood Commercial (C-1) zoning district are referenced in the table below per Section 13.2 of the UDC.

C-1 uses permitted by right	C-1 uses permitted with CUP
Administrative and Business Offices	Business Services
Artisan Sales	Business or Trade School
Artisan/Culinary Classes (Specialty Classes)	Farmers Market
Business Support Services	Fitness Studio/Health Spa
Consumer Repair Services	Local convenience Store (without fuel sales)
Financial Services	Local convenience Store (with fuel sales)
Food Sales; Grocery	Pet Services
General Retail Sales, Neighborhood Scale	Restaurant, Fast Food
Health Care Offices	Veterinary Services
Laundry Services, Laundry Mat	
Personal Services	
Professional Office	
Restaurant Convenience	
Restaurant, Neighborhood	

*Subject to supplemental use regulations in Article 6 of the UDC.

The uses permitted in the proposed C-1 zoning district appear to be suitable for the property given its size (4.05 acres) and proximity to other commercial uses along West Borgfeld Road.

Attachments

Application.pdf
Narrative.pdf
F.1 IDs 167053, 190772, 190773, 66973 2.24.25.pdf
O.1 106 Dobie Blvd 02.25.25.pdf
Staff Map.pdf

City of Cibolo

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

UNIVERSAL APPLICATION - ZONING CHANGE

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 Name: Borgfeld Rd. Rezoning

Total Acres: 4 Survey Name: AS Lewis Abstract No.:

Project Location (address): 248 W. Borgfeld Rd, Cibolo, TX 78108

Current Zoning: Single Family Residential Overlay: ☒ None ☐ Old Town ☐ FM 78

Proposed Zoning: Commercial # of Lots: 1 # of Units:

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

Current Use: Residential Total Proposed Square Footage:

Proposed Use: Commercial (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Daniel R & Dana L Cosner

Address: 248 W. Borgfeld Rd City: Cibolo

State: TX Zip Code: 78108 Phone: 2105518061

Email: dana.cosner@gmail.com Fax:

**Applicant (if different than Owner):*
* Letter of Authorization required

Address: City:

State: Zip Code: Phone:

Email: Fax:

Representative:

Address: City:

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.

Daniel Cosner Dana Cosner
Owner or Representative's Signature

DANIEL COSNER Dana Cosner
Typed / Printed Name

State of TEXAS

County of GUADALUPE

Before me, Dianne Carmena, on this day personally appeared
Name of Notary Public

Daniel R & Dana L. COSNER, 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 25 day of JANUARY, 2025

Dianne Carmena
Notary Public Signature

DIANNE CARMENA
Notary ID #10785162
My Commission Expires
May 9, 2027
(Notary Seal)

City of Cibolo Use Only
Total Fees
Payment Method
Submittal Date
Accepted by
Case Number

February 10, 2025

Natalie Santos
Planning Technician
201 W. Loop 539
Cibolo, TX 78108

RE: Narrative for Rezoning Application for 248 W. Borgfeld Rd, Cibolo, TX 78108

Dear Ms. Santos:

We are writing to formally request the rezoning of our property located at 248 W. Borgfeld Road, Cibolo, TX 78108, from its current Residential designation to Neighborhood Commercial.

The properties along Borgfeld Road, including the property immediately adjacent to ours, have all been rezoned and designated as Neighborhood Commercial. In addition, the City of Cibolo's Future Land Use Map identifies our property as part of the planned Neighborhood Commercial district in the future.

Given the surrounding commercial development and the city's long-term land use plan, we believe this rezoning aligns with the city's goals and would be consistent with the existing neighborhood character. We are seeking to place our property on the market and would like to offer it as Neighborhood Commercial, which we believe will be more attractive to prospective buyers and offer greater opportunities for development, in line with the city's growth and planning objectives.

Should you require any additional documentation or information to process this request, please do not hesitate to contact us. We are happy to assist in any way to facilitate this rezoning application.

Thank you for your attention to this matter. We look forward to your response.

Sincerely,

Dana Cosner

Dana Cosner
248 W. Borgfeld Rd.
Cibolo, TX 78108
(210) 551-8061

Notice of Zoning Petition

February 18, 2025

Dear Property Owner,

In accordance with the Texas Local Government Code and the City of Cibolo Unified Development Code, you are receiving this official Notice of Zoning Petition.

This notice does not directly pertain to your property.

The purpose of this letter is to make you aware of a possible zoning change near your property and provide you an opportunity to voice your opinion about the zoning change. Your opinion matters.

In accordance with Cibolo Code of Ordinances, the Cibolo Planning and Zoning Commission will hold a public hearing on **Wednesday, March 12, 2025 at 6:30 p.m.** at the **Council Chambers of the Cibolo City Hall located at 200 South Main Street**, Cibolo, Texas, and the Cibolo City Council will hold a public hearing on **Tuesday, March 25, 2025 at 6:30 p.m.** at the **Council Chambers at Cibolo City Hall located at 200 South Main Street**, Cibolo, Texas.

The rezone proposal is as follows:

The purpose of both meetings is to hear public testimony regarding a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC.

Applicant/Owner: Daniel and Dana Cosner

Sincerely,
Lindsey Walker, CNU-A
Planner
lwalker@cibolotx.gov

REPLY NOTICE (ZC-25-01)

Name (please print): Richard Kardys

Address (In relation to Map Exhibit): 2 outer most tracts diagonally across Borgfeld (Tracts A+D on attached map)

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the rezoning you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

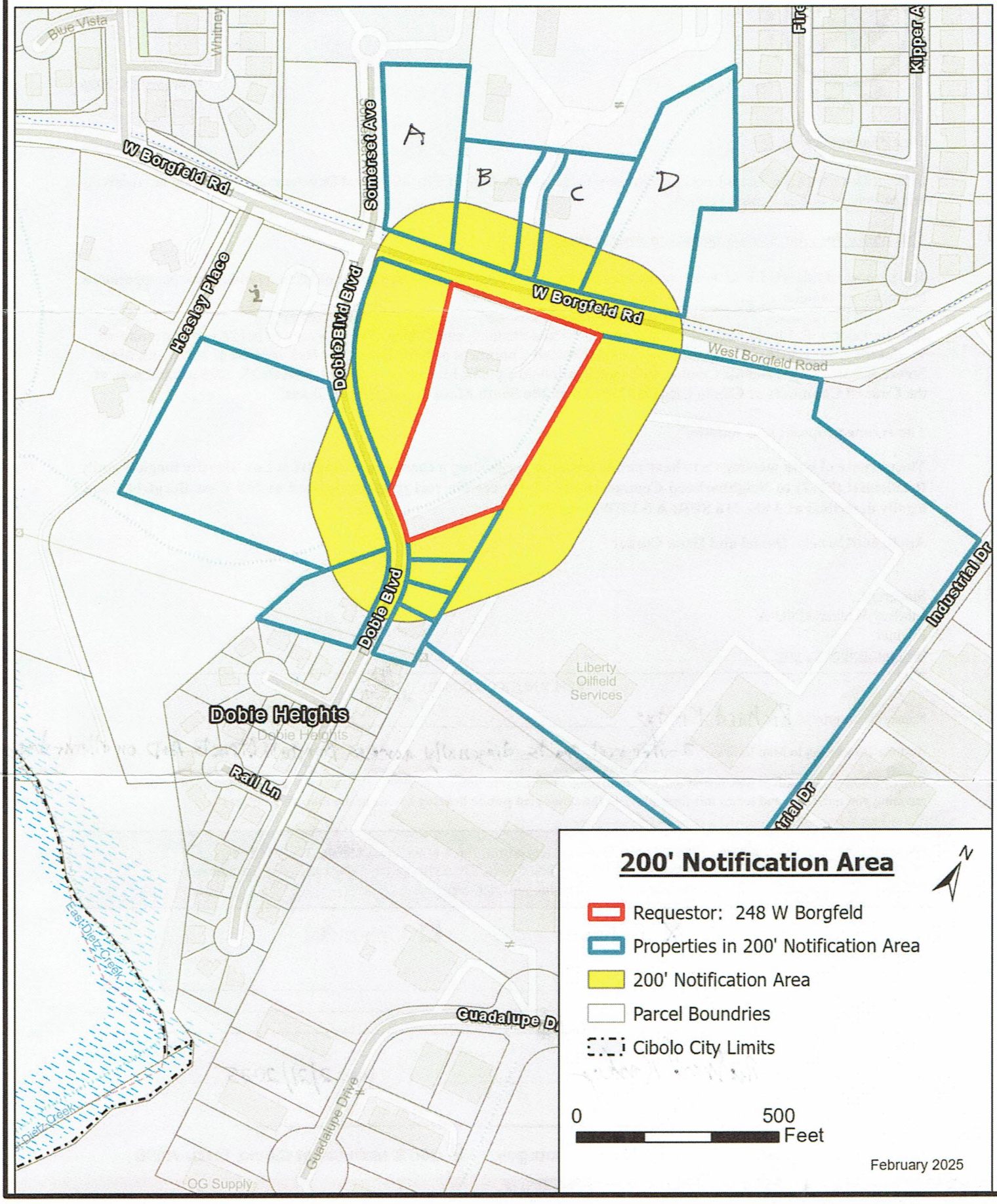
US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

☒ In Favor ☐ Opposed

Comments:

Signature: Richard Kardys Date: 2/21/2025

ZC-25-01


A
B
C
D
W Borgfeld Rd
Somerset Ave
Heasley Place
Dobie Blvd
W Borgfeld Rd
West Borgfeld Road
Dobie Blvd
Industrial Dr
Liberty Oilfield Services
Dobie Heights
Rail Ln
Guadalupe Dr
Guadalupe Drive
OG Supply
Blue Vista
Whitney
Kipper
East Dietz Creek
Dietz Creek
200' Notification Area
Requestor: 248 W Borgfeld
Properties in 200' Notification Area
200' Notification Area
Parcel Boundries
Cibolo City Limits
N
0
500
Feet
February 2025

REPLY NOTICE (ZC-25-01)

Name (please print): Shiplett, Joseph

Address (In relation to Map Exhibit): 106 Dobie Blvd. Cibolo

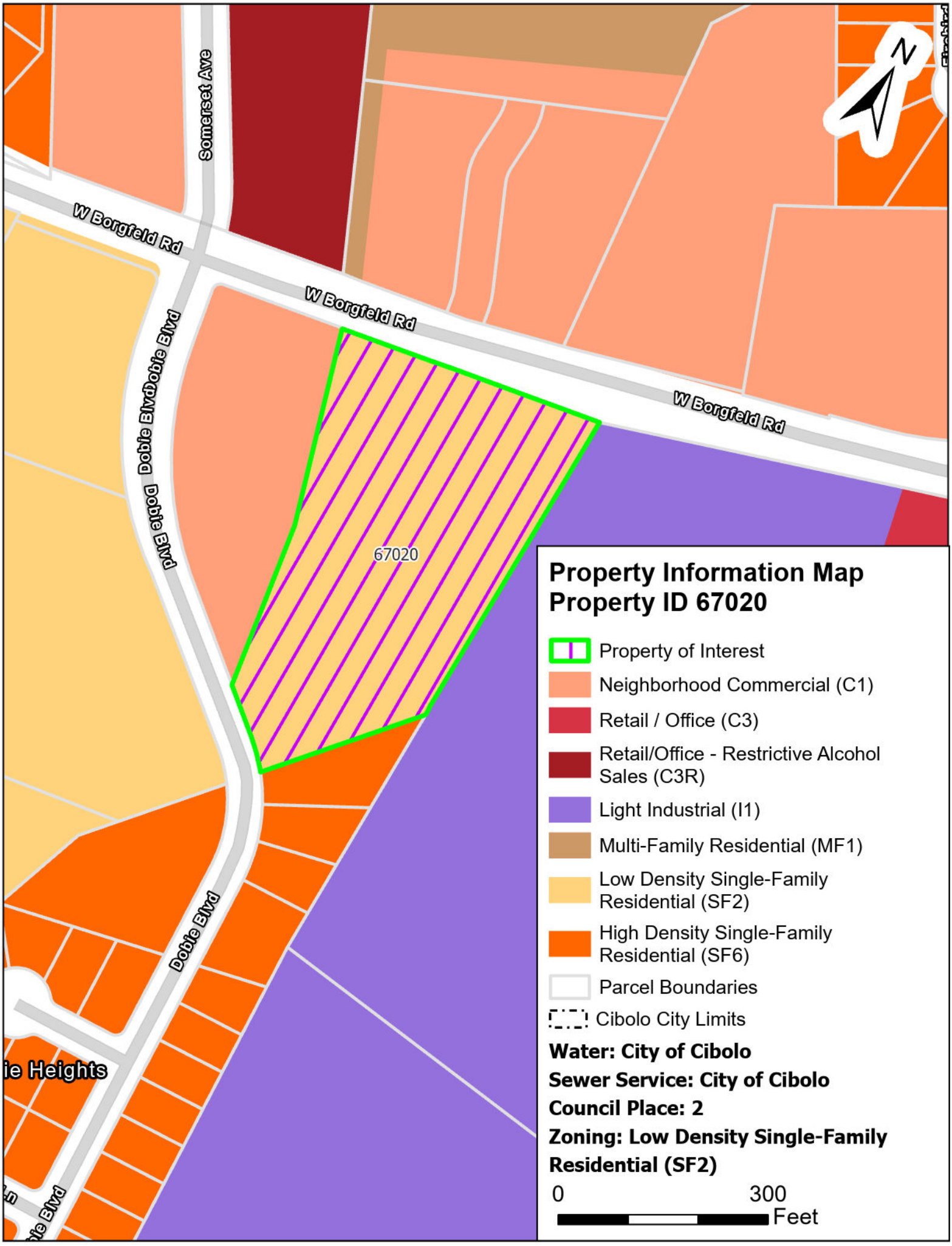
You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the rezoning you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

☐ In Favor ☒ Opposed

Comments:

Signature: _____ Date: Feb. 22, 25


Somerset Ave
W Borgfeld Rd
W Borgfeld Rd
W Borgfeld Rd
Dobie Blvd
Dobie Blvd
Dobie Blvd
67020
Property Information Map
Property ID 67020
Property of Interest
Neighborhood Commercial (C1)
Retail / Office (C3)
Retail/Office - Restrictive Alcohol Sales (C3R)
Light Industrial (I1)
Multi-Family Residential (MF1)
Low Density Single-Family Residential (SF2)
High Density Single-Family Residential (SF6)
Parcel Boundaries
Cibolo City Limits
Water: City of Cibolo
Sewer Service: City of Cibolo
Council Place: 2
Zoning: Low Density Single-Family Residential (SF2)
0
300
Feet

City of Cibolo

City Council Regular Meeting Staff Report

B. Conduct a Public Hearing regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service - Restrictive Alcohol Sales (C-2R) for certain real property located south of the intersection of West Borgfeld Road and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Public Hearing Item: 7B.

From
Eron Spencer, Assistant Planning Director

Staff Contact(s)
Eron Spencer,

CITY COUNCIL ACTION: Conduct 2nd Public Hearing

PROPERTY INFORMATION:

Project Name: ZC-25-02
Owners: SAMDEE Management, LLC
Representatives: Alex and Tiesha Hartman
Location/Area: Dobie Blvd, 5.205 acres
Location: South of the intersection of Borgfeld Rd and Dobie Blvd
Council Place: 2
Future Land Use: Estate Residential
Existing Zoning: Low Density Single-Family Residential (SF-2)
Requested Zoning: Community Retail/Service - Restrictive Alcohol Sales (C-2R)
Proposed Uses: Fitness Studio/ Health Spa; and Administrative and Business Offices

FINDINGS:

On behalf of the property owner, SAMDEE Management, LLC, the applicants are requesting a zone change from Low Density Single-Family Residential (SF-2) to Community Retail/Service – Restrictive Alcohol Sales (C-2R) for a 5.205-acre parcel located south of the intersection of Borgfeld Road and Dobie Boulevard. The applicants intend to develop a 12,000-15,000-square-foot building, with approximately 8,000 square feet planned for a gym and the remaining space allocated for multi-tenant offices and businesses.

The uses proposed on the property would fall under the definitions of “Fitness Studio/ Health Spa” and “Administrative and Business Offices” under Section 1.12 of the Unified Development Code (UDC).

Fitness Studio/ Health Spa

A public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, yoga, health spas and martial arts studios.

Administrative and Business Offices

Offices, private firms or organizations which are primarily used for the provision of executive, management or administrative services. Typical uses include administrative offices and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction and business offices or public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.

The subject property is currently zoned Low Density Single-Family Residential (SF-2) and is surrounded by similarly zoned properties to the north and west. To the south lies the Dobie Heights subdivision, with residential lots zoned High Density Single-Family Residential (SF-6). West of the property, across Dobie Boulevard, are residential properties zoned Neighborhood Commercial (C-1) and SF-2. Further west is Cibolo's Industrial district, Schneider Business Park, which is within the Light Industrial (I-1) zoning district.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on February 23, 2025, and the City website. Individual letters were sent by mail to 18 property owners within 200 feet of the subject property. To date, Staff has received two (2) in favor and two (2) in opposition. Public hearings were scheduled on March 12, 2025 (Planning & Zoning Commission) and on March 25, 2025 (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the April 8, 2025, City Council meeting.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At its March 12, 2025, regular meeting, the Planning & Zoning Commission voted (4-3) to recommend a modification to the applicant's original rezoning request. Instead of the proposed zone change from Low Density Single-Family Residential (SF-2) to Community Retail/Service (C-2), the Commission recommended rezoning the property to Neighborhood Commercial (C-1) with a Conditional Use Permit (CUP) to allow a Fitness Studio/ Health Spa.

During deliberations, the Commission expressed concerns regarding potential impacts such as increased traffic, noise, and the broader range of permitted uses allowed within the Community Retail/Service (C-2) zoning district, particularly in the event the property is sold in the future. In response to these concerns, the applicants amended their rezone application to a Community Retail/Service – Restrictive Alcohol Sales (C-2R) zoning district. This designation would prohibit alcohol-related uses, including bars, breweries, and liquor stores, while ensuring their intended uses remain permitted by right.

STAFF ANALYSIS:

Section 4.3.1.5 of the Unified Development Code (UDC) provides direction to City Council when considering a zoning map amendment (rezoning) by outlining the following criteria for approval:

A. ***The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action;***

STAFF FINDING: The applicant's rezoning request was submitted and accepted on a designated submittal date. The submittal was deemed administratively complete, as it satisfied all requirements outlined in Section 4.3.1.1 of the UDC, which include:

A. *A letter or application form, signed by the property owner(s), stating the current and requested zoning classifications;*
B. *A copy of the deed, indicating ownership and authority to file the application;*
C. *A legal description of the property, whether by Lot and Block, or by metes and bounds;*
D. *The full required fee for processing the application; and*
E. *A list of property owners within two hundred (200) feet of the property for which the change in district boundary is proposed.*

B. ***The Zoning Map Amendment is consistent with the City's adopted Comprehensive Master Plan;***

PlaceType: Estate Residential (pg. 40)

Land Use Considerations:

- Primary Land Uses: Single-Family Detached Homes, Cluster Development, Parks and Open Space
- Secondary Land Uses: Civic and Institutional
- Indicators and Assumptions: Lot size (range) ½ to 2 acres

Example Locations:

- Single-Family Homes: Persimmon Drive (south of Green Valley Road)
- Cluster Development: Spring Mesa in Arvada, CO

STAFF FINDING: The City of Cibolo's Future Land Use Map (FLUM) was adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, under Ordinance 1465. The FLUM is the community's visual guide for development decisions and includes the logical and orderly placement of PlaceTypes in the City and ETJ. It does not constitute zoning regulations or establish zoning district boundaries.

The property is designated as Estate Residential on the City's FLUM. According to the Comprehensive Plan, the character and intent of the Estate Residential PlaceType includes *"Predominantly single-family housing on large lots located throughout the community…"* Land use considerations and example locations for this PlaceType are noted above. While this designation reflects the City's long-term vision for the area, the FLUM is designed to offer guidance rather than impose rigid zoning constraints.

In contrast, Section 14.2.O.14 of the UDC, describes the intent of the Community Retail/Service – Restrictive Alcohol Sales (C-2R) zoning district as *"This district allows all uses permitted in the Community Retail/Service District (C-2), except that certain uses involving high-volume sales of alcoholic beverages are prohibited, including liquor sales and bars/micro-breweries, in order to provide a buffer area between more intensive commercial uses permitted in existing commercial zoning districts and other types of zoning districts, especially residential districts, which may be adversely impacted by commercial uses associated with high-volume alcohol sales businesses, including liquor stores, bars, and microbreweries, due to increased traffic, noise, and/or hours of operation cause by such businesses."*

Although the requested zone change would introduce commercial uses that do not align with the Estate Residential PlaceType, the FLUM and Comprehensive Plan function as policy tools that offer guidance and flexibility when evaluating land uses and development proposals.

A. ***The Zoning Map Amendment promotes the health, safety, or general welfare of the city and the safe and orderly development of the City;***

STAFF FINDING: Rezoning the subject property from Low Density Single-Family Residential (SF-2) to Community Retail/Service – Restrictive Alcohol Sales (C-2R) is not consistent with the FLUM and Comprehensive Plan, both of which were adopted to promote public health, safety, and general welfare of the City and ensure safe and orderly development.

However, the property was identified as an opportunity site in the City's Strategic Economic Development Plan, which was approved on July 23, 2024. This plan was developed to support the City's long-range economic development priorities while aligning with the initiatives outlined in City Council's Strategic Plan.

As specified on page 6-21 of the plan, the property (referred to as "FM-78 West: 6, Underutilized Parcels") presents the following redevelopment opportunity:

FM-78 West: 6, Underutilized Parcels

There are several properties currently residential houses that have potential to expand the city's employment base. Located on the western edge of Cibolo along West Borgfeld Road, this collection of properties constitutes a sizeable redevelopment opportunity to expand the industrial/flex capacity of Cibolo in a manner consistent with the development scale of nearby Schneider Business Park. Alternatively, this opportunity site can accommodate a higher density residential development to expand the diversity of housing within Cibolo.

While the requested rezoning does not align with the City's adopted land use policies, the Strategic Economic Development Plan identifies this property as a site for strategic redevelopment that will support economic growth and expanded land use opportunities.

B. ***The Zoning Map Amendment is compatible with the present zoning and conforming uses of nearby property and the character of the neighborhood; and***

STAFF FINDING: Per Section 14.2.O.14 of the UDC, the Community Retail/Service – Restrictive Alcohol Sales (C-2R) zoning district is described as follows:

a. Intent – This district allows all uses permitted in the Community Retail/Service District (C-2), except that certain uses involving high-volume sales of alcoholic beverages are prohibited, including liquor sales and bars/micro-breweries, in order to provide a buffer area between more intensive commercial uses permitted in existing commercial zoning districts and other types of zoning districts, especially residential districts, which may be adversely impacted by commercial uses associated with high-volume alcohol sales businesses, including liquor stores, bars, and microbreweries, due to increased traffic, noise, and/or hours of operation cause by such businesses.
b. Permitted uses – a mix of retail, office, entertainment and civic.
c. Specific uses – subject to site plan approval, office, retail and service uses which are compatible and designed in scale with Old Town Cibolo and a Town Center.

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
None	70'	15'	15'	15'	70%	45'

The proposed Community Retail/Service – Restrictive Alcohol Sales (C-2R) zoning district would be compatible with the surrounding zoning, land uses, and overall character of the area. The subject property is adjacent to Single-Family Residential (SF-2) zoning to the west and north; High Density Single-Family Residential (SF-6) zoning to the south; and Neighborhood Commercial (C-1) zoning and SF-2 zoning to the east, across Dobie Boulevard.

Development within the proposed C-2R zoning district must ensure compatibility with adjacent residential areas, including complying with the landscape buffering requirements outlined in Article 17 of the UDC and adhering to the minimum lot design standards in Article 14. If the rezoning request is approved, plans for the proposed development must be submitted to the City for review and approval through the site plan and permitting processes to ensure compliance with all applicable UDC regulations.

C. ***The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.***

STAFF FINDING: The commercial uses permitted by right and with a Conditional Use Permit (CUP) in the Community Retail/Service – Restrictive Alcohol Sales (C-2R) zoning district are referenced in the table below per Section 13.2 of the UDC.

C-2R uses permitted by right	C-2R uses permitted with CUP
Administrative and Business Offices	Adult/Community Group Home
Artisan Sales	Amusement Center
Artisan/ Culinary Classes (Specialty Classes)	Automotive Service Station *
Assembly	Business or Trade School
Clinic	Business Support Services
Club or Lodge	College and University Facilities
Consumer Repair Services	Commercial Off-street Parking
Cultural Services	Community Treatment Facility *
Day Care Services (Group)	Concrete/Asphalt Batching Plant (Temporary)
Financial Services	Convalescent Services
Food Sales; Grocery	Day Care Services (Family) *
General Retail Sales, Neighborhood Scale	Food Truck, Park
Health Care Offices	Group Care Facility
Laundry Services: Dry Cleaning	Hospital Services
Life Care Services *	Hotel-Motel
Local Utility Services	Indoor Entertainment
Personal Services	Indoor Sports and Recreation
Postal Facilities	Local Convenience Store (With Fuel Sales)
Professional Office	Local Convenience Store (Without Fuel Sales)
Restaurant, Convenience	Nursery School
Restaurant, Neighborhood	Park and Recreation Services
Safety Services	Primary Educational Facilities
Administrative Services	Research and Development Services
Business Services	Restaurant, Fast Food
Farmers Market	Secondary Educational Facilities
Fitness Studio/ Health Spa	Service Station *
Food Truck, Ancillary	Transitional Homes, Rehabilitation Centers and Halfway Houses *
Outdoor Sports and Recreation (Light)	Transportation Terminal
Pet Services	Warehousing and Distribution
Veterinary Services	*a.) Convenience Storage*

*Subject to supplemental use regulations in Article 6 of the UDC.

The uses proposed on the property, “Fitness Studio/ Health Spa” and “Administrative and Business Offices,” are permitted by right in the proposed C-2R zoning district and appear to be suitable for the property given its proximity to West Borgfeld Road.

Attachments

Application & Narrative.pdf
Opportunity Site - Strategic Economic Development Plan.pdf
Response F.1.pdf
Response O.1.pdf
Response O.2.pdf
Staff Map.pdf

City of Cibolo

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

UNIVERSAL APPLICATION - ZONING CHANGE

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 Name: 0 Dobie Blvd Hartman Burn Boot Camp Cibolo Creek.
Total Acres: 5.205 Survey Name: Lot 2 Cibolo Kingdom Hall Abstract No.: V7 pg 716
Project Location (address): 0 Dobie Blvd Cibolo TX 78108 DPRGCTX

Current Zoning: SF2 Overlay: ☐ None ☐ Old Town ☐ FM 78
Proposed Zoning: C2 # of Lots: _____ # of Units: 0
Please Choose One: ☐ Single-Family ☐ Multi-Family ☒ Commercial ☐ Industrial
☐ Other _____
Current Use: Vacant land Total Proposed Square Footage: 15,000 sqft.
Proposed Use: gym facility / like minded suites for small bnesses (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Samdee Management LLC
Address: 22403 Oro Viejo Ct City: Garden Ridge
State: TX Zip Code: 78266 Phone: _____
Email: _____ Fax: _____

**Applicant (if different than Owner):* Alex & Tiesha Hartman
* Letter of Authorization required
Address: 302 N Main St Ste 115 City: Cibolo
State: TX Zip Code: 78108 Phone: 2109131304 Tiesha
Email: tbellhartman@gmail.com Fax: 2108425703 Alex

Representative: alex@alexhartman.net Alex Hartman & Tiesha Hartman
Address: 302 N. Main St. Ste 115 City: Cibolo
State: TX Zip Code: 78108 Phone: 2108425703
Email: alex@alexhartman.net Fax: _____

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

Alex Hartman Tiesha Hartman
Owner or Representative's Signature

Alex Hartman Tiesha Hartman
Typed / Printed Name

State of Texas
County of Guadalupe
Before me, Christina Lerma, on this day personally appeared
Name of Notary Public
Alex Hartman & Tiesha Hartman, 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 14th day of February, 2024

Christina Lerma
Notary Public Signature

CHRISTINA LERMA NOTARY PUBLIC STATE OF TEXAS ID# 124648934 09-03-2026 (Notary Seal)

City of Cibolo Use Only

Total Fees
Payment Method
Submittal Date
Accepted by
Case Number

2/10/2025

To whom it may concern,
RE: rezoning request of 0 Dobie Blvd, Cibolo Tx 78108 from SF2-C2.

In November 2022, I joined Burn Boot Camp-Cibolo Creek as a member...just looking to focus on myself for 45 minutes a day. Our oldest daughter, the first to leave our home after graduating Samuel Clemens H.S., arrived at MCRD-San Diego, going through boot camp for the USMC...My heart was grieving and I wanted to challenge myself and do hard things in unison with her. Within 5 months of becoming a member, the founding franchise partner shared that they were looking to pass the torch or they would have to close down... My husband and I drained our savings and became the new franchise partners in September, 2023. Our vision for Burn Boot Camp-Cibolo Creek has always been to grow the membership and move it to a permanent location in Cibolo; to inspire, empower and transform as many lives as we can, directly impacting families and our community. We are accomplishing that and have grown from around 250 members to over 400, and we are in need of a larger space to continue reaching more in our community. We have saved every penny of profit generated from Burn Boot Camp into a savings fund, knowing that in the right time, the right property would become available.

0 Dobie Blvd is just what we have been looking for. We love that it's not right off the main road, it provides a more quaint environment for our members and staff. Most of our members live in our community...0 Dobie Blvd is closer to their homes and they are excited about the future plans of moving there.

Our vision is to build a 12,000-15,000 sq ft bldg., at least 8,000sqft for Burn Boot Camp-Cibolo Creek: large open gym space with storage, childwatch with both an indoor and outdoor space, smoothie bar, locker rooms with showers. Then 3-4 smaller business suites that will provide additional opportunities to other small business owners in the area...Our vision is a health and wellness collective...a tribe of like minded business...possibly a physical therapist, chiropractor, medi-spa, children's indoor play space, or a family friendly healthy lunch spot with activities for young children. We will always be a tenant of this building and will not rent any suites to the following industries: alcohol, tobacco, vape, cbd, tattoo, or adult entertainment of any kind.

Who are we? We are Alex and Tiesha Hartman, small business owners Alex Hartman State Farm and Fearfully and Wonderfully Made, located on N Main St. in Cibolo, residents of Cibolo that pour into our community any chance we have the opportunity...volunteering time at the Cibolo Senior Center and schools, supporting our educators and school district...we are always partnering with other entrepreneurs to bring innovative activities and events to our area. We love Cibolo, it is our home. The addition of Burn Boot Camp-Cibolo Creek to our Cibolo Community at the 0 Dobie Blvd. provides a health solution for our residents not currently available to them. This project, like our N Main will add value, revenue and jobs to our community.

We appreciate your time and welcome any questions regarding the rezoning of 0 Dobie Blvd from SF2 to C2.

Alex and Tiesha Hartman

Alex Hartman Tiesha Hartman

dotloop signature verification: dtlp.us/gbrB-0zHG-uJm8

February 13, 2025

City of Cibolo
Planning Department
201 Loop 539 W/P.O. Box 826
Cibolo, TX 78108

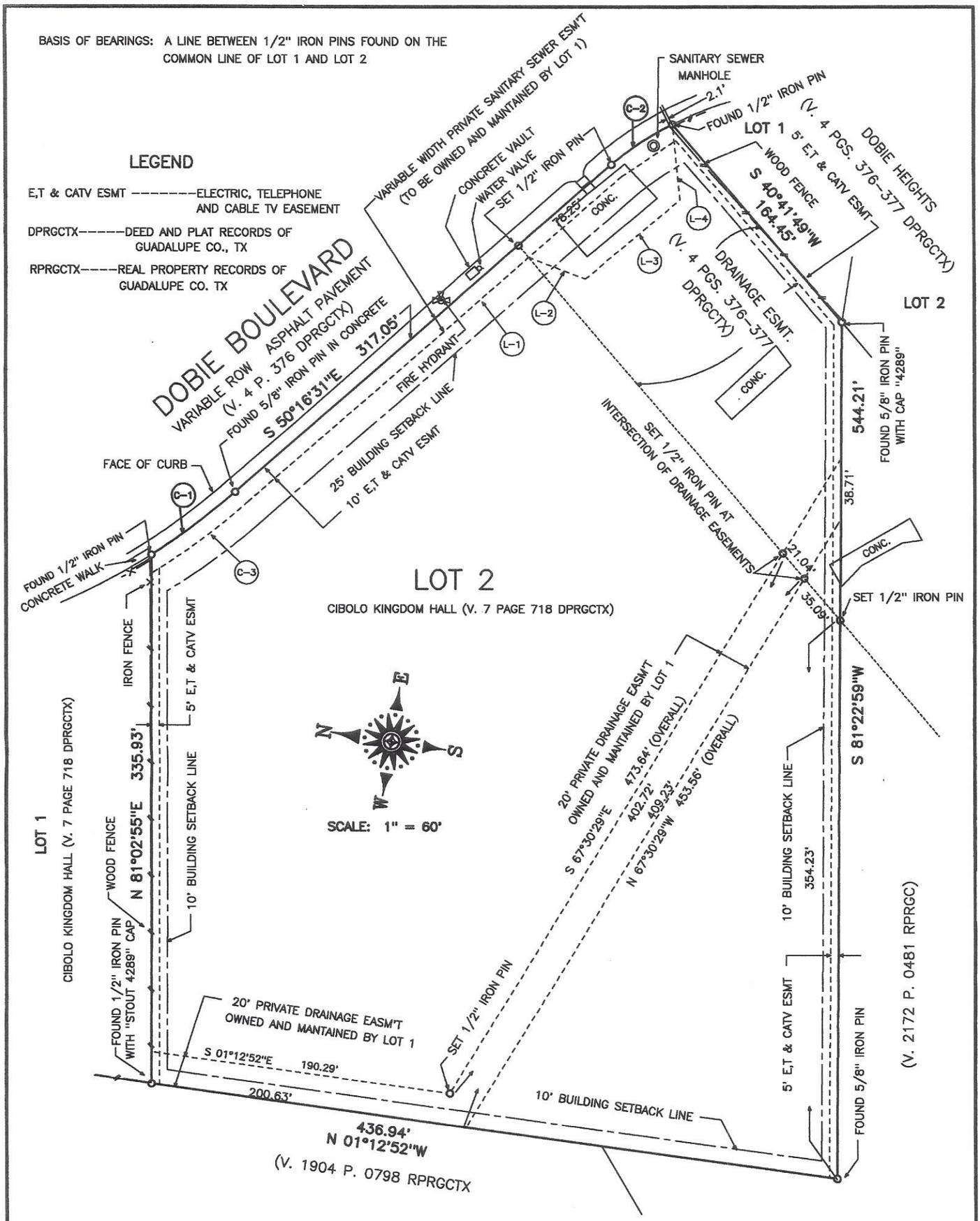
Re: 5.205 acres on Dobie Blvd
Owners Authorization of Rezoning Application

City of Cibolo Planning Department,

SAMDEE Management LLC is the owner of the 5.205 acres located on Dobie Blvd, Cibolo, TX, and is in the process of selling this property to Alex and Tiesha Hartman. SAMDEE Management LLC authorizes Alex and Tiesha Hartman as the Agents/Representatives in the rezoning application for the rezoning use of the 5.205 acres on Dobie Blvd.

SAMDEE MANAGEMENT LLC
dotloop verified
02/13/25 4:39 PM CST
XDVX-NRI6-4WLR-TVLM

SAMDEE Management LLC



CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	434.66'	66.41'	8°45'14"	66.35'	S 45°53'33"E
C-2	201.40'	46.33'	13°10'52"	46.23'	S 42°29'12"E
C-3	444.66'	74.29'	9°34'23"	74.21'	S 45°28'56"E

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	S 50°16'31"E	236.47'
L-2	S 11°49'11"W	38.32'
L-3	S 49°08'49"E	78.04'
L-4	N 75°33'07"E	48.28'

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.

THIS 25TH DAY OF SEPTEMBER, 2018.

RANDALL L. STOUT, RPLS NO 4289

© 2018 - ALL RIGHTS RESERVED

PROPERTY SURVEY OF LOT 2
CIBOLO KINGDOM HALL PER V. 7, PG. 718 DPRGCTX
LOCATED ON DOBIE BOULEVARD
CITY OF CIBOLO, GUADALUPE COUNTY, TX

date: 9-25-18	revisions:
drawn by: RANDY	
checked MARY	job no. 7597

RANDALL L. STOUT, RPLS
7018 Jefferson Ridge Dr. Converse, Tx. 78109
Office: 210-655-0300
rlstout43@gmail.com

development opportunities. With their frontage along Borgfeld Road, a high-traffic corridor, non-residential development can take advantage of the transportation accessibility and excellent visibility. The short-term opportunities are consistent with FM-78 West: 1, small scale industrial or flex uses with the long-term potential for small commercial uses on the frontage of FM-78.

FM-78 West: 5, Gateway Development

These two properties front Cibolo's western access point along FM-78, offering the potential to transform into a landmark gateway development. This gateway development can evoke an immediate positive image for visitors upon entering Cibolo. RKG envisions a mixed-use development for the site, with vertically integrated mixed use buildings along FM-78 and medium density for-sale residential development further off of the road frontage. The for-sale product can be underrepresented typologies (e.g., cottage homes or townhomes) that will increase price and type diversity to support older households in Cibolo that seek to age-in-place as well as younger working-aged households that cannot/do not want to purchase a traditional single-family house.

A significant barrier towards developing this gateway concept at this location is the existing mobile home park. If the City chooses to move forward with this—or any—concept that displaces the residents of the mobile home park, relocation assistance should be required of the developer.

FM-78 West: 6, Underutilized Parcels

There are several properties currently residential houses that have potential to expand the city's employment base. Located on the western edge of Cibolo along West Borgfeld Road, this collection of properties constitutes a sizable redevelopment opportunity to expand the industrial/flex capacity of Cibolo in a manner consistent with the development scale of nearby Schneider Business Park. Alternatively, this opportunity site can accommodate a higher density residential development to expand the diversity of housing within Cibolo.

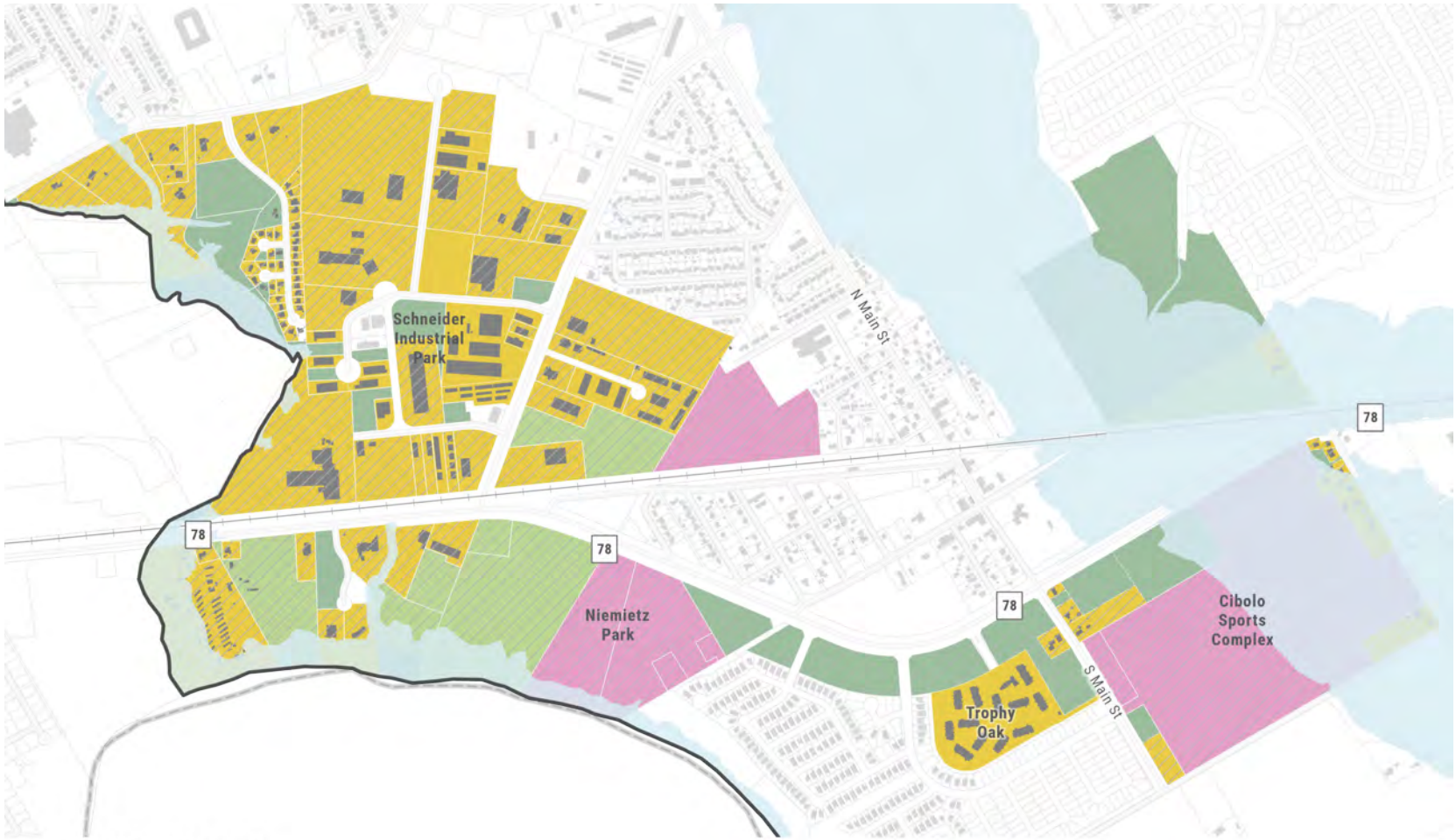
FM-78 West

Map 1: Existing Land Uses

0 0.13 0.25 0.5 Miles

N

- Agricultural Land
- Industrial
- Institutional
- Mobile Home
- Multifamily Residential
- Office
- Other
- Recreation
- Retail-Services
- Single Family Residential
- Vacant Land



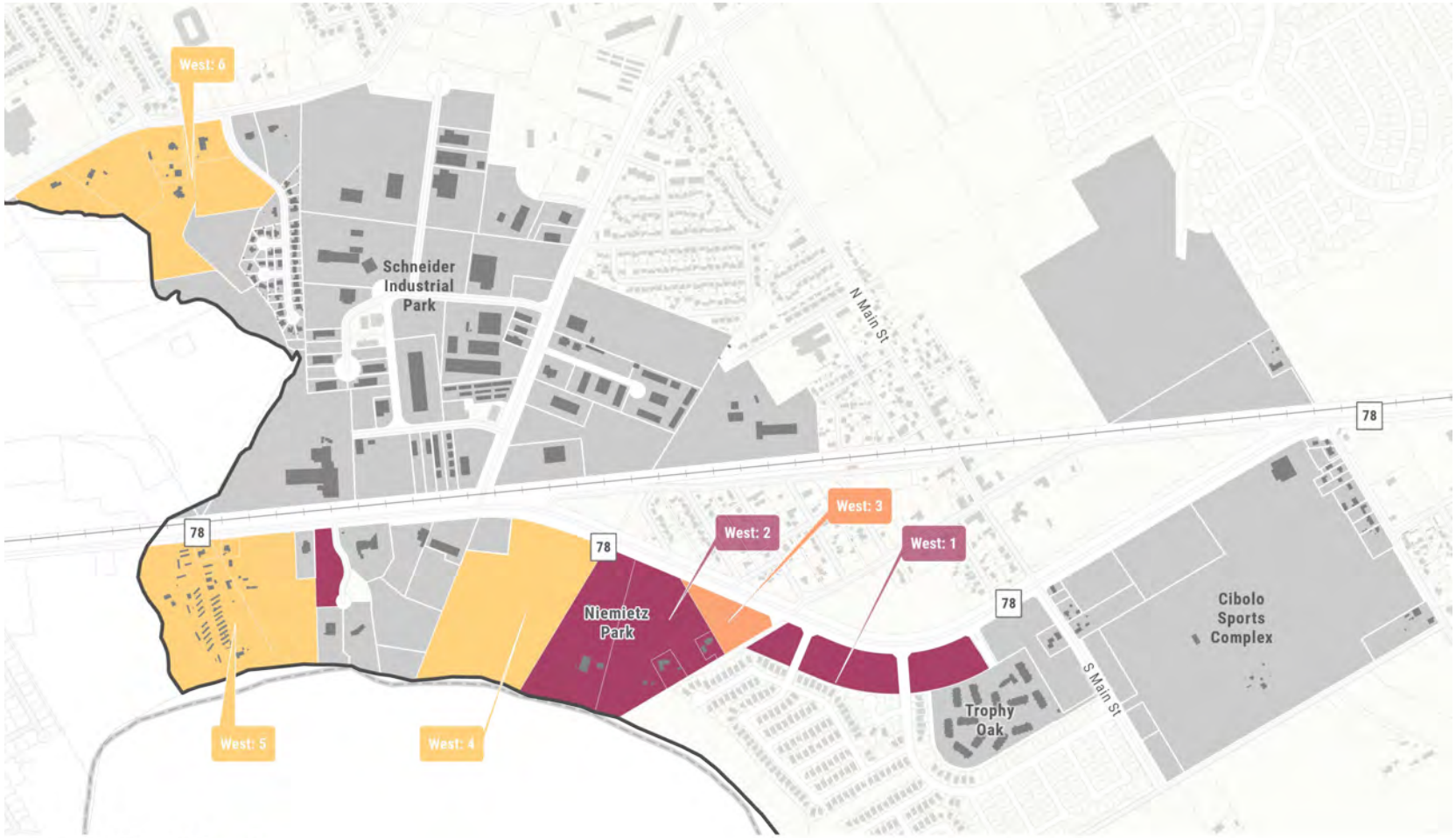
FM-78 West

Map 2: Development Conditions

0 0.13 0.25 0.5 Miles

N

Floodplain
Underutilized
Public Land
Agricultural Land
Developed
Vacant Land


West: 6
Schneider Industrial Park
N Main St
78
West: 3
West: 2
West: 1
Niemietz Park
Cibolo Sports Complex
S Main St
Trophy Oak
West: 5
West: 4
FM-78 West
Map 3: Opportunity Sites
Short Term
Mid Term
Long Term
Other
N
0
0.13
0.25
0.5 Miles

Notice of Zoning Petition

February 18, 2025

Dear Property Owner,

In accordance with the Texas Local Government Code and the City of Cibolo Unified Development Code, you are receiving this official Notice of Zoning Petition.

This notice does not directly pertain to your property.

The purpose of this letter is to make you aware of a possible zoning change near your property and provide you an opportunity to voice your opinion about the zoning change. Your opinion matters.

In accordance with Cibolo Code of Ordinances, the Cibolo Planning and Zoning Commission will hold a public hearing on **Wednesday, March 12, 2025 at 6:30 p.m.** at the **Council Chambers of the Cibolo City Hall located at 200 South Main Street**, Cibolo, Texas, and the Cibolo City Council will hold a public hearing on **Tuesday, March 25, 2025 at 6:30 p.m.** at the **Council Chambers at Cibolo City Hall located at 200 South Main Street**, Cibolo, Texas.

The rezone proposal is as follows:

The purpose of both meetings is to hear public testimony regarding a change in zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service (C-2) for certain real property located south of the intersection of West Borgfeld Road and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050.

Applicant: Alex and Tiesha Hartman

Sincerely,
Lindsey Walker, CNU-A
Planner
lwalker@cibolotx.gov

REPLY NOTICE (ZC-25-02)

Name (please print): LeaAnn Zunker Gardner

Address (In relation to Map Exhibit): 101 Tide Ln Cibolo

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the rezoning you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

☑ In Favor ☐ Opposed

Comments:

Signature: LeaAnn Zunker Gardner Date: 2-24-25

REPLY NOTICE (ZC-25-02)

Name (please print): Miriam Shiplett

Address (In relation to Map Exhibit): 106 Dobie Blvd Cibolo

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the rezoning you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

☐ In Favor ☒ Opposed

Comments:

Signature: Miriam Shiplett Date: 2/21/25

REPLY NOTICE (ZC-25-02)

Name (please print): YOLANDA CASTIELLO

Address (In relation to Map Exhibit): 107 TIDE LANE, CIBOLO, TX

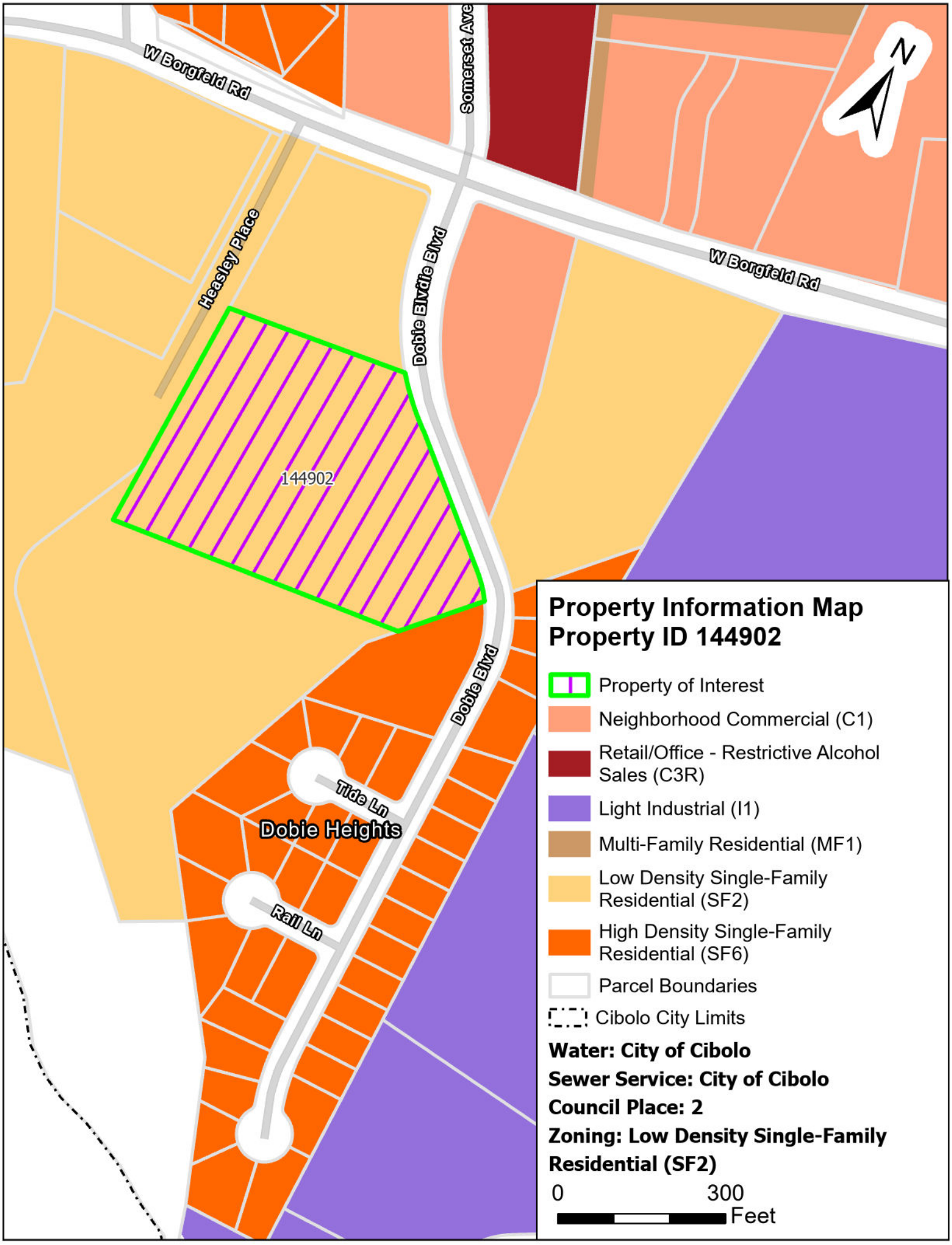
You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the rezoning you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

☐ In Favor ☒ Opposed

Comments:

Signature: Yolanda Castiello Date: 02/21/2025


W Borgfeld Rd
Somerset Ave
Heasley Place
Dobie Blvdie Blvd
W Borgfeld Rd
144902
Dobie Blvd
Tide Ln
Dobie Heights
Rail Ln
N
Property Information Map
Property ID 144902
Property of Interest
Neighborhood Commercial (C1)
Retail/Office - Restrictive Alcohol Sales (C3R)
Light Industrial (I1)
Multi-Family Residential (MF1)
Low Density Single-Family Residential (SF2)
High Density Single-Family Residential (SF6)
Parcel Boundaries
Cibolo City Limits
Water: City of Cibolo
Sewer Service: City of Cibolo
Council Place: 2
Zoning: Low Density Single-Family Residential (SF2)
0
300
Feet

City of Cibolo

City Council Regular Meeting Staff Report

A. Approval of the Quarterly Investment Report ending December 31, 2024

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8A.

From
Anna Miranda, Finance Director

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

2024 12 Cibolo.pdf

QUARTERLY INVESTMENT REPORT

For the Quarter Ended

December 31, 2024

Prepared by

Valley View Consulting, L.L.C.

The investment portfolio of the City of Cibolo is in compliance with the Public Funds Investment Act and the City's Investment Policy and Strategies.

City Manager, Investment Officer	Date	Assistant City Manager, Investment Officer	Date
Director of Finance, Investment Officer	Date	Accounting Manager, Investment Officer	Date

Disclaimer: These reports were compiled using information provided by the City. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields, and do not account for investment advisor fees.

Summary

Quarter End Results by Investment Category:

	September 30, 2024			December 31, 2024		
Asset Type (3)	**Ave. Yield**	**Book Value**	**Market Value**	**Ave. Yield**	**Book Value**	**Market Value**
DDA/MMA/MMMF/Cash	4.69%	$ 6,698,201	$ 6,698,201	3.98%	$ 10,678,874	$ 10,678,874
Pools	5.18%	35,069,540	35,069,540	4.64%	38,793,363	38,793,363
Securities/CDs	4.59%	18,708,385	18,708,385	4.46%	18,918,936	18,918,936
Totals	4.94%	**$ 60,476,125**	**$ 60,476,125**	4.49%	**$ 68,391,173**	**$ 68,391,173**

Current Quarter Average Yield (1)	
Total Portfolio	4.49%
Rolling Three Month Treasury	4.56%
Rolling Six Month Treasury	4.63%
TexPool	4.56%

Fiscal Year-to-Date Average Yield (2)	
Total Portfolio	4.49%
Rolling Three Month Treasury	4.56%
Rolling Six Month Treasury	4.63%
TexPool	4.56%

Interest Earnings (Approximate)	
This Quarter	$ 712,764
Fiscal Year-to-Date	$ 712,764

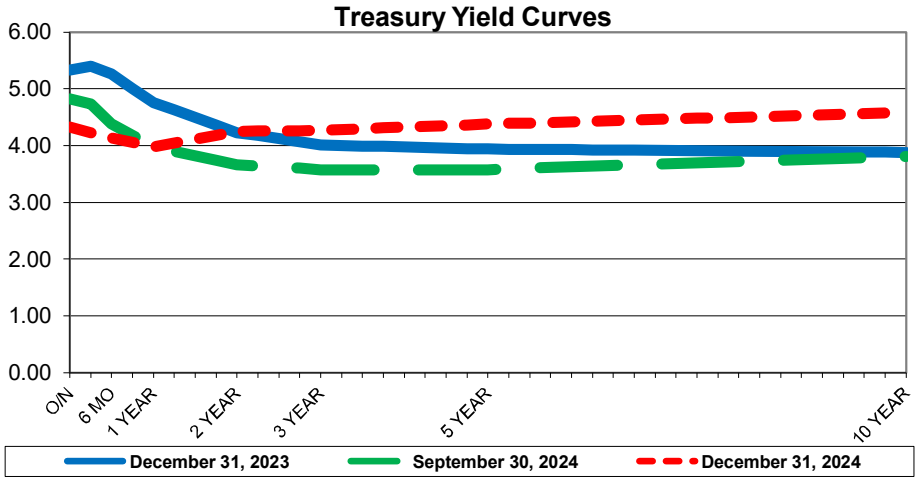
(1) **Current Quarter Average Yield** - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

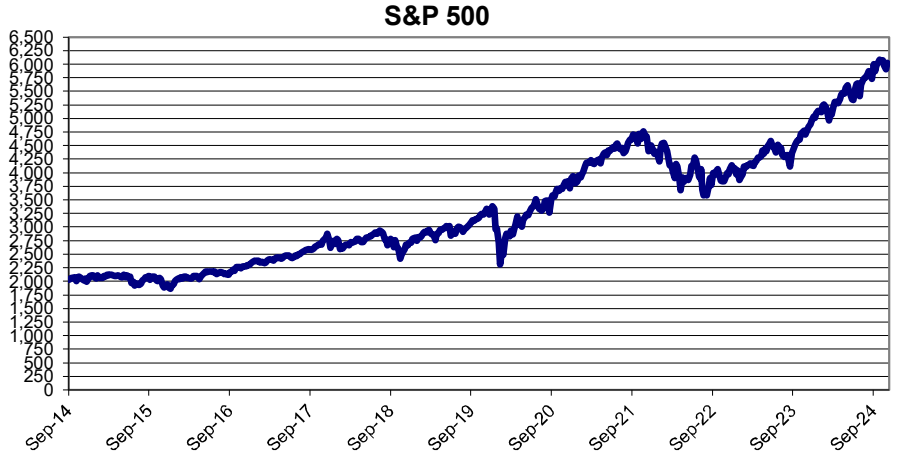
(2) **Fiscal Year-to-Date Average Yield**s - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees..

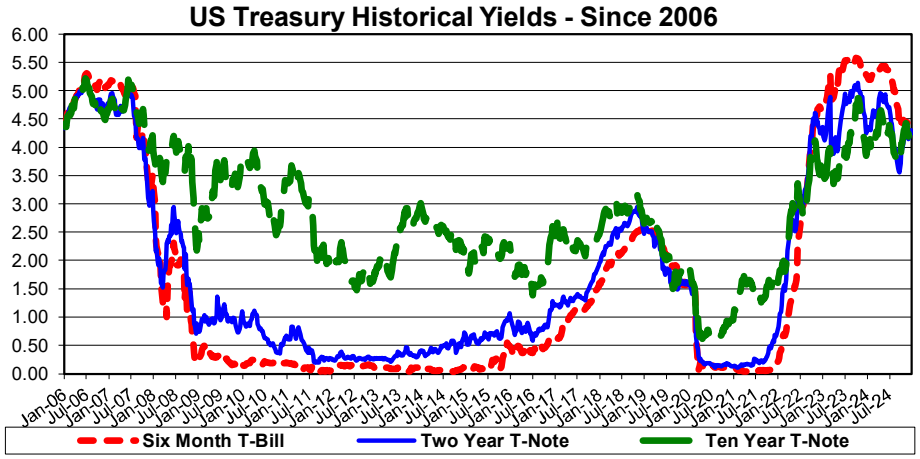
Economic Overview

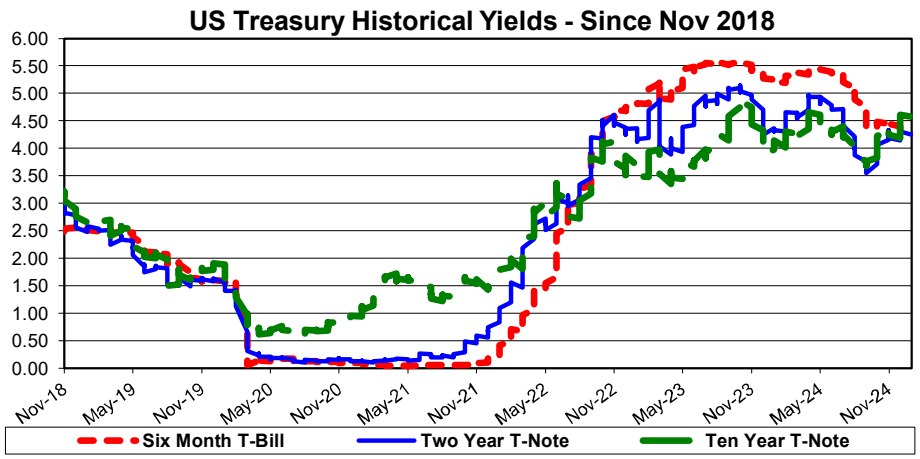
12/31/2024

The Federal Open Market Committee (FOMC) reduced the Fed Funds target range to 4.25% - 4.50% (Effective Fed Funds trade +/-4.33%). Expectations for additional rate cuts have diminished with one 0.25% cut projected in March/May. The next cut might not be until October. December Non-Farm Payroll improved to +256k new jobs, with the Three Month Rolling Average falling slightly to +170k (from the previous +173k). Third Quarter 2024 GDP final number increased to +3.1. The S&P 500 Stock Index experienced some volatility but still exceeds 6,000. The yield curve adjusted to a slight checkmark shape. Crude Oil bounced +/- $70 per barrel. Inflation remains above the FOMC 2% target (Core PCE +/-2.8% and Core CPI +/-3.3%). Declining global economic outlook and ongoing/expanding international political disruptions increases uncertainty.









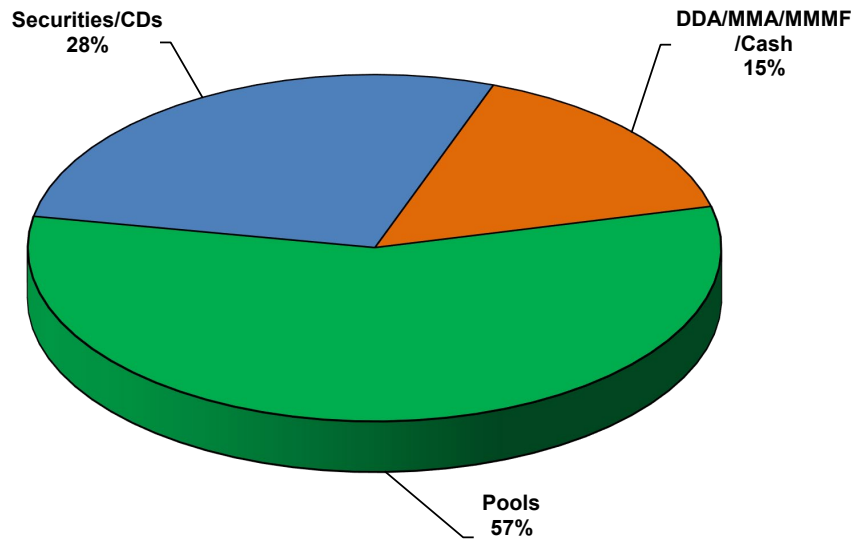
Holdings Report
December 31, 2024

Issuer	% Coupon Rate	Credit Rating	Maturity Date	Settlement Date	Book Value	Market Price	Market Value	% YTM @ Cost	Days To Maturity
Cash	0.00		01/01/25	12/31/24	$ 1,600	1.00	$ 1,600	0.00	1
Shertz Bank & Trust MMA	3.86		01/01/25	12/31/24	8,508,978	1.00	8,508,978	3.86	1
Wells Fargo Bank MMMF	4.43		01/01/25	12/31/24	2,168,296	1.00	2,168,296	4.43	1
TexPool LGIP	4.56	AAAm	01/01/25	12/31/24	19,681,017	1.00	19,681,017	4.56	1
TexPool Prime LGIP	4.70	AAAm	01/01/25	12/31/24	6,745,090	1.00	6,745,090	4.70	1
Texas CLASS LGIP	4.75	AAAm	01/01/25	12/31/24	12,360,393	1.00	12,360,393	4.75	1
TexSTAR LGIP	4.56	AAAm	01/01/25	12/31/24	6,863	1.00	6,863	4.56	1
East West Bank CD	5.39		03/04/25	06/04/24	1,046,017	100.00	1,046,017	5.53	63
East West Bank CD	4.50		03/04/25	12/04/24	1,045,910	100.00	1,045,910	4.60	63
East West Bank CD	4.73		03/17/25	09/16/24	2,027,923	100.00	2,027,923	4.84	76
Schertz Bank & Trust CD	5.00		06/15/25	03/18/24	1,037,725	100.00	1,037,725	5.00	166
Schertz Bank & Trust CD	5.00		06/18/25	03/18/24	1,038,146	100.00	1,038,146	5.00	169
Schertz Bank & Trust CD	4.95		06/18/25	03/18/24	2,075,520	100.00	2,075,520	4.95	169
BOK Financial CD	4.22		09/18/25	09/19/24	4,048,384	100.00	4,048,384	4.31	261
East West Bank CD	4.26		12/08/25	12/06/24	1,045,473	100.00	1,045,473	4.35	342
Schertz Bank & Trust CD	3.75		12/18/25	09/18/24	2,018,699	100.00	2,018,699	3.80	352
Schertz Bank & Trust CD	3.75		03/18/26	09/18/24	2,018,699	100.00	2,018,699	3.80	442
BOK Financial CD	3.83		09/17/26	09/19/24	1,516,441	100.00	1,516,441	3.90	625
TOTALS					**$68,391,173**		**$68,391,173**	**4.49**	**73**
								(1)	**(2)**

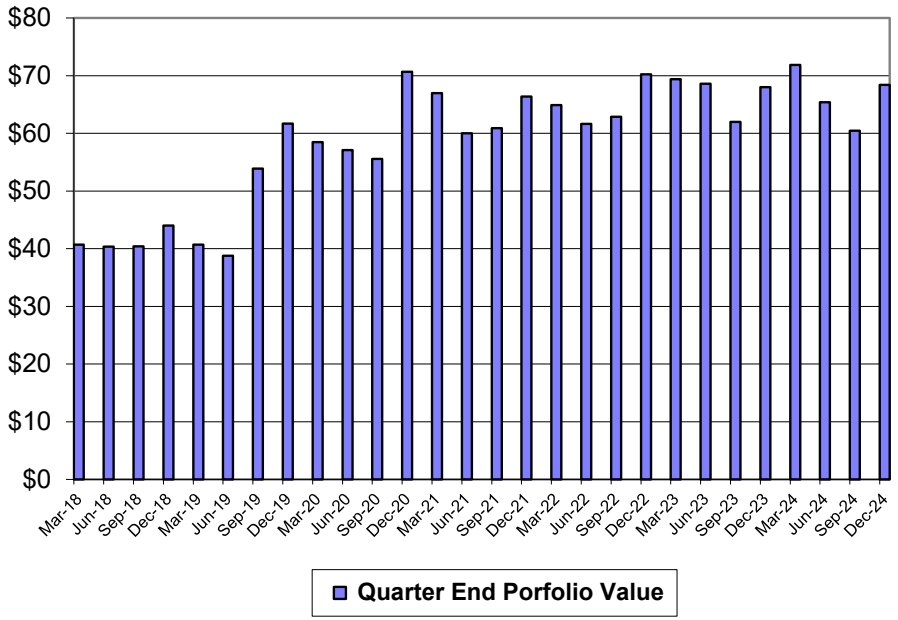
(1) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered.

(2) Weighted average life - For purposes of calculating weighted average life, pool investments are assumed to have a one day maturity.

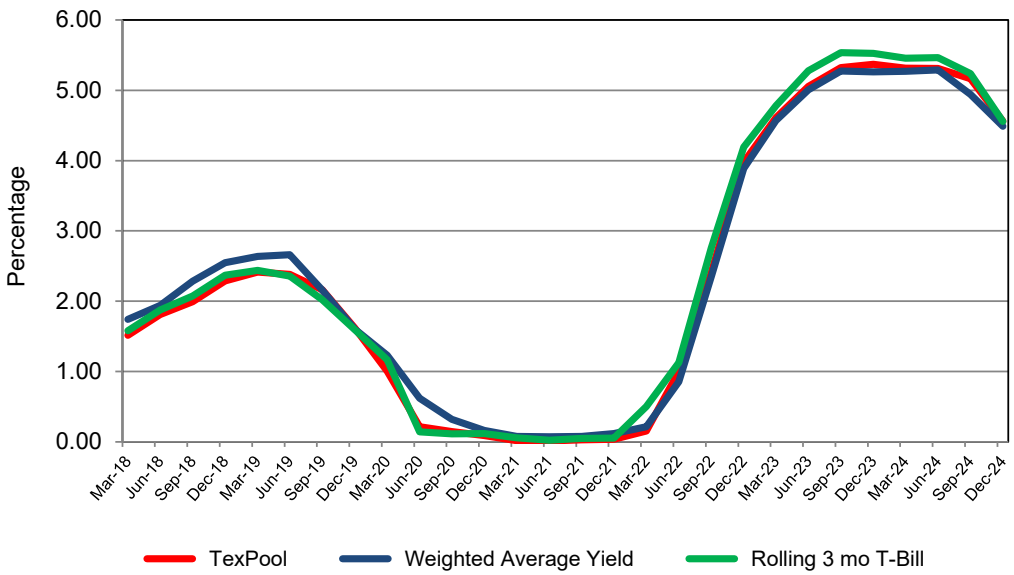
Portfolio Composition



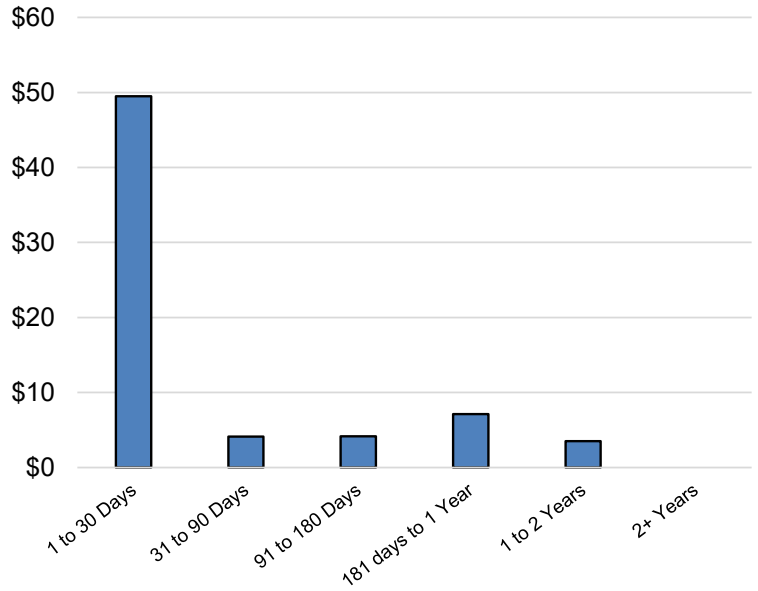
Total Portfolio (Millions)



Total Portfolio Performance



Distribution by Maturity Range (Millions)



Book & Market Value Comparison
December 31, 2024

Issuer	% Yield	Maturity Date	Book Value 09/30/24	Increases	Decreases	Book Value 12/31/24	Market Value 09/30/24	Change in Market Value	Market Value 12/31/24
Cash	0.00	01/01/25	$ 1,600	$ –	$ –	$ 1,600	$ 1,600	$ –	$ 1,600
Shertz Bank & Trust MMA	3.86	01/01/25	4,553,919	3,955,059	–	8,508,978	4,553,919	3,955,059	8,508,978
Wells Fargo Bank MMMF	4.43	01/01/25	2,142,682	25,614	–	2,168,296	2,142,682	25,614	2,168,296
TexPool LGIP	4.56	01/01/25	16,657,364	3,023,653	–	19,681,017	16,657,364	3,023,653	19,681,017
TexPool Prime LGIP	4.70	01/01/25	4,278,969	2,466,121	–	6,745,090	4,278,969	2,466,121	6,745,090
Texas CLASS LGIP	4.75	01/01/25	14,126,424	–	(1,766,032)	12,360,393	14,126,424	(1,766,032)	12,360,393
TexSTAR LGIP	4.56	01/01/25	6,782	81	–	6,863	6,782	81	6,863
East West Bank CD	5.65	12/04/24	2,064,606	–	(2,064,606)	–	2,064,606	(2,064,606)	–
East West Bank CD	5.53	03/04/25	1,031,916	14,101	–	1,046,017	1,031,916	14,101	1,046,017
East West Bank CD	4.60	03/04/25	–	1,045,910	–	1,045,910	–	1,045,910	1,045,910
East West Bank CD	4.84	03/17/25	2,003,891	24,032	–	2,027,923	2,003,891	24,032	2,027,923
Schertz Bank & Trust CD	5.00	06/15/25	1,024,948	12,777	–	1,037,725	1,024,948	12,777	1,037,725
Schertz Bank & Trust CD	5.00	06/18/25	1,025,364	12,782	–	1,038,146	1,025,364	12,782	1,038,146
Schertz Bank & Trust CD	4.95	06/18/25	2,050,218	25,302	–	2,075,520	2,050,218	25,302	2,075,520
BOK Financial CD	4.31	09/18/25	4,005,553	42,831	–	4,048,384	4,005,553	42,831	4,048,384
East West Bank CD	4.35	12/08/25	–	1,045,473	–	1,045,473	–	1,045,473	1,045,473
Schertz Bank & Trust CD	3.80	12/18/25	2,000,000	18,699	–	2,018,699	2,000,000	18,699	2,018,699
Schertz Bank & Trust CD	3.80	03/18/26	2,000,000	18,699	–	2,018,699	2,000,000	18,699	2,018,699
BOK Financial CD	3.90	09/17/26	1,501,888	14,553	–	1,516,441	1,501,888	14,553	1,516,441
Total / Average	**4.49**		**$ 60,476,125**	**$ 11,745,685**	**$ (3,830,637)**	**$ 68,391,173**	**$ 60,476,125**	**$ 7,915,048**	**$ 68,391,173**

Portfolio Allocation
December 31, 2024
Book & Market Value

Issuer	Maturity Date	Totals	General Fund	Debt Service Fund	Economic Development	Water Fund	Special Fund	Capital Fund
Cash	01/01/25	$ 1,600	$ 850	$ –	$ –	$ 750	$ –	$ –
Schertz Bank & Trust MMA	01/01/25	8,508,978	483,743	5,472,612	–	1,551,873	1,000,749	–
Wells Fargo Bank MMMF	01/01/25	2,168,296	994,286	–	–	–	–	1,174,010
TexPool LGIP	01/01/25	19,681,017	4,808,940	–	2,657,596	2,753,032	7,935,726	1,525,723
TexSTAR LGIP	01/01/25	6,863	6,863	–	–	–	–	–
TexPool Prime LGIP	01/01/25	6,745,090	408,458	–	149,650	589,992	3,470,695	2,126,295
TexasCLASS LGIP	01/01/25	12,360,393	553,770	–	417,111	3,037,245	4,884,176	3,468,091
East West Bank CD	03/04/25	1,046,017	1,046,017	–	–	–	–	–
East West Bank CD	03/04/25	1,045,910	–	–	–	–	1,045,910	–
East West Bank CD	03/17/25	2,027,923	–	–	–	–	2,027,923	–
Schertz Bank & Trust CD	06/15/25	1,037,725	1,037,725	–	–	–	–	–
Schertz Bank & Trust CD	06/18/25	1,038,146	–	–	–	1,038,146	–	–
Schertz Bank & Trust CD	06/18/25	2,075,520	–	–	–	–	2,075,520	–
BOK Financial CD	09/18/25	4,048,384	2,024,192	–	–	2,024,192	–	–
East West Bank CD	12/08/25	1,045,473	–	–	–	–	1,045,473	–
Schertz Bank & Trust CD	12/18/25	2,018,699	–	–	–	–	2,018,699	–
Schertz Bank & Trust CD	03/18/26	2,018,699	–	–	–	–	2,018,699	–
BOK Financial CD	09/17/26	1,516,441	–	–	–	1,516,441	–	–
TOTALS		**$ 68,391,173**	**$ 11,364,844**	**$ 5,472,612**	**$ 3,224,357**	**$ 12,511,671**	**$ 27,523,570**	**$ 8,294,120**

Portfolio Allocation
September 30, 2024
Book & Market Value

Issuer	Maturity Date	Totals	General Fund	Debt Service Fund	Economic Development	Water Fund	Special Fund	Capital Fund
Cash	10/01/24	$ 1,600	$ 850	$ –	$ –	$ 750	$ –	$ –
Schertz Bank & Trust MMA	10/01/24	4,553,919	592,517	1,396,811	–	1,322,800	1,241,791	–
Wells Fargo Bank MMMF	10/01/24	2,142,682	982,540	–	–	–	–	1,160,142
TexPool LGIP	10/01/24	14,272,851	405,339	–	2,383,332	2,334,253	7,326,922	1,823,005
TexSTAR LGIP	10/01/24	6,782	6,782	–	–	–	–	–
TexPool Prime LGIP	10/01/24	6,663,482	50,314	–	147,839	384,355	3,428,704	2,652,269
TexasCLASS LGIP	10/01/24	14,126,424	1,295,992	–	418,786	2,317,868	5,301,961	4,791,817
East West Bank CD	12/04/24	2,064,606	–	–	–	–	2,064,606	–
East West Bank CD	03/04/25	1,031,916	1,031,916	–	–	–	–	–
East West Bank CD	03/17/25	2,003,891	–	–	–	–	2,003,891	–
Schertz Bank & Trust CD	06/15/25	1,024,948	1,024,948	–	–	–	–	–
Schertz Bank & Trust CD	6/18/2025	1,025,364	–	–	–	1,025,364	–	–
Schertz Bank & Trust CD	06/18/25	2,050,218	–	–	–	–	2,050,218	–
BOK Financial CD	09/18/25	4,005,553	2,002,777	–	–	2,002,777	–	–
Schertz Bank & Trust CD	12/18/25	2,000,000	–	–	–	–	2,000,000	–
Schertz Bank & Trust CD	03/18/26	2,000,000	–	–	–	–	2,000,000	–
BOK Financial CD	9/17/2026	1,501,888	–	–	–	1,501,888	–	–
TOTALS		**$ 60,476,125**	**$ 7,393,976**	**$ 1,396,811**	**$ 2,949,957**	**$ 10,890,055**	**$ 27,418,093**	**$ 10,427,233**

City of Cibolo

City Council Regular Meeting Staff Report

B. Approval of the December 2024 Revenue & Expense Report pending final acceptance of the City's financial audit for the 24/25 fiscal year.

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8B.

From
Jessica Donoho, Accounting Manager

Staff Contact(s)
Anna Miranda,

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Revenue Expense Report-2024.12.31.pdf

" City of Choice"

Revenue and Expense Report

December 31, 2024

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
GENERAL FUND							
	Beginning Fund Balance	**5,963,175**	**6,955,547**		**6,955,547**		
	General and franchise taxes	**18,698,200**	**18,698,200**	**7,526,969**	**8,407,925**	**10,290,275**	45.0%
	Permits and fees	**181,000**	**181,000**	**12,881**	**31,060**	**149,940**	17.2%
	Animal Control	**33,750**	**33,750**	**4,007**	**13,441**	**20,309**	39.8%
	Court and Alarm Permits	**255,450**	**255,450**	**15,936**	**41,065**	**214,385**	16.1%
	Interest and Miscellaneous	**439,164**	**439,164**	**34,070**	**99,397**	**339,767**	22.6%
	Parks and Grants	**98,500**	**98,500**	**5,519**	**35,769**	**62,731**	36.3%
	Intergovernmental and Transfers	**2,972,115**	**2,972,115**	**190,758**	**623,884**	**2,348,231**	21.0%
	Other Financing Sources	**245,500**	**245,500**	**44,674**	**41,264**	**204,236**	16.8%
	Revenue Subtotal	**22,923,679**	**22,923,679**	**7,834,813**	**9,293,805**	**13,629,874**	**40.5%**
10151	**Salaries and Benefits**	**15,810,191**	**15,892,237**	**873,640**	**3,726,538**	**12,165,700**	23.4%
10152	**Services, Utilities & Training**	**3,379,239**	**3,513,602**	**294,071**	**1,012,701**	**2,500,901**	28.8%
10153	**General Supplies and Repairs**	**1,355,863**	**1,421,937**	**180,042**	**402,013**	**1,019,923**	28.3%
10154	**Capital and NonCapital**	**46,002**	**789,859**	**13,056**	**14,091**	**775,767**	1.8%
10155	**Other Expenses**	**1,744,228**	**1,464,228**	**93,596**	**326,722**	**1,137,506**	22.3%
10158	**Transfers**	**40,000**	**40,000**	**-**	**-**	**40,000**	0.0%
10159	**Debt Service**	**849,300**	**849,300**	**55,079**	**165,394**	**683,906**	19.5%
	Expenditure Subtotal	**23,224,823**	**23,971,162**	**1,509,485**	**5,647,459**	**18,323,704**	**23.6%**
12/31/2024	**Net Change**	**(301,144)**	**(1,047,483)**	**6,325,328**	**3,646,346**	**(4,693,830)**	
	GENERAL FUND (Unaudited)	**5,662,031**	**5,908,064**		**10,601,894**		
Expenditures by Department:							
	CITY MANAGER	**645,666**	**665,943**	**48,252**	**172,000**	**493,943**	25.8%
	PUBLIC RELATIONS	**144,708**	**148,492**	**8,815**	**30,694**	**117,798**	20.7%
	CITY COUNCIL	**64,295**	**64,295**	**4,455**	**13,396**	**50,899**	20.8%
	CITY SECRETARY	**422,661**	**476,367**	**99,060**	**208,630**	**267,737**	43.8%
	POLICE DEPARTMENT	**6,935,233**	**6,984,035**	**298,939**	**1,404,029**	**5,580,007**	20.1%
	MUNICIPAL COURT	**185,973**	**189,386**	**10,973**	**40,140**	**149,246**	21.2%
	CODE ENFORCEMENT	**180,371**	**214,479**	**12,979**	**44,639**	**169,840**	20.8%
	PUBLIC WORKS - STREETS	**1,385,392**	**1,485,199**	**117,583**	**376,544**	**1,108,655**	25.4%
	PUBLIC WORKS - ADMIN	**945,660**	**962,728**	**75,125**	**267,304**	**695,424**	27.8%
	ANIMAL SERVICES	**530,921**	**539,682**	**32,883**	**112,976**	**426,706**	20.9%
	PARKS & FACILITY MAINTENANCE	**1,199,442**	**1,274,688**	**89,722**	**287,606**	**987,082**	22.6%
	ECONOMIC DEVELOPMENT	**262,245**	**264,891**	**15,696**	**43,756**	**221,135**	16.5%
	FINANCE DEPARTMENT	**637,999**	**654,492**	**43,774**	**157,576**	**496,916**	24.1%
	INFORMATION TECHNOLOGY DEPT	**1,490,257**	**1,555,692**	**187,102**	**595,151**	**960,541**	38.3%
	HUMAN RESOURCES	**590,221**	**601,579**	**49,594**	**165,839**	**435,741**	27.6%
	FIRE DEPARTMENT	**5,331,544**	**6,430,944**	**344,176**	**1,361,058**	**5,069,886**	21.2%
	NON-DEPARTMENTAL	**2,272,235**	**1,458,270**	**70,358**	**366,122**	**1,092,148**	25.1%
	Expenditure Subtotal	**23,224,823**	**23,971,162**	**1,509,485**	**5,647,459**	**18,323,704**	**23.6%**

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
UTILITY FUND							
	Beginning Fund Balance	**8,563,061**	**8,563,061**		**8,563,061**		
	Utility Services	**18,810,000**	**18,810,000**	**1,442,195**	**4,605,362**	**14,204,638**	24.5%
	Meter connections	**59,000**	**59,000**	**3,637**	**15,007**	**43,993**	25.4%
	Credit card fees	**154,000**	**154,000**	**13,409**	**39,551**	**114,449**	25.7%
	Interest Transfers and Misc	**417,500**	**417,500**	**43,938**	**127,244**	**290,256**	30.5%
	Revenue Subtotal	**19,440,500**	**19,440,500**	**1,503,179**	**4,787,164**	**14,653,336**	**24.6%**
50251	**Salaries and Benefits**	**1,659,909**	**1,725,759**	**118,847**	**422,798**	**1,302,961**	24.5%
50252	**Services, Utilities & Training**	**737,055**	**897,545**	**26,429**	**108,345**	**789,200**	12.1%
50253	**General Supplies and Repairs**	**395,100**	**394,900**	**23,981**	**71,102**	**323,798**	18.0%
50254	**Capital and NonCapital**	**381,000**	**381,000**	**16,841**	**19,718**	**361,282**	5.2%
50255	**Other Expenses**	**7,467,250**	**7,467,250**	**572,595**	**1,756,803**	**5,710,447**	23.5%
50256	**Contracted Water Costs**	**6,768,000**	**6,768,000**	**367,124**	**1,134,947**	**5,633,053**	16.8%
50258	**Transfers**	**1,278,215**	**1,278,215**	**103,042**	**317,456**	**960,759**	24.8%
50259	**Debt Service**	**1,034,520**	**1,034,520**	**3,678**	**11,073**	**1,023,447**	1.1%
	Expenditure Subtotal	**19,721,049**	**19,947,189**	**1,232,535**	**3,842,242**	**16,104,947**	**19.3%**
	Net Change	**(280,549)**	**(506,689)**	**270,643**	**944,922**	**(1,451,611)**	
12/31/2024	**WATER & SEWER FUND (Unaudited)**	**8,282,512**	**8,056,372**		**9,507,983**		
Expenditures by Department:							
	UTILITIES ADMINISTRATION	**5,039,725**	**5,046,442**	**346,514**	**1,128,377**	**3,918,065**	22.4%
	UTLILITY OPERATIONS-GENERAL	**2,514,379**	**2,683,512**	**174,910**	**577,510**	**2,106,002**	21.5%
	UTILITY OPERATIONS-WASTEWATER	**4,129,225**	**4,232,225**	**311,286**	**946,575**	**3,285,650**	22.4%
	UTILITY OPERATIONS-WATER	**7,002,000**	**7,019,290**	**399,825**	**1,189,780**	**5,829,510**	17.0%
	UTILITIES - DEBT/NON-DEPARTMENTAL	**1,035,720**	**965,720**	**-**	**-**	**965,720**	0.0%
	Expenditure Subtotal	**19,721,049**	**19,947,189**	**1,232,535**	**3,842,242**	**16,104,947**	**19.3%**

DRAINAGE UTILITY DISTRICT

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
	Beginning Fund Balance (Unaudited)	**844,855**	**844,855**		**844,855**		
	Utility Services	**1,450,000**	**1,450,000**	**135,894**	**379,353**	**1,070,647**	26.2%
	Interest Transfers and Misc	**35,000**	**35,000**	**10,574**	**17,271**	**17,729**	49.3%
	Revenue Subtotal	**1,485,000**	**1,485,000**	**146,468**	**396,624**	**1,088,376**	**26.7%**
50151	**Salaries and Benefits**	**927,010**	**959,767**	**53,148**	**199,685**	**760,082**	20.8%
50152	**Services, Utilities & Training**	**309,040**	**311,469**	**2,953**	**12,121**	**299,348**	3.9%
50153	**General Supplies and Repairs**	**140,350**	**140,350**	**8,678**	**30,485**	**109,865**	21.7%
50154	**Capital and NonCapital**	**226,550**	**226,550**	**1,308**	**3,542**	**223,008**	1.6%
50155	**Other Expenses**	**44,550**	**44,550**	**-**	**-**	**44,550**	0.0%
50158	**Transfers**	**214,000**	**214,000**	**22,224**	**65,390**	**148,610**	30.6%
50159	**Debt Service**	**30,000**	**30,000**	**3,238**	**8,316**	**21,684**	27.7%
	Expenditure Subtotal	**1,891,500**	**1,926,686**	**91,550**	**319,538**	**1,607,148**	**16.6%**
	Net Change	**(406,500)**	**(441,686)**	**54,919**	**77,086**	**(518,772)**	
	DRAINAGE UTILITY DISTRICT (Unaudited)	**438,355**	**403,169**		**921,941**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
DEVELOPMENT SERVICES FUND							
	Beginning Fund Balance (Unaudited)	**-**	**-**		**-**		
	Permits and Fees	**3,263,900**	**3,263,900**	**88,726**	**322,978**	**2,940,922**	9.9%
	Interest Transfers and Misc	**5,500**	**5,500**	**3,079**	**11,351**	**(5,851)**	206.4%
	Revenue Subtotal	**3,269,400**	**3,269,400**	**91,805**	**334,330**	**2,935,070**	**10.2%**
50051	**Salaries and Benefits**	**727,120**	**723,596**	**34,091**	**151,996**	**571,600**	21.0%
50052	**Services, Utilities & Training**	**2,015,800**	**2,039,800**	**58,664**	**225,273**	**1,814,527**	11.0%
50053	**General Supplies and Repairs**	**34,300**	**32,300**	**866**	**1,188**	**31,112**	3.7%
50054	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	
50055	**Other Expenses**	**100,000**	**100,000**	**11,097**	**16,132**	**83,868**	16.1%
50058	**Transfers**	**178,500**	**178,500**	**14,870**	**44,611**	**133,889**	25.0%
50059	**Debt Service**	**-**	**-**	**-**	**-**	**-**	
	Expenditure Subtotal	**3,055,720**	**3,074,196**	**119,588**	**439,200**	**2,634,996**	**14.3%**
	Net Change	**213,680**	**195,204**	**(27,783)**	**(104,871)**	**300,075**	
12/31/2024	**DEVELOPMENT SERVICES FUND (Unaudited)**	**213,680**	**195,204**		**(104,871)**		
Expenditures by Department:							
	PLANNING SERVICES	**1,134,570**	**1,171,046**	**76,642**	**285,711**	**885,335**	24.4%
	BUILDING SERVICES	**1,848,000**	**1,848,000**	**42,163**	**151,705**	**1,696,295**	8.2%
	NON-DEPARTMENTAL	**73,150**	**55,150**	**783**	**1,784**	**53,366**	3.2%
	Expenditure Subtotal	**3,055,720**	**3,074,196**	**119,588**	**439,200**	**2,634,996**	**14.3%**

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
ECONOMIC DEVELOPMENT CORPORATION							
	Beginning Fund Balance (Unaudited)	**1,916,159**	**2,719,652**		**2,719,652**		
						-	
	Sales Tax	**1,340,000**	**1,340,000**	**105,148**	**200,227**	**1,139,773**	14.9%
	Interest Transfers and Misc	**80,000**	**80,000**	**10,690**	**31,559**	**48,441**	39.4%
	Revenue Subtotal	**1,420,000**	**1,420,000**	**115,838**	**231,786**	**1,188,214**	**16.3%**
80551	**Salaries and Benefits**	**-**	**-**	**-**	**-**	**-**	
80552	**Services, Utilities & Training**	**279,608**	**439,608**	**1,841**	**29,080**	**410,528**	6.6%
80553	**General Supplies and Repairs**	**21,550**	**21,550**	**444**	**753**	**20,797**	3.5%
80554	**Capital and NonCapital**	**7,000**	**7,000**	**-**	**4,500**	**2,500**	64.3%
80555	**Other Expenses**	**115,500**	**575,500**	**-**	**6,764**	**568,736**	1.2%
80558	**Transfers**	**155,275**	**155,275**	**3,780**	**6,372**	**148,903**	4.1%
80559	**Debt Service**	**318,655**	**318,655**	**-**	**-**	**318,655**	0.0%
	Expenditure Subtotal	**897,588**	**1,517,588**	**6,065**	**47,469**	**1,470,119**	**3.1%**
	Net Change	**522,412**	**(97,588)**	**109,772**	**184,316**	**(281,904)**	
12/31/2024	**ECONOMIC DEVELOPMENT FUND (Unaudited)**	**2,438,571**	**2,622,064**		**2,903,969**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
DEBT SERVICE FUND							
	Beginning Fund Balance	**1,377,148**	**1,415,354**		**1,415,354**		
	General and franchise taxes	**6,560,000**	**6,560,000**	**3,981,343**	**4,031,623**	**2,528,377**	61.5%
	Interest Transfers and Misc	**1,109,225**	**1,109,225**	**22,461**	**59,181**	**1,050,044**	
	Revenue Subtotal	**7,669,225**	**7,669,225**	**4,003,804**	**4,090,804**	**3,578,421**	**53.3%**
	DEBT SERVICE FUND	**7,747,644**	**7,747,644**	**-**	**1,600**	**7,746,044**	0.0%
	Expenditure Subtotal	**7,747,644**	**7,747,644**	**-**	**1,600**	**7,746,044**	**0.0%**
	Net Change	**(78,419)**	**(78,419)**	**4,003,804**	**4,089,204**	**(4,167,623)**	
	DEBT SERVICE FUND (unaudited)	**1,298,729**	**1,336,935**		**5,504,558**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
CIBOLO PUBLIC FACILITY CORPORATION							
	Beginning Fund Balance	**2,256,163**	**2,797,162**		**2,797,162**		
81032	**Permits and fees**	**14,000**	**14,000**	**1,231**	**3,693**	**10,307**	26.4%
81035	**Interest and Miscellaneous**	**100,000**	**100,000**	**10,966**	**32,950**	**67,050**	32.9%
81038	**Transfers**	**-**	**-**	**-**	**-**	**-**	
	Revenue Subtotal	**114,000**	**114,000**	**12,197**	**36,643**	**77,357**	**32.1%**
81052	**Services, Utilities & Training**	**-**	**213,835**	**-**	**182,304**	**31,531**	85.3%
81054	**Capital and NonCapital**	**-**	**250,000**	**-**	**-**	**250,000**	0.0%
81055	**Other Expenses**	**-**	**-**	**-**	**-**	**-**	
81057	**Construction**	**-**	**18,500**	**-**	**-**	**18,500**	
81058	**Transfers**	**14,000**	**14,000**	**-**	**-**	**14,000**	0.0%
	Expenditure Subtotal	**14,000**	**496,335**	**-**	**182,304**	**314,031**	**36.7%**
	Net Change	**100,000**	**(382,335)**	**12,197**	**(145,661)**	**(236,674)**	
	CIBOLO PUBLIC FACILITY CORP (Unaudited)	**2,356,163**	**2,414,827**		**2,651,501**		
SPECIAL EVENTS							
	Beginning Fund Balance	**(11,064)**	**(9,366)**		**(9,366)**		
20134	**Fees**	**-**	**-**	**1**	**69**	**(69)**	
20135	**Interest and Miscellaneous**	**-**	**-**	**-**	**-**	**-**	
20136	**Event income**	**77,000**	**77,000**	**45**	**20,626**	**56,374**	26.8%
20138	**Transfers**	**40,000**	**40,000**	**-**	**-**	**40,000**	0.0%
	Revenue Subtotal	**117,000**	**117,000**	**46**	**20,695**	**96,305**	**17.7%**
20152	**Services, Utilities & Training**	**77,500**	**77,500**	**-**	**60,498**	**17,002**	78.1%
20153	**General supplies and Repairs**	**28,000**	**28,000**	**264**	**8,429**	**19,571**	30.1%
20154	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	
20155	**Other Expenses**	**200**	**200**	**2**	**401**	**(201)**	200.3%
20158	**Transfers**	**-**	**-**	**-**	**-**	**-**	
	Expenditure Subtotal	**105,700**	**105,700**	**266**	**69,328**	**36,372**	**65.6%**
	Net Change	**11,300**	**11,300**	**(219)**	**(48,633)**	**59,933**	
	SPECIAL EVENTS (Unaudited)	**236**	**1,934**		**(57,999)**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
WATER IMPACT FEES							
	Beginning Fund Balance	**5,615,737**	**5,914,175**		**5,914,175**		
52232	**Permits and Fees**	**700,000**	**700,000**	**3,595**	**21,570**	**678,430**	3.1%
52235	**Interest and Miscellaneous**	**225,000**	**225,000**	**31,414**	**70,320**	**154,680**	31.3%
	Revenue Subtotal	**925,000**	**925,000**	**35,009**	**91,890**	**833,110**	**9.9%**
52252	**Services, Utilities & Training**	**-**	**72,500**	**-**	**-**	**72,500**	0.0%
52254	**Capital and NonCapital**	**2,225,000**	**1,655,598**	**-**	**-**	**1,655,598**	0.0%
52257	**Construction**	**225,500**	**907,757**	**16,860**	**35,423**	**872,334**	3.9%
	Expenditure Subtotal	**2,450,500**	**2,635,854**	**16,860**	**35,423**	**2,600,431**	**1.3%**
	Net Change	**(1,525,500)**	**(1,710,854)**	**18,149**	**56,467**	**(1,767,321)**	
	WATER IMPACT FEES (unaudited)	**4,090,237**	**4,203,321**		**5,970,641**		
WASTEWATER IMPACT FEES							
	Beginning Fund Balance	**3,545,217**	**3,871,386**		**3,871,386**		
52432	**Permits and Fees**	**300,000**	**300,000**	**6,183**	**28,152**	**271,848**	9.4%
52435	**Interest and Miscellaneous**	**100,000**	**100,000**	**14,400**	**43,257**	**56,743**	43.3%
	Revenue Subtotal	**400,000**	**400,000**	**20,583**	**71,409**	**328,591**	**17.9%**
52452	**Services, Utilities & Training**	**-**	**80,000**	**-**	**-**	**80,000**	0.0%
52454	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	
52457	**Construction**	**3,362,500**	**3,602,852**	**-**	**1,511**	**3,601,341**	0.0%
	Expenditure Subtotal	**3,362,500**	**3,682,852**	**-**	**1,511**	**3,681,341**	**0.0%**
	Net Change	**(2,962,500)**	**(3,282,852)**	**20,583**	**69,898**	**(3,352,750)**	
	WASTEWATER IMPACT FEES (unaudited)	**582,717**	**588,534**		**3,941,284**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
TRAFFIC IMPACT FEES							
	Beginning Fund Balance	**4,764,162**	**4,929,355**		**4,929,355**		
32032	**Permits and Fees**	**620,000**	**620,000**	**6,961**	**378,148**	**241,852**	61.0%
32035	**Interest and Miscellaneous**	**120,000**	**120,000**	**18,972**	**55,570**	**64,430**	46.3%
	Revenue Subtotal	**740,000**	**740,000**	**25,933**	**433,718**	**306,282**	**58.6%**
32052	**Services, Utilities & Training**	**-**	**123,500**	**-**	**-**	**123,500**	0.0%
32057	**Construction**	**4,221,900**	**4,315,362**	**-**	**61,962**	**4,253,400**	1.4%
	Expenditure Subtotal	**4,221,900**	**4,438,862**	**-**	**61,962**	**4,376,900**	**1.4%**
	Net Change	**(3,481,900)**	**(3,698,862)**	**25,933**	**371,757**	**(4,070,618)**	
	TRAFFIC IMPACT FEES (unaudited)	**1,282,262**	**1,230,493**		**5,301,112**		
DRAINAGE IMPACT FEES							
	Beginning Fund Balance	**3,255,042**	**3,586,906**		**3,586,906**		
52032	**Permits and Fees**	**350,000**	**350,000**	**5,119**	**101,521**	**248,479**	29.0%
52035	**Interest and Miscellaneous**	**120,000**	**120,000**	**13,515**	**40,319**	**79,681**	33.6%
	Revenue Subtotal	**470,000**	**470,000**	**18,634**	**141,839**	**328,161**	**30.2%**
52052	**Services, Utilities & Training**	**-**	**43,000**	**-**	**-**	**43,000**	0.0%
52054	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	
52057	**Construction**	**2,135,006**	**2,368,665**	**-**	**12,582**	**2,356,083**	0.5%
	Expenditure Subtotal	**2,135,006**	**2,411,665**	**-**	**12,582**	**2,399,083**	**0.5%**
	Net Change	**(1,665,006)**	**(1,941,665)**	**18,634**	**129,257**	**(2,070,922)**	
	DRAINAGE IMPACT FEES (unaudited)	**1,590,036**	**1,645,241**		**3,716,163**		
PARKLAND FEES							
	Beginning Fund Balance	**1,025,147**	**944,381**		**944,381**		
32236	**Permits and Fees**	**125,000**	**125,000**	**1,200**	**2,400**	**122,600**	**0**
32235	**Interest and Miscellaneous**	**40,000**	**40,000**	**5,491**	**17,385**	**22,615**	43.5%
	Revenue Subtotal	**165,000**	**165,000**	**6,691**	**19,785**	**145,215**	**12.0%**
32252	**Services, Utilities & Training**	**250,000**	**250,000**	**-**	**-**	**250,000**	**-**
32254	**Capital and NonCapital**	**13,000**	**13,000**	**-**	**-**	**13,000**	**-**
32257	**Construction**	**622,000**	**829,737**	**6,150**	**8,630**	**821,107**	1.0%
	Expenditure Subtotal	**885,000**	**1,092,737**	**6,150**	**8,630**	**1,084,107**	**0.8%**
	Net Change	**(720,000)**	**(927,737)**	**541**	**11,156**	**(938,893)**	
	PARKLAND FEES (unaudited)	**305,147**	**16,644**		**955,537**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
COURT TECHNOLOGY FEES							
	Beginning Fund Balance	**3,532**	**4,837**		**4,837**		
23334	**Permits and Fees**	**4,000**	**4,000**	**413**	**1,304**	**2,696**	32.6%
23335	**Interest and Miscellaneous**	**5**	**5**	**3**	**27**	**(22)**	537.0%
	Revenue Subtotal	**4,005**	**4,005**	**416**	**1,331**	**2,674**	**33.2%**
23352	**Services, Utilities & Training**	**4,000**	**4,000**	**-**	**4,000**	**-**	100.0%
23354	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	
	Expenditure Subtotal	**4,000**	**4,000**	**-**	**4,000**	**-**	**100.0%**
	Net Change	**5**	**5**	**416**	**(2,669)**	**2,674**	
	COURT TECHNOLOGY FEES (unaudited)	**3,537**	**4,842**		**2,168**		
COURT SECURITY FEES							
	Beginning Fund Balance	**32,531**	**34,523**		**34,523**		
23434	**Permits and Fees**	**5,000**	**5,000**	**496**	**1,582**	**3,418**	31.6%
23435	**Interest and Miscellaneous**	**750**	**750**	**139**	**360**	**390**	48.0%
	Revenue Subtotal	**5,750**	**5,750**	**636**	**1,942**	**3,808**	**33.8%**
23452	**Services, Utilities & Training**	**-**	**-**	**-**	**-**	**-**	
23458	**Transfers**	**6,000**	**6,000**	**-**	**748**	**5,252**	
	Expenditure Subtotal	**6,000**	**6,000**	**-**	**748**	**5,252**	**12.5%**
	Net Change	**(250)**	**(250)**	**636**	**1,194**	**(1,444)**	
	COURT SECURITY FEES (unaudited)	**32,281**	**34,273**		**35,717**		
POLICE SEIZURE FUND							
	Beginning Fund Balance	**92,677**	**98,943**		**98,943**		
23534	**Permits and Fees**	**10,000**	**10,000**	**-**	**-**	**10,000**	0.0%
23539	**Other Financing Sources**	**-**	**-**	**-**	**3,425**	**(3,425)**	
23535	**Interest and Miscellaneous**	**2,500**	**2,500**	**373**	**1,052**	**1,448**	42.1%
	Revenue Subtotal	**12,500**	**12,500**	**373**	**4,477**	**8,023**	**35.8%**
23552	**Services, Utilities & Training**	**30,000**	**30,000**	**-**	**-**	**30,000**	0.0%
23553	**General supplies and repairs**	**6,000**	**6,000**	**-**	**-**	**6,000**	0.0%
23554	**Capital and Non Capital**	**20,000**	**30,000**	**-**	**10,000**	**20,000**	33.3%
	Expenditure Subtotal	**56,000**	**66,000**	**-**	**10,000**	**56,000**	**15.2%**
	Net Change	**(43,500)**	**(53,500)**	**373**	**(5,523)**	**(47,977)**	
	POLICE SEIZURE FUND (unaudited)	**49,177**	**45,443**		**93,420**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
POLICE EDUCATION FUND							
	Beginning Fund Balance	**14,228**	**17,054**		**17,054**		
23634	**Grants**	**2,500**	**2,500**	**-**	**-**	**2,500**	0.0%
23635	**Interest and Miscellaneous**	**300**	**300**	**58**	**167**	**133**	55.6%
	Revenue Subtotal	**2,800**	**2,800**	**58**	**167**	**2,633**	**6.0%**
23652	**Services, Utilities and Training**	**16,000**	**16,000**	**495**	**3,830**	**12,170**	23.9%
23654	**Capital and Non Capital**	**-**	**-**	**-**	**-**	**-**	
	Expenditure Subtotal	**16,000**	**16,000**	**495**	**3,830**	**12,170**	**23.9%**
	Net Change	**(13,200)**	**(13,200)**	**(437)**	**(3,663)**	**(9,537)**	
	POLICE EDUCATION FUND (unaudited)	**1,028**	**3,854**		**13,391**		
SPECIAL DONATIONS FUND							
	Beginning Fund Balance	**21,231**	**26,790**		**26,790**		
20234	**Donations and Grants**	**2,500**	**2,500**	**2,010**	**2,010**	**490**	80.4%
20235	**Interest and Miscellaneous**	**500**	**500**	**102**	**261**	**239**	52.3%
	Revenue Subtotal	**3,000**	**3,000**	**2,112**	**2,271**	**729**	**75.7%**
20252	**Services, Utilities and Training**	**3,000**	**3,000**	**-**	**-**	**3,000**	0.0%
20253	**General Supplies and Repairs**	**2,000**	**2,000**	**-**	**-**	**2,000**	0.0%
	Expenditure Subtotal	**5,000**	**5,000**	**-**	**-**	**5,000**	**0.0%**
	Net Change	**(2,000)**	**(2,000)**	**2,112**	**2,271**	**(4,271)**	
	SPECIAL DONATIONS FUND (unaudited)	**19,231**	**24,790**		**29,061**		
CHILD SAFETY FEES							
	Beginning Fund Balance	**12,181**	**127,479**		**127,479**		
23834	**Donations and Grants**	**40,000**	**40,000**	**3,052**	**9,244**	**30,756**	23.1%
23835	**Interest and Miscellaneous**	**500**	**500**	**110**	**992**	**(492)**	198.4%
	Revenue Subtotal	**40,500**	**40,500**	**3,162**	**10,236**	**30,264**	**25.3%**
23853	**General Supplies and Repairs**	**-**	**800**	**-**	**-**	**800**	
23854	**Capital & Non-Capital**	**-**	**110,250**	**-**	**110,250**	**-**	
23856	**Transfers**	**27,850**	**27,050**	**1,942**	**7,067**	**19,983**	26.1%
	Expenditure Subtotal	**27,850**	**138,100**	**1,942**	**117,317**	**20,783**	**85.0%**
	Net Change	**12,650**	**(97,600)**	**1,220**	**(107,080)**	**9,480**	
	CHILD SAFETY FEE (unaudited)	**24,831**	**29,879**		**20,398**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
STREET MAINTENANCE TAX							
	Beginning Fund Balance	**951,618**	**997,114**		**997,114**		
23930	**General Taxes**	**1,340,000**	**1,340,000**	**105,148**	**200,227**	**1,139,773**	14.9%
23935	**Interest and Miscellaneous**	**60,000**	**60,000**	**3,941**	**10,992**	**49,008**	18.3%
23936	**Donations and grants**	**-**	**-**	**-**	**-**	**-**	
23938	**Transfers**	**-**	**-**	**-**	**-**	**-**	
	Revenue Subtotal	**1,400,000**	**1,400,000**	**109,089**	**211,219**	**1,188,781**	**15.1%**
23952	**Services, Utilities, and Training**	**750,000**	**754,456**	**22,455**	**74,928**	**679,528**	9.9%
23953	**General Supplies and Repairs**	**150,000**	**223,444**	**1,578**	**5,422**	**218,023**	2.4%
23954	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	
23957	**Construction**	**-**	**-**	**-**	**-**	**-**	
23958	**Transfers**	**748,950**	**748,950**	**-**	**-**	**748,950**	0.0%
	Expenditure Subtotal	**1,648,950**	**1,726,850**	**24,034**	**80,349**	**1,646,501**	**4.7%**
	Net Change	**(248,950)**	**(326,850)**	**85,055**	**130,870**	**(457,720)**	
	STREET MAINTENACE TAX (unaudited)	**702,668**	**670,264**		**1,127,984**		
GRANTS FUND							
	Beginning Fund Balance	**8,759**	**48,591**		**48,591**		
23035	**Interest and Miscellaneous**	**-**	**-**	**12,720**	**41,031**	**(41,031)**	
23036	**Donations and grants**	**250,000**	**3,092,222**	**7,652**	**20,000**	**3,072,222**	0.6%
	Revenue Subtotal	**250,000**	**3,092,222**	**20,372**	**61,031**	**3,031,191**	**2.0%**
23051	**Salaries and Benefits**	**250,000**	**270,943**	**250,745**	**250,745**	**20,198**	92.5%
23052	**Services, Utilities, and Training**	**-**	**529,568**	**130,970**	**130,970**	**398,598**	24.7%
23053	**General Supplies and Repairs**	**-**	**42,500**	**601**	**601**	**41,899**	1.4%
23054	**Capital and NonCapital**	**-**	**358,205**	**73,689**	**203,820**	**154,385**	56.9%
23055	**Other Expenses**	**-**	**280,000**	**28,000**	**28,000**	**252,000**	10.0%
23057	**Construction**	**-**	**1,655,555**	**158,806**	**280,812**	**1,374,743**	17.0%
	Expenditure Subtotal	**250,000**	**3,136,770**	**642,811**	**894,948**	**2,241,822**	**28.5%**
	Net Change	**-**	**(44,548)**	**(622,440)**	**(833,917)**	**789,369**	
	GRANTS FUND (unaudited)	**8,759**	**4,043**		**(785,326)**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
IT REPLACEMENT FUND							
	Beginning Fund Balance	**119,978**	**140,741**		**140,741**		
30135	**Interest and Miscellaneous**	**5,000**	**5,000**	**531**	**1,804**	**3,196**	36.1%
30138	**Transfers**	**-**	**-**	**-**	**-**	**-**	
	Revenue Subtotal	**5,000**	**5,000**	**531**	**1,804**	**3,196**	**36.1%**
30152	**Services, Utilities, and Training**	**-**	**-**	**-**	**-**	**-**	
30154	**Capital and NonCapital**	**91,900**	**91,900**	**2,488**	**2,488**	**89,412**	2.7%
	Expenditure Subtotal	**91,900**	**91,900**	**2,488**	**2,488**	**89,412**	**2.7%**
	Net Change	**(86,900)**	**(86,900)**	**(1,957)**	**(685)**	**(86,215)**	
	IT REPLACEMENT (unaudited)	**33,078**	**53,841**		**140,056**		
HOTEL OCCUPANCY TAX							
	Beginning Fund Balance	**12,052**	**19,493**		**19,493**		
23130	**General Taxes**	**3,600**	**3,600**	**-**	**-**	**3,600**	0.0%
23135	**Interest and Miscellaneous**	**-**	**-**	**83**	**236**	**(236)**	
	Revenue Subtotal	**3,600**	**3,600**	**83**	**236**	**3,364**	**6.6%**
23152	**Services, Utilities, and Training**	**-**	**-**	**-**	**-**	**-**	
23154	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	
	Expenditure Subtotal	**-**	**-**	**-**	**-**	**-**	
	Net Change	**3,600**	**3,600**	**83**	**236**	**3,364**	
	HOTEL OCCUPANCY TAX (unaudited)	**15,652**	**23,093**		**19,729**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
PEG FUNDS							
	Beginning Fund Balance	**8,724**	**106,526**		**106,526**		
23230	**General Taxes**	**30,000**	**30,000**	**-**	**7,933**	**22,067**	26.4%
23235	**Interest and Miscellaneous**	**-**	**-**	**455**	**1,274**	**(1,274)**	
	Revenue Subtotal	**30,000**	**30,000**	**455**	**9,207**	**20,793**	**30.7%**
23252	**Services, Utilities, and Training**	**-**	**-**	**-**	**-**	**-**	
23254	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	
	Expenditure Subtotal	**-**	**-**	**-**	**-**	**-**	
	Net Change	**30,000**	**30,000**	**455**	**9,207**	**20,793**	
	PEG FUNDS(unaudited)	**38,724**	**136,526**		**115,733**		

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 12/31/2024	TOTAL PROJECT TO DATE
2011 GO BONDS - TOWN CREEK DET		14	15	16
	BEGINNING FUND BALANCE	**-**	**10,209**	**-**
354-35100-000-000-0000	INTEREST	363,965	144	364,108
354-35150-000-000-0000	UNREALIZED GAIN/LOSS ON INVEST	228	-	228
354-35250-000-000-0000	NET BOND PROCEEDS	5,350,000	-	5,350,000
	TOTAL REVENUES	**5,714,193**	**144**	**5,714,337**
354-57400-000-000-4041	LAND ACQUISITION	1,351,749	-	1,351,749
354-57500-000-000-4041	ENGINEERING SERVICES	1,693,647	-	1,693,647
354-57600-000-000-4041	CONSTRUCTION COSTS	2,658,588	1,895	2,660,483
	TOTAL EXPENDITURES	**5,703,984**	**1,895**	**5,705,879**
Fund number: 354	**2011 GO BONDS - TOWN CREEK DET**	**10,209**	**(1,751)**	**8,458**
	ENDING FUND BALANCE	**10,209**	**8,458**	**8,458**

Outstanding Encumbrances:

354-57600-000-000-4041	Texas Sterling	PO 22139	615
354-57500-000-000-4041	Vickrey & Associates, Inc	PO 22166	44
354-57600-000-000-4041	Alamo Fence Company	PO 957315	2,632
	Total Encumbrances		3,292
	Remaining funds		**5,166**

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 12/31/2024	TOTAL PROJECT TO DATE
2013 GO BONDS - TOWN CREEK DET		12	13	14
	BEGINNING FUND BALANCE	**-**	**604,494**	**-**
356-35100-000-000-0000	INTEREST	641,596	14,570	656,166
356-35150-000-000-0000	UNREALIZED GAIN/LOSS ON INVEST	1,828	-	1,828
356-38357-000-000-0000	TRANSFER FROM 13 GO BONDS	10,147	-	10,147
356-39350-000-000-0000	NET BOND PROCEEDS	3,700,000	-	3,700,000
	TOTAL REVENUES	**4,353,571**	**14,570**	**4,368,141**
356-57500-000-000-4041	ENGINEERING SERVICES	66,307	-	66,307
356-57600-000-000-4041	CONSTRUCTION COSTS	3,682,770	-	3,682,770
	TOTAL EXPENDITURES	**3,749,077**	**-**	**3,749,077**
				-
Fund number: 356	**2013 GO BONDS - TOWN CREEK DET**	**604,494**	**14,570**	**619,064**
	ENDING FUND BALANCE	**604,494**	**619,064**	**619,064**

Outstanding Encumbrances:

356-57600-000-000-4041	Texas Sterling	PO 22139	362,362
356-57500-000-000-4041	Raba Kistener, Inc	PO 24061	13,303
	Total Encumbrances		375,665
	Remaining funds		**243,398**

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 12/31/2024	TOTAL PROJECT TO DATE
2016 GO BONDS - BORGFELD RD		9	10	11
	BEGINNING FUND BALANCE	**-**	**944**	**-**
363-35100-000-000-0000	INTEREST	48,084	12	48,096
363-39350-000-000-0000	NET BOND PROCEEDS	3,500,000	-	3,500,000
363-37100-000-000-0000	INTERGOVERNMENTAL PARTICIPATION	450,000	-	450,000
	TOTAL REVENUES	**3,998,084**	**12**	**3,998,096**
363-57400-000-000-5051	LAND ACQUISITION	303,169	-	303,169
363-57500-000-000-5051	ENGINEERING SERVICES	296,531	-	296,531
363-57600-000-000-5051	CONSTRUCTION COSTS	3,339,440	-	3,339,440
363-57600-000-000-5502	CONSTRUCTION COSTS	58,000	-	58,000
	TOTAL EXPENDITURES	**3,997,140**	**-**	**3,997,140**
Fund number: 363	**2016 GO BONDS - BORGFELD RD**	**944**	**12**	**956**
	ENDING FUND BALANCE	**944**	**956**	**956**

ACCOUNT NUMBER	DESCRIPTION		INCEPTION THROUGH FY 24	FY 25 12/31/2024	TOTAL PROJECT TO DATE
2019 GENERAL OBLIGATION BONDS			6	7	8
	BEGINNING FUND BALANCE		**-**	**941,197**	**-**
365-35100-000-000-0000	INTEREST		256,085	11,394	267,479
365-38101-000-000-0000	TRANSFER FROM GENERAL FUND		675,000	-	675,000
365-39350-000-000-0000	NET BOND PROCEEDS		10,750,000	-	10,750,000
	TOTAL REVENUES		**11,681,085**	**11,394**	**11,692,479**
365-54910-000-000-0000	CAPITAL OUTLAY		450,000	-	450,000
365-57500-000-000-1074	ENGINEERING SERVICES	*CITY HALL ANNEX*	250,571	-	250,571
365-57500-000-000-1075	ENGINEERING SERVICES	*PUBLIC WORKS EXPANSION*	93,470	-	93,470
365-57500-160-000-1075	ENGINEERING SERVICES	*PUBLIC WORKS EXPANSION*	-	1,125	1,125
365-57500-000-000-4043	ENGINEERING SERVICES	*TOLLE ROAD IMPROVEMENTS*	375,637	-	375,637
365-57500-000-000-6066	ENGINEERING SERVICES	*TOLLE PARK*	67,820	-	67,820
365-57600-000-000-1074	CONSTRUCTION COSTS	*CITY HALL ANNEX*	2,370,488	-	2,370,488
365-57600-000-000-1075	CONSTRUCTION COSTS	*PUBLIC WORKS EXPANSION*	605,072	-	605,072
365-57600-000-000-4043	CONSTRUCTION COSTS	*TOLLE ROAD IMPROVEMENTS*	-	-	-
365-57600-000-000-5055	CONSTRUCTION COSTS	*FM 1103 ROAD IMPROVEMENTS*	6,000,000	-	6,000,000
365-57600-000-000-6062	CONSTRUCTION COSTS	*MIRACLE FIELD*	500,000	-	500,000
365-57600-000-000-6066	CONSTRUCTION COSTS	*TOLLE PARK*	-	-	-
365-57650-000-000-1074	TESTING	*CITY HALL ANNEX*	26,829	-	26,829
	TOTAL EXPENDITURES		**10,739,888**	**1,125**	**10,741,013**
Fund number: 365	**2019 GENERAL OBLIGATION BONDS**		**941,197**	**10,269**	**951,466**
	ENDING FUND BALANCE		**941,197**	**951,466**	**951,466**

Outstanding Encumbrances:

365-57500-000-000-4043	Lockwood Andrews	PO 22110	31,024
	Total Encumbrances		31,024
	Remaining funds		**920,442**

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 12/31/2024	TOTAL PROJECT TO DATE
2019 CERTIFICATES OF OBLIGATION		6	7	8
	BEGINNING FUND BALANCE	**-**	**371,994**	**-**
333-35100-000-000-0000	INTEREST	130,091	4,450	134,541
333-39350-000-000-0000	NET BOND PROCEEDS	5,000,000	-	5,000,000
333-37120-000-000-0000	INTERGOVERNMENTAL - GUADALUPE CO	750,000	-	750,000
	TOTAL REVENUES	**5,880,091**	**4,450**	**5,884,541**
333-57400-000-000-5057	LAND ACQUISITION	429,363	-	429,363
333-57500-000-000-5057	ENGINEERING SERVICES	456,961	-	456,961
333-57600-000-000-5057	CONSTRUCTION COSTS	4,612,913	-	4,612,913
333-57650-000-000-5057	TESTING	8,860	-	8,860
	TOTAL EXPENDITURES	**5,508,097**	**-**	**5,508,097**
Fund number: 333	**2019 CERTIFICATES OF OBLIGATION**	**371,994**	**4,450**	**376,444**
	ENDING FUND BALANCE	**371,994**	**376,444**	**376,444**

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 12/31/2024	TOTAL PROJECT TO DATE
2020 CERTIFICATES OF OBLIGATION - STREET MAINTENANCE		5	6	7
	BEGINNING FUND BALANCE	**-**	**714,052**	**-**
369-35100-000-000-0000	INTEREST	476,885	7,661	484,546
369-14101-000-000-0000	TRANSFER FROM GENERAL FUND	2,350,000	-	2,350,000
369-14239-000-000-0000	TRANSFER FROM STREET MAINTENANCE	1,043,763	-	1,043,763
369-39350-000-000-0000	NET BOND PROCEEDS	7,500,000	-	7,500,000
	TOTAL REVENUES	**11,370,648**	**7,661**	**11,378,309**
369-57400-000-000-5500	LAND ACQUISITION	-	-	-
369-57500-000-000-5050	ENGINEERING SERVICES	39,840	-	39,840
369-57500-000-000-5500	ENGINEERING SERVICES	286,005	-	286,005
369-57500-000-000-5502	ENGINEERING SERVICES	160,989	20,783	181,772
369-57500-000-000-5503	ENGINEERING SERVICES	217,968	3,346	221,314
369-57600-000-000-5501	CONSTRUCTION COSTS	8,094,467	-	8,094,467
369-57600-000-000-5502	CONSTRUCTION COSTS	1,857,327	484,784	2,342,111
	TOTAL EXPENDITURES	**10,656,596**	**508,912**	**11,165,508**
Fund number: 369	**2020 CERTIFICATES OF OBLIGATION - STREET MAINTENANCE**	**714,052**	**(501,251)**	**212,801**
	ENDING FUND BALANCE	**714,052**	**212,801**	**212,801**

Outstanding Encumbrances:

369-57500-000-000-5502	Lockwood Andrews	PO 23202	4,101
369-57500-000-000-5502	Terracon	PO 24163	8,811
369-57500-000-000-5503	Lockwood Andrews	PO 24098	59,476
369-57600-000-000-5502	D&D Contractors	PO 24083	-
	Total Encumbrances		72,388
	Remaining funds		**140,413**

ACCOUNT NUMBER	DESCRIPTION		INCEPTION THROUGH FY 24	FY 25 12/31/2024	TOTAL PROJECT TO DATE
2023 CERTIFICATES OF OBLIGATION			2	3	4
	BEGINNING FUND BALANCE		**-**	**136,241**	**-**
371-35100-000-000-0000	INTEREST		206,148	2,228	208,376
371-35350-000-000-0000	BOND PROCEEDS		4,550,000	-	4,550,000
371-35351-000-000-0000	BOND PREMIUM		364,772	-	364,772
	TOTAL REVENUES		**5,120,920**	**2,228**	**5,123,148**
371-55005-000-000-0000	BOND ISSUANCE COST		114,772	-	114,772
371-54910-343-000-0000	CAPITAL OUTLAY		300,468	-	300,468
371-54910-353-000-0000	CAPITAL OUTLAY		1,026,843	-	1,026,843
371-57500-199-000-1072	ENGINEERING SERVICES	*CITY HALL/HVAC RENOVATION*	100,500	-	100,500
371-57500-353-000-7074	ENGINEERING SERVICES	*PUBLIC SAFETY FACILITY*	756,300	-	756,300
371-57500-353-000-7073	ENGINEERING SERVICES	*FIRE ST 1 & 2 BATHROOMS*	-	2,297	2,297
371-57600-160-000-1075	CONSTRUCTION COSTS	*PUBLIC WORKS EXPANSION*	765,299	-	765,299
371-57600-199-000-1072	CONSTRUCTION COSTS	*CITY HALL/HVAC RENOVATION*	1,892,069	-	1,892,069
371-57600-353-000-7072	CONSTRUCTION COSTS	*FIRE ST 1 & 2 BATHROOMS*	13,931	-	13,931
371-57600-353-000-7073	CONSTRUCTION COSTS	*FIRE ST 1 & 2 BATHROOMS*	14,496	-	14,496
371-54910-660-000-0000	CAPITAL OUTLAY		-	-	-
	TOTAL EXPENDITURES		**4,984,679**	**2,297**	**4,986,976**
Fund number: 371	**2023 CERTIFICATES OF OBLIGATION**		**136,241**	**(69)**	**136,172**
	ENDING FUND BALANCE		**136,241**	**136,172**	**136,172**
Outstanding Encumbrances:					
371-54910-343-000-0000	LCRA		PO 24094		30,447
371-54910-343-000-0000	Farrwest		PO 957273		7,562
371-57500-353-000-7074	Eikon Consulting Group	*ARCHITECT*	PO 24055		49,685
	Total Encumbrances				87,694
	Remaining funds				**48,477**

ACCOUNT NUMBER	DESCRIPTION			INCEPTION THROUGH FY 24	FY 25 12/31/2024	TOTAL PROJECT TO DATE
2024 CERTIFICATES OF OBLIGATION				2	3	4
	BEGINNING FUND BALANCE			**-**	**2,815,305**	**-**
372-35100-000-000-0000	INTEREST			161,720	37,591	199,311
372-35350-000-000-0000	BOND PROCEEDS			8,485,000	-	8,485,000
372-35351-000-000-0000	BOND PREMIUM			723,639	-	723,639
	TOTAL REVENUES			**9,370,359**	**37,591**	**9,407,950**
372-55005-000-000-0000	BOND ISSUANCE COST			208,639	-	208,639
372-54910-146-000-0000	CAPITAL OUTLAY			299,599	16,438	316,038
372-54910-353-000-0000	CAPITAL OUTLAY			2,757,793	-	2,757,793
372-54910-748-000-0000	CAPITAL OUTLAY			-	-	-
372-57400-748-000-0000	LAND ACQUISITION			855,461	-	855,461
372-57600-000-000-5502	CONSTRUCTION COSTS			2,433,562	704,961	3,138,523
				-	-	-
	TOTAL EXPENDITURES			**6,555,054**	**721,400**	**7,276,454**
Fund number: 372	**2024 CERTIFICATES OF OBLIGATION**			**2,815,305**	**(683,809)**	**2,131,496**
	ENDING FUND BALANCE			**2,815,305**	**2,131,496**	**2,131,496**
Outstanding Encumbrances:						
372-54910-353-000-0000	SIDDONS MARTIN	*LADDER TRUCK AND PUMPER*	PO 24079			90,917
372-57600-000-000-5502	D&D CONTRACTORS	*BOLTON, DEAN AND LOWER SEGUIN*	PO 24083			837,406
372-54910-146-000-0000	PROSTRUCTURES	*METAL BUILDING*	PO 957321			68,154
372-54910-160-000-0000	AUTOMOTIVE BUSINESS CON	*ROLLING JACKS*	PO 957308			25,730
372-54910-748-000-0000	DEWINNE EQUIPMENT CO	*MOWER EQUIPMENT*	PO 957302			54,998
	Total Encumbrances					1,077,205
	Remaining funds					**1,054,291**

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 12/31/2024	TOTAL PROJECT TO DATE
2012 REVENUE BONDS		12	13	14
	BEGINNING FUND BALANCE	**-**	**1,324,766**	**-**
531-35100-000-000-0000	INTEREST	496,770	13,005	509,775
531-35150-000-000-0000	UNREALIZED GAIN/LOSS ON INVEST	221	-	221
531-35250-000-000-0000	NET BOND PROCEEDS	8,000,000	-	8,000,000
	TOTAL REVENUES	**8,496,991**	**13,005**	**8,509,997**
531-54916-000-000-2006	WATER LINE PROJECTS	18,500	-	18,500
531-57400-000-000-224B	LAND ACQUISITION	21,900	-	21,900
531-57400-000-000-3033	LAND ACQUISITION	13,779	-	13,779
531-57500-000-000-224A	ENGINEERING SERVICES	25,224	-	25,224
531-57500-000-000-224B	ENGINEERING SERVICES	47,500	-	47,500
531-57500-000-000-225A	ENGINEERING SERVICES	165,000	-	165,000
531-57500-000-000-225B	ENGINEERING SERVICES	58,500	-	58,500
531-57500-000-000-225C	ENGINEERING SERVICES	93,600	-	93,600
531-57500-000-000-2028	ENGINEERING SERVICES	25,066	-	25,066
531-57500-000-000-3034	ENGINEERING SERVICES	24,897	-	24,897
531-57500-000-000-3035	ENGINEERING SERVICES	76,375	-	76,375
531-57500-000-000-3036	ENGINEERING SERVICES	36,120	5,698	41,818
531-57600-000-000-224A	CONSTRUCTION COSTS	433,689	-	433,689
531-57600-000-000-224B	CONSTRUCTION COSTS	31,432	-	31,432
531-57600-000-000-224D	CONSTRUCTION COSTS	170,000	-	170,000
531-57600-000-000-225A	CONSTRUCTION COSTS	2,088,254	-	2,088,254
531-57600-000-000-225B	CONSTRUCTION COSTS	763,800	-	763,800
531-57600-000-000-225C	CONSTRUCTION COSTS	1,127,215	-	1,127,215
531-57600-000-000-2028	CONSTRUCTION COSTS	240,266	-	240,266
531-57600-000-000-3033	CONSTRUCTION COSTS	1,655,648	-	1,655,648
531-57600-000-000-5056	CONSTRUCTION COSTS	55,461	-	55,461
	TOTAL EXPENDITURES	**7,172,225**	**5,698**	**7,177,923**
Fund number: 531	**2012 REVENUE BONDS**	**1,324,766**	**7,308**	**1,332,074**
	ENDING FUND BALANCE	**1,324,766**	**1,332,074**	**1,332,074**

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 12/31/2024	TOTAL PROJECT TO DATE
2019 CERTIFICATES OF OBLIGATION - UTILITY		6	7	8
	BEGINNING FUND BALANCE	**-**	**1,656,631**	**-**
532-35100-000-000-0000	INTEREST	167,744	18,676	186,420
532-39350-000-000-0000	NET BOND PROCEEDS	1,500,000	-	1,500,000
532-37000-000-000-0000	INTERGOVERNMENTAL - TXDOT	2,036,873	-	2,036,873
	TOTAL REVENUES	**3,704,617**	**18,676**	**3,723,293**
532-57400-000-000-5055	LAND ACQUISITION	154,606	-	154,606
532-57400-000-000-5065	LAND ACQUISITION	9,065	-	9,065
532-54954-000-000-0000	CAPITAL OUTLAY	173,336	-	173,336
532-57500-000-000-5055	ENGINEERING SERVICES	106,184	-	106,184
532-57600-000-000-5055	CONSTRUCTION COSTS	1,604,795	-	1,604,795
	TOTAL EXPENDITURES	**2,047,986**	**-**	**2,047,986**
Fund number: 532	**2019 CERTIFICATES OF OBLIGATION - UTILITY**	**1,656,631**	**18,676**	**1,675,307**
	ENDING FUND BALANCE	**1,656,631**	**1,675,307**	**1,675,307**
Outstanding Encumbrances:				
532-57500-000-000-5055	Westwood Professional Services	PO 24167		40,373
	Total Encumbrances			40,373
	Remaining funds			1,634,935

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 12/31/2024	TOTAL PROJECT TO DATE
2021 EDC REVENUE BONDS		4	5	6
	BEGINNING FUND BALANCE	**-**	**418,686**	**-**
870-35100-000-000-0000	INTEREST	46,722	5,096	51,819
870-35350-000-000-0000	BOND PROCEEDS	4,125,000	-	4,125,000
	TOTAL REVENUES	**4,171,722**	**5,096**	**4,176,819**
870-52710-000-000-0000	PROFESSIONAL SERVICES	55,474	9,575	65,049
870-54900-000-000-0000	NON-CAPITAL OUTLAY	1,268	-	1,268
870-54925-000-000-0000	LAND ACQUISITION	3,595,144	-	3,595,144
870-55005-000-000-0000	BOND ISSUANCE COST	101,150	-	101,150
	TOTAL EXPENDITURES	**3,753,036**	**9,575**	**3,762,611**
Fund number: 870	**2021 EDC REVENUE BONDS**	**418,686**	**(4,478)**	**414,208**
	ENDING FUND BALANCE	**418,686**	**414,208**	**414,208**

Outstanding Encumbrances:

	Remaining funds	**414,208**

City of Cibolo

City Council Regular Meeting Staff Report

C. Approval of the December 2024 Check Register

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8C.

From
Jessica Donoho, Accounting Manager

Staff Contact(s)
Anna Miranda,

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Detailed Check Register 20241231.pdf

Raw Check Register -December 2024

Check Date: 12/01/2024-12/31/2024

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
12/2/2024	71734	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	thermal beverage dispensers - Fire	71.78	
12/2/2024	71734	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	Statpacks - Fire	222.75	
12/2/2024	71734	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	Floor Poster Stand credit return - PD	(38.60)	
12/2/2024	71734	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	NON-DEPARTMENTAL	coffee creamer - City Hall	35.38	
12/2/2024	71734	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	outdoor flags, white marker - PD	16.98	
12/2/2024	71734	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	ceiling fan dusters - Fire	35.97	
12/2/2024	71734	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	operating supplies - IT	252.55	
12/2/2024	71734	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	";Fire Dept Incident Safety Officer"; book	169.22	
12/2/2024	71734	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	HUMAN RESOURCES	flash drive bulk thumb drives - HR	34.77	
12/2/2024	71734	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	ANIMAL SERVICES	operating supplies - ACO	226.86	
12/2/2024	71734	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	clear report covers - Fire	22.99	
12/2/2024	71734	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	network surveillance camera - IT	594.00	
12/2/2024	71734	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	storage and filing boxes return credit - PW Adm	(56.56)	
12/2/2024	71734	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Microsoft 365 - IT	314.40	
12/2/2024	71735	AT&T MOBILITY,LLC	GENERAL FUND	HUMAN RESOURCES	Wireless svcs for October	39.35	
12/2/2024	71735	AT&T MOBILITY,LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Wireless svcs for October	128.05	
12/2/2024	71735	AT&T MOBILITY,LLC	GENERAL FUND	FIRE DEPARTMENT	Wireless svcs for October	614.92	
12/2/2024	71735	AT&T MOBILITY,LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Wireless svcs for October	158.78	
12/2/2024	71735	AT&T MOBILITY,LLC	GENERAL FUND	PARKS	Wireless svcs for October	128.05	
12/2/2024	71735	AT&T MOBILITY,LLC	GENERAL FUND	PUBLIC WORKS STREETS	Wireless svcs for October	373.97	
12/2/2024	71735	AT&T MOBILITY,LLC	GENERAL FUND	POLICE DEPARTMENT	Wireless svcs for October	276.22	
12/2/2024	71735	AT&T MOBILITY,LLC	GENERAL FUND	CITY SECRETARY	Wireless svcs for October	86.22	
12/2/2024	71735	AT&T MOBILITY,LLC	GENERAL FUND	PARKS	Wireless svcs for October	71.87	
12/2/2024	71735	AT&T MOBILITY,LLC	GENERAL FUND	FINANCE DEPARTMENT	Wireless svcs for October	30.00	
12/2/2024	71735	AT&T MOBILITY,LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Wireless svcs for October	400.49	
12/2/2024	71735	AT&T MOBILITY,LLC	GENERAL FUND	ECONOMIC DEVELOPMENT	Wireless svcs for October	41.87	
12/2/2024	71735	AT&T MOBILITY,LLC	GENERAL FUND	ANIMAL SERVICES	Wireless svcs for October	343.28	
12/2/2024	71735	AT&T MOBILITY,LLC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Wireless svcs for October	346.18	
12/2/2024	71735	AT&T MOBILITY,LLC	GENERAL FUND	POLICE DEPARTMENT	Wireless svcs for October	1,882.76	
12/2/2024	71735	AT&T MOBILITY,LLC	GENERAL FUND	COUNCIL	Wireless svcs for October	44.35	
12/2/2024	71735	AT&T MOBILITY,LLC	GENERAL FUND	CITY MANAGER	Wireless svcs for October	195.57	
12/2/2024	71736	AUTOZONE STORES, INC.	GENERAL FUND	FIRE DEPARTMENT	vehicle cleaning supplies - Fire	105.65	
12/2/2024	71736	AUTOZONE STORES, INC.	GENERAL FUND	FIRE DEPARTMENT	BlueDef, Antifreeze - Fire	28.22	
12/2/2024	71736	AUTOZONE STORES, INC.	GENERAL FUND	FIRE DEPARTMENT	BlueDef, Antifreeze - Fire	38.78	
12/2/2024	71737	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22 / Streets	192.93	
12/2/2024	71737	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22 / Streets	192.93	
12/2/2024	71737	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22 / Streets	246.62	
12/2/2024	71737	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22 / Streets	179.36	
12/2/2024	71737	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22 / Streets	3,843.26	
12/2/2024	71737	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22 / Streets	123.31	
12/2/2024	71737	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22 / Streets	236.00	
12/2/2024	71737	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	1/2" to Dust - Streets	163.02	
12/2/2024	71737	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22 / Streets	214.17	
12/2/2024	71738	BRIDGESTONE AMERICAS, INC.	GENERAL FUND	POLICE DEPARTMENT	tire package - VIN9940/PD	366.81	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch water svcs for October	28,023.11	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch water svcs for October	11,994.09	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch water svcs for October	31,816.72	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities SAWS/Cibolo water svcs for October	12,163.79	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities water svcs for October	3,832.99	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities water svcs for October	8,347.99	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities water svcs for October	18,225.24	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs for October	10,595.23	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs for October	1,011.90	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs for October	20,699.17	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs for October	13,802.54	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs for October	2,539.45	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs for October	15,540.12	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs for October	19,128.69	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt water svcs for October	81,317.04	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities water svcs for October	21,286.63	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities SAWS/Cibolo water svcs for October	10,414.42	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities SAWS/Cibolo water svcs for October	4,770.28	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities SAWS/Cibolo water svcs for October	2,190.28	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch water svcs for October	40,560.90	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch water svcs for October	20,958.24	
12/2/2024	71739	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch water svcs for October	10,679.96	
12/2/2024	71740	CIBOLO CREEK MUN.AUTHORITY	WATER & SEWER FUND	WASTEWATER OPERATIONS	Sewer Svcs for October	313,572.83	
12/2/2024	71741	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	53.85	
12/2/2024	71741	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	310.35	
12/2/2024	71742	CINTAS FIRST AID & SAFETY	GENERAL FUND	PARKS	First Aid Supplies - PW	83.49	
12/2/2024	71742	CINTAS FIRST AID & SAFETY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	First Aid Supplies - PW	83.49	
12/2/2024	71742	CINTAS FIRST AID & SAFETY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	First Aid Supplies - PW	83.49	
12/2/2024	71742	CINTAS FIRST AID & SAFETY	GENERAL FUND	NON-DEPARTMENTAL	First Aid Supplies - City Hall Annex	180.59	
12/2/2024	71742	CINTAS FIRST AID & SAFETY	GENERAL FUND	PUBLIC WORKS STREETS	First Aid Supplies - PW	83.48	
12/2/2024	71743	COLLIERS ENGINEERING & DESIGN	GRANT FUND	NON-DEPARTMENTAL	Lift Station Elimination Project @ Country Vale	32,060.00	
12/2/2024	71744	CPS ENERGY	GENERAL FUND	PUBLIC WORKS STREETS	PVT Street LTS/CIBOLO	1,081.12	
12/2/2024	71745	D&D CONTRACTORS, INC	2020 CERT OF OBLIGATION BONDS	NO DEPARTMENT	Cibolo Street Reconstruction Pkg 1	484,783.51	
12/2/2024	71745	D&D CONTRACTORS, INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Cibolo Street Reconstruction Pkg 1	88,220.24	
12/2/2024	71745	D&D CONTRACTORS, INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Cibolo Street Reconstruction Pkg 1	(28,650.19)	
12/2/2024	71746	DAVIDSON TROILO REAM & GARZA	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Legal Svcs for EDC	1,248.10	
12/2/2024	71747	DEWINNE EQUIPMENT CO. INC.	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Switch ignition, section belt - Drainage	230.06	
12/2/2024	71748	EXPRESS EVALUATIONS INC	GENERAL FUND	HUMAN RESOURCES	Employee Evaluation Software Annual License	8,400.00	
12/2/2024	71749	FARRWEST ENVIRON SUPPLY, INC	GENERAL FUND	FIRE DEPARTMENT	water rescue rope, carabiner - Fire	711.30	
12/2/2024	71749	FARRWEST ENVIRON SUPPLY, INC	GENERAL FUND	FIRE DEPARTMENT	airpower size 10w - Fire	392.60	
12/2/2024	71749	FARRWEST ENVIRON SUPPLY, INC	GENERAL FUND	FIRE DEPARTMENT	Airpower Size 14.5W - Fire	392.60	
12/2/2024	71750	FERGUSON WATERWORKS #1106	GENERAL FUND	FIRE DEPARTMENT	liner, H2O orange, towel rolls - Fire	742.62	
12/2/2024	71751	FISERV, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	BOSS-DS billing for Sept2024 - UB	122.36	
12/2/2024	71752	FREESE AND NICHOLS	WATER & SEWER FUND	WATER OPERATIONS	Water System Evaluation Proj:CIB23917	3,574.75	
12/2/2024	71753	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	Uniform/Clothing - Fire	72.32	
12/2/2024	71753	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	Uniform/Clothing - Fire	73.30	
12/2/2024	71753	GALLS, LLC	GENERAL FUND	POLICE DEPARTMENT	handcuff strap	45.92	
12/2/2024	71753	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	Uniform/Clothing - Fire	72.32	
12/2/2024	71754	GEAR CLEANING SOLUTIONS LLC	GENERAL FUND	FIRE DEPARTMENT	Firefighter PPE Care and Maintenance	4,516.59	YES
12/2/2024	71754	GEAR CLEANING SOLUTIONS LLC	GENERAL FUND	FIRE DEPARTMENT	Firefighter PPE Care and Maintence	3,214.53	YES
12/2/2024	71755	GRAINGER	GENERAL FUND	PUBLIC WORKS STREETS	safety glasses - PW	8.01	
12/2/2024	71755	GRAINGER	GENERAL FUND	PUBLIC WORKS STREETS	safety glasses smoke mirror - PW	18.69	
12/2/2024	71755	GRAINGER	GENERAL FUND	PARKS	Floodlight LED - Parks	1,264.20	
12/2/2024	71755	GRAINGER	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	hard hats - Drainage	85.08	
12/2/2024	71755	GRAINGER	GENERAL FUND	PARKS	safety glasses smoke mirror - PW	18.69	
12/2/2024	71755	GRAINGER	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	safety glasses smoke mirror - PW	18.69	
12/2/2024	71755	GRAINGER	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	hard hats - Drainage	85.08	
12/2/2024	71755	GRAINGER	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	safety glasses smoke mirror - PW	18.69	
12/2/2024	71755	GRAINGER	GENERAL FUND	PARKS	safety glasses - PW	8.01	
12/2/2024	71755	GRAINGER	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	safety glasses - PW	8.01	
12/2/2024	71755	GRAINGER	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	safety glasses - PW	8.01	
12/2/2024	71756	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	Trousers - H.Moreno/PD	134.94	
12/2/2024	71756	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	Uniform/Clothing - D. Pillar/PD	366.25	
12/2/2024	71756	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	Uniform/Clothing - D.Pillar/PD	252.95	
12/2/2024	71756	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	Dress Coats - PD	225.99	
12/2/2024	71756	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	Dress Coats - PD	524.42	
12/2/2024	71756	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	Dress Coats - PD	262.22	
12/2/2024	71756	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	Uniform/Clothing - H.Moreno/PD	484.26	
12/2/2024	71756	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	Uniform/Clothing - J. McIntier - PD	496.93	
12/2/2024	71756	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	Uniform/Clothing - Pillar / PD	812.98	
12/2/2024	71756	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	Trousers - H. Balderas/PD	67.47	
12/2/2024	71756	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	polos - H.Moreno/PD	34.80	
12/2/2024	71756	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	Uniform/Clothing - Moreno/PD	864.78	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
12/2/2024	71757	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	Federal 9mm 50/box, Ball Slug - PD	601.29	
12/2/2024	71758	GUADALUPE CNTY TAX ASSESSOR-C	GENERAL FUND	FIRE DEPARTMENT	Registration Renewal VIN986	7.50	
12/2/2024	71758	GUADALUPE CNTY TAX ASSESSOR-C	GENERAL FUND	POLICE DEPARTMENT	Registration Renewal VIN613	7.50	
12/2/2024	71758	GUADALUPE CNTY TAX ASSESSOR-C	GENERAL FUND	POLICE DEPARTMENT	Registration Renewal VIN940	7.50	
12/2/2024	71759	H&H DIESEL SERVICES	GENERAL FUND	FIRE DEPARTMENT	Fuel Gauge repair on E20 - Fire	604.80	
12/2/2024	71760	HAJOCA CORPORATION	GENERAL FUND	PARKS	97118 service charge - Parks	8.78	
12/2/2024	71761	HD SUPPLY, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Process Gauge - Utilities	142.67	
12/2/2024	71761	HD SUPPLY, INC	WATER & SEWER FUND	WATER OPERATIONS	Brass Hydrant Adapter - Water	182.49	
12/2/2024	71761	HD SUPPLY, INC	WATER & SEWER FUND	WASTEWATER OPERATIONS	smoke candles - Water	332.54	
12/2/2024	71761	HD SUPPLY, INC	WATER & SEWER FUND	WATER OPERATIONS	Credit on Service Box Combo - Utilities	(94.65)	
12/2/2024	71761	HD SUPPLY, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	wipers - Utilities	325.77	
12/2/2024	71762	HELPING HAND HARDWARE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	shovel, ring anchor - Utilities	46.37	
12/2/2024	71762	HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	STIHL FS, STIHL MS - Drainage	1,692.00	
12/2/2024	71762	HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	5/16x5" Bolts - Drainage	5.16	
12/2/2024	71762	HELPING HAND HARDWARE	GENERAL FUND	FIRE DEPARTMENT	Hydro Transmission - Fire	899.00	
12/2/2024	71762	HELPING HAND HARDWARE	WATER & SEWER FUND	WASTEWATER OPERATIONS	couplings - Waste Water	47.47	
12/2/2024	71762	HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	trimmer cutter, HP oil - Drainage	49.98	
12/2/2024	71762	HELPING HAND HARDWARE	GENERAL FUND	PUBLIC WORKS STREETS	filters - Streets	55.70	
12/2/2024	71762	HELPING HAND HARDWARE	SPECIAL EVENTS	PARKS	zip anchor, clamps - Parks/Cibolofest	44.55	
12/2/2024	71762	HELPING HAND HARDWARE	WATER & SEWER FUND	WASTEWATER OPERATIONS	couplings - Utilities	305.39	
12/2/2024	71762	HELPING HAND HARDWARE	GENERAL FUND	PARKS	belt - 72in Toro/Parks	139.00	
12/2/2024	71762	HELPING HAND HARDWARE	GENERAL FUND	PUBLIC WORKS STREETS	bolts, flat washers - Streets	40.87	
12/2/2024	71762	HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	carbs, plugs filters - Drainage	197.85	
12/2/2024	71762	HELPING HAND HARDWARE	GENERAL FUND	PARKS	cable replacement - Parks	385.00	
12/2/2024	71762	HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	air filter, plug, carb - Drainage	82.54	
12/2/2024	71762	HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	parts - Drainage	541.84	
12/2/2024	71762	HELPING HAND HARDWARE	GENERAL FUND	PARKS	repair parts - Parks	46.00	
12/2/2024	71762	HELPING HAND HARDWARE	GENERAL FUND	PARKS	Hedge trimmer, Gas Blower - Parks	596.48	
12/2/2024	71762	HELPING HAND HARDWARE	GENERAL FUND	POLICE DEPARTMENT	antifreeze - PD	43.47	
12/2/2024	71763	HESSELBEIN TIRE SOUTHWEST, INC	GENERAL FUND	PARKS	transeagle steel radial - Parks	514.08	
12/2/2024	71764	HILL COUNTRY ELECTRIC SUPPLY	GENERAL FUND	PARKS	PVC's - Parks	43.31	
12/2/2024	71765	INFOSEND, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Data Processing & Postage Fees - UB	1,595.64	
12/2/2024	71765	INFOSEND, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Data Processing & Postage Fees - UB	6,576.44	
12/2/2024	71765	INFOSEND, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Data Processing & Postage Fees - UB	1,060.87	
12/2/2024	71766	INTERNAT'L ECON DEV. COUNCIL	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	IEDC Individual Membership Renewal	385.00	
12/2/2024	71767	KAHLIG ENTERPRISES LTD	GENERAL FUND	POLICE DEPARTMENT	CV Boot leaking repairs - Unit 23-08 PD	205.00	
12/2/2024	71768	KIMLEY-HORN AND ASSOCIATES,INC	GENERAL FUND	NON-DEPARTMENTAL	CIBOLO 2023 Comprehensive	6,528.70	
12/2/2024	71768	KIMLEY-HORN AND ASSOCIATES,INC	GENERAL FUND	NON-DEPARTMENTAL	CIBOLO 2023 Comprehensive	8,459.23	
12/2/2024	71769	MATTENGAS GOOMBAS PIZZERIA LL(	GENERAL FUND	HUMAN RESOURCES	Employee Awards Banquet	3,600.00	
12/2/2024	71770	MATTHEW LLANEZ	GENERAL FUND	POLICE DEPARTMENT	2024 OAG Open Government Conference	151.00	
12/2/2024	71771	MICHELLE LIANE SWISHER	GENERAL FUND	FIRE DEPARTMENT	blk caps embroidery - Fire	1,600.00	
12/2/2024	71771	MICHELLE LIANE SWISHER	GENERAL FUND	FIRE DEPARTMENT	Apparel Embroidery - Fire	1,195.00	
12/2/2024	71772	MORTON MORROW INC	GENERAL FUND	FIRE DEPARTMENT	Mako Compressor on demand repair - FS2	1,058.90	
12/2/2024	71773	NLUC, PLLC	GENERAL FUND	HUMAN RESOURCES	October Occ Med Visits - City of Cibolo	110.00	
12/2/2024	71773	NLUC, PLLC	GENERAL FUND	HUMAN RESOURCES	October Occ Med Visits - City of Cibolo	135.00	
12/2/2024	71774	PAGEFREEZER SOFTWARE, INC.	GENERAL FUND	INFORMATION TECHNOLOGY	Social Media 11 accounts - IT	1,525.13	
12/2/2024	71774	PAGEFREEZER SOFTWARE, INC.	GENERAL FUND	INFORMATION TECHNOLOGY	Social Media 11 accounts - IT	209.88	
12/2/2024	71774	PAGEFREEZER SOFTWARE, INC.	GENERAL FUND	INFORMATION TECHNOLOGY	Social Media 11 accounts - IT	1,399.20	
12/2/2024	71775	POWER LIGHT FIX, LLC	GENERAL FUND	PUBLIC WORKS STREETS	Batteries - Flashing School Zone	229.90	
12/2/2024	71776	PROFICIENT BENEFIT SOLUTIONS	GENERAL FUND	HUMAN RESOURCES	Catto COBRA, FSA, HSA	336.79	
12/2/2024	71777	SMART CONTROL SYSTEMS LLC	GENERAL FUND	PARKS	trigger gun, wand - Parks	184.01	
12/2/2024	71778	TMOBILE	GENERAL FUND	NON-DEPARTMENTAL	GEO tab svcs for Acct#981940936	1.49	
12/2/2024	71778	TMOBILE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	GEO tab svcs for Acct#981940936	19.11	
12/2/2024	71778	TMOBILE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	GEO tab svcs for Acct#981940936	120.00	
12/2/2024	71778	TMOBILE	GENERAL FUND	PARKS	GEO tab svcs for Acct#981940936	192.00	
12/2/2024	71778	TMOBILE	GENERAL FUND	PLANNING	GEO tab svcs for Acct#981940936	2.94	
12/2/2024	71778	TMOBILE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	GEO tab svcs for Acct#981940936	120.00	
12/2/2024	71778	TMOBILE	GENERAL FUND	POLICE DEPARTMENT	GEO tab svcs for Acct#981940936	360.00	
12/2/2024	71778	TMOBILE	GENERAL FUND	INFORMATION TECHNOLOGY	GEO tab svcs for Acct#981940936	48.00	
12/2/2024	71778	TMOBILE	GENERAL FUND	PARKS	GEO tab svcs for Acct#981940936	192.00	
12/2/2024	71778	TMOBILE	GENERAL FUND	NON-DEPARTMENTAL	GEO tab svcs for Acct#981940936	2.54	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
12/2/2024	71778	TMOBILE	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	GEO tab svcs for Acct#981940936	2.54	
12/2/2024	71778	TMOBILE	GENERAL FUND	POLICE DEPARTMENT	GEO tab svcs for Acct#981940936	360.00	
12/2/2024	71778	TMOBILE	GENERAL FUND	INFORMATION TECHNOLOGY	GEO tab svcs for Acct#981940936	48.00	
12/2/2024	71778	TMOBILE	GENERAL FUND	PUBLIC WORKS STREETS	GEO tab svcs for Acct#981940936	14.70	
12/2/2024	71778	TMOBILE	GENERAL FUND	PUBLIC WORKS STREETS	GEO tab svcs for Acct#981940936	25.40	
12/2/2024	71778	TMOBILE	GENERAL FUND	ECONOMIC DEVELOPMENT	GEO tab svcs for Acct#981940936	1.47	
12/2/2024	71778	TMOBILE	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	GEO tab svcs for Acct#981940936	10.29	
12/2/2024	71778	TMOBILE	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	GEO tab svcs for Acct#981940936	17.78	
12/2/2024	71778	TMOBILE	GENERAL FUND	PLANNING	GEO tab svcs for Acct#981940936	5.08	
12/2/2024	71778	TMOBILE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	GEO tab svcs for Acct#981940936	33.02	
12/2/2024	71778	TMOBILE	GENERAL FUND	INFORMATION TECHNOLOGY	GEO tab svcs for Acct#981940936	2.94	
12/2/2024	71778	TMOBILE	GENERAL FUND	INFORMATION TECHNOLOGY	GEO tab svcs for Acct#981940936	5.08	
12/2/2024	71778	TMOBILE	GENERAL FUND	POLICE DEPARTMENT	GEO tab svcs for Acct#981940936	38.10	
12/2/2024	71778	TMOBILE	GENERAL FUND	PUBLIC WORKS STREETS	GEO tab svcs for Acct#981940936	240.00	
12/2/2024	71778	TMOBILE	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	GEO tab svcs for Acct#981940936	168.00	
12/2/2024	71778	TMOBILE	GENERAL FUND	POLICE DEPARTMENT	GEO tab svcs for Acct#981940936	22.05	
12/2/2024	71778	TMOBILE	GENERAL FUND	PARKS	GEO tab svcs for Acct#981940936	20.32	
12/2/2024	71778	TMOBILE	GENERAL FUND	PARKS	GEO tab svcs for Acct#981940936	11.76	
12/2/2024	71778	TMOBILE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	GEO tab svcs for Acct#981940936	7.35	
12/2/2024	71778	TMOBILE	GENERAL FUND	NON-DEPARTMENTAL	GEO tab svcs for Acct#981940936	24.00	
12/2/2024	71778	TMOBILE	GENERAL FUND	ECONOMIC DEVELOPMENT	GEO tab svcs for Acct#981940936	24.00	
12/2/2024	71778	TMOBILE	GENERAL FUND	PLANNING	GEO tab svcs for Acct#981940936	48.00	
12/2/2024	71778	TMOBILE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	GEO tab svcs for Acct#981940936	312.00	
12/2/2024	71778	TMOBILE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	GEO tab svcs for Acct#981940936	12.70	
12/2/2024	71778	TMOBILE	GENERAL FUND	NON-DEPARTMENTAL	GEO tab svcs for Acct#981940936	24.00	
12/2/2024	71778	TMOBILE	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	GEO tab svcs for Acct#981940936	24.00	
12/2/2024	71778	TMOBILE	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	GEO tab svcs for Acct#981940936	168.00	
12/2/2024	71778	TMOBILE	GENERAL FUND	PLANNING	GEO tab svcs for Acct#981940936	48.00	
12/2/2024	71778	TMOBILE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	GEO tab svcs for Acct#981940936	312.00	
12/2/2024	71778	TMOBILE	GENERAL FUND	PUBLIC WORKS STREETS	GEO tab svcs for Acct#981940936	240.00	
12/2/2024	71779	YMCA OF GREATER SAN ANTONIO	GENERAL FUND	HUMAN RESOURCES	October employee membership fees	196.00	
12/2/2024	71779	YMCA OF GREATER SAN ANTONIO	GENERAL FUND	NO DEPARTMENT	October employee membership fees	930.00	
12/3/2024	71780	ADAM TAYLOR	GENERAL FUND	HUMAN RESOURCES	Employee of the Year Award	500.00	
12/3/2024	71781	ISAAC L CURTIS	GENERAL FUND	HUMAN RESOURCES	Employee of the Year Award	500.00	
12/3/2024	71782	PATRICIA CRUZ	GENERAL FUND	HUMAN RESOURCES	Employee of the Year Award	500.00	
12/3/2024	71783	RICHARD MIRELES	GENERAL FUND	HUMAN RESOURCES	Employee of the Year Award	500.00	
12/9/2024	71784	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete 6 Sack 1-1/4 yard - Streets	266.00	
12/9/2024	71784	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete 6 sack - Streets	266.00	
12/9/2024	71784	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete 6 Sack 3/4 yard - Streets	224.00	
12/9/2024	71784	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete 6 Sack 1 yard - Streets	242.00	
12/9/2024	71785	ADP, INC	GENERAL FUND	INFORMATION TECHNOLOGY	ADP Workforce & Comprehensive	6,980.75	
12/9/2024	71786	ANDREW GONSOLIN	GENERAL FUND	FIRE DEPARTMENT	Certification Fees refund	87.17	
12/9/2024	71786	ANDREW GONSOLIN	GENERAL FUND	FIRE DEPARTMENT	Certification Fees refund	87.17	
12/9/2024	71787	AT&T	GENERAL FUND	INFORMATION TECHNOLOGY	Phone Svcs Acct#512 A07-6176 642 0	727.69	
12/9/2024	71788	AT&T	GENERAL FUND	INFORMATION TECHNOLOGY	phone business advance Acct#831-001-3506-279	106.63	
12/9/2024	71789	AVILES, DAVID	WATER & SEWER FUND	NO DEPARTMENT	004_0001133_003 UB Refund	55.54	
12/9/2024	71790	BANER, THOMAS	WATER & SEWER FUND	NO DEPARTMENT	011_0002281_008 UB Refund	60.89	
12/9/2024	71791	BB INSPECTION SERVICES, LLC	Development Services Fund	BUILDING SERVICES	City Building Inspections for October	52,228.10	
12/9/2024	71791	BB INSPECTION SERVICES, LLC	Development Services Fund	BUILDING SERVICES	City Health Inspections for October	3,090.00	
12/9/2024	71792	BILL'S TRACTOR SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	ASM Maintenance - Drainage	442.94	
12/9/2024	71793	BIRDY PROPERTIES	WATER & SEWER FUND	NO DEPARTMENT	009_0000312_010 UB Refund	72.51	
12/9/2024	71794	BIRDY, BRIAN	WATER & SEWER FUND	NO DEPARTMENT	009_0001164_005 UB Refund	67.09	
12/9/2024	71795	BLUEBONNET PET CREMATORY LLC	GENERAL FUND	ANIMAL SERVICES	16 disposals by cremation - ACO	144.00	
12/9/2024	71796	BRABANDT EQUIPMENT LLC	GENERAL FUND	PUBLIC WORKS STREETS	fuel tank cap - Streets	72.25	
12/9/2024	71796	BRABANDT EQUIPMENT LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	2 5/16 ball hitch - Drainage	114.38	
12/9/2024	71797	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22 / Streets	234.82	
12/9/2024	71797	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22 / Streets	238.36	
12/9/2024	71797	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	HMCL Type D - Streets	551.31	
12/9/2024	71797	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	1/2" to Dust - Streets	113.81	
12/9/2024	71798	CAT5 COMMERCE, LLC	GENERAL FUND	FIRE DEPARTMENT	Uniform/Clothing - Fire	295.00	
12/9/2024	71799	CAVENDER STORES, LTD.	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	employee boot allowance - Andrew Juarez	152.99	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
12/9/2024	71799	CAVENDER STORES, LTD.	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Employee Boot Allowance - Landon Johnston	180.00	
12/9/2024	71799	CAVENDER STORES, LTD.	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Employee Boot Allowance - Sadoc Rivera	166.49	
12/9/2024	71800	CENTRAL TEXAS FIRE	GENERAL FUND	FIRE DEPARTMENT	Membership Renewal - Mario Troncoso	30.00	
12/9/2024	71800	CENTRAL TEXAS FIRE	GENERAL FUND	FIRE DEPARTMENT	Member Renewal - Allen Scott Lee	30.00	
12/9/2024	71801	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#183696301 - TV Svc for FS1	194.50	
12/9/2024	71801	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#183696201 - TV Svc for FS2	116.48	
12/9/2024	71801	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#183695201 - TV Svc PD	234.85	
12/9/2024	71802	CIBOLO GRANGE #1541	GENERAL FUND	PARKS	Oct. 2024 Rent - Cibolo Seniors Program	1,200.00	
12/9/2024	71802	CIBOLO GRANGE #1541	GENERAL FUND	PARKS	NOV. 2024 Rent - Cibolo Seniors Program	1,200.00	
12/9/2024	71803	CLINTON RAY JACOBS	GENERAL FUND	POLICE DEPARTMENT	Non Law Enforcement Investigation - PD	350.00	
12/9/2024	71804	COLLIERS ENGINEERING & DESIGN	GENERAL FUND	PUBLIC WORKS STREETS	687-29-01 Borgfeld & Cibolo Valley Dr Traffic Assessment	310.00	
12/9/2024	71804	COLLIERS ENGINEERING & DESIGN	GRANT FUND	NON-DEPARTMENTAL	Animal Care Svcs- Schematic Design	1,997.50	
12/9/2024	71805	CREATIVE TROPHIES AND GIFTS,LL	GENERAL FUND	HUMAN RESOURCES	Retirement Plaque for Tim Fousse	57.99	
12/9/2024	71805	CREATIVE TROPHIES AND GIFTS,LL	GENERAL FUND	HUMAN RESOURCES	Employee Awards - HR	675.00	
12/9/2024	71806	D & M OWENS INC.	WATER & SEWER FUND	NO DEPARTMENT	003_0311353_000 UB Refund	542.32	
12/9/2024	71807	DAHILL OFFICE TECHNOLOGY CORP	GENERAL FUND	INFORMATION TECHNOLOGY	Contract base rate for November	55.00	
12/9/2024	71808	DALTON, JENNIFER	WATER & SEWER FUND	NO DEPARTMENT	004_0004720_003 UB Refund	23.42	
12/9/2024	71809	DAVALOS, JOE	WATER & SEWER FUND	NO DEPARTMENT	009_0002243_010 UB Refund	72.51	
12/9/2024	71810	DETECTACHEM, INC	GENERAL FUND	POLICE DEPARTMENT	MobileDetect Pouch - PD	172.54	
12/9/2024	71811	DISA GLOBAL SOLUTIONS INC	GENERAL FUND	HUMAN RESOURCES	new hire background check - HR	49.43	
12/9/2024	71812	DIXIE FLAG MANUFACTURING CO.	GENERAL FUND	PARKS	Flags for all parks locations - Parks	125.69	
12/9/2024	71812	DIXIE FLAG MANUFACTURING CO.	GENERAL FUND	PARKS	Flags for all parks locations - Parks	125.69	
12/9/2024	71812	DIXIE FLAG MANUFACTURING CO.	GENERAL FUND	PARKS	Flags for all parks locations - Parks	125.69	
12/9/2024	71812	DIXIE FLAG MANUFACTURING CO.	GENERAL FUND	PARKS	Flags for all parks locations - Parks	125.69	
12/9/2024	71812	DIXIE FLAG MANUFACTURING CO.	GENERAL FUND	NON-DEPARTMENTAL	Flags - City Hall Flag Pole	1,005.34	
12/9/2024	71813	DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0021212_000 UB Refund	46.31	
12/9/2024	71814	DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0024814_000 UB Refund	53.29	
12/9/2024	71815	DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0027413_000 UB Refund	44.73	
12/9/2024	71816	E. PHILLIPS LEGAL, P.C.	GENERAL FUND	MUNICIPAL COURT	Municipal Court Judge Svcs in November	1,150.00	
12/9/2024	71817	ENTERPRISE FM TRUST	GENERAL FUND	NO DEPARTMENT	Monthly Lease for December	(44,674.00)	
12/9/2024	71817	ENTERPRISE FM TRUST	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Monthly Lease for December	3,635.57	
12/9/2024	71817	ENTERPRISE FM TRUST	GENERAL FUND	PLANNING	Monthly Lease for December	886.66	
12/9/2024	71817	ENTERPRISE FM TRUST	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Monthly Lease for December	3,677.69	
12/9/2024	71817	ENTERPRISE FM TRUST	GENERAL FUND	POLICE DEPARTMENT	Monthly Lease for December	33,479.86	
12/9/2024	71817	ENTERPRISE FM TRUST	GENERAL FUND	NON-DEPARTMENTAL	Monthly Lease for December	466.58	
12/9/2024	71817	ENTERPRISE FM TRUST	GENERAL FUND	ANIMAL SERVICES	Monthly Lease for December	2,659.19	
12/9/2024	71817	ENTERPRISE FM TRUST	GENERAL FUND	PUBLIC WORKS STREETS	Monthly Lease for December	3,914.72	
12/9/2024	71817	ENTERPRISE FM TRUST	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Monthly Lease for December	3,237.52	
12/9/2024	71817	ENTERPRISE FM TRUST	GENERAL FUND	ECONOMIC DEVELOPMENT	Monthly Lease for December	595.98	
12/9/2024	71817	ENTERPRISE FM TRUST	GENERAL FUND	FIRE DEPARTMENT	Monthly Lease for December	3,265.31	
12/9/2024	71817	ENTERPRISE FM TRUST	GENERAL FUND	POLICE DEPARTMENT	Monthly Lease for December	3,226.17	
12/9/2024	71817	ENTERPRISE FM TRUST	GENERAL FUND	PARKS	Monthly Lease for December	2,949.07	
12/9/2024	71818	EWING	GENERAL FUND	PARKS	commercial valve - Parks	305.21	
12/9/2024	71819	GRAINGER	GENERAL FUND	NON-DEPARTMENTAL	pleated air filters - City Hall	54.12	
12/9/2024	71819	GRAINGER	GENERAL FUND	PARKS	strainer inlet - Parks	63.44	
12/9/2024	71820	GUADALUPE CNTY TAX ASSESSOR-C	GENERAL FUND	PUBLIC WORKS STREETS	Registration Renewal VIN722	7.50	
12/9/2024	71820	GUADALUPE CNTY TAX ASSESSOR-C	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Registration Renewal VIN326	7.50	
12/9/2024	71820	GUADALUPE CNTY TAX ASSESSOR-C	GENERAL FUND	PARKS	Registration Renewal VIN191	7.50	
12/9/2024	71820	GUADALUPE CNTY TAX ASSESSOR-C	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Registration Renewal VIN565	7.50	
12/9/2024	71820	GUADALUPE CNTY TAX ASSESSOR-C	GENERAL FUND	PUBLIC WORKS STREETS	Registration Renewal VIN987	7.50	
12/9/2024	71820	GUADALUPE CNTY TAX ASSESSOR-C	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Registration Renewal VIN835	7.50	
12/9/2024	71820	GUADALUPE CNTY TAX ASSESSOR-C	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Registration Renewal VIN720	7.50	
12/9/2024	71820	GUADALUPE CNTY TAX ASSESSOR-C	GENERAL FUND	PUBLIC WORKS STREETS	Registration Renewal VIN479	7.50	
12/9/2024	71821	GUARDIAN ALLIANCE TECHNOLOGIE	GENERAL FUND	POLICE DEPARTMENT	screening monthly software - PD	90.00	
12/9/2024	71822	HAMBERG, MADELINE	WATER & SEWER FUND	NO DEPARTMENT	004_0004290_009 UB Refund	8.34	
12/9/2024	71823	HICKS, JUNIOR	WATER & SEWER FUND	NO DEPARTMENT	016_0002213_000 UB Refund	10.07	
12/9/2024	71824	INDUSTRIAL DISPOSAL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	repair Tymco 600 sweeper - Drainage	937.99	
12/9/2024	71825	JORDAN FORD LTD	GENERAL FUND	PUBLIC WORKS STREETS	vehicle repairs VIN001 - Streets	126.78	
12/9/2024	71825	JORDAN FORD LTD	GENERAL FUND	PARKS	motor and pump asy repair - Parks	48.14	
12/9/2024	71825	JORDAN FORD LTD	GENERAL FUND	PUBLIC WORKS STREETS	solenoid, cylinder repair VIN001 - Streets	144.88	
12/9/2024	71825	JORDAN FORD LTD	GENERAL FUND	PUBLIC WORKS STREETS	hose repair VIN086 - Streets	124.43	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
12/9/2024	71826	LEGACY PHOTOBOOTH	GENERAL FUND	HUMAN RESOURCES	2024 Employee Awards Banquet	375.00	
12/9/2024	71827	LEXISNEXIS RISK DATA MGMT, INC	GENERAL FUND	POLICE DEPARTMENT	October 2024 Contract Fee - PD	218.50	
12/9/2024	71828	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	POLICE DEPARTMENT	Radio Repair Svc - PD	375.00	
12/9/2024	71829	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	vehicle repair on unit 19-01 PD Adm	258.34	
12/9/2024	71829	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Fuel Pump repairs on Unit 19-05 Patrol	1,012.01	
12/9/2024	71829	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change, tire rotation unit 21-03 SRO	254.50	
12/9/2024	71829	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	engine oil and filter change - Patrol 23-08	97.18	
12/9/2024	71829	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	vehicle repair on unit 17-01 SRO	2,136.87	
12/9/2024	71829	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Battery Drain repairs on Unit 18-02 SRO	2,279.17	
12/9/2024	71829	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Battery Drain repairs on Unit 18-02 SRO	30.00	
12/9/2024	71830	MCCI, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	MCCI Laserfiche Annual Renewal	2,840.00	
12/9/2024	71830	MCCI, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	MCCI Laserfiche Annual Renewal	297.00	
12/9/2024	71830	MCCI, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	MCCI Laserfiche Annual Renewal	9,234.54	
12/9/2024	71830	MCCI, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	MCCI Laserfiche Annual Renewal	5,591.25	
12/9/2024	71830	MCCI, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	MCCI Laserfiche Annual Renewal	950.00	
12/9/2024	71831	MINNESOTA LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	Owed Difference of June Statement	1,038.15	
12/9/2024	71832	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	NON-DEPARTMENTAL	Cooling Unit repair - City Hall Annex	622.50	
12/9/2024	71832	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	POLICE DEPARTMENT	Fall 2024 HTG Eq. Maint. - PD	2,500.00	
12/9/2024	71833	MOBOTREX, LLC	CHILD SAFETY PROGRAM	NO DEPARTMENT	School Zone Flasher	110,250.00	
12/9/2024	71833	MOBOTREX, LLC	POLICE SEIZURE FUNDS	POLICE DEPARTMENT	School Zone Flasher	10,000.00	
12/9/2024	71834	MWI ANIMAL HEALTH	GENERAL FUND	ANIMAL SERVICES	Betacilin Drops - ACO	133.10	
12/9/2024	71834	MWI ANIMAL HEALTH	GENERAL FUND	ANIMAL SERVICES	operating supplies - ACO	528.98	
12/9/2024	71835	NAFECO, INC	GENERAL FUND	FIRE DEPARTMENT	Uniform/Clothing - Fire	374.92	
12/9/2024	71835	NAFECO, INC	GENERAL FUND	FIRE DEPARTMENT	Leather Boots - Gentry/Fire	374.92	
12/9/2024	71836	NARDIS PUBLIC SAFETY	GENERAL FUND	POLICE DEPARTMENT	Uniform/Clothing - PD	123.43	
12/9/2024	71836	NARDIS PUBLIC SAFETY	GENERAL FUND	POLICE DEPARTMENT	name tape, alterations - PD	12.00	
12/9/2024	71837	NATIONAL BENEFIT SERVICES LLC	GENERAL FUND	HUMAN RESOURCES	FSA Plan Admin Fees for November	140.00	
12/9/2024	71838	NEARMAP US INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Annual Subscription - IT	1,000.00	YES
12/9/2024	71838	NEARMAP US INC	GENERAL FUND	INFORMATION TECHNOLOGY	Annual Subscription - IT	7,153.12	YES
12/9/2024	71838	NEARMAP US INC	GENERAL FUND	INFORMATION TECHNOLOGY	Annual Subscription - IT	0.55	YES
12/9/2024	71839	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	copy paper - City Hall	199.45	
12/9/2024	71839	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	FINANCE DEPARTMENT	copy paper - City Hall	11.02	
12/9/2024	71839	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	basic coated paper - PD	162.38	
12/9/2024	71839	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	copy paper - City Hall	(3.16)	
12/9/2024	71839	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	copy paper - City Hall	197.46	
12/9/2024	71839	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	POLICE DEPARTMENT	office supplies - PD	360.85	
12/9/2024	71840	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	cabin filter - Utilities	23.75	
12/9/2024	71840	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	air compressor - Drainage	84.78	
12/9/2024	71840	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	tire cement, string - Drainage	22.08	
12/9/2024	71840	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	dry lube - Streets	15.98	
12/9/2024	71840	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	fuel hose - Streets	38.25	
12/9/2024	71840	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	oil filter - Streets	23.41	
12/9/2024	71840	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	antifreez - Streets	53.97	
12/9/2024	71840	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	hitch ball - Streets	34.99	
12/9/2024	71840	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	Oreilly Def, antifreeze - Fire	116.41	
12/9/2024	71840	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	stoplight switch - Streets	16.38	
12/9/2024	71840	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	funnel, wrench, towels - Utilities	61.43	
12/9/2024	71840	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	micro v belt - Streets	35.37	
12/9/2024	71840	OREILLY AUTO PARTS	GENERAL FUND	ANIMAL SERVICES	brake cleaner - ACO	4.19	
12/9/2024	71840	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	master cylinder	15.28	
12/9/2024	71840	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	air filter - Streets	36.79	
12/9/2024	71840	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	master cylinder - Streets	31.72	
12/9/2024	71840	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	gasket, filter - Streets	19.11	
12/9/2024	71840	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	absorbent - Fire	63.96	
12/9/2024	71841	PARK PLACE RECREATION DESIGNS	GENERAL FUND	PARKS	window tube section - Parks	1,131.00	YES
12/9/2024	71842	PATTERSON EQUIPMENT CO. LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	onsite repair - Utilities	497.00	
12/9/2024	71843	PETHEALTH SERVICES (USA)INC	GENERAL FUND	ANIMAL SERVICES	POWER SUPPLY FOR SCANFLEX - ACO	72.00	
12/9/2024	71844	PIRTLE, JUSTIN	WATER & SEWER FUND	NO DEPARTMENT	015_0000436_001 UB Refund	79.46	
12/9/2024	71845	POWERDMS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Power Ready Subscription - IT	3,383.30	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, mops, towel svcs - PW	26.41	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	96.39	

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12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall, Annex, PD mats	80.06	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, mops, towel svcs - PW	26.41	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats, mops, towel svcs - PW	26.42	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/Clothing - Drainage	96.15	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - PW	26.41	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/Clothing - Water	151.40	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/Clothing - Drainage	109.20	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	191.35	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, mops, towel svcs - PW	26.42	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall, Annex, PD mats	45.00	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	96.39	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, mops, towel svcs - PW	26.41	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/Clothing - PW	26.42	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/Clothing - PW	26.41	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/Clothing - Water	153.66	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	190.75	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/Clothing - Drainage	103.47	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	190.25	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - PW	26.41	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/Clothing - Water	154.18	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, mops, towel svcs - PW	26.41	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, mops, towel svcs - PW	26.41	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats, mops, towel svcs - PW	26.41	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall, Annex, PD mats	80.06	
12/9/2024	71846	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	89.97	
12/9/2024	71847	RDO EQUIPMENT CO	GENERAL FUND	PUBLIC WORKS STREETS	fender - Streets	705.60	
12/9/2024	71847	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	key - Drainage	5.44	
12/9/2024	71847	RDO EQUIPMENT CO	GENERAL FUND	PUBLIC WORKS STREETS	Pin Fastener - Streets	163.27	
12/9/2024	71848	RENTWERX LLC	WATER & SEWER FUND	NO DEPARTMENT	015_0006608_003 UB Refund	64.36	
12/9/2024	71849	REVIVAL ANIMAL HEALTH	GENERAL FUND	ANIMAL SERVICES	Medical Animal Svcs - ACO	612.13	
12/9/2024	71850	ROGERS, NICOLE	WATER & SEWER FUND	NO DEPARTMENT	014_0001290_007 UB Refund	45.59	
12/9/2024	71851	ROSEN & ROSEN INDUSTRIES, INC	GENERAL FUND	PARKS	mesh lime - PW	398.89	
12/9/2024	71851	ROSEN & ROSEN INDUSTRIES, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mesh lime - PW	398.89	
12/9/2024	71851	ROSEN & ROSEN INDUSTRIES, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mesh lime - PW	398.89	
12/9/2024	71851	ROSEN & ROSEN INDUSTRIES, INC	GENERAL FUND	PUBLIC WORKS STREETS	mesh lime - PW	398.89	
12/9/2024	71852	RUIZ, RAMSEY	WATER & SEWER FUND	NO DEPARTMENT	015_0000217_006 UB Refund	19.34	
12/9/2024	71853	SCHERTZ EMS	GENERAL FUND	FIRE DEPARTMENT	RC-4 Cable - Fire	103.90	
12/9/2024	71854	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	CivicPlus Annual Licenses	12,485.69	
12/9/2024	71854	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	FIRE DEPARTMENT	Adobe License - FDChief101724	78.00	
12/9/2024	71855	SIDDONS MARTIN EMERGENCY GRO	GENERAL FUND	FIRE DEPARTMENT	State Inspection - VIN123 / Fire	41.20	
12/9/2024	71855	SIDDONS MARTIN EMERGENCY GRO	GENERAL FUND	FIRE DEPARTMENT	Crack in Front Driver Wheel - Fire VIN930	1,356.00	
12/9/2024	71855	SIDDONS MARTIN EMERGENCY GRO	GENERAL FUND	FIRE DEPARTMENT	Credit on Inv#307-0000023641	(701.95)	
12/9/2024	71856	SITEONE LANDSCAPE SUPPLY, LLC	GENERAL FUND	PARKS	Liquid Herbicide - Parks	113.96	
12/9/2024	71856	SITEONE LANDSCAPE SUPPLY, LLC	GENERAL FUND	PARKS	harwood mulch for Sports Complex	80.00	
12/9/2024	71856	SITEONE LANDSCAPE SUPPLY, LLC	GENERAL FUND	PARKS	Field marking paint - Parks	941.30	
12/9/2024	71857	SKELTON ENTERPRISES, INC.	GENERAL FUND	FIRE DEPARTMENT	Annual Renewal for Fire Alarm System	360.00	
12/9/2024	71857	SKELTON ENTERPRISES, INC.	GENERAL FUND	FIRE DEPARTMENT	Inspection of Fire Alarm - FS1	1,675.00	
12/9/2024	71858	SOUTH CENTRAL PLANNING	GENERAL FUND	INFORMATION TECHNOLOGY	Software License Fees for October - IT	515.67	
12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Core Deposit Refund - Utilities	(36.00)	
12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAN	GENERAL FUND	FIRE DEPARTMENT	Brass Valve - Fire	24.58	
12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	fuel filter - Utilities	34.27	
12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAN	GENERAL FUND	FIRE DEPARTMENT	coupling - Fire	11.13	
12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Battery Tester - PW	71.25	
12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	antifreeze - Utilities	11.29	
12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAN	GENERAL FUND	FIRE DEPARTMENT	2yr battery w/core deposit - Fire	177.38	
12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Core Deposit Refund - Utilities	(36.00)	
12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	fuel filter, 2yr battery -- Utilities	420.95	
12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	3 yr Battery and filters - Utilities	1,227.20	
12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	fuel filter - Utilities	36.25	
12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAN	GENERAL FUND	FIRE DEPARTMENT	coupling - Fire	5.81	
12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAN	GENERAL FUND	FIRE DEPARTMENT	thread sealant - Fire	7.88	

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12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAI	GENERAL FUND	PUBLIC WORKS STREETS	Battery Tester - PW	71.24	
12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAI	GENERAL FUND	PARKS	Battery Tester - PW	71.25	
12/9/2024	71859	SOUTH TEXAS AUTO PARTS COMPAI	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Battery Tester - PW	71.24	
12/9/2024	71860	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	Ordinance 1470 approved	124.55	
12/9/2024	71860	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	Proj#25-160-01	342.75	
12/9/2024	71860	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	Unified Development @ 414 Corwin Springs	117.03	
12/9/2024	71861	TEXAS COMMISSION ON FIRE PROTE	GENERAL FUND	FIRE DEPARTMENT	Training Renewal Mario Troncoso	75.00	
12/9/2024	71862	VERCARA, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	UltraDNS Query Usage for September	33.07	
12/9/2024	71862	VERCARA, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	UltraDNS Query Usage for October	195.24	
12/9/2024	71863	ZEPEDA, KENNETH	WATER & SEWER FUND	NO DEPARTMENT	006_0001510_003 UB Refund	35.40	
12/16/2024	71866	1ST SOURCE DIGITAL LLC	GENERAL FUND	COUNCIL	Vinyl Banners, magnetic - CSO	140.00	
12/16/2024	71867	ADAM TAYLOR	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Fingerprint Reimbursement	39.05	
12/16/2024	71868	AJ'S TIRE SHOP, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT		40.02	
12/16/2024	71868	AJ'S TIRE SHOP, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	9x waste disposal fee - Drainage	31.50	
12/16/2024	71869	ALAN HYDRAULICS & MACHINERY CC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	hydraulics - Utilities	318.96	
12/16/2024	71869	ALAN HYDRAULICS & MACHINERY CC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Credit Return on INV 162141	(318.96)	
12/16/2024	71869	ALAN HYDRAULICS & MACHINERY CC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	hydraulics - Drainage/Utilities	175.79	
12/16/2024	71869	ALAN HYDRAULICS & MACHINERY CC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	hydraulics - Drainage/Utilities	98.01	
12/16/2024	71870	ALTEX ELECTRONICS, LTD	GENERAL FUND	INFORMATION TECHNOLOGY	Wall Mount Rack - IT	359.95	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	HUMAN RESOURCES	correction tape - HR	13.78	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	labeling tapes, folgers - Fire	146.17	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PARKS	garage remotes credit - PW	(12.99)	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	Laptop Monitor - IT	127.50	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FINANCE DEPARTMENT	Scanner - Finance	296.99	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Garage Remotes, Safety Glasses - PW	12.98	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	WATER & SEWER FUND	UTILITIES ADMINISTRATION	floor stand kiosk - UB	197.99	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	ANIMAL SERVICES	garden hose - ACO	39.98	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	ANIMAL SERVICES	trunk organizer - ACO	25.94	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	garage remotes credit - PW	(12.98)	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Garage Remotes, Safety Glasses - PW	12.99	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS STREETS	Garage Remotes, Safety Glasses - PW	12.99	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS STREETS	garage remotes credit - PW	(12.99)	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS STREETS	garage remotes credit - PW	(97.82)	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS STREETS	Garage Remotes, Safety Glasses - PW	97.82	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	garage remotes credit - PW	(12.99)	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Garage Remotes, Safety Glasses - PW	56.56	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PARKS	Garage Remotes, Safety Glasses - PW	12.99	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	NON-DEPARTMENTAL	hanging folders, Postage Seal - City Hall/Finance	33.95	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	travel carrying case - PD	29.99	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	metal shelving - IT	319.96	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	HUMAN RESOURCES	Employee Metal Lockers - HR	97.98	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	Uniform name badge - Fire	14.90	
12/16/2024	71871	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FINANCE DEPARTMENT	hanging folders, Postage Seal - City Hall/Finance	7.99	
12/16/2024	71872	BFI WASTE SERVICES OF TEXAS LP	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Garbage and Recycle for October	267,875.43	
12/16/2024	71873	BORDEN, MIRIAM M	WATER & SEWER FUND	NO DEPARTMENT	011_0000675_016 UB Refund	39.15	
12/16/2024	71874	CAT5 COMMERCE, LLC	GENERAL FUND	FIRE DEPARTMENT	Uniform/Clothing - Fire	198.00	
12/16/2024	71875	CAVENDER STORES, LTD.	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Boot Allowance - Lucas Agesen	180.00	
12/16/2024	71875	CAVENDER STORES, LTD.	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Boot Allowance - Utilities	161.99	
12/16/2024	71876	CHESMAR HOMES	WATER & SEWER FUND	NO DEPARTMENT	010_0023337_000 UB Refund	47.10	
12/16/2024	71877	CIBOLO GRANGE #1541	GENERAL FUND	PARKS	Dec. 2024 Rent - Cibolo Seniors Program	1,200.00	
12/16/2024	71878	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	70.00	
12/16/2024	71878	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	140.00	
12/16/2024	71878	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	70.00	
12/16/2024	71878	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	70.00	
12/16/2024	71878	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	70.00	
12/16/2024	71878	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	70.00	
12/16/2024	71878	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	399.00	
12/16/2024	71878	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	115.00	
12/16/2024	71878	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	70.00	
12/16/2024	71878	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	88.00	
12/16/2024	71878	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	128.00	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
12/16/2024	71879	CINTAS FIRST AID & SAFETY	GENERAL FUND	NON-DEPARTMENTAL	First Aid Supplies - City Annex	188.02	
12/16/2024	71879	CINTAS FIRST AID & SAFETY	GENERAL FUND	NON-DEPARTMENTAL	First Aid Supplies - City Hall	183.20	
12/16/2024	71880	CITY OF SCHERTZ	WATER & SEWER FUND	WATER OPERATIONS	Nov. Water Svc for Cibolo Crossing	4,638.82	
12/16/2024	71880	CITY OF SCHERTZ	WATER & SEWER FUND	WATER OPERATIONS	Oct Water Svc for Cibolo Subdivision	2,024.51	
12/16/2024	71881	CIVICPLUS, LLC	GENERAL FUND	CITY SECRETARY	Municode Archival Renewal - CSO	303.19	
12/16/2024	71882	CLOVERLEAF PROPERTY MANAGEMI	WATER & SEWER FUND	NO DEPARTMENT	006_0003780_013 UB Refund	55.45	
12/16/2024	71883	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 Cibolo City Plat/Plan Review	2,475.00	
12/16/2024	71883	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 Cibolo City Plat/Plan Review	1,888.75	
12/16/2024	71883	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-01-03 On-Call Engineering Svcs	6,992.50	
12/16/2024	71883	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 Cibolo City Plat/Plan Review	155.00	
12/16/2024	71884	COMAL COUNTY SENIOR CITIZENS	GENERAL FUND	PARKS	Qrtly Program Fee Oct- Dec 2024	1,875.00	
12/16/2024	71885	COMAL GOLF AND BATTERY	GENERAL FUND	NO DEPARTMENT	Federal Withholding	(64.40)	YES
12/16/2024	71885	COMAL GOLF AND BATTERY	GENERAL FUND	CITY SECRETARY	6 Seater Rental w/ Lights - CSO	230.00	YES
12/16/2024	71885	COMAL GOLF AND BATTERY	GENERAL FUND	NO DEPARTMENT	Federal Withholding	(64.40)	YES
12/16/2024	71886	DEALER SVCS NETWORK OF TX, LLC	GENERAL FUND	PLANNING	QuickVTR Service Level 50	24.95	
12/16/2024	71887	DIAS, SUNIL	WATER & SEWER FUND	NO DEPARTMENT	009_0002748_000 UB Refund	43.23	
12/16/2024	71888	DIXIE FLAG MANUFACTURING CO.	GENERAL FUND	FIRE DEPARTMENT	Flags - Fire	538.58	
12/16/2024	71889	DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	009_0000061_000 UB Refund	800.00	
12/16/2024	71890	DUO-SAFETY LADDER CORPORATIOI	GENERAL FUND	FIRE DEPARTMENT	Stainless steel sleeve - Fire	31.11	
12/16/2024	71891	FARRWEST ENVIRON SUPPLY, INC	GENERAL FUND	FIRE DEPARTMENT	AirPower Boots size 12.5W - Fire	351.90	
12/16/2024	71892	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WATER OPERATIONS	coil municipex pipe - Utilities	785.37	
12/16/2024	71892	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WATER OPERATIONS	powerseal, trans coup - Utilities	890.58	
12/16/2024	71892	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	marking paint - Utilities	187.28	
12/16/2024	71892	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mark paint blue - Utilities	107.28	
12/16/2024	71892	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	safety glasses - Utilities	145.50	
12/16/2024	71892	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WATER OPERATIONS	flg pkg - Water	339.88	
12/16/2024	71892	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WATER OPERATIONS	comp coup - Utilities	91.23	
12/16/2024	71893	FIRST KEY HOMES	WATER & SEWER FUND	NO DEPARTMENT	009_0001233_009 UB Refund	93.98	
12/16/2024	71894	FISERV, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	BOSS-DS, ELECT REMIT MO MAINT FEE	111.32	
12/16/2024	71895	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	rain coat, pants - Fire	306.84	
12/16/2024	71896	GRAINGER	GENERAL FUND	PARKS	safety glasses - PW	37.38	
12/16/2024	71896	GRAINGER	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	safety glasses - PW	37.38	
12/16/2024	71896	GRAINGER	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	safety glasses - PW	37.38	
12/16/2024	71896	GRAINGER	GENERAL FUND	PUBLIC WORKS STREETS	safety glasses - PW	37.38	
12/16/2024	71897	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	expandable baton - PD	128.10	
12/16/2024	71897	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	belt, baton - PD	182.00	
12/16/2024	71897	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	Uniform/Clothing - PD	258.60	
12/16/2024	71898	GUADALUPE CNTY TAX ASSESSOR-C	GENERAL FUND	FIRE DEPARTMENT	Registration Renewal VIN212	7.50	
12/16/2024	71898	GUADALUPE CNTY TAX ASSESSOR-C	GENERAL FUND	FIRE DEPARTMENT	Registration Renewal VIN085	7.50	
12/16/2024	71898	GUADALUPE CNTY TAX ASSESSOR-C	GENERAL FUND	FIRE DEPARTMENT	Registration Renewal VIN684	7.50	
12/16/2024	71899	HD SUPPLY, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	wipers - Utilities	329.67	
12/16/2024	71899	HD SUPPLY, INC	WATER & SEWER FUND	WATER OPERATIONS	link chain - Water	574.31	
12/16/2024	71899	HD SUPPLY, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	fleece jackets - Utilities	180.82	
12/16/2024	71899	HD SUPPLY, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	vinyl tape - Utilities	166.90	
12/16/2024	71900	HELPING HAND HARDWARE	GENERAL FUND	PUBLIC WORKS STREETS	weed eater line - Streets	21.95	
12/16/2024	71900	HELPING HAND HARDWARE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	line spool, gas can - Utilities	115.48	
12/16/2024	71900	HELPING HAND HARDWARE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	pepper paint, ties, - Utilities	71.03	
12/16/2024	71900	HELPING HAND HARDWARE	GENERAL FUND	PUBLIC WORKS STREETS	bit set - Streets	23.96	
12/16/2024	71900	HELPING HAND HARDWARE	WATER & SEWER FUND	WATER OPERATIONS	boiler drain - Utilities	10.79	
12/16/2024	71900	HELPING HAND HARDWARE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	generator maint - Utilities	15.77	
12/16/2024	71900	HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	past, elbow - Drainage	34.77	
12/16/2024	71900	HELPING HAND HARDWARE	GENERAL FUND	PARKS	cap - Parks	10.29	
12/16/2024	71900	HELPING HAND HARDWARE	GENERAL FUND	FIRE DEPARTMENT	carb kit parts - Fire	14.95	
12/16/2024	71901	HERO FIRST REAL ESTATE	WATER & SEWER FUND	NO DEPARTMENT	019_0003208_004 UB Refund	59.52	
12/16/2024	71902	HESSELBEIN TIRE SOUTHWEST, INC	GENERAL FUND	PUBLIC WORKS STREETS	ST225/75R15 Tires - Streets	260.00	
12/16/2024	71903	HILL COUNTRY ELECTRIC SUPPLY	GENERAL FUND	PARKS	LED Dim - Parks	274.74	
12/16/2024	71903	HILL COUNTRY ELECTRIC SUPPLY	GENERAL FUND	PARKS	PVC, Conduit - Parks	106.80	
12/16/2024	71904	HPS, LLC	WATER & SEWER FUND	WATER OPERATIONS	Meters - Utilities	2,877.84	
12/16/2024	71905	HYDE KELLEY, LLP	GENERAL FUND	CITY SECRETARY	Cibolo Turnpike v. City of Cibolo	796.19	
12/16/2024	71905	HYDE KELLEY, LLP	GENERAL FUND	CITY SECRETARY	Zunker v. City of Cibolo	4,334.24	
12/16/2024	71905	HYDE KELLEY, LLP	GENERAL FUND	CITY SECRETARY	TCOLE	7,664.00	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
12/16/2024	71905	HYDE KELLEY, LLP	GENERAL FUND	CITY SECRETARY	Pre-Litigation Property Acquisition for Tolle Rd	346.08	
12/16/2024	71906	JAN WILKIEWICZ	GENERAL FUND	POLICE DEPARTMENT	Job Shadow PSA w/ Arlington PD	120.00	
12/16/2024	71907	JUSTIN SEED CO., INC.	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	2" ball valve - Drainage	126.93	
12/16/2024	71908	LEXISNEXIS RISK DATA MGMT, INC	GENERAL FUND	POLICE DEPARTMENT	November Contract fee - PD	214.30	
12/16/2024	71909	LOPEZ, LUIS	WATER & SEWER FUND	NO DEPARTMENT	010_0001305_008 UB Refund	73.12	
12/16/2024	71910	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	ANIMAL SERVICES	Radio Svcs - PD	72.00	
12/16/2024	71910	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs - PD	1,134.00	
12/16/2024	71910	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	INFORMATION TECHNOLOGY	Beon Svcs for IT	10.00	
12/16/2024	71910	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	FIRE DEPARTMENT	Radio Svcs - Fire	900.00	
12/16/2024	71910	LOWER COLORADO RIVER AUTHORI	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT		126.00	
12/16/2024	71910	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	PUBLIC WORKS STREETS		198.00	
12/16/2024	71910	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION		136.00	
12/16/2024	71910	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	PARKS		90.00	
12/16/2024	71910	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs - PD	180.00	
12/16/2024	71910	LOWER COLORADO RIVER AUTHORI	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS		226.00	
12/16/2024	71910	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs - PD	140.00	
12/16/2024	71910	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs - PD	18.00	
12/16/2024	71911	MAGNUM TRAILERS PARTS & EQUIP	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Jack A Fram, Lock, Plug - Utilities	91.24	
12/16/2024	71912	MARK EDWARD STEPHENS	GENERAL FUND	HUMAN RESOURCES	Prevention Training Program - HR	1,611.00	
12/16/2024	71913	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol 23-05	97.18	
12/16/2024	71913	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol 24-02	97.18	
12/16/2024	71913	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - PD 23-07	97.18	
12/16/2024	71913	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	front brakes - Patrol 19-05	885.33	
12/16/2024	71913	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - PD 24-03	97.18	
12/16/2024	71913	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	front brakes - SRO 17-03	775.06	
12/16/2024	71913	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Traffic 23-01	130.21	
12/16/2024	71914	MEDICAL AIR SERVICES ASSOCIAT	GENERAL FUND	NO DEPARTMENT	November 2024 Coverage	145.00	
12/16/2024	71915	MONGE, JUAN	WATER & SEWER FUND	NO DEPARTMENT	006_0005280_003 UB Refund	45.94	
12/16/2024	71916	NLUC, PLLC	GENERAL FUND	HUMAN RESOURCES	Nov. Occ Med Visits - City of Cibolo	350.00	
12/16/2024	71916	NLUC, PLLC	GENERAL FUND	HUMAN RESOURCES	Nov. Occ Med Visits - City of Cibolo	45.00	
12/16/2024	71917	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	44.30	
12/16/2024	71917	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	60.00	
12/16/2024	71917	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	41.00	
12/16/2024	71917	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	50.00	
12/16/2024	71917	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	60.00	
12/16/2024	71917	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	65.00	
12/16/2024	71917	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	60.00	
12/16/2024	71917	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	140.00	
12/16/2024	71917	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	60.00	
12/16/2024	71917	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Animal Medical Svcs - ACO	160.00	
12/16/2024	71918	NYENHUIS, MICHAEL D	WATER & SEWER FUND	NO DEPARTMENT	004_0000104_002 UB Refund	10.73	
12/16/2024	71919	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	Combo Cabinet - Finance	1,172.17	
12/16/2024	71920	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	valve stems - Streets	6.48	
12/16/2024	71920	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	carwash cleaner - Drainage	8.99	
12/16/2024	71920	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Cleaning Supplies - Utilities	82.53	
12/16/2024	71920	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Battery w/Core exchange - PW Adm	169.55	
12/16/2024	71921	OUR RED WAGON LLC	WATER & SEWER FUND	NO DEPARTMENT	009_0001313_008 UB Refund	90.18	
12/16/2024	71922	PATTERSON EQUIPMENT CO. LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	CML Module Chassis - Utilities	2,663.50	
12/16/2024	71923	POLLUTION CONTROL SERVICES,INC	WATER & SEWER FUND	WATER OPERATIONS	E.Coli - 18hr - Water	600.00	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/Clothing - Drainage	110.85	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, mops, towel svc - PW	26.42	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, mops, towel svc - PW	26.41	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall, Annex, CPD mats	45.00	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	186.72	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/Clothing - Water	147.51	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, towels, mops svc - PW	26.41	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/Clothing - Water	161.65	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, mops, towel svcs - PW	26.41	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/Clothing - Drainage	126.93	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats, mops, towel svc - PW	26.41	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	112.37	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	112.37	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall, Annex, CPD mats	80.06	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, towels, mops svc - PW	26.41	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, towels, mops svc - PW	26.41	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats, towels, mops svc - PW	26.42	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	190.75	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall, Annex, PD mats	45.00	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	112.37	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, mops, towel svcs - PW	26.41	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, mops, towel svcs - PW	26.42	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, mops, towel svc - PW	26.41	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats, mops, towel svcs - PW	26.41	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/Clothing - Water	147.44	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	199.92	
12/16/2024	71924	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/Clothing - Drainage	122.63	
12/16/2024	71925	PURE PARTY GP LLC	SPECIAL EVENTS	PARKS	70x 16lb Ice - Cibolofest	412.50	
12/16/2024	71926	RAINWATERS, JULIE	WATER & SEWER FUND	NO DEPARTMENT	009_0006520_003 UB Refund	69.63	
12/16/2024	71927	RDO EQUIPMENT CO	GENERAL FUND	FIRE DEPARTMENT	filter element - FS2	138.54	
12/16/2024	71928	REYES, ALICIA	WATER & SEWER FUND	NO DEPARTMENT	009_0002286_001 UB Refund	40.51	
12/16/2024	71929	RICHARD KERSHAW	GENERAL FUND	POLICE DEPARTMENT	Job Shadow PSA w/ Arlington PD	120.00	
12/16/2024	71930	SCHERTZ EMBROIDERY, LLC	GENERAL FUND	ANIMAL SERVICES	embroidery - ACO	10.00	
12/16/2024	71930	SCHERTZ EMBROIDERY, LLC	GENERAL FUND	POLICE DEPARTMENT	embroidery - PD	17.00	
12/16/2024	71930	SCHERTZ EMBROIDERY, LLC	GENERAL FUND	POLICE DEPARTMENT	embroidery - PD	20.00	
12/16/2024	71931	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Fortinet Hardware Svc - IT	48,523.00	
12/16/2024	71932	SITEONE LANDSCAPE SUPPLY, LLC	GENERAL FUND	NON-DEPARTMENTAL	Hardwood mulch - City Hall	240.00	
12/16/2024	71932	SITEONE LANDSCAPE SUPPLY, LLC	GENERAL FUND	NON-DEPARTMENTAL	Hardwood mulch - City Hall	240.00	
12/16/2024	71933	SKELTON ENTERPRISES, INC.	GENERAL FUND	FIRE DEPARTMENT	Cellular Monitoring Renewal	360.00	
12/16/2024	71934	SOUTH TEXAS AUTO PARTS COMPAI	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	oil filters - Utilities	25.70	
12/16/2024	71934	SOUTH TEXAS AUTO PARTS COMPAI	GENERAL FUND	POLICE DEPARTMENT	fuel filters - PD generator	582.63	
12/16/2024	71934	SOUTH TEXAS AUTO PARTS COMPAI	GENERAL FUND	FIRE DEPARTMENT	radiator hose - Fire Q30	117.37	
12/16/2024	71934	SOUTH TEXAS AUTO PARTS COMPAI	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	oil filter - Utilities	12.85	
12/16/2024	71934	SOUTH TEXAS AUTO PARTS COMPAI	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	core deposit refund - Utilities	(36.00)	
12/16/2024	71934	SOUTH TEXAS AUTO PARTS COMPAI	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	oil filter - Utilities	18.02	
12/16/2024	71935	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	Notice of Run Off Elections	232.70	
12/16/2024	71935	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	Ordinance 1471	129.81	
12/16/2024	71935	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	Ordinance 1473	124.55	
12/16/2024	71935	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	Ordinance 1474	119.29	
12/16/2024	71935	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	Ordinance 1475	132.44	
12/16/2024	71936	SOUTHERN TIRE MART, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Gladiator QR25-TS tire - Drainage	107.27	
12/16/2024	71936	SOUTHERN TIRE MART, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	75R15/8 Gladiator Tire - Drainage	70.00	
12/16/2024	71936	SOUTHERN TIRE MART, LLC	GENERAL FUND	PARKS	Transforce HT2 tires - PW	297.36	
12/16/2024	71936	SOUTHERN TIRE MART, LLC	GENERAL FUND	PUBLIC WORKS STREETS	Transforce HT2 tires - PW	80.00	
12/16/2024	71937	SOUTHWEST TEXAS REGIONAL ADVI	GENERAL FUND	INFORMATION TECHNOLOGY	FY25 Annual Fees - IT	13,021.26	
12/16/2024	71937	SOUTHWEST TEXAS REGIONAL ADVI	GENERAL FUND	INFORMATION TECHNOLOGY	FY25 Annual Fees - IT	3,000.00	
12/16/2024	71938	STRAHLER, ERIKA	WATER & SEWER FUND	NO DEPARTMENT	009_0002315_003 UB Refund	97.27	
12/16/2024	71939	SUN COAST RESOURCES, LLC	GENERAL FUND	POLICE DEPARTMENT	BOL 884711, 884851 - PD	1,520.07	
12/16/2024	71940	TELLUS EQUIPMENT SOLUTIONS LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Rear Axle Bearing repairs VIN704 - Drainage	1,507.52	
12/16/2024	71941	TERRACON CONSULTANTS, INC.	2020 CERT OF OBLIGATION BONDS	NO DEPARTMENT	Earthwork Observation and Testing	11,027.50	
12/16/2024	71942	TEXAS COMMISSION ON	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Water System Fees - Water	16,863.35	
12/16/2024	71943	TEXAS CORRUGATORS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	2-15' runs - Drainage	1,281.00	
12/16/2024	71944	TEXAS DISPOSAL SYSTEM	SPECIAL EVENTS	NO DEPARTMENT	stalls, handwash stn - Cibolofest	5,366.00	
12/16/2024	71945	TEXAS HIGHWAY PRODUCTS LTD	GENERAL FUND	PUBLIC WORKS STREETS	DC 12v LED's - Street	150.00	
12/16/2024	71946	TEXDOOR, LLC	GENERAL FUND	FIRE DEPARTMENT	reinstall cables on drums - Fire	251.50	
12/16/2024	71947	TRAFFIC GRAFFICS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	2" blk calendar characters - Drainage	35.00	
12/16/2024	71947	TRAFFIC GRAFFICS	GENERAL FUND	PARKS	4 sets of Buffalo Decals - Streets	145.84	
12/16/2024	71948	TYLER TECHNOLOGIES, INC.	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	Annual SaaS Fees - PD	93,184.00	
12/16/2024	71948	TYLER TECHNOLOGIES, INC.	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	Implementation Svcs - PD	82,720.00	
12/16/2024	71948	TYLER TECHNOLOGIES, INC.	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	Hardware Fees - PD	6,400.00	
12/16/2024	71949	VECCIA, LAUREN	WATER & SEWER FUND	NO DEPARTMENT	009_0005117_004 UB Refund	28.83	
12/16/2024	71950	VELA, JR., RICARDO R	WATER & SEWER FUND	NO DEPARTMENT	115_0000826_002 UB Refund	34.79	
12/16/2024	71951	VEST, ROBERT	WATER & SEWER FUND	NO DEPARTMENT	009_0003123_000 UB Refund	9.73	

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12/16/2024	71952	VICKERS CONSULTING SVCS INC	GENERAL FUND	FIRE DEPARTMENT	2024 SAFER Grant - Fire		1,500.00	
12/16/2024	71953	VICTOR INSURANCE MANAGERS	GENERAL FUND	NON-DEPARTMENTAL	Policy 61BDDHM1772 - Aug - Sept		503.00	
12/16/2024	71953	VICTOR INSURANCE MANAGERS	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Policy 61BDDHM1772 - Aug - Sept		503.00	
12/16/2024	71954	WARREN, TERRY	WATER & SEWER FUND	NO DEPARTMENT	009_0009987_004 UB Refund		98.93	
12/16/2024	71955	WAYNE REED	GENERAL FUND	CITY MANAGER	Executive Team Retreat Lunch		25.33	
12/16/2024	71955	WAYNE REED	GENERAL FUND	CITY MANAGER	Executive Team Retreat Lunch		156.36	
12/16/2024	71956	WESTERN READY MIX, LLC	GENERAL FUND	PUBLIC WORKS STREETS	7yd concrete - Streets		911.50	
12/16/2024	71956	WESTERN READY MIX, LLC	GENERAL FUND	PUBLIC WORKS STREETS	6yd concrete - Streets		765.00	
12/16/2024	71956	WESTERN READY MIX, LLC	GENERAL FUND	PUBLIC WORKS STREETS	3.5 yd Concrete - Streets		622.25	
12/16/2024	71957	WILL FIX IT	Development Services Fund	NO DEPARTMENT			44.00	
12/16/2024	71958	WILLIAMS SUPPLY COMPANY, LTD	WATER & SEWER FUND	WASTEWATER OPERATIONS	PVC Pipe - Utilities		473.40	
12/16/2024	71958	WILLIAMS SUPPLY COMPANY, LTD	WATER & SEWER FUND	WASTEWATER OPERATIONS	pvc pipe - Utilities		69.92	
12/16/2024	71958	WILLIAMS SUPPLY COMPANY, LTD	WATER & SEWER FUND	WASTEWATER OPERATIONS	pvc couplings - Utilities		133.83	
12/16/2024	71958	WILLIAMS SUPPLY COMPANY, LTD	WATER & SEWER FUND	WASTEWATER OPERATIONS	nipples - Utilities		84.74	
12/16/2024	71959	WINZER FRANCHISE COMPANY	GENERAL FUND	PUBLIC WORKS STREETS	drivers gloves - PW		114.03	
12/16/2024	71959	WINZER FRANCHISE COMPANY	GENERAL FUND	PUBLIC WORKS STREETS	drill set - PW		151.96	
12/16/2024	71959	WINZER FRANCHISE COMPANY	GENERAL FUND	PARKS	hvy roll - PW		56.67	
12/16/2024	71959	WINZER FRANCHISE COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	hvy roll - PW		56.66	
12/16/2024	71959	WINZER FRANCHISE COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	hvy roll - PW		56.66	
12/16/2024	71959	WINZER FRANCHISE COMPANY	GENERAL FUND	PARKS	drill set - PW		151.96	
12/16/2024	71959	WINZER FRANCHISE COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	drill set - PW		151.97	
12/16/2024	71959	WINZER FRANCHISE COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	drill set - PW		151.97	
12/16/2024	71959	WINZER FRANCHISE COMPANY	GENERAL FUND	PUBLIC WORKS STREETS	hvy roll - PW		56.66	
12/16/2024	71959	WINZER FRANCHISE COMPANY	GENERAL FUND	PARKS	drivers gloves - PW		114.02	
12/16/2024	71959	WINZER FRANCHISE COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	drivers gloves - PW		114.03	
12/16/2024	71959	WINZER FRANCHISE COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	drivers gloves - PW		114.02	
12/16/2024	71960	WORKQUEST	GENERAL FUND	POLICE DEPARTMENT	Toxicology and blood test kit - PD		118.50	
12/16/2024	71961	YAKYMCHUK, TARAS	WATER & SEWER FUND	NO DEPARTMENT	019_0001408_004 UB Refund		30.43	
12/16/2024	71962	YARGER, MATTHEW	WATER & SEWER FUND	NO DEPARTMENT	021_0020505_002 UB Refund		6.09	
12/26/2024	71963	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	trailer concrete		266.00	
12/26/2024	71964	ADP, INC	GENERAL FUND	INFORMATION TECHNOLOGY			6,807.25	
12/26/2024	71965	AJ CASTILLO PRODUCTIONS	SPECIAL EVENTS	NO DEPARTMENT	cibolofest deposit		1,500.00	
12/26/2024	71966	AT&T	GENERAL FUND	INFORMATION TECHNOLOGY		45627	734.64	
12/26/2024	71967	AT&T	GENERAL FUND	INFORMATION TECHNOLOGY	pd monthly router		1,599.03	
12/26/2024	71968	AUTOZONE STORES, INC.	GENERAL FUND	POLICE DEPARTMENT	wiper blades		58.77	
12/26/2024	71968	AUTOZONE STORES, INC.	GENERAL FUND	POLICE DEPARTMENT	return wiper blad		(7.79)	
12/26/2024	71969	BFI WASTE SERVICES OF TEXAS LP	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Garbage and Recycle for November		265,850.54	
12/26/2024	71970	BRABANDT EQUIPMENT LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	door bolt covering		95.49	
12/26/2024	71971	BRYCE ANDREW HOULTON	GENERAL FUND	CITY SECRETARY	holiday parade		240.00	
12/26/2024	71972	CAT5 COMMERCE, LLC	GENERAL FUND	FIRE DEPARTMENT	mens job shirt bib		59.00	
12/26/2024	71973	CCMA	Development Services Fund	NO DEPARTMENT	nov CCMA fees		28,744.00	
12/26/2024	71974	CENTERPOINT ENERGY	GENERAL FUND	POLICE DEPARTMENT	acct#8649867-2		84.96	
12/26/2024	71975	CESAR AMAYA	GENERAL FUND	POLICE DEPARTMENT	flat repair on tire		40.00	
12/26/2024	71976	CHAPMAN REFRIGERATION, INC	GENERAL FUND	FIRE DEPARTMENT	station 1 maintenance		160.00	
12/26/2024	71977	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	FS1		194.50	
12/26/2024	71977	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	fs2		116.48	
12/26/2024	71978	CIBOLO CREEK MUN.AUTHORITY	WATER & SEWER FUND	WASTEWATER OPERATIONS	Sewer Svcs for November		319,260.08	
12/26/2024	71979	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Callie spay		85.00	
12/26/2024	71979	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Fina spay		115.00	
12/26/2024	71979	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Barret spay		70.00	
12/26/2024	71979	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Pepper Spay		130.00	
12/26/2024	71979	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Toby euthanasia		70.00	
12/26/2024	71979	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Beast Neuter		70.00	
12/26/2024	71979	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Moana spay		115.00	
12/26/2024	71979	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Aliba Cleo euth		140.00	
12/26/2024	71980	COLLIERS ENGINEERING & DESIGN	2012 REVENUE BONDS	NO DEPARTMENT			265.00	
12/26/2024	71980	COLLIERS ENGINEERING & DESIGN	2021 EDC REVENUE BONDS	NO DEPARTMENT			6,750.00	
12/26/2024	71980	COLLIERS ENGINEERING & DESIGN	2012 REVENUE BONDS	NO DEPARTMENT			-	
12/26/2024	71980	COLLIERS ENGINEERING & DESIGN	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION			335.00	
12/26/2024	71980	COLLIERS ENGINEERING & DESIGN	PARK LAND FEES	PARKS			5,973.75	
12/26/2024	71981	COMAL GOLF AND BATTERY	GENERAL FUND	CITY SECRETARY	6 Seater Rental w/ Lights - CSO		230.00	

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12/26/2024	71982	COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	11/1/24-11/30/24	-	
12/26/2024	71982	COSTAR REALTY INFORMATION INC.	GENERAL FUND	ECONOMIC DEVELOPMENT	11/1/24-11/30/24	-	
12/26/2024	71982	COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	11/1/24-11/30/24	395.00	
12/26/2024	71983	COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	45597	-	
12/26/2024	71983	COSTAR REALTY INFORMATION INC.	GENERAL FUND	ECONOMIC DEVELOPMENT	45597	-	
12/26/2024	71983	COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	45597	445.50	
12/26/2024	71984	COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	45627	-	
12/26/2024	71984	COSTAR REALTY INFORMATION INC.	GENERAL FUND	ECONOMIC DEVELOPMENT	45627	-	
12/26/2024	71984	COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	45627	445.50	
12/26/2024	71985	CPS ENERGY	GENERAL FUND	PUBLIC WORKS STREETS		1,116.81	
12/26/2024	71986	CREATIVE TROPHIES AND GIFTS,LL	GENERAL FUND	HUMAN RESOURCES	corrected amount difference	45.00	
12/26/2024	71987	DANIEL ARTHUR CORDES	GENERAL FUND	CITY SECRETARY	holiday parade	240.00	
12/26/2024	71988	DAVID DELAFUENTE	GENERAL FUND	CITY SECRETARY	holiday parade security	240.00	
12/26/2024	71989	DOCUMATION, INC	GENERAL FUND	INFORMATION TECHNOLOGY		8,246.50	
12/26/2024	71989	DOCUMATION, INC	GENERAL FUND	INFORMATION TECHNOLOGY		-	
12/26/2024	71990	DOUGLASS W KING CO INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mulch, bermuda grass, fertilizer	540.00	
12/26/2024	71991	FERGUSON WATERWORKS #1106	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	rye grass 50 lb bag	162.00	
12/26/2024	71992	GRAINGER	GENERAL FUND	INFORMATION TECHNOLOGY	underground enclosure	889.46	
12/26/2024	71992	GRAINGER	GENERAL FUND	PARKS	floodlight	1,011.36	
12/26/2024	71993	GREGG FLOWERS	GENERAL FUND	CITY SECRETARY	holiday parade security	240.00	
12/26/2024	71994	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	H Moreno-2024	27.99	
12/26/2024	71994	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	D.Pillar-2020	27.99	
12/26/2024	71995	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT		119.61	
12/26/2024	71996	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT		228.50	
12/26/2024	71997	H&H DIESEL SERVICES	GENERAL FUND	FIRE DEPARTMENT	unit E11	2,736.64	
12/26/2024	71998	HAJOCA CORPORATION	GENERAL FUND	PARKS	sloan chrome regal urinal	351.36	
12/26/2024	71998	HAJOCA CORPORATION	GENERAL FUND	PARKS	sloan flush valve and sensor	644.84	
12/26/2024	71998	HAJOCA CORPORATION	GENERAL FUND	PARKS	service charge- parks	8.78	
12/26/2024	71999	HELPING HAND HARDWARE	GENERAL FUND	PUBLIC WORKS STREETS	engineers handle	54.70	
12/26/2024	71999	HELPING HAND HARDWARE	WATER & SEWER FUND	WASTEWATER OPERATIONS	coupling, dwv elbow	74.93	
12/26/2024	71999	HELPING HAND HARDWARE	GENERAL FUND	FIRE DEPARTMENT	filter cartridge	21.99	
12/26/2024	71999	HELPING HAND HARDWARE	GENERAL FUND	PARKS	keys, forklatch, clothesline	31.41	
12/26/2024	71999	HELPING HAND HARDWARE	GENERAL FUND	ANIMAL SERVICES	keys, forklatch, clothesline	28.47	
12/26/2024	72000	HYDE KELLEY, LLP	GENERAL FUND	CITY SECRETARY	Zunker v City of Cibolo	1,787.84	
12/26/2024	72000	HYDE KELLEY, LLP	GENERAL FUND	CITY SECRETARY	tcole	13,184.31	
12/26/2024	72000	HYDE KELLEY, LLP	GENERAL FUND	CITY SECRETARY	Cibolo turnpike v cibolo	1,255.06	
12/26/2024	72000	HYDE KELLEY, LLP	GENERAL FUND	CITY SECRETARY	GVSUD CCN transfer	576.80	
12/26/2024	72001	INFOSEND, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Data Processing & Postage Fees - UB	6,483.40	
12/26/2024	72001	INFOSEND, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Data Processing & Postage Fees - UB	1,741.83	
12/26/2024	72002	INTER.ASSOC.OF CHIEF OF POLICE	GENERAL FUND	POLICE DEPARTMENT	ID#10013689/ Chief Andres	220.00	
12/26/2024	72003	IRON MOUNTAIN MGMT INC.	GENERAL FUND	CITY SECRETARY	10/23/24-11/25/24	2,500.00	
12/26/2024	72004	JAMES PERRY WHETSTONE	GENERAL FUND	CITY SECRETARY	December24	400.00	
12/26/2024	72005	JORDAN FORD LTD	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	deliver hot shot	81.50	
12/26/2024	72006	JORDAN FORD LTD	GENERAL FUND	PUBLIC WORKS STREETS	super duty lariat	3,322.19	
12/26/2024	72007	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	18-02 oil change filter	101.08	
12/26/2024	72008	MCCOY'S BUILDING SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	southern pine	14.57	
12/26/2024	72008	MCCOY'S BUILDING SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	trailer repair #170 utilities	138.11	
12/26/2024	72008	MCCOY'S BUILDING SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	rebar grd streets	278.58	
12/26/2024	72008	MCCOY'S BUILDING SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	trailer repair #170	273.27	
12/26/2024	72008	MCCOY'S BUILDING SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	cm ground contact trtd	(18.61)	
12/26/2024	72009	MWI ANIMAL HEALTH	GENERAL FUND	ANIMAL SERVICES	itrafungol oral	216.46	
12/26/2024	72010	NEARMAP US INC	GENERAL FUND	INFORMATION TECHNOLOGY	Annual Subscription - IT	7,153.12	YES
12/26/2024	72010	NEARMAP US INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Annual Subscription - IT	1,000.00	YES
12/26/2024	72010	NEARMAP US INC	GENERAL FUND	INFORMATION TECHNOLOGY	Annual Subscription - IT	0.55	YES
12/26/2024	72011	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	wiper blades	52.18	
12/26/2024	72011	OREILLY AUTO PARTS	GENERAL FUND	PARKS	303 and 304 equip maint	39.73	
12/26/2024	72011	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Elect tape	7.26	
12/26/2024	72011	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	TPMS valve	3.49	
12/26/2024	72011	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	air plug 6pk paper	10.17	
12/26/2024	72011	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	wiper blades	66.48	
12/26/2024	72012	PROFICIENT BENEFIT SOLUTIONS	GENERAL FUND	HUMAN RESOURCES	Dec 24 admin fees	342.56	

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12/26/2024	72013	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	motg	26.42	
12/26/2024	72013	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	motg	26.41	
12/26/2024	72013	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	motg	26.41	
12/26/2024	72013	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	parks dept	113.98	
12/26/2024	72013	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	streets dept	190.76	
12/26/2024	72013	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	water dept	151.55	
12/26/2024	72013	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	motg	26.41	
12/26/2024	72013	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	drainage	136.63	
12/26/2024	72014	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	water pump repair - Drainage	250.00	
12/26/2024	72015	SCHERTZ EMBROIDERY, LLC	GENERAL FUND	POLICE DEPARTMENT	embroidery for name plates	20.00	
12/26/2024	72016	SCHERTZ EMS	GENERAL FUND	FIRE DEPARTMENT	EZ-IO needles bag stabilizer	1,379.80	
12/26/2024	72017	SETH SCURLOCK	GENERAL FUND	CITY SECRETARY	parade security	240.00	
12/26/2024	72018	SHANNON HALL	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	parade items reimb	118.96	
12/26/2024	72019	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Ninja Advanced Pro Software - IT	10,494.00	
12/26/2024	72019	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Ninja Advanced Pro Software - IT	1,623.65	
12/26/2024	72020	SIDDONS MARTIN EMERGENCY GRO	GENERAL FUND	FIRE DEPARTMENT	belt seat credit memo	(875.12)	
12/26/2024	72020	SIDDONS MARTIN EMERGENCY GRO	GENERAL FUND	FIRE DEPARTMENT	unit H-6158	2,535.13	
12/26/2024	72021	SOUTH CENTRAL PLANNING	GENERAL FUND	INFORMATION TECHNOLOGY	MGO permitting	515.67	
12/26/2024	72022	SOUTH TEXAS AUTO PARTS COMPAI	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	goodyear	225.00	
12/26/2024	72022	SOUTH TEXAS AUTO PARTS COMPAI	GENERAL FUND	POLICE DEPARTMENT	PD Generator	85.99	
12/26/2024	72022	SOUTH TEXAS AUTO PARTS COMPAI	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	air filter purchased inv106977	(217.80)	
12/26/2024	72022	SOUTH TEXAS AUTO PARTS COMPAI	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	wiper blade	19.94	
12/26/2024	72023	TEXAS CORRUGATORS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	10"band, 10"16GA 2'6CMP	231.00	
12/26/2024	72023	TEXAS CORRUGATORS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	band, 10" 16GA 10'CMP	252.00	
12/26/2024	72024	THE CHAMBER	GENERAL FUND	CITY SECRETARY		5,250.00	
12/26/2024	72025	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October 2024 premiums	787.61	
12/26/2024	72025	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October 2024 premiums	8,154.86	
12/26/2024	72025	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October 2024 premiums	839.66	
12/26/2024	72025	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October 2024 premiums	5.97	
12/26/2024	72025	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October 2024 premiums	1,667.84	
12/26/2024	72025	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October 2024 premiums	1,086.09	
12/26/2024	72025	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October 2024 premiums	488.18	

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12/26/2024	72025	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October 2024 premiums	3,197.32	
12/26/2024	72025	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October 2024 premiums	123.17	
12/26/2024	72025	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October 2024 premiums	1,832.61	
12/26/2024	72025	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October 2024 premiums	62.57	
12/26/2024	72025	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October 2024 premiums	999.19	
12/26/2024	72025	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October 2024 premiums	479.52	
12/26/2024	72026	THE STRUTHOFF COMPANY, INC.	WATER & SEWER FUND	NO DEPARTMENT	003_0013428_000 UB Refund	610.55	
12/26/2024	72027	TODD PERNA	GENERAL FUND	CITY SECRETARY	holiday parade	240.00	YES
12/26/2024	72028	XEROX FINANCIAL SERVICES	GENERAL FUND	INFORMATION TECHNOLOGY	Nov 24 contract	118.53	
12/26/2024	72029	YMCA OF GREATER SAN ANTONIO	GENERAL FUND	HUMAN RESOURCES	November YMCA	175.00	
12/26/2024	72029	YMCA OF GREATER SAN ANTONIO	GENERAL FUND	NO DEPARTMENT	November YMCA	829.00	
12/26/2024	72030	YVONNE SIFUENTES	POLICE EDUCATION FUNDS	POLICE DEPARTMENT	membership Sgt Fore	100.00	
12/26/2024	72030	YVONNE SIFUENTES	POLICE EDUCATION FUNDS	POLICE DEPARTMENT	Sgt Spillman monthly	100.00	
12/26/2024	72031	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FINANCE DEPARTMENT	FINANCE LEGAL PADS	15.98	
12/26/2024	72031	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PARKS	PARKS ORNAMENTS FOR CRAFTS	446.81	
12/26/2024	72031	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	FD UNIFORM BADGE	14.90	
12/26/2024	72031	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	FD CALENDARS	360.98	
12/26/2024	72031	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	PARKS ORNAMENTS FOR CRAFTS	38.09	
12/26/2024	72031	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	PD MAGNETIC HOOKS	18.39	
12/26/2024	72031	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	PD OFFICE SUPPLIES	151.82	
12/26/2024	72031	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	DUCT CLAMPS HOSE CLAMPS	292.22	
12/26/2024	72032	AXON ENTERPRISE, INC.	GENERAL FUND	INFORMATION TECHNOLOGY	46 licenses axon evidence	1,500.01	
12/26/2024	72033	BASS, MICHAEL/MELISSA	WATER & SEWER FUND	NO DEPARTMENT	009_0008215_000 UB Refund	18.77	
12/26/2024	72034	BLAKEMAN, KAY	WATER & SEWER FUND	NO DEPARTMENT	009_0000783_001 UB Refund	23.94	
12/26/2024	72035	CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT		161.91	
12/26/2024	72035	CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT		97.21	
12/26/2024	72035	CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT		104.21	
12/26/2024	72036	CORBITT, KAYLA	WATER & SEWER FUND	NO DEPARTMENT	009_0001040_003 UB Refund	14.68	
12/26/2024	72037	CREATIVE TROPHIES AND GIFTS,LL	GENERAL FUND	COUNCIL	council badges and logo	138.00	
12/26/2024	72038	CROOK, KEVIN	WATER & SEWER FUND	NO DEPARTMENT	009_0006512_008 UB Refund	74.42	
12/26/2024	72039	D&D CONTRACTORS, INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Cibolo Street Reconstruction Pkg 1	373,132.48	
12/26/2024	72040	DEBBIE SCHNEIDER	2011 GO BDS-TOWN CREEK REG D	NO DEPARTMENT	replace fencing on property	1,895.00	
12/26/2024	72041	DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0021205_000 UB Refund	59.48	
12/26/2024	72042	DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0028213_000 UB Refund	57.63	
12/26/2024	72043	EKRE OF TX LLC	WATER & SEWER FUND	NO DEPARTMENT	006_0004421_003 UB Refund	43.22	
12/26/2024	72044	FARRWEST ENVIRON SUPPLY, INC	GENERAL FUND	FIRE DEPARTMENT	Gabriel Flores	392.60	
12/26/2024	72045	FARRWEST SPECIALTY VEHICLES,LL	GENERAL FUND	POLICE DEPARTMENT	unit 1905	90.00	
12/26/2024	72045	FARRWEST SPECIALTY VEHICLES,LL	GENERAL FUND	POLICE DEPARTMENT	24-06	105.69	
12/26/2024	72045	FARRWEST SPECIALTY VEHICLES,LL	GENERAL FUND	POLICE DEPARTMENT	18-02	120.00	
12/26/2024	72045	FARRWEST SPECIALTY VEHICLES,LL	GENERAL FUND	POLICE DEPARTMENT	23-04	168.98	
12/26/2024	72046	GARZA-TARPLEY, KATHY	WATER & SEWER FUND	NO DEPARTMENT	004_0001561_007 UB Refund	24.04	
12/26/2024	72047	HIGHLAND HOMES	WATER & SEWER FUND	NO DEPARTMENT	032_0000453_000 UB Refund	55.15	
12/26/2024	72048	IRVIN, ADRIENNE	WATER & SEWER FUND	NO DEPARTMENT	014_0004228_000 UB Refund	22.58	
12/26/2024	72049	JEANETTE GONZALEZ	GENERAL FUND	PUBLIC RELATIONS	office supply reimbursement	84.90	
12/26/2024	72050	JMO MODULAR	WATER & SEWER FUND	NO DEPARTMENT	009_0012882_000 UB Refund	651.64	
12/26/2024	72051	JORDAN FORD LTD	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	water	115.54	
12/26/2024	72051	JORDAN FORD LTD	GENERAL FUND	PARKS	parks radiator assy	365.08	
12/26/2024	72052	KERR, FORREST	WATER & SEWER FUND	NO DEPARTMENT	009_0002070_011 UB Refund	68.44	
12/26/2024	72053	KKI VENTURES INC.	WATER & SEWER FUND	NO DEPARTMENT	006_0002250_007 UB Refund	39.15	
12/26/2024	72054	LOCKWOOD ANDREWS & NEWNAM	2020 CERT OF OBLIGATION BONDS	NO DEPARTMENT	CO Cibolo 2024 St. Rehab & Recon	3,345.94	
12/26/2024	72054	LOCKWOOD ANDREWS & NEWNAM	2020 CERT OF OBLIGATION BONDS	NO DEPARTMENT	Cibolo 2023 St. Rehabilitation & Reconstruction	2,010.50	
12/26/2024	72054	LOCKWOOD ANDREWS & NEWNAM	DRAINAGE IMPACT FEES	NO DEPARTMENT	Tolle Rd Final Design	12,582.45	
12/26/2024	72054	LOCKWOOD ANDREWS & NEWNAM	TRAFFIC IMPACT FEES	NO DEPARTMENT	Tolle Rd Final Design	61,961.74	
12/26/2024	72055	MEDICAL AIR SERVICES ASSOCIAT	GENERAL FUND	NO DEPARTMENT	December 2024 coverage	187.00	
12/26/2024	72056	MIDTEX OIL, L.P.	GENERAL FUND	PUBLIC WORKS STREETS	AE-P/Bulk	1,020.54	
12/26/2024	72057	MINGHAM, LORI	WATER & SEWER FUND	NO DEPARTMENT	004_0001595_005 UB Refund	43.22	
12/26/2024	72058	MORALESALARCON, DAVID	WATER & SEWER FUND	NO DEPARTMENT	009_0001830_001 UB Refund	21.48	
12/26/2024	72059	NLUC, PLLC	GENERAL FUND	HUMAN RESOURCES	Sept Occ Med Visits	45.00	
12/26/2024	72059	NLUC, PLLC	GENERAL FUND	HUMAN RESOURCES	Sept Occ Med Visits	880.00	
12/26/2024	72060	PETERS, SHARON	WATER & SEWER FUND	NO DEPARTMENT	009_0003241_001 UB Refund	77.95	
12/26/2024	72061	PMGR DEVELOPMENT GROUP CORP	GRANT FUND	NON-DEPARTMENTAL	Project: 24-547-29	42,487.30	

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12/26/2024	72061	PMGR DEVELOPMENT GROUP CORP	GRANT FUND	NO DEPARTMENT	Project: 24-547-29	(4,248.73)	
12/26/2024	72062	RENTWERX LLC	WATER & SEWER FUND	NO DEPARTMENT	009_0008125_010 UB Refund	77.95	
12/26/2024	72063	RIVERA, JASMINE A	WATER & SEWER FUND	NO DEPARTMENT	009_0005063_010 UB Refund	16.60	
12/26/2024	72064	ROBERTS, HEATH	WATER & SEWER FUND	NO DEPARTMENT	009_0003395_014 UB Refund	92.09	
12/26/2024	72065	ROMAN, KEVIN	WATER & SEWER FUND	NO DEPARTMENT	017_0000168_001 UB Refund	67.39	
12/26/2024	72066	SFR JV-2 2023-1 BORROWER LLC	WATER & SEWER FUND	NO DEPARTMENT	011_0001400_006 UB Refund	52.74	
12/26/2024	72067	SKELTON ENTERPRISES, INC.	GENERAL FUND	FIRE DEPARTMENT	inspection of fire alarm system	1,675.00	
12/26/2024	72067	SKELTON ENTERPRISES, INC.	GENERAL FUND	FIRE DEPARTMENT	fire alarm inspection	1,675.00	
12/26/2024	72068	THE STRUTHOFF CO.	WATER & SEWER FUND	NO DEPARTMENT	003_0000781_000 UB Refund	20.85	
12/26/2024	72069	THE STRUTHOFF CO.	WATER & SEWER FUND	NO DEPARTMENT	003_0001781_000 UB Refund	41.90	
12/26/2024	72070	TRI-COUNTY CHAMBER	GENERAL FUND	CITY SECRETARY	10/15/24-10/14/25	5,000.00	
12/26/2024	72071	VALDEZ, MELISSA	WATER & SEWER FUND	NO DEPARTMENT	010_0002326_015 UB Refund	6.39	
12/26/2024	72072	WHITAKER, DEJOEL	WATER & SEWER FUND	NO DEPARTMENT	017_0001429_001 UB Refund	28.55	
12/26/2024	72073	WILKERSON, TALIAH	WATER & SEWER FUND	NO DEPARTMENT	009_0001333_006 UB Refund	65.99	
12/31/2024	72122	CITIBANK	ECONOMIC DEVELOPMENT FUND	NO DEPARTMENT	NOV PCARD STATEMENT 12/3/24	193.00	
12/31/2024	72122	CITIBANK	SPECIAL EVENTS	NO DEPARTMENT	NOV PCARD STATEMENT 12/3/24	1,758.21	
12/31/2024	72122	CITIBANK	POLICE EDUCATION FUNDS	NO DEPARTMENT	NOV PCARD STATEMENT 12/3/24	829.00	
12/31/2024	72122	CITIBANK	GENERAL FUND	NO DEPARTMENT	NOV PCARD STATEMENT 12/3/24	8,629.51	
12/31/2024	72122	CITIBANK	WATER & SEWER FUND	NO DEPARTMENT	NOV PCARD STATEMENT 12/3/24	2,206.37	
12/31/2024	72122	CITIBANK	DRAINAGE UTILITY DISTRICT	NO DEPARTMENT	NOV PCARD STATEMENT 12/3/24	687.98	
12/31/2024	72122	CITIBANK	Development Services Fund	NO DEPARTMENT	NOV PCARD STATEMENT 12/3/24	77.39	
12/31/2024	72123	COMPTROLLER OF PUBLIC ACCTS	WATER & SEWER FUND	NO DEPARTMENT	Sales and Use Tax	23,598.44	
12/31/2024	72128	CITI CARDS	GENERAL FUND	POLICE DEPARTMENT	Citibank CC Charges for Mario Troncoso	79.40	
12/31/2024	72128	CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Valerie Chapman	6.97	
12/31/2024	72128	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank CC Charges for Valerie Chapman	92.00	
12/31/2024	72128	CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Valerie Chapman	29.98	
12/31/2024	72128	CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank CC Charges for Mario Troncoso	79.40	
12/31/2024	72128	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank CC Charges for Valerie Chapman	108.00	
12/31/2024	72128	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank CC Charges for Valerie Chapman	9.68	
12/31/2024	72128	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank CC Charges for Peggy Cimics	(2.72)	
12/31/2024	72128	CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Peggy Cimics	923.13	
12/31/2024	72128	CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Peggy Cimics	923.13	
12/31/2024	72128	CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Peggy Cimics	80.00	
12/31/2024	72128	CITI CARDS	GENERAL FUND	NON-DEPARTMENTAL	Citibank CC Charges for Peggy Cimics	23.19	
12/31/2024	72128	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank CC Charges for Peggy Cimics	365.00	
12/31/2024	72128	CITI CARDS	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Citibank CC Charges for Peggy Cimics	1,349.96	
12/31/2024	72128	CITI CARDS	GENERAL FUND	CITY MANAGER	Citibank CC Charges for Bryan Hugghins	853.44	
12/31/2024	72128	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank CC Charges for Valerie Chapman	125.00	
12/31/2024	72128	CITI CARDS	GENERAL FUND	MUNICIPAL COURT	Citibank CC Charges for Valerie Chapman	108.00	
12/31/2024	72128	CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Valerie Chapman	351.00	
12/31/2024	72128	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank CC Charges for Valerie Chapman	79.03	
12/31/2024	72128	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank CC Charges for Peggy Cimics	365.00	
12/31/2024	72128	CITI CARDS	SPECIAL EVENTS	PARKS	Citibank CC Charges for Wayne Reed	181.80	
12/31/2024	72128	CITI CARDS	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Citibank CC Charges for Mario Troncoso	79.40	
12/31/2024	72128	CITI CARDS	SPECIAL EVENTS	PARKS	Citibank CC Charges for Wayne Reed	611.10	
12/31/2024	72128	CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Peggy Cimics	129.90	
12/31/2024	72128	CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Peggy Cimics	923.13	
12/31/2024	72128	CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Peggy Cimics	923.13	
12/31/2024	72128	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank CC Charges for Peggy Cimics	125.00	
12/31/2024	72128	CITI CARDS	GENERAL FUND	COUNCIL	Citibank CC Charges for Peggy Cimics	23.18	
12/31/2024	72128	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank CC Charges for Peggy Cimics	260.00	
12/31/2024	72129	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Svcs for November	86.77	
12/31/2024	72129	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Svcs for November	1,549.57	
12/31/2024	72129	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Svcs for November	1,806.31	
12/31/2024	72129	CITY OF CIBOLO WATER BILL	GENERAL FUND	PUBLIC WORKS STREETS	Water Svcs for November	518.87	
12/31/2024	72129	CITY OF CIBOLO WATER BILL	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Water Svcs for November	440.77	
12/31/2024	72129	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Svcs for November	234.35	
12/31/2024	72129	CITY OF CIBOLO WATER BILL	GENERAL FUND	POLICE DEPARTMENT	Water Svcs for November	982.24	
12/31/2024	72129	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Svcs for November	163.80	
12/31/2024	72129	CITY OF CIBOLO WATER BILL	GENERAL FUND	NON-DEPARTMENTAL	Water Svcs for November	2,576.76	
12/31/2024	72129	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Svcs for November	19.75	

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12/31/2024	72129	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Svcs for November	5,223.13	
12/31/2024	72129	CITY OF CIBOLO WATER BILL	GENERAL FUND	FIRE DEPARTMENT	Water Svcs for November	1,476.83	
12/31/2024	72129	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Svcs for November	4,553.65	
12/31/2024	72129	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Svcs for November	440.77	
12/31/2024	72129	CITY OF CIBOLO WATER BILL	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Water Svcs for November	440.77	
12/31/2024	72129	CITY OF CIBOLO WATER BILL	GENERAL FUND	ANIMAL SERVICES	Water Svcs for November	408.12	
12/31/2024	72130	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	PARKS	Water Consumption for October	36.51	
12/31/2024	72130	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	FIRE DEPARTMENT	Water Consumption for October	399.24	
12/31/2024	72130	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	FIRE DEPARTMENT	Water Consumption for October	182.54	
12/31/2024	72130	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	PARKS	Water Consumption for October	93.17	
12/31/2024	72367	FUELMAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Svcs for Nov. - City of Cibolo	1,301.69	
12/31/2024	72367	FUELMAN	GENERAL FUND	PARKS	Fuel Svcs for Nov. - City of Cibolo	814.55	
12/31/2024	72367	FUELMAN	GENERAL FUND	FIRE DEPARTMENT	Fuel Svcs for Nov. - City of Cibolo	86.90	
12/31/2024	72367	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for Nov. - City of Cibolo	259.17	
12/31/2024	72367	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for Nov. - City of Cibolo	392.29	
12/31/2024	72367	FUELMAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Svcs for Nov. - City of Cibolo	133.52	
12/31/2024	72367	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for Nov. - City of Cibolo	219.34	
12/31/2024	72367	FUELMAN	GENERAL FUND	CODE ENFORCEMENT	Fuel Svcs for Nov. - City of Cibolo	172.78	
12/31/2024	72367	FUELMAN	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Fuel Svcs for Nov. - City of Cibolo	207.29	
12/31/2024	72367	FUELMAN	GENERAL FUND	FIRE DEPARTMENT	Fuel Svcs for Nov. - City of Cibolo	2,771.17	
12/31/2024	72367	FUELMAN	GENERAL FUND	NON-DEPARTMENTAL	Fuel Svcs for Nov. - City of Cibolo	25.78	
12/31/2024	72367	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for Nov. - City of Cibolo	323.43	
12/31/2024	72367	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for Nov. - City of Cibolo	4,513.83	
12/31/2024	72367	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for Nov. - City of Cibolo	209.58	
12/31/2024	72367	FUELMAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Fuel Svcs for Nov. - City of Cibolo	35.70	
12/31/2024	72367	FUELMAN	GENERAL FUND	PUBLIC WORKS STREETS	Fuel Svcs for Nov. - City of Cibolo	2,027.64	
12/31/2024	72367	FUELMAN	GENERAL FUND	ANIMAL SERVICES	Fuel Svcs for Nov. - City of Cibolo	140.96	
12/31/2024	72367	FUELMAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Fuel Svcs for Nov. - City of Cibolo	1,721.79	
12/31/2024	72428	SYNCHRONY BANK	GENERAL FUND	PARKS	Invoice purchases for October	35.11	
12/31/2024	72428	SYNCHRONY BANK	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Invoice purchases for October	36.34	
12/31/2024	72428	SYNCHRONY BANK	GENERAL FUND	PARKS	Invoice purchases for October	150.00	
12/31/2024	72428	SYNCHRONY BANK	GENERAL FUND	PUBLIC WORKS STREETS	Invoice purchases for October	34.12	
12/31/2024	72428	SYNCHRONY BANK	GENERAL FUND	PARKS	Invoice purchases for October	7.92	
12/31/2024	72428	SYNCHRONY BANK	SPECIAL EVENTS	PARKS	Invoice purchases for October	304.14	
12/31/2024	72428	SYNCHRONY BANK	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Invoice purchases for October	53.12	
12/31/2024	72428	SYNCHRONY BANK	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Invoice purchases for October	156.57	
12/31/2024	72428	SYNCHRONY BANK	GENERAL FUND	PUBLIC WORKS STREETS	Invoice purchases for October	60.60	
12/31/2024	72428	SYNCHRONY BANK	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Invoice purchases for October	482.56	
12/31/2024	72428	SYNCHRONY BANK	GENERAL FUND	PARKS	Invoice purchases for October	183.17	
12/31/2024	72428	SYNCHRONY BANK	GENERAL FUND	PARKS	Invoice purchases for October	85.38	
12/31/2024	72428	SYNCHRONY BANK	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Invoice purchases for October	175.83	
12/31/2024	72428	SYNCHRONY BANK	GENERAL FUND	PUBLIC WORKS STREETS	Invoice purchases for October	37.46	
12/31/2024	72428	SYNCHRONY BANK	GENERAL FUND	PARKS	Invoice purchases for October	25.16	
12/31/2024	72428	SYNCHRONY BANK	GENERAL FUND	FIRE DEPARTMENT	Invoice purchases for October	6.91	
12/31/2024	72428	SYNCHRONY BANK	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Invoice purchases for October	19.93	
12/31/2024	72428	SYNCHRONY BANK	WATER & SEWER FUND	WASTEWATER OPERATIONS	Invoice purchases for October	99.03	
12/31/2024	72428	SYNCHRONY BANK	SPECIAL EVENTS	PARKS	Invoice purchases for October	7.58	
12/31/2024	72428	SYNCHRONY BANK	GENERAL FUND	NON-DEPARTMENTAL	Invoice purchases for October	81.79	
12/31/2024	72428	SYNCHRONY BANK	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Invoice purchases for October	37.92	
12/31/2024	72428	SYNCHRONY BANK	GENERAL FUND	PUBLIC WORKS STREETS	Invoice purchases for October	51.16	
12/31/2024	72428	SYNCHRONY BANK	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Invoice purchases for October	67.33	
12/31/2024	72428	SYNCHRONY BANK	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Invoice purchases for October	13.26	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
12/31/2024	72428	SYNCHRONY BANK	GENERAL FUND	PUBLIC WORKS STREETS	Invoice purchases for October	83.25	
12/31/2024	72428	SYNCHRONY BANK	GENERAL FUND	PUBLIC WORKS STREETS	Invoice purchases for October	446.80	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PUBLIC WORKS STREETS	November Electric Svcs	224.85	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	WATER & SEWER FUND	WASTEWATER OPERATIONS	November Electric Svcs	952.31	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	WATER & SEWER FUND	WATER OPERATIONS	November Electric Svcs	5,464.07	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	November Electric Svcs	232.20	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	POLICE DEPARTMENT	November Electric Svcs	2,588.83	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	November Electric Svcs	226.00	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	November Electric Svcs	35.00	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PUBLIC WORKS STREETS	November Electric Svcs	159.87	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	November Electric Svcs	481.97	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	November Electric Svcs	35.00	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PUBLIC WORKS STREETS	November Electric Svcs	257.95	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	NON-DEPARTMENTAL	November Electric Svcs	2,974.45	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	November Electric Svcs	206.20	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	November Electric Svcs	1,214.00	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	November Electric Svcs	591.10	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	ANIMAL SERVICES	November Electric Svcs	206.20	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	November Electric Svcs	638.93	
12/31/2024	72512	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	POLICE DEPARTMENT	November Electric Svcs	3,938.00	
12/31/2024	72513	HEALTH CARE SERVICE CORP	GENERAL FUND	NO DEPARTMENT	Employee Medical coverage for Dec	2,365.62	
12/31/2024	72513	HEALTH CARE SERVICE CORP	GENERAL FUND	NO DEPARTMENT	Employee Medical coverage for Dec	118,357.08	
12/31/2024	72513	HEALTH CARE SERVICE CORP	GENERAL FUND	NO DEPARTMENT	November Bill Pmt #2	19,618.49	
12/31/2024	72514	HOME DEPOT CREDIT SERVICES	GENERAL FUND	NON-DEPARTMENTAL	October purchases	31.08	
12/31/2024	72514	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	October purchases	32.09	
12/31/2024	72514	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	October purchases	409.96	
12/31/2024	72514	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	October purchases	27.22	
12/31/2024	72514	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	October purchases	79.94	
12/31/2024	72514	HOME DEPOT CREDIT SERVICES	SPECIAL EVENTS	PARKS	October purchases	263.99	
12/31/2024	72515	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	November 2024 premiums	772.96	
12/31/2024	72515	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	November 2024 premiums	8,209.76	
12/31/2024	72515	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	November 2024 premiums	854.44	
12/31/2024	72515	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	November 2024 premiums	489.07	
12/31/2024	72515	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	November 2024 premiums	1,077.05	
12/31/2024	72515	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	November 2024 premiums	3,244.93	
12/31/2024	72515	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	November 2024 premiums	1,839.33	
12/31/2024	72515	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	November 2024 premiums	95.50	
12/31/2024	72515	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	November 2024 premiums	1,692.81	
12/31/2024	72515	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	November 2024 premiums	491.09	
12/31/2024	72515	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	November 2024 premiums	62.57	
12/31/2024	72515	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	November 2024 premiums	1,134.23	
12/31/2024	72721	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	December 2024 premiums	3,276.43	
12/31/2024	72721	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	December 2024 premiums	791.98	
12/31/2024	72721	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	December 2024 premiums	8,198.61	
12/31/2024	72721	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	December 2024 premiums	878.71	
12/31/2024	72721	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	December 2024 premiums	505.94	
12/31/2024	72721	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	December 2024 premiums	1,088.80	
12/31/2024	72721	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	December 2024 premiums	1,142.03	
12/31/2024	72721	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	December 2024 premiums	1,840.98	
12/31/2024	72721	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	December 2024 premiums	95.50	
12/31/2024	72721	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	December 2024 premiums	501.59	
12/31/2024	72721	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	December 2024 premiums	1,710.75	
12/31/2024	72721	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	December 2024 premiums	62.57	
					Total	**3,838,301.72**	
December							
12/13/2024	Net Payroll		GENERAL FUND		487,378.39	387,682.92	
12/13/2024	Net Payroll		WATER & SEWER FUND			57,874.33	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
12/13/2024	Net Payroll		DRAINAGE UTILITY DISTRICT			24,816.08	
12/13/2024	Net Payroll		DEVELOPMENT SERVICES FUND			17,005.06	
12/13/2024	Taxes	IRS/TWC				119,540.12	
12/13/2024	Deductions	CHILD SUPPORT, GARNISHMENTS				1661.08.	
12/27/2024	Net Payroll		GENERAL FUND		474,221.04	371,585.75	
12/27/2024	Net Payroll		WATER & SEWER FUND			58,840.05	
12/27/2024	Net Payroll		DRAINAGE UTILITY DISTRICT			26,790.16	
12/27/2024	Net Payroll		DEVELOPMENT SERVICES FUND			17,005.08	
12/27/2024	Taxes	IRS/TWC				114,869.02	
12/27/2024	Deductions	CHILD SUPPORT, GARNISHMENTS				1,462.62	
					Total	**1,197,471.19**	
						5,035,772.91	**Total**

City of Cibolo

City Council Regular Meeting Staff Report

D. Approval of the Final Plat of Cibolo Farms Unit 3.

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8D.

From
Eron Spencer, Assistant Planning Director

PROPERTY INFORMATION:

Project Name: PC-25-07-FP
Owner: Lennar Homes of Texas Land and Construction, Ltd.
Representative: Mary Stewart, KCI Technologies
Area: 20.117 acres
Location: South of Green Valley Rd.
Future Land Use: Compact Residential
Zoning (map): Extraterritorial Jurisdiction (ETJ)
Proposed Use: 97 Residential Lots, 8 Open Space Lots, 3 Drainage/Open Space Lots
Utility Providers: Sewer/Water – GVSUD and Electricity – GVEC

FINDINGS/CURRENT ACTIVITY:

In accordance with Section 20.3.5 of the Unified Development Code (UDC), 'Final Plat' is defined as: "The one official and authentic map of any given subdivision of land prepared from the actual field measurement and staking of all identifiable point by a surveyor or engineer, with the subdivision location referenced to a survey corner, and with all boundaries, corners and curves of the land division sufficiently described so that they can be reproduced without additional references."

The proposed Final Plat of Cibolo Farms Unit 3 encompasses approximately 20 acres located outside of the corporate limits of the City of Cibolo. This phase of the development establishes a total of 97 residential lots, 8 open space lots and 3 drainage/open space lots.

An amended Land Study for the Cibolo Farms Subdivision was approved on September 28, 2021. Subsequently, construction plans and the Preliminary Plat for Unit 3 received approval on December 10, 2024.

STREETS/MASTER THOROUGHFARE PLAN (MTP):

The plat proposes 3,912 linear feet of privately maintained roadways within Unit 3. Sixty (60) feet of right-of-way will be dedicated for the following planned streets: Brazoria, Inks Lake, Lake Meredith, Balmorhea, Nails Creek and Bentsen Rio.

A Traffic Impact Analysis (TIA) Report was originally submitted with the Land Study in 2018 to address traffic impacts for the full-build out of the subdivision. An updated TIA, dated February 2025, was reviewed and approved by the City Engineer as part of the Final Plat review for Unit 3.

UTILITIES:

Construction plans for the utility and roadway improvements have been approved. Green Valley Special Utility District (GVSUD) will provide both water and sewer services, while Guadalupe Valley Electric Cooperative (GVEC) will serve as the electric provider for this development.

DRAINAGE:

The Stormwater Management Plan (SWMP) for Cibolo Farms Unit 3 has been reviewed and approved by the City Engineer. According to the report, drainage mitigation for Unit 3 will be accommodated by an existing detention pond located in Unit 1 of the subdivision.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At its March 12, 2025, regular meeting, the Planning & Zoning Commission voted unanimously (7-0) to recommend approval of the Final Plat of Cibolo Farms Unit 3.

STAFF RECOMMENDATION:

Staff and the City Engineer have reviewed the plat and its associated documents. All comments have been addressed in accordance with the subdivision regulations outlined in the City UDC and Section 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code. Therefore, Staff recommends **APPROVAL** of the Final Plat.

Attachments

Application & Narrative.pdf
Plat.pdf
City Engineer Letter.pdf

City of Cibolo

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

UNIVERSAL APPLICATION - FINAL PLAT

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 Name: Cibolo Farms Unit 3

Total Acres: 20.117 AC Survey Name: J.M. Cadena Survey No.254, Frailan De La Garza Survey No. 253, I.&.G.N.R.R. CO. Abstract No.: 93, 143, & 188

Project Location (address): approximately 3/4 of a mile SE of the intersection of FM1103 and Green Valley Rd.

Current Zoning: ETJ Overlay: ☒ None ☐ Old Town ☐ FM 78

Proposed Zoning: ETJ # of Lots: 97 # of Units: 4

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

Current Use: Agriculture Total Proposed Square Footage:

Proposed Use: Single Family (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Lennar Homes of Texas Land and Construction, LTD.

Address: 100 NE Loop 410, Ste. 1155 City: San Antonio

State: Texas Zip Code: 78216 Phone: (210) 403-6200

Email: richard.mott@lennar.com Fax:

**Applicant* (if different than Owner):*

* Letter of Authorization required

Address: City:

State: Zip Code: Phone:

Email: Fax:

Representative: KCI Technologies (Contact: Mary Stewart)

Address: 2806 West Bitters Road, Suite 218 City: San Antonio

State: Texas Zip Code: 78248 Phone: (210) 641-9999

Email: mary.stewart@kci.com Fax:

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

Richard Mott
Owner or Representative's Signature

Richard Mott
Typed / Printed Name

State of TEXAS

County of BEXAR

Before me, STEPHEN TILGHMAN, on this day personally appeared
Name of Notary Public

RICHARD MOTT, 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 4 day of FEBRUARY 2025

Notary Public Signature

STEPHEN TILGHMAN
Notary Public, State of Texas
Comm. Expires 12-19-2028
(Notary Seal)
Notary ID 135208442

City of Cibolo Use Only
Total Fees
Payment Method
Submittal Date
Accepted by
Case Number

ISO 9001:2015 CERTIFIED
ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS
2806 W. Bitters Road, Suite 218 • San Antonio, Texas 78248 • Phone (210) 641-9999

August 28, 2024

City of Cibolo
Public Works Department
Attn: Grant Fore
200 S. Main St.
Cibolo, Texas 78108

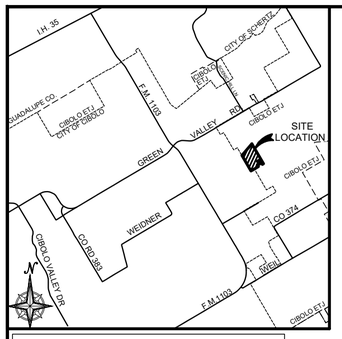
Subject: Cibolo Farms Unit 3 (Final Plat)

KCI Technologies is submitting the Cibolo Farms Unit 3 Final Plat for review to City of Cibolo. This plat is part of the Schulmeier-Seiler Tract Land Plan Study (Amended Aug. 2021). This plat will have ~3940 LF of Street, 97 single-family residential lots, 8 open space lots, 3 drainage & open space lots.

Should you have any questions or need additional information, please contact me at your earliest convenience.

Sincerely,

Mary P. Stewart, P.E.
Regional Practice Leader
mary.stewart@kci.com
Texas Firm Registration Numbers
Engineering F-10573 & Surveying 101943-65



PLAT REFERENCE	
②	CIBOLO FARMS UNIT 2 (CONCURRENT DEVELOPMENT)

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS AND CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
TEL: (210) 403-6200

PRIVATE STREETS

ALL STREETS AND DRAINAGE INFRASTRUCTURE ARE TO BE PRIVATELY MAINTAINED RATHER THAN OWNED AND MAINTAINED BY GUADALUPE COUNTY.

LEGEND

1. BUILDING SETBACK LINE ---- B.S.L.
2. GREEN VALLEY SPECIAL UTILITY DISTRICT ---- GVSUD
3. CERTIFICATE OF CONVENIENCE AND NECESSITY ---- CCN
4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT ---- G.E.T.TV.E.
5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. ---- O.P.R.
6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS ---- P.R.
7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS ---- D.R.
8. EXTRA-TERRITORIAL JURISDICTION ---- ETJ
9. CLEAR VISION EASEMENT ---- C.V.E.
10. VOLUME ---- VOL.
11. PAGE ---- PG.
12. LINEAR FEET ---- L.F.
13. RIGHT OF WAY ---- R.O.W.
14. STREET CENTERLINE ---- ℄
15. VEHICLE NON-ACCESS EASEMENT ---- V.N.E.
16. BLOCK ---- BLK
17. SQUARE FOOTAGE ---- S.F.
18. ACRE ---- AC
19. EXISTING CONTOUR ---- 980
20. PROPOSED FINISHED CONTOUR ---- 980
21. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
22. 1/2" IRON ROD FOUND W/ CEC CAP
23. 1/2" IRON ROD SET W/ CEC CAP
24. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017
25. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF KCI TECHNOLOGIES TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND KCI PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.

- (A) 1'X20' NON-ACCESS EASEMENT
- (B) 10'X10' FENCE VISIBILITY TRIANGLE
- (C) LOT 907, BLOCK 2 OPEN SPACE, PERMEABLE (0.034 OF AN ACRE) 1,471 S.F.
- (D) LOT 908, BLOCK 9 OPEN SPACE, PERMEABLE (0.056 OF AN ACRE) 2,453 S.F.
- (E) LOT 909, BLOCK 10 OPEN SPACE, PERMEABLE (0.052 OF AN ACRE) 2,246 S.F.
- (F) LOT 910, BLOCK 11 OPEN SPACE, PERMEABLE (0.024 OF AN ACRE) 1,050 S.F.
- (G) LOT 911, BLOCK 9 OPEN SPACE, DRAINAGE, PERMEABLE (0.298 ACRES) 12,987 S.F.
- (H) LOT 912, BLOCK 2 OPEN SPACE, DRAINAGE, PERMEABLE (0.095 OF AN ACRE) 4,173 S.F.
- (I) LOT 906, BLOCK 2 OPEN SPACE, PERMEABLE (0.258 ACRES) 11,259 S.F.
- (J) LOT 913, BLOCK 2 OPEN SPACE, DRAINAGE PERMEABLE (0.067 OF AN ACRE) 2,904 S.F.
- (K) LOT 914, BLOCK 2 OPEN SPACE, DRAINAGE, SANITARY SEWER ESMT, (PERMEABLE) (0.063 OF AN ACRE) 2,760 S.F.

TYPICAL FOR METER LOCATIONS (sketch shown as "TYPICAL INTERIOR EASEMENT ALONG PROPERTY LINE").

WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.

GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.

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 AREA.

ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.

ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5' X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES

ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.

ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.

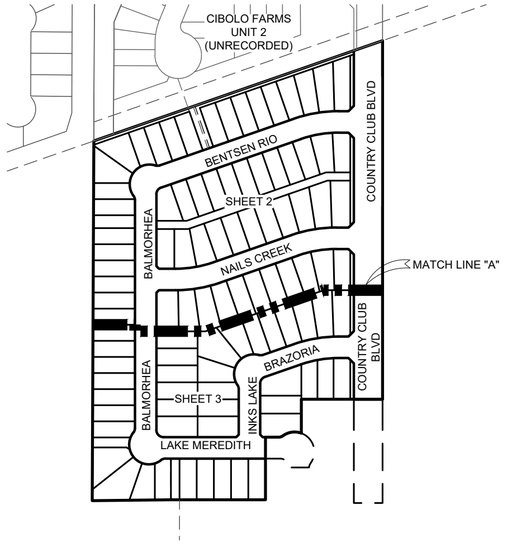
THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF CIBOLO FARMS UNIT 3 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	101.87'	55.00'	106°07'09"	S47° 16' 15"E	87.92'
C2	12.60'	20.00'	036°05'26"	S12° 15' 23"E	12.39'
C3	31.42'	20.00'	090°00'00"	N75° 18' 06"W	28.28'
C4	13.22'	20.00'	037°53'10"	S40° 45' 19"W	12.99'
C5	159.13'	55.00'	165°46'21"	N75° 18' 06"W	109.15'
C6	13.22'	20.00'	037°53'10"	N11° 21' 31"W	12.99'
C7	31.42'	20.00'	090°00'00"	N75° 18' 06"W	28.28'
C8	12.60'	20.00'	036°06'25"	N48° 21' 18"W	12.40'
C9	137.32'	55.00'	143°03'16"	N5° 07' 07"E	104.33'
C10	12.60'	20.00'	036°06'25"	N58° 35' 33"E	12.40'
C11	24.73'	20.00'	070°50'27"	N5° 07' 07"E	23.18'
C12	127.07'	380.00'	019°09'33"	N50° 07' 07"E	126.48'
C13	107.01'	320.00'	019°09'33"	N50° 07' 07"E	106.51'
C14	127.07'	380.00'	019°09'33"	S50° 07' 07"W	126.48'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C15	107.01'	320.00'	019°09'33"	S50° 07' 07"W	106.51'
C16	127.07'	380.00'	019°09'33"	N50° 07' 07"E	126.48'
C17	107.01'	320.00'	019°09'33"	N50° 07' 07"E	106.51'
C18	127.07'	380.00'	019°09'33"	S50° 07' 07"W	126.48'
C19	107.01'	320.00'	019°09'33"	S50° 07' 07"W	106.51'
C20	11.85'	20.00'	033°56'14"	S57° 30' 27"W	11.67'
C21	133.16'	55.00'	138°42'54"	S5° 07' 07"W	102.94'
C22	11.85'	20.00'	033°56'14"	S47° 16' 13"E	11.67'
C23	24.73'	20.00'	070°50'27"	S5° 07' 07"W	23.18'
C24	12.60'	20.00'	036°05'26"	S41° 39' 11"W	12.39'
C25	117.04'	350.00'	019°09'33"	N50° 07' 07"E	116.49'
C26	117.04'	350.00'	019°09'33"	S50° 07' 07"W	116.49'
C27	117.04'	350.00'	019°09'33"	S50° 07' 07"W	116.49'
C28	117.04'	350.00'	019°09'33"	S50° 07' 07"W	116.49'



Line Table		
Line	Length	Direction
L1	80.00'	S59°41'54"W
L2	95.10'	S30°18'06"E
L3	60.00'	S59°41'54"W
L4	42.17'	S59°41'54"W
L5	115.00'	S30°18'06"E
L6	10.00'	S75°18'06"E
L7	7.58'	N59°41'54"E
L8	60.00'	S30°18'06"E
L9	10.00'	S14°41'54"W
L10	10.00'	N14°41'54"E
L11	46.39'	N59°41'54"E
L12	46.39'	S59°41'54"W
L13	10.00'	N75°18'06"W
L14	27.62'	N59°41'54"E
L15	21.21'	N14°41'54"E
L16	84.69'	N40°32'24"E
L17	27.62'	N59°41'54"E
L18	21.21'	S75°18'06"E
L19	21.21'	S14°41'54"W
L20	34.55'	S59°41'54"W

Line	Length	Direction
L21	34.55'	N59°41'54"E
L22	21.21'	S75°18'06"E
L23	21.21'	S14°41'54"W
L24	27.62'	S59°41'54"W
L25	27.62'	S59°41'54"W
L26	21.21'	N75°18'06"W
L27	100.00'	N30°18'06"W
L28	80.00'	S59°41'54"W
L29	37.38'	S59°41'54"W
L33	44.65'	N59°41'54"E
L34	64.01'	N59°41'54"E
L35	67.89'	S59°41'54"W
L36	88.74'	N59°41'54"E
L37	84.86'	S59°41'54"W
L38	4.79'	S30°18'06"E

GREEN VALLEY SPECIAL UTILITY DISTRICT PLAT NOTES:
"EASEMENT CERTIFICATION"

1) GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "WATER" OR "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES.
2) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GVSUD SHALL HAVE THE RIGHT TO REMOVE SAID WATER EASEMENT OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
3) OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE CHANNELS, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GVSUD EASEMENTS. OTHER UTILITIES, DRAINAGE CHANNELS, ROADS, AND FENCES MAY CROSS GVSUD UTILITY EASEMENTS AT OR NEAR A 90-DEGREE ANGLE TO THE LONGITUDINAL SIDE OF THE EASEMENT. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSING OF GVSUD EASEMENTS MUST BE APPROVED IN WRITING BY GVSUD AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GVSUD.
4) THE PROPERTY OWNER MUST INSTALL 16-FOOT GATES IN ANY FENCES THAT CROSS GVSUD EASEMENTS. GATES MUST BE CENTERED ACROSS GVSUD UTILITIES.
5) MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER; HOWEVER, GVSUD MAY ELECT TO MAINTAIN THE EASEMENT AS PROVIDED IN THE EASEMENT AGREEMENT.
6) GVSUD MAY REMOVE ALL TREES AND SHRUBBERY FROM EASEMENTS WITHOUT NOTICE OR COMPENSATION.

"GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE"

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

BY: _____
AGENT FOR GREEN VALLEY S.U.D.

STATE OF TEXAS
COUNTY OF GUADALUPE

WHEREAS, _____ , ACTING BY AND THROUGH THE UNDERSIGNED,
(NAME OF CORPORATION)

IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN

THE _____
(SURVEY NAME AND ABSTRACT NUMBER)

CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN

VOLUME _____ , PAGE _____ OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THIS PLAT OF CIBOLO FARMS UNIT 3 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 _____ DAY OF _____, A.D., 2025

BY: _____ BY: _____
CHAIR VICE-CHAIR

THIS PLAT OF CIBOLO FARMS UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL..

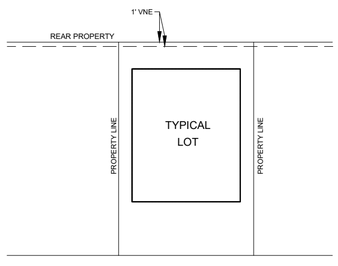
DATED THIS _____ DAY OF _____, A.D., 2025

BY: _____ BY: _____
MAYOR CITY SECRETARY

STATE OF TEXAS
COUNTY OF GUADALUPE

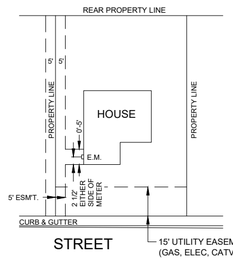
APPROVED ON THIS THE _____ DAY OF _____ , 2025, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS

BY: _____
CITY ENGINEER, CITY OF CIBOLO



TYPICAL LOT (V.N.E.)
VEHICULAR NON-ACCESS EASEMENT

NOT TO SCALE

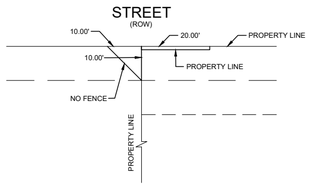


GUADALUPE VALLEY ELECTRIC COOPERATIVE (G.V.E.C.) WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON THE LOCATION OF DWELLING.

G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.

TYPICAL INTERIOR EASEMENT
ALONG PROPERTY LINE

NOT TO SCALE



TYPICAL FENCE VISIBILITY TRIANGLE
("B" WITH LEADER ON SHEETS)

NOT TO SCALE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

4 BLOCKS WITH 97 RESIDENTIAL LOTS,
8 OPEN SPACE LOTS, 3 DRAINAGE & OPEN SPACE LOTS

FINAL PLAT
CIBOLO FARMS - UNIT 3

BEING 20.117 ACRES OF LAND OUT OF THE CALLED 46.541 ACRES RECORDED IN DOCUMENT NO. 202299002652 DEED RECORDS (D.R.) IN THE FRAILAN DE LA GARZA SURVEY NO. 253, ABSTRACT NO. 143 GUADALUPE COUNTY, TEXAS.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

KCI TECHNOLOGIES, INC.
2806 W. BITTERS RD, SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-10573 / #101943-65

DATE OF PREPARATION: 02/2025

STATE OF TEXAS
COUNTY OF GUADALUPE

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

_____
LENNAR HOMES OF TEXAS AND CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

BY: RICHARD MOTT

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ 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 & SEAL OF OFFICE THIS__ DAY OF_____ A.D., 2025.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

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.

REGISTERED PROFESSIONAL ENGINEER
MARY P. STEWART

SWORN TO & SUBSCRIBED BEFORE ME THE _____DAY OF_____ A.D., 2025.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

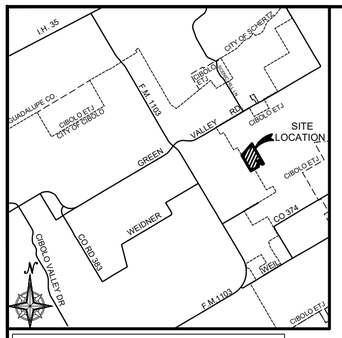
STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THE _____DAY OF _____A.D., 2025.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

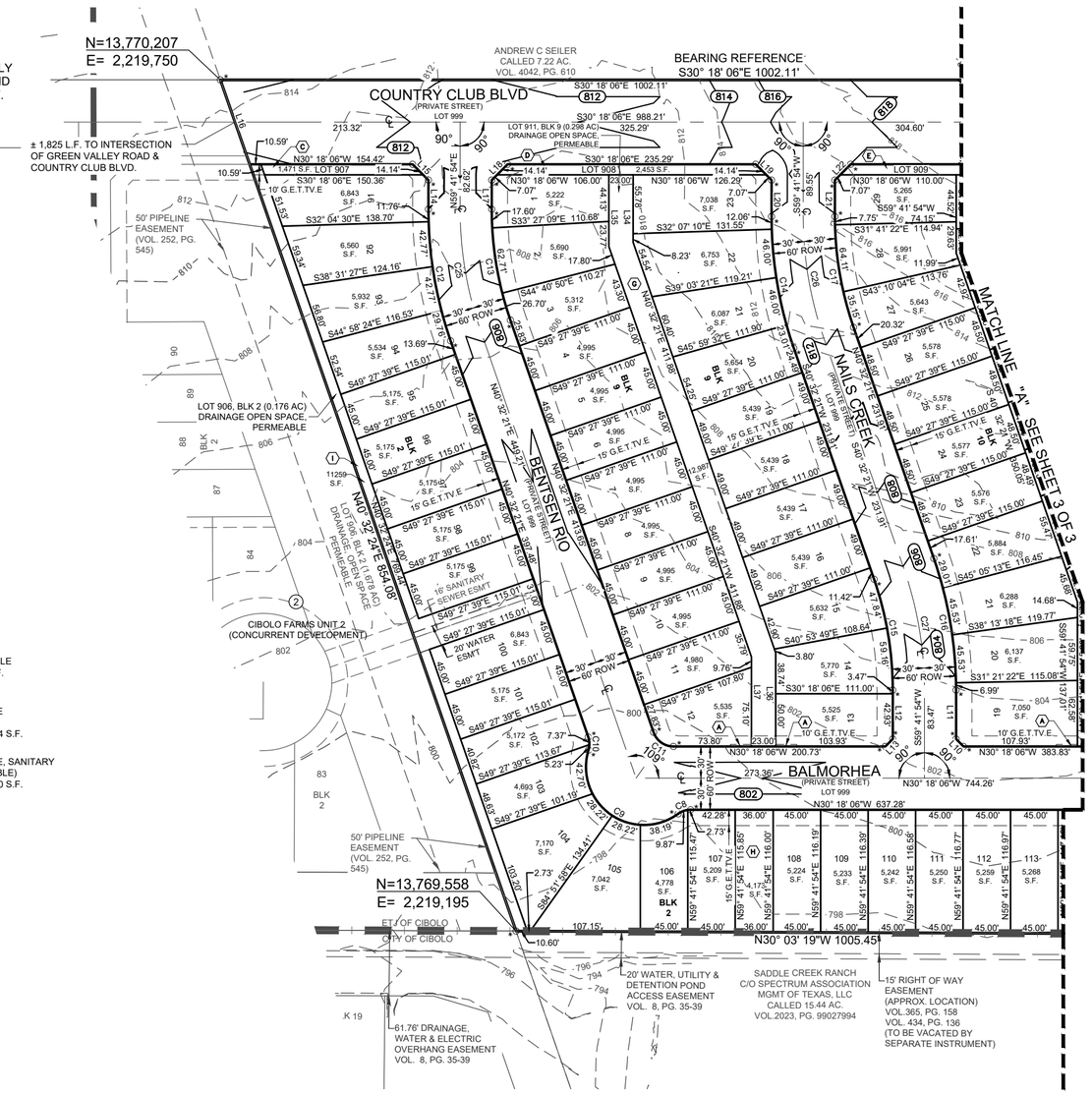


PLAT REFERENCE	
②	CIBOLO FARMS UNIT 2 (CONCURRENT DEVELOPMENT)

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS AND CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
TEL: (210) 403-6200

PRIVATE STREETS

ALL STREETS AND DRAINAGE INFRASTRUCTURE ARE TO BE PRIVATELY MAINTAINED RATHER THAN OWNED AND MAINTAINED BY GUADALUPE COUNTY.



PLAT REFERENCE	
②	CIBOLO FARMS UNIT 2 (CONCURRENT DEVELOPMENT)

LEGEND

1. BUILDING SETBACK LINE ---- B.S.L.
2. GREEN VALLEY SPECIAL UTILITY DISTRICT ---- GVSUD
3. CERTIFICATE OF CONVENIENCE AND NECESSITY ---- CCN
4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT ---- G.E.T.TV.E.
5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. ---- O.P.R.
6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS ---- P.R.
7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS. ---- D.R.
8. EXTRA-TERRITORIAL JURISDICTION ---- ETJ
9. CLEAR VISION EASEMENT ---- C.V.E.
10. VOLUME ---- VOL.
11. PAGE ---- PG.
12. LINEAR FEET ---- L.F.
13. RIGHT OF WAY ---- R.O.W.
14. STREET CENTERLINE ---- ℄
15. VEHICLE NON-ACCESS EASEMENT ---- V.N.E.
16. BLOCK ---- BLK
17. SQUARE FOOTAGE ---- S.F.
18. ACRE ---- AC
19. EXISTING CONTOUR ---- 980
20. PROPOSED FINISHED CONTOUR ---- 980
21. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
22. 1/2" IRON ROD FOUND W/ CEC CAP
23. 1/2" IRON ROD SET W/ CEC CAP
24. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017
25. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF KCI TECHNOLOGIES TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND KCI PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.

- (A) 1'X20' NON-ACCESS EASEMENT
- (B) 10'X10' FENCE VISIBILITY TRIANGLE
- (C) LOT 907, BLOCK 2 OPEN SPACE, PERMEABLE (0.034 OF AN ACRE) 1,471 S.F.
- (D) LOT 908, BLOCK 9 OPEN SPACE, PERMEABLE (0.056 OF AN ACRE) 2,453 S.F.
- (E) LOT 909, BLOCK 10 OPEN SPACE, PERMEABLE (0.052 OF AN ACRE) 2,246 S.F.
- (F) LOT 910, BLOCK 11 OPEN SPACE, PERMEABLE (0.024 OF AN ACRE) 1,050 S.F.
- (G) LOT 911, BLOCK 9 OPEN SPACE, DRAINAGE, PERMEABLE (0.298 ACRES) 12,987 S.F.
- (H) LOT 912, BLOCK 2 OPEN SPACE, DRAINAGE, PERMEABLE (0.095 OF AN ACRE) 4,173 S.F.
- (I) LOT 906, BLOCK 2 OPEN SPACE, PERMEABLE (0.258 ACRES) 11,259 S.F.
- (J) LOT 913, BLOCK 2 OPEN SPACE, DRAINAGE PERMEABLE (0.067 OF AN ACRE) 2,904 S.F.
- (K) LOT 914, BLOCK 2 OPEN SPACE, DRAINAGE, SANITARY SEWER ESMT (PERMEABLE) (0.063 OF AN ACRE) 2,760 S.F.

GREEN VALLEY SPECIAL UTILITY DISTRICT PLAT NOTES:

1) GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "WATER" OR "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES.

2) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GVSUD SHALL HAVE THE RIGHT TO REMOVE SAID WATER EASEMENT OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.

3) OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE CHANNELS, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GVSUD EASEMENTS. OTHER UTILITIES, DRAINAGE CHANNELS, ROADS, AND FENCES MAY CROSS GVSUD UTILITY EASEMENTS AT OR NEAR A 90-DEGREE ANGLE TO THE LONGITUDINAL SIDE OF THE EASEMENT. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSING OF GVSUD EASEMENTS MUST BE APPROVED IN WRITING BY GVSUD AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GVSUD.

4) THE PROPERTY OWNER MUST INSTALL 16-FOOT GATES IN ANY FENCES THAT CROSS GVSUD EASEMENTS. GATES MUST BE CENTERED ACROSS GVSUD UTILITIES.

5) MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER; HOWEVER, GVSUD MAY ELECT TO MAINTAIN THE EASEMENT AS PROVIDED IN THE EASEMENT AGREEMENT.

6) GVSUD MAY REMOVE ALL TREES AND SHRUBBERY FROM EASEMENTS WITHOUT NOTICE OR COMPENSATION.

NOTES:

1.) THE PROPERTY SHOWN HEREON LIES WITHIN ETJ OF CIBOLO.

2.) THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

3.) THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.

4.) ALL PROPOSED STREETS WILL NOT BE DEDICATED TO THE PUBLIC NOR MAINTAINED BY GUADALUPE COUNTY. ALL STREETS AND DRAINAGE INFRASTRUCTURE ARE TO BE PRIVATELY MAINTAINED RATHER THAN OWNED AND MAINTAINED BY GUADALUPE COUNTY.

5.) THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
WATER - GVSUD
SEWER - GVSUD
ELECTRICITY - G.V.E.C.
TELEPHONE - AT&T
GAS - CENTERPOINT ENERGY

6.) NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C 0230F, REVISED NOV 2, 2007

7.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE.

8.) ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

9.) G.V.E.C. TO HAVE 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.

10.) PROPERTY OWNERS ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS.

11.) GUADALUPE COUNTY AND/ OR 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.

12.) LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO NOT REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON. (20.117 AC.)

13.) THIS PLAT CONTAINS APPROXIMATELY 3,912 L.F. OF ROADWAY.

14.) 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

15.) 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.

16.) 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.

17.) 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 PUBLIC 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.

18.) 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.

19.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

20.) 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.

21.) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A GEOTECHNICAL REPORT SHALL BE COMPLETED SHOWING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH MAY BE AMENDED.

22.) TREE SURVEY WILL BE PROVIDED ON A UNIT TO UNIT BASIS.

23.) 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 EASEMENT, 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 EASEMENT.

24.) ALL PRIVATE STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER MAINS, AND EMERGENCY ACCESS EASEMENT.

25.) THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENT. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER IDENTIFIES AND HOLDS THE CITY OF CIBOLO, GUADALUPE COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS AMY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.

26.) THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE PUBLIC ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS.

27.) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR CF AND GV RESIDENTIAL COMMUNITY, INC, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY. EASEMENTS EXPIRING TO ROW: EASEMENTS TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.

28.) THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO ACCESS THE LOTS.

29.) EVERY DEED THAT CONVEYS OWNERSHIP OF A LOT MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL ROADS ARE PRIVATE; THE HOMEOWNERS' ASSOCIATION SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE; NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE; AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE AND EMERGENCY MEDICAL SERVICES.

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32.) NO PARKLAND DEDICATION PROVIDED FOR THIS UNIT.

REFERENCE LINE AND CURVE TABLE DATA ON SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

4 BLOCKS WITH 97 RESIDENTIAL LOTS,
8 OPEN SPACE LOTS, 3 DRAINAGE & OPEN SPACE LOTS

FINAL PLAT

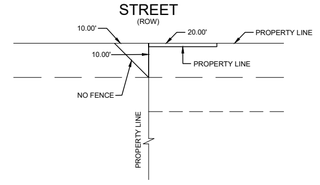
CIBOLO FARMS - UNIT 3

BEING 20.117 ACRES OF LAND OUT OF THE CALLED 46.541 ACRES RECORDED IN DOCUMENT NO. 202299002652 DEED RECORDS (D.R.) IN THE FRAILAN DE LA GARZA SURVEY NO. 253, ABSTRACT NO. 143 GUADALUPE COUNTY, TEXAS.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

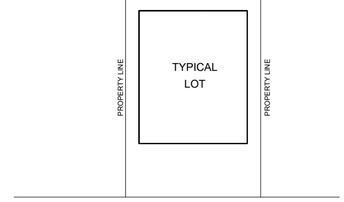
KCI TECHNOLOGIES, INC.
2806 W. BITTERS RD, SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-10573 / #101943-65

DATE OF PREPARATION: 02/2025



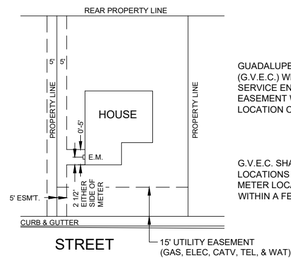
TYPICAL FENCE VISIBILITY TRIANGLE
("B" WITH LEADER ON SHEETS)

NOT TO SCALE



TYPICAL LOT (V.N.E.)
VEHICULAR NON-ACCESS EASEMENT

NOT TO SCALE



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G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.

TYPICAL INTERIOR EASEMENT
ALONG PROPERTY LINE

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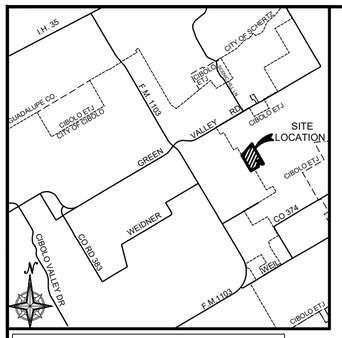


PLAT REFERENCE	
②	CIBOLO FARMS UNIT 2 (CONCURRENT DEVELOPMENT)

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS AND CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
TEL: (210) 403-6200

PRIVATE STREETS

ALL STREETS AND DRAINAGE INFRASTRUCTURE ARE TO BE PRIVATELY MAINTAINED RATHER THAN OWNED AND MAINTAINED BY GUADALUPE COUNTY.

LEGEND

1. BUILDING SETBACK LINE ---- B.S.L.
2. GREEN VALLEY SPECIAL UTILITY DISTRICT ---- GVSUD
3. CERTIFICATE OF CONVENIENCE AND NECESSITY ---- CCN
4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT ---- G.E.T.TV.E.
5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. ---- O.P.R.
6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS ---- P.R.
7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS ---- D.R.
8. EXTRA-TERRITORIAL JURISDICTION ---- ETJ
9. CLEAR VISION EASEMENT ---- C.V.E.
10. VOLUME ---- VOL.
11. PAGE ---- PG.
12. LINEAR FEET ---- L.F.
13. RIGHT OF WAY ---- R.O.W.
14. STREET CENTERLINE ---- ℄
15. VEHICLE NON-ACCESS EASEMENT ---- V.N.E.
16. BLOCK ---- BLK
17. SQUARE FOOTAGE ---- S.F.
18. ACRE ---- AC
19. EXISTING CONTOUR ---- 980
20. PROPOSED FINISHED CONTOUR ---- 980
21. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
22. 1/2" IRON ROD FOUND W/ CEC CAP
23. 1/2" IRON ROD SET W/ CEC CAP
24. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017
25. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF KCI TECHNOLOGIES TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND KCI PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.

(A) 1'X20' NON-ACCESS EASEMENT

(B) 10'X10' FENCE VISIBILITY TRIANGLE

(C) LOT 907, BLOCK 2
OPEN SPACE, PERMEABLE
(0.034 OF AN ACRE) 1,471 S.F.

(D) LOT 908, BLOCK 9
OPEN SPACE, PERMEABLE
(0.056 OF AN ACRE) 2,453 S.F.

(E) LOT 909, BLOCK 10
OPEN SPACE, PERMEABLE
(0.052 OF AN ACRE) 2,246 S.F.

(F) LOT 910, BLOCK 11
OPEN SPACE, PERMEABLE
(0.024 OF AN ACRE) 1,050 S.F.

(G) LOT 911, BLOCK 9
OPEN SPACE, DRAINAGE, PERMEABLE
(0.298 ACRES) 12,987 S.F.

(H) LOT 912, BLOCK 2
OPEN SPACE, DRAINAGE, PERMEABLE
(0.095 OF AN ACRE) 4,173 S.F.

(I) LOT 906, BLOCK 2
OPEN SPACE, PERMEABLE
(0.258 ACRES) 11,259 S.F.

(J) LOT 913, BLOCK 2
OPEN SPACE, DRAINAGE PERMEABLE
(0.067 OF AN ACRE) 2,904 S.F.

(K) LOT 914, BLOCK 2
OPEN SPACE, DRAINAGE, SANITARY SEWER ESMT (PERMEABLE)
(0.063 OF AN ACRE) 2,760 S.F.

GREEN VALLEY SPECIAL UTILITY DISTRICT PLAT NOTES:

1) GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "WATER" OR "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES.

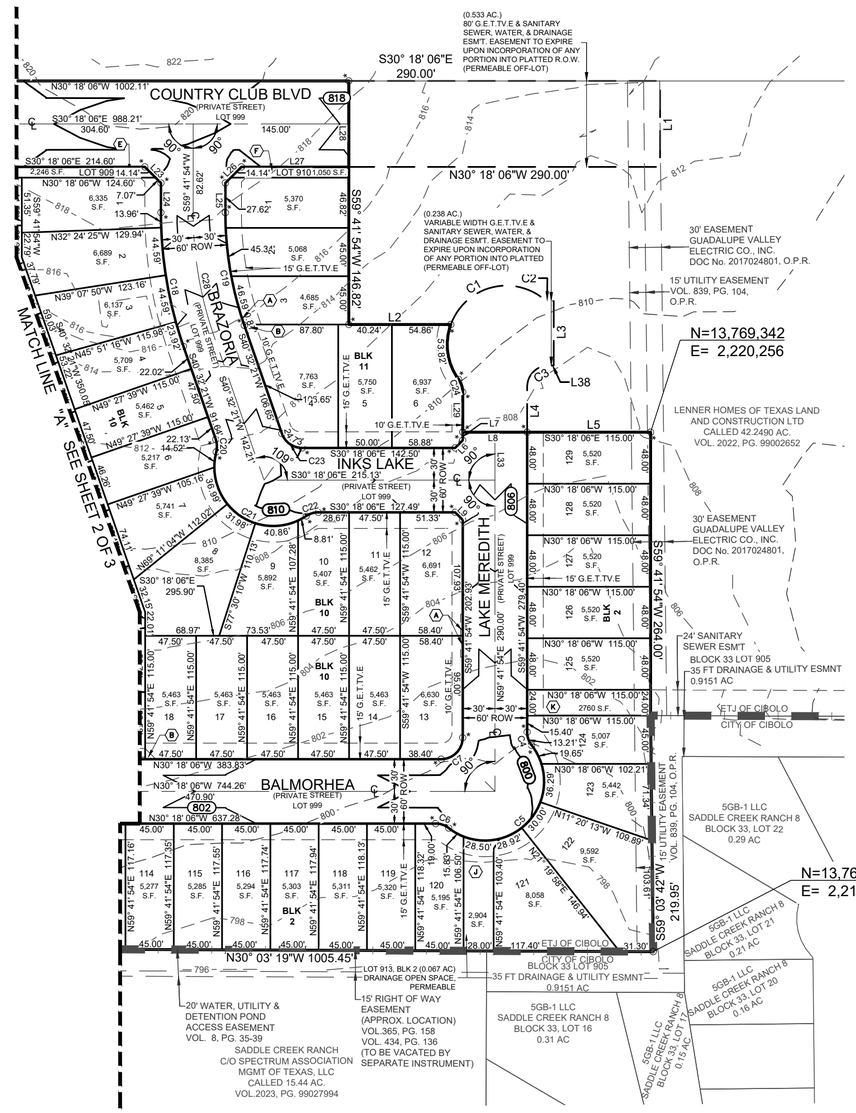
2) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GVSUD SHALL HAVE THE RIGHT TO REMOVE SAID WATER EASEMENT OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.

3) OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE CHANNELS, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GVSUD EASEMENTS. OTHER UTILITIES, DRAINAGE CHANNELS, ROADS, AND FENCES MAY CROSS GVSUD UTILITY EASEMENTS AT OR NEAR A 90-DEGREE ANGLE TO THE LONGITUDINAL SIDE OF THE EASEMENT. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSING OF GVSUD EASEMENTS MUST BE APPROVED IN WRITING BY GVSUD AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GVSUD.

4) THE PROPERTY OWNER MUST INSTALL 16-FOOT GATES IN ANY FENCES THAT CROSS GVSUD EASEMENTS. GATES MUST BE CENTERED ACROSS GVSUD UTILITIES.

5) MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER; HOWEVER, GVSUD MAY ELECT TO MAINTAIN THE EASEMENT AS PROVIDED IN THE EASEMENT AGREEMENT.

6) GVSUD MAY REMOVE ALL TREES AND SHRUBBERY FROM EASEMENTS WITHOUT NOTICE OR COMPENSATION.



NOTES:

1.) THE PROPERTY SHOWN HEREON LIES WITHIN ETJ OF CIBOLO.

2.) THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

3.) THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.

4.) ALL PROPOSED STREETS WILL NOT BE DEDICATED TO THE PUBLIC NOR MAINTAINED BY GUADALUPE COUNTY. ALL STREETS AND DRAINAGE INFRASTRUCTURE ARE TO BE PRIVATELY MAINTAINED RATHER THAN OWNED AND MAINTAINED BY GUADALUPE COUNTY.

5.) THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
WATER - GVSUD
SEWER - GVSUD
ELECTRICITY - G.V.E.C.
TELEPHONE - AT&T
GAS - CENTERPOINT ENERGY

6.) NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C 0230F, REVISED NOV 2, 2007

7.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE.

8.) ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

9.) G.V.E.C. TO HAVE 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.

10.) PROPERTY OWNERS ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS.

11.) GUADALUPE COUNTY AND/ OR 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.

12.) LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO NOT REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON. (20.117 AC.)

13.) THIS PLAT CONTAINS APPROXIMATELY 3,912 L.F. OF ROADWAY.

14.) 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

15.) 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.

16.) 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.

17.) 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 PUBLIC 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.

18.) 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.

19.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

20.) 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.

21.) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A GEOTECHNICAL REPORT SHALL BE COMPLETED SHOWING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH MAY BE AMENDED.

22.) TREE SURVEY WILL BE PROVIDED ON A UNIT TO UNIT BASIS.

23.) 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 EASEMENT, 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 EASEMENT.

24.) ALL PRIVATE STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER MAINS, AND EMERGENCY ACCESS EASEMENT.

25.) THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENT. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER IDENTIFIES AND HOLDS THE CITY OF CIBOLO, GUADALUPE COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS AMY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.

26.) THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE PUBLIC ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS.

27.) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR CF AND GV RESIDENTIAL COMMUNITY, INC, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY. EASEMENTS EXPIRING TO ROW: EASEMENTS TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.

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32.) NO PARKLAND DEDICATION PROVIDED FOR THIS UNIT.

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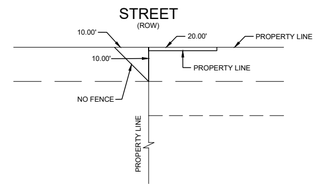

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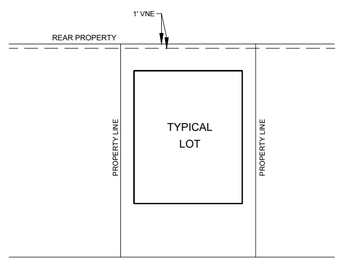

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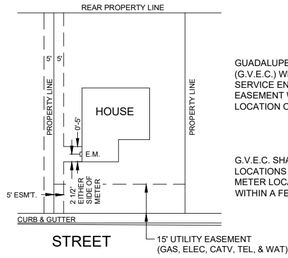

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TYPICAL INTERIOR EASEMENT
ALONG PROPERTY LINE

NOT TO SCALE

3421 Paesanos Pkwy., Ste. 200 San Antonio Tx 78231
Main: 877 627 3772

Colliers Engineering & Design

March 10, 2025

On behalf of the:

City of Cibolo
Attn: Lindsey Walker
200 S. Main Street
Cibolo, Texas 78108

Re: Final Plat Review
Cibolo Farms U3 (PC-25-07-FP)

Ms. Walker,

Colliers Engineering & Design has completed its review of the referenced project. We find that the development is in conformance with the City of Cibolo Unified Development Code and flood ordinances. We have no further comments.

Our review of the project does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo

City of Cibolo

City Council Regular Meeting Staff Report

E. Approval of the Final Plat of Grace Valley Ranch Unit 3 Street Extension.

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8E.

From
Eron Spencer, Assistant Planning Director

PROPERTY INFORMATION:

Project Name: PC-25-08-FP
Owner: Lennar Homes of Texas Land and Construction, Ltd.
Representative: Cude Engineers
Area: 1.09 acres
Location: Near intersection of Weil Road and Lazy Acres Lane
Future Land Use: Compact Residential
Zoning (map): Extraterritorial Jurisdiction (ETJ)
Proposed Use: 776 Linear Feet of Roadway
Utility Providers: Sewer/Water – GVSUD and Electricity – GVEC

FINDINGS/CURRENT ACTIVITY:

In accordance with Section 20.3.5 of the Unified Development Code, 'Final Plat' is defined as: "The one official and authentic map of any given subdivision of land prepared from the actual field measurement and staking of all identifiable point by a surveyor or engineer, with the subdivision location referenced to a survey corner, and with all boundaries, corners and curves of the land division sufficiently described so that they can be reproduced without additional references."

The Grace Valley Ranch Subdivision lies outside the corporate limits of the City of Cibolo. The proposed Final Plat of Grace Valley Ranch Unit 3 Street Extension establishes approximately 776 linear feet of roadway, extending Wyatt Way to the northwestern boundary of the overall Grace Valley Ranch Subdivision. This follows the approval of the Preliminary Plat on February 27, 2024. The Land Study for Grace Valley Ranch Subdivision was previously approved by City Council on April 9, 2019.

STREETS/MASTER THOROUGHFARE PLAN (MTP):

This plat includes a total of 776 linear feet of roadway extension. None of the roadways within this unit are identified on the City's Master Thoroughfare Plan (MTP).

UTILITIES:

Water and wastewater services for Grace Valley Ranch will be provided by Green Valley Special Utility District (GVSUD), while electrical service will be provided by Guadalupe Valley Electric Coop (GVEC).

DRAINAGE:

The Stormwater Management Plan (SWMP) for Grace Valley Ranch Units 2, 3A, and 4 was reviewed and approved in August 2022. No portion of the Unit 3 Street Extension is located within the FEMA floodplain.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At its March 12, 2025, regular meeting, the Planning & Zoning Commission voted (7-0) to recommend denial of the Final Plat of Grace Valley Ranch Unit 3 Street Extension due to outstanding comments at the time, including formatting discrepancies, confirmation of total acreages and improvements reflected on the plat, as well as the correction of minor errors.

STAFF RECOMMENDATION:

Subsequent to the Planning & Zoning Commission meeting, the applicant submitted a revised plat along with supporting documents. Both Staff and the City Engineer reviewed the resubmittal and verified that all outstanding comments and required corrections have been addressed in accordance with the subdivision regulations outlined in the City's UDC and Section 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code. Therefore, Staff recommends **APPROVAL** of the Final Plat.

Attachments

Application.pdf
Narrative.pdf
Plat.pdf
City Engineer Letter.pdf

Docusign Envelope ID: 6D7813AC-E629-49B3-AD6E-C72BF319B122

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

UNIVERSAL APPLICATION - FINAL PLAT

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 Name: Grace Valley Ranch Phase 3 Street Extension

Total Acres: 1.09 Survey Name: Frailan De La Garza Survey Abstract No.: 143

Project Location (address): Weil Road approximately 7500 linear feet from FM 1103, 78214

Current Zoning: N/A Overlay: ☐ None ☐ Old Town ☐ FM 78

Proposed Zoning: N/A # of Lots: 0 # of Units:

Please Choose One: ■ Single-Family ☐ Multi-Family ☐ Commercial ☐ Industrial

☐ Other

Current Use: Undeveloped Total Proposed Square Footage:

Proposed Use: Single Family (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Essential Housing Asset Management, LLC

Address: 8585 E. Hartford Dr., Suite 118 City: Scottsdale

State: AZ Zip Code: 85255 Phone:

Email: Fax:

**Applicant* *(if different than Owner)*:* Lennar Homes of Texas Land and Construction, LTD (Richard Mott, P.E.)

* Letter of Authorization required

Address: 100 NE Loop 410, Suite 1155 City: San Antonio

State: TX Zip Code: 78216 Phone: 210-403-6200

Email: richard.mott@lennar.com Fax:

Representative: Cude Engineers (Kyle Hudek, P.E.)

Address: 4122 Pond Hill Rd, Suite 100 City: San Antonio

State: TX Zip Code: 78231 Phone: 210-681-2951

Email: khudek@cudeengineers.com Fax:

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

Owner or Representative's Signature

RICHARD MOTT
Typed / Printed Name

State of TEXAS

County of GUADALUPE

Before me, ROBERT D. OESTREICH, on this day personally appeared
Name of Notary Public

RICHARD MOTT, 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 15 day of NOVEMBER 2024

Notary Public Signature

ROBERT DAVID OESTREICH
Notary Public, State of Texas
Comm. Expires 06-10-2028
Notary ID 134938576
(Notary Seal)

City of Cibolo Use Only
Total Fees
Payment Method
Submittal Date
Accepted by
Case Number

1/15/2025

Mrs. Lindsey Walker
City Planner
P.O. Box 826
200 S. Main St.
Cibolo, TX 78108

Grace Valley Ranch, Phase 3 Street Extension – Final Plat Application Request

Dear Mrs. Walker,

This letter is regarding the final plat application request for the development project known as Grace Valley Ranch, Phase 3 Street Extension. This development encompasses 1.09 acres and consists of the construction of approximately 776 L.F of road extension for a single-family home development located within the City of Cibolo Extraterritorial Jurisdiction, Guadalupe County, Texas.

The purpose of this correspondence is to formally request the review of the Grace Valley Ranch, Phase 3 Street Extension final plat by the City of Cibolo staff, Planning and Zoning Commission and the City Council.

If you have any questions or need any additional information, please call me for further assistance at 210-681-2951.

Sincerely,

K Hudek

Kyle Hudek, P.E.
Senior Project Manager

LOCATION MAP

N.T.S.

KEY NOTES:

1 — OFF-LOT VAR. WID. GRADING, DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE GRACE VALLEY PLAT)

2 — VAR. WID. WATER, SANITARY SEWER, E.G.T.CA. EASEMENT (TO EXPIRE INCORPORATION INTO FUTURE GRACE VALLEY PLAT)

2 — 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE (CONCURRENT GRACE VALLEY RANCH PHASE 3A)

3 — 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE (CONCURRENT GRACE VALLEY RANCH PHASE 3A)

LEGEND

Ac.	= ACRES
BLK.	= BLOCK
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
DOC.	= DOCUMENT
DRN.	= DRAINAGE
ESM'T.	= EASEMENT
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
E.T.J.	= EXTRATERRITORIAL JURISDICTION
G.V.E.C.	= GUADALUPE VALLEY ELECTRIC COOPERATIVE
G.V.S.U.D.	= GREEN VALLEY SPECIAL UTILITY DISTRICT
L1	= LINE NUMBER
L.F.	= LINEAR FEET
MAX.	= MAXIMUM
MIN.	= MINIMUM
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.G.C.	= OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
℄	= PROPERTY LINE
R	= RADIUS
RD.	= ROAD
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SAN. SEW.
S.U.D.	= SPECIAL UTILITY DISTRICT
SF	= SQUARE FEET
TYP.	= TYPICAL
UDC	= UNIFIED DEVELOPMENT CODE
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
— 800 —	= EXISTING GROUND MAJOR CONTOUR
— 800 —	= EXISTING GROUND MINOR CONTOUR
800	= PROPOSED GROUND MAJOR CONTOUR
800	= PROPOSED GROUND MINOR CONTOUR
———	= EXISTING PROPERTY LINE
— — —	= STREET CENTERLINE
▬ ▬	= CITY LIMIT LINE
⊙	= 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED

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.

____
REGISTERED PROFESSIONAL ENGINEER
CHRIS CHAFFEE, P.E.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _______ DAY OF ___________________, A.D., 2025.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

____
REGISTERED PROFESSIONAL LAND SURVEYOR
CHRIS WALTERSCHEIDT, R.P.L.S.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _______ DAY OF ___________________, A.D., 2025.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING
FIRM #455
TBPELS #10048500

CONTACT: CHRIS CHAFFEE, P.E. **PROJECT #** R03346.014

NOTES:

1. THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO, ETJ.
2. THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
4. THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING
   WATER - GVSUD
   SEWER - GVSUD
   ELECTRICITY - G.V.E.C.
   TELECOMMUNICATION - AT&T AND SPECTRUM
5. NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 1% ANNUAL CHANCE (100-YEAR) FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PARCEL NUMBER 48187C 0230F, REVISED NOVEMBER 2, 2007.
6. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE.
7. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
8. ALL EXISTING G.V.E.C. OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
9. BEARING REFERENCE SOURCE IS THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (4204), NAD 83 (2011).
10. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CUDE ENGINEERS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND PLASTIC CAPS STAMPED "CUDE", UPON COMPLETION OF CONSTRUCTION.
11. HOMEOWNER(S) ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS.
12. THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
13. LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON (1.09 Ac.).
14. LOTS IN SUBDIVISION PLAT INCLUDE DRAINAGE EASEMENTS AND OPEN SPACE.
15. THIS PLAT CONTAINS APPROXIMATELY 776 L.F. OF ROADWAY.
16. 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
17. 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.
18. 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.
19. 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 PUBLIC 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.
20. 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.
21. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATE ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
22. ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRICAL WIRING, NATURAL GAS, TELEPHONE, CABLE, INTERNET, AND SECURITY SYSTEMS, SHALL BE LOCATED IN THE FRONT YARD, SHALL BE INSTALLED UNDERGROUND AND SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CITY CODES AND REGULATIONS FOR SUCH SYSTEMS. ANY UTILITIES REQUIRED TO BE PLACED ABOVE GROUND MUST BE PLACED ON STEEL POLES OR ANOTHER MATERIAL WITH COMPARABLE STRENGTH AND DURABILITY, AS APPROVED BY THE CITY ENGINEER AND AFFECTED UTILITY PROVIDER, MEETING THE REQUIREMENTS OF THE CITY AND THE APPLICABLE UTILITY PROVIDER. ROUTINE MAINTENANCE OF GRASS AND WEEDS IN ALL EASEMENTS SHALL BE THE RESPONSIBLE OF THE OWNER ON WHOSE PROPERTY THE EASEMENT IS LOCATED, EXPECTED WHERE EXPRESSLY STIPULATED TO BE MAINTAINED BY SOME OTHER PARTY.
23. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
24. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, 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.
25. TREE SURVEY WILL BE PROVIDED ON A PHASE TO PHASE BASIS.
26. A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
27. ALL STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR PUBLIC ACCESS, GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER MAINS, AND EMERGENCY ACCESS EASEMENT.
28. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENT. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER IDENTIFIES AND HOLDS THE CITY OF CIBOLO, GUADALUPE COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
29. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE PUBLIC ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS.
30. THE MAINTENANCE OF ALL STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, OR DISTRICT CREATED UNDER TEXAS WATER CODE, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY.
31. THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO ACCESS THE LOTS.
32. EVERY DEED THAT CONVEYS OWNERSHIP OF A LOT MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL STREETS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, OR DISTRICT CREATED UNDER TEXAS WATER CODE, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE; AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES.
33. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.
34. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
35. EASEMENT KEYNOTE 1 TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY.
36. THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, BY FILING THIS RECORD DOCUMENT, AND ALL FUTURE OWNERS OF THIS PROPERTY, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT GUADALUPE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE STREETS SHOWN ON THIS APPROVED DEVELOPMENT PLAT UNTIL AND UNLESS THE GRACE MEADOWS HOMEOWNERS ASSOCIATION AND/OR THE PROPERTY OCCUPANTS OR TENANTS HAVE IMPROVED THE STREETS TO THE THEN CURRENT STANDARDS REQUIRED BY GUADALUPE COUNTY AND THE STREETS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONS COURT AND THE STREETS, WITH ALL REQUIRED RIGHT-OF-WAY AND BUILDING SETBACKS, HAVE BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS PUBLIC STREETS. UNTIL SUCH TIME, THE GRACE MEADOWS HOMEOWNERS ASSOCIATION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THE LIMITS OF THE APPROVED DEVELOPMENT PLAT SHALL LOOK SOLELY TO THE OWNER, DEVELOPER OR ENTITY CREATED FOR THAT PURPOSE FOR FUTURE MAINTENANCE AND REPAIR OF THE STREETS INCLUDED IN THE DEVELOPMENT PLAT.

LINE TABLE

LINE	BEARING	LENGTH
L1	N04°55'28"W	10.00'
L2	S85°04'32"W	75.00'
L3	N04°55'28"W	16.85'
L4	N30°47'25"W	60.00'
L5	N30°47'25"W	136.22'
L6	S59°12'35"W	27.83'
L7	S04°55'28"E	130.63'
L8	S85°04'32"W	50.00'
L9	N04°55'28"W	161.96'
L10	N59°12'35"E	59.16'
L11	N30°47'25"W	240.00'
L12	S59°12'35"W	5.00'
L13	N30°47'25"W	60.00'
L14	N59°12'35"E	10.00'
L15	N30°47'25"W	133.23'
L16	N59°35'00"E	10.00'
L17	N29°22'26"W	50.61'
L18	N60°38'10"E	60.00'
L19	S29°21'50"E	49.51'
L20	N59°35'00"E	175.61'
L21	S30°39'00"E	16.66'

LINE TABLE

LINE	BEARING	LENGTH
L22	S59°13'04"W	165.57'
L23	S30°47'25"E	115.00'
L24	N59°14'15"E	22.49'
L25	S30°47'25"E	60.00'
L26	S59°14'15"W	22.49'
L27	S30°47'25"E	235.00'
L28	N59°12'35"E	45.00'
L29	S30°47'25"E	60.00'
L30	S59°12'35"W	45.00'
L31	S30°47'25"E	115.00'
L32	N59°12'35"E	5.00'
L33	S30°47'25"E	16.22'
L34	S04°55'28"E	26.85'
L35	S85°04'32"W	15.00'
L36	S85°04'32"W	15.00'
L37	N04°55'28"W	16.85'
L38	S04°55'28"E	16.85'
L39	N30°47'25"W	50.00'
L40	S30°47'25"E	60.00'
L41	N30°47'25"W	60.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	155.00'	25°51'57"	69.97'	N17°51'27"W	69.38'
C2	245.00'	25°51'57"	110.60'	S17°51'27"E	109.67'
C3	5.00'	90°00'00"	7.85'	N75°47'25"W	7.07'
C4	5.00'	90°00'00"	7.85'	N14°12'35"E	7.07'
C5	5.00'	90°00'00"	7.85'	S75°47'25"E	7.07'
C6	5.00'	90°00'00"	7.85'	S14°12'35"W	7.07'
C7	5.00'	90°00'00"	7.85'	S75°47'25"E	7.07'
C8	5.00'	90°00'00"	7.85'	S14°12'35"W	7.07'
C9	230.00'	25°51'57"	103.83'	N17°51'27"W	102.95'
C10	170.00'	25°51'57"	76.75'	N17°51'27"W	76.10'

SCALE: 1"=100'

100 50 0 100

THIS PLAT OF GRACE VALLEY RANCH PHASE 3 STREET EXTENSION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY REVISED BY SUCH CITY COUNCIL.

DATED THIS _______ DAY OF ___________________________, A.D., 2025.

BY: ___________________ MAYOR

BY: ___________________ CITY SECRETARY

THIS PLAT OF GRACE VALLEY RANCH PHASE 3 STREET EXTENSION 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 _______ DAY OF ___________________________, A.D., 2025.

BY: ___________________ CHAIR

BY: ___________________ VICE CHAIR

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 FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC SPACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESS.

OWNER: _______________________________
SA TOMAHAWK ROCK, L.P.

BY: ___________________
DULY AUTHORIZED AGENT

GREEN VALLEY S.U.D. NOTES
"EASEMENT CERTIFICATE"

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEMS APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY S.U.D. RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE GREEN VALLEY S.U.D. (G.V.S.U.D.) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: _______________________________
AGENT FOR GREEN VALLEY S.U.D.

STATE OF TEXAS
COUNTY OF GUDALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _______________________ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___________DAY OF ________________, A.D. __________.

____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

APPROVED ON THIS THE _______ DAY OF ___________________, A.D., 2025.

____
CITY ENGINEER, CITY OF CIBOLO

0 RESIDENTIAL LOTS AND 0 OPEN SPACE LOTS (NON-RESIDENTIAL) IN 0 BLOCKS

FINAL PLAT
OF
GRACE VALLEY RANCH PHASE 3
STREET EXTENSION

1.76 ACRES OF LAND LOCATED IN THE FRAILAN DE LA GARZA SURVEY 253, ABSTRACT 143, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 62.57 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202399016958 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, OUT OF A CALLED 166.594 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202199023814 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, OUT OF A CALLED 1.783 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202399025907 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF ARIZONA
COUNTY OF ___________

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC SPACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESS.

____
AG EHC II (LEN) MULTI STATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: _______________________________
STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA
COUNTY OF ____________

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

__________________ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ____________________, A.D., 2025.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GUADALUPE VALLEY E.C. NOTES
"EASEMENT REQUIREMENTS"

1. G.V.E.C. TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.
2. ANY EASEMENT DESIGNATED AS A G.V.E.C. 20' x 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
3. WHERE UNDERGROUND SERVICES ARE UTILIZED G.V.E.C. WILL POSSESS A 5' WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW TO SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
4. G.V.E.C. SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
5. ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5' X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.
6. ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
7. ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
8. THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF GRACE VALLEY RANCH PHASE 3 STREET EXTENSION HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

BY: _______________________________
AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

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 FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC SPACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESS.

____
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME L.L.C., A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST) BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER

BY: _______________________________
RICHARD MOTT, P.E., AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF GUADALUPE____________

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

__________________ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ____________________, A.D., 2025.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARCH 7, 2024 SHEET 1 OF 1

3421 Paesanos Pkwy., Ste. 200 San Antonio Tx 78231
Main: 877 627 3772

Colliers
Engineering & Design

March 14, 2025

On behalf of the:

City of Cibolo
Attn: Lindsey Walker
200 S. Main Street
Cibolo, Texas 78108

Re: Final Plat Review
Grace Valley Ranch 3 Street Ext (PC-25-08-FP)

Ms. Walker,

Colliers Engineering & Design has completed its review of the referenced project. We find that the development is in conformance with the City of Cibolo Unified Development Code and flood ordinances. We have no further comments.

Our review of the subdivision does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo

City of Cibolo

City Council Regular Meeting Staff Report

B. Fire Department Incident Summery for February

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Staff Update Item: 9B.

From
Mario Troncoso, Fire Chief

Staff Contact(s)
Mario Troncoso,

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

February 25.pdf

Filters

Cibolo Fire Department

Filters apply to all sheets in the workbook. Return to this sheet to change filter settings.

Start Date
2/1/2025

End Date
2/28/2025

Date Level
- ○ Day
- ○ Week
- ◉ Month
- ○ Quarter
- ○ Year

City
- ☑ Cibolo
- ☑ CIBOLO
- ☑ LIVE OAK
- ☑ Schertz
- ☑ SCHERTZ
- ☑ UBC

Shift
- ☑ A
- ☑ B
- ☑ C

Mutual Aid Type
- ☑ Automatic
- ☑ Mutual
- ☑ None

390 Incidents Selected based on Filter Settings

Date Range Selected: 2/1/2025 - 2/28/2025

Report Date: March 3, 2025 10:04

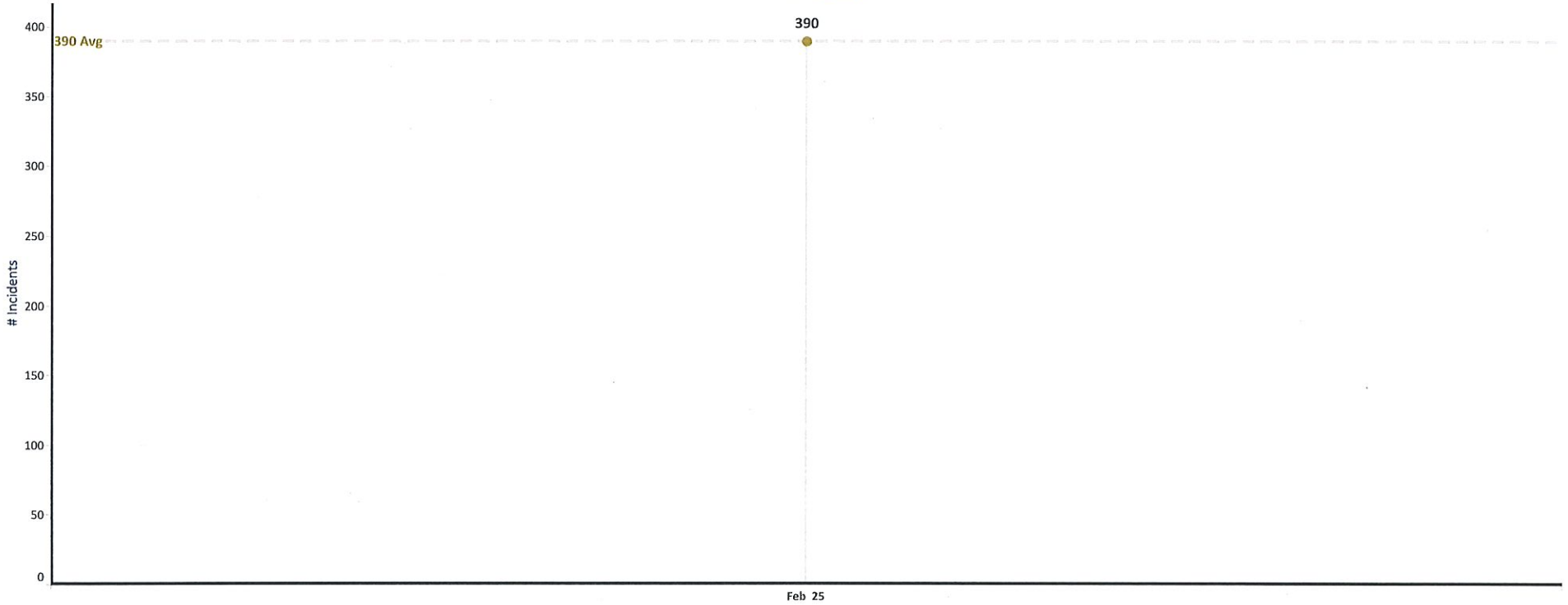
Department Volume

Cibolo Fire Department

Incident Measures per *Month*

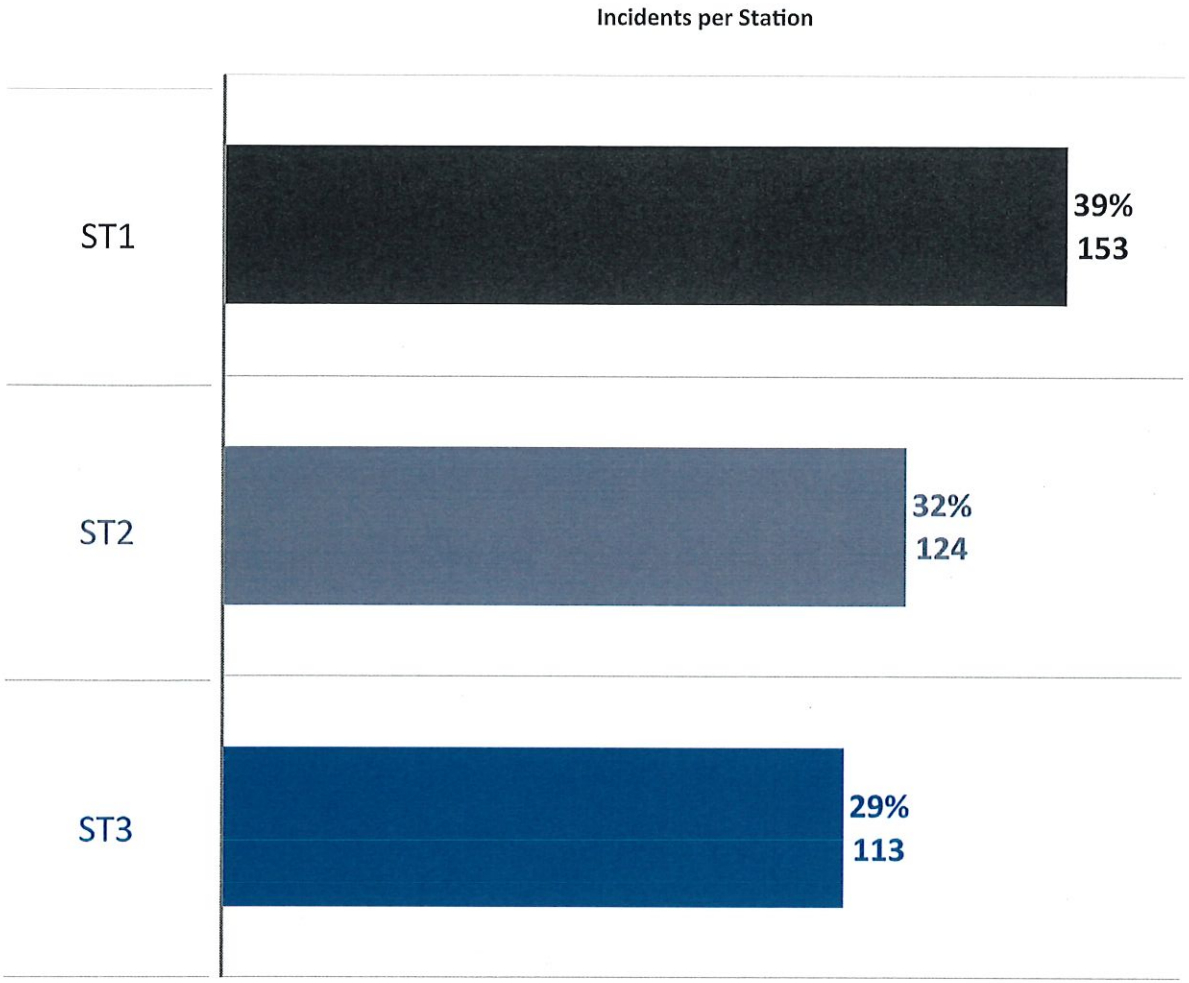
390 Incidents	390 Average	390 Median	390 Minimum	390 Maximum

Incidents per Month



Station Volume

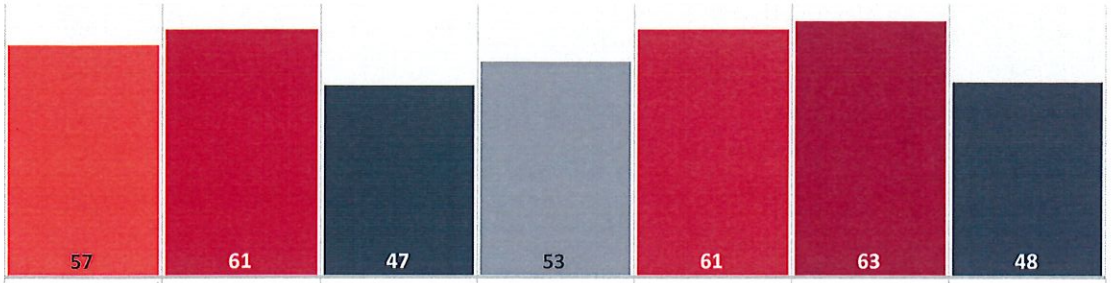
Cibolo Fire Department



	Incidents per *Month*			
	Average	Median	Minimum	Maximum
ST1	153	153	153	153
ST2	124	124	124	124
ST3	113	113	113	113

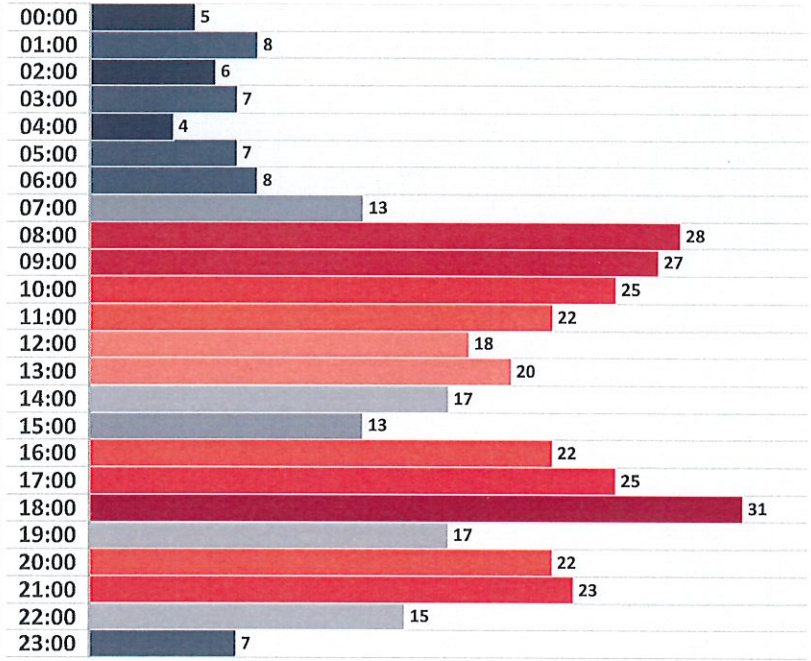
Department Incidents by Day & Hour

Cibolo Fire Department



Sun	Mon	Tue	Wed	Thu	Fri	Sat
			3		2	
3	3	1		1		
	2			1	2	1
2				2	3	
			1			3
1	2	3		1		
2	2		2	2		
	5		3	1	1	3
1	4	9	4	3	6	1
4	7		2	6	3	5
5	3	4	6	1	2	4
3	2	3	3	4	4	3
5	1	1	2	6	3	
1	3	3	3	4	3	3
2	3	3	3	1	2	3
3	1	3	2	1	2	1
3		2	4	5	5	3
6	2	4	3	4	4	2
6	9	3	2	4	3	4
3	3	2	1	2	3	3
2	2	2	4	6	3	3
3	3	3	2	3	6	3
1	2		2	2	6	2
1	2	1	1	1		1

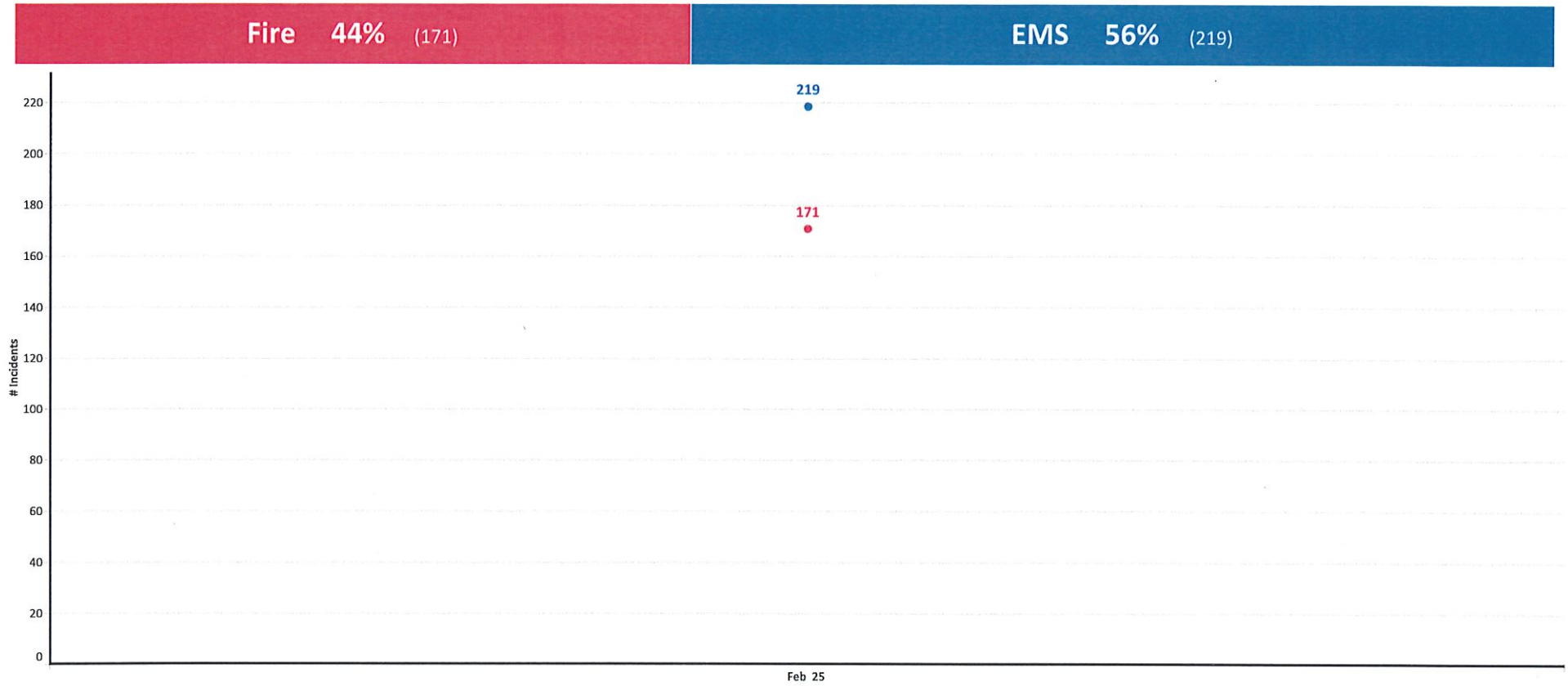
390
Incidents



Department Fire/EMS Volume

Cibolo Fire Department

Fire / EMS Incidents by NFIRS Report Incident Type



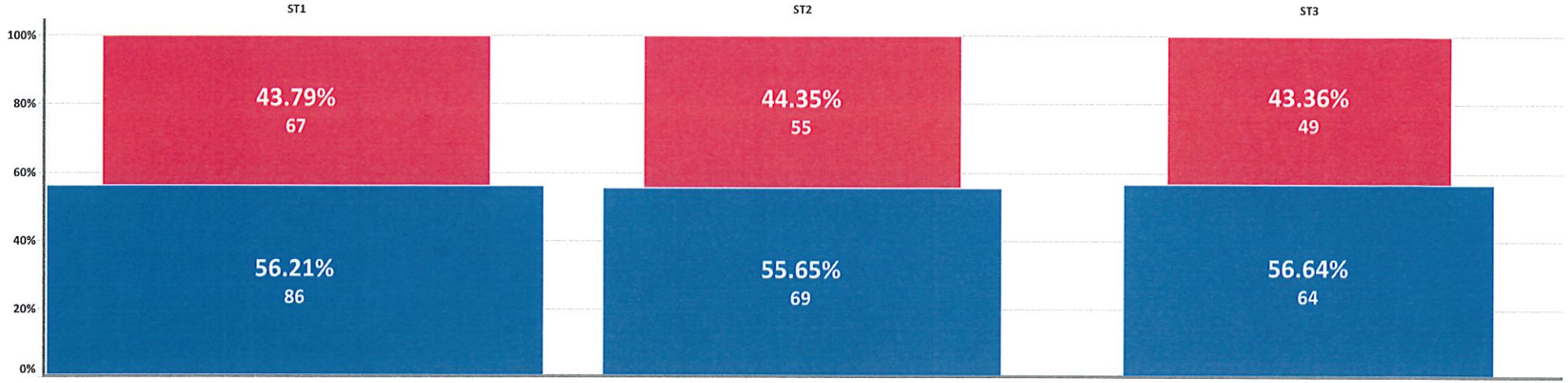
Fire	44%
EMS	56%

Station Fire/EMS %

Click to highlight Fire or EMS | Fire | EMS

Cibolo Fire Department

Fire / EMS Incidents by NFIRS Report Incident Type



Bar WIDTH indicates number of incidents

Station % of Fire / EMS Incident Types per Month

		Feb 25
ST1	Fire	44%
	EMS	56%
ST2	Fire	44%
	EMS	56%
ST3	Fire	43%
	EMS	57%

Department Response Time

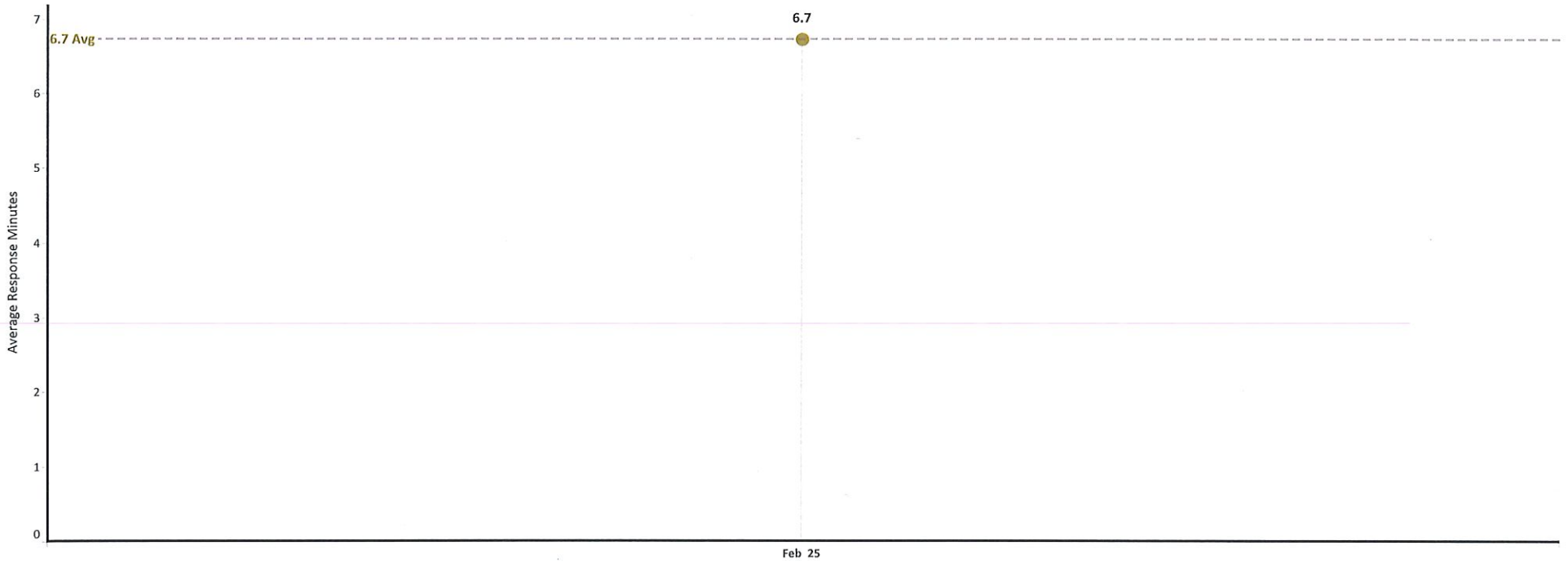
Incidents with valid Response Times

Cibolo Fire Department

Response Time Minutes

6.7	5.7	10.4	0.1	60.7	358
Average	Median	90th Percentile	Minimum	Maximum	Incidents

Response Time - Average Minutes per *Month*



Station Response Time Minutes

Click to highlight a Station

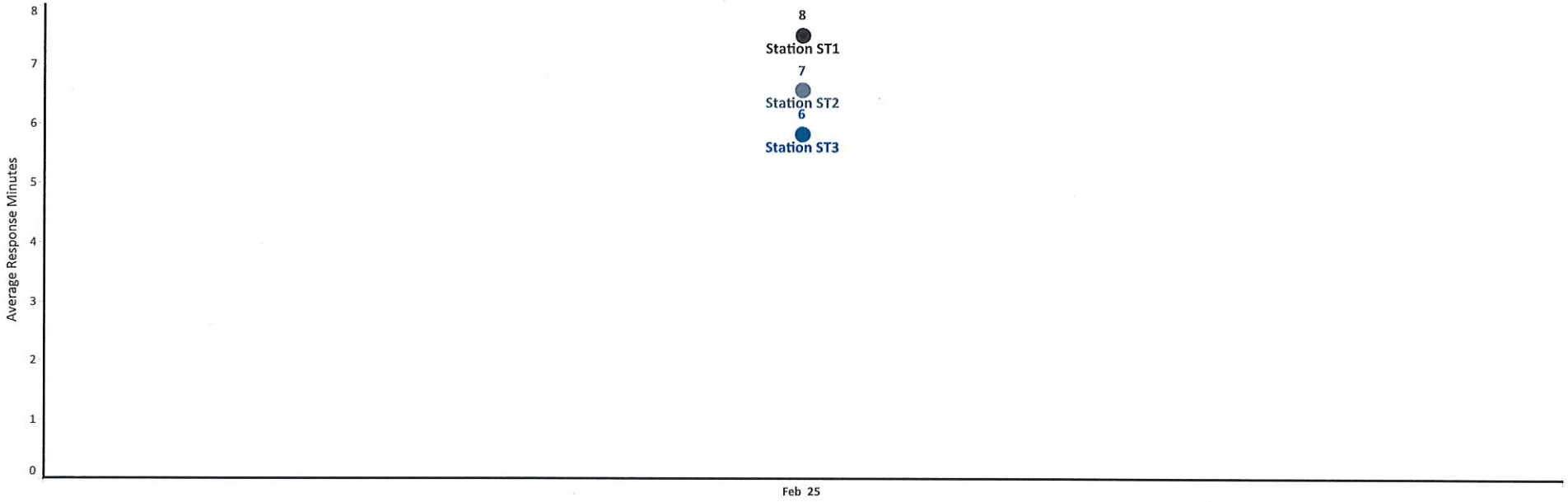
ST1 | ST2 | ST3

Incidents with valid Response Times

Cibolo Fire Department

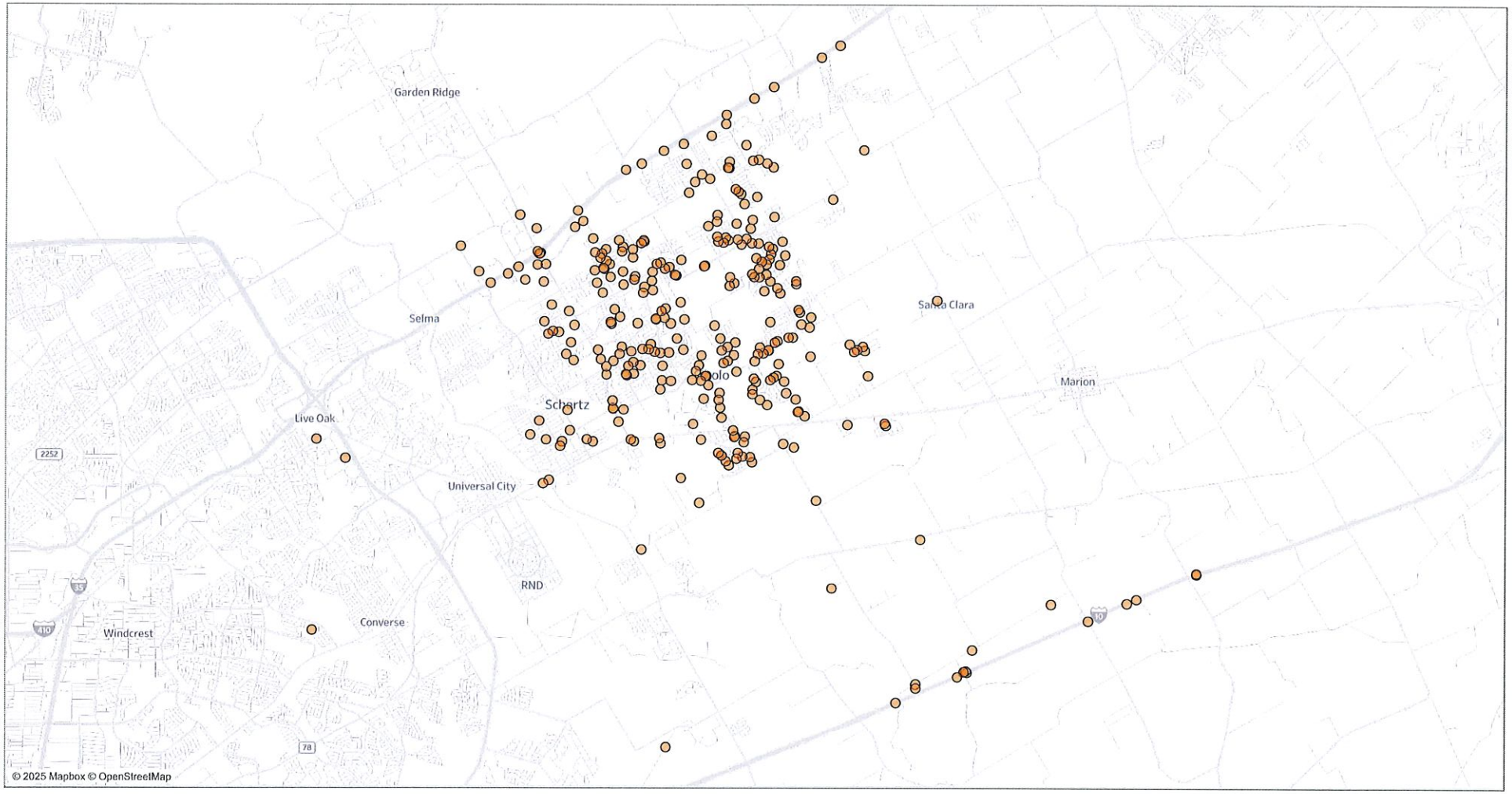
Station ..	Average	Median	90th Percentile	Minimum	Maximum	Incidents
ST1	7.5	6.4	13.6	0.1	38.9	140
ST2	6.6	5.7	9.7	0.1	60.7	112
ST3	5.8	5.5	9.1	0.1	15.5	106

Response Time Station - Average Minutes per *Month*



Incident Locations

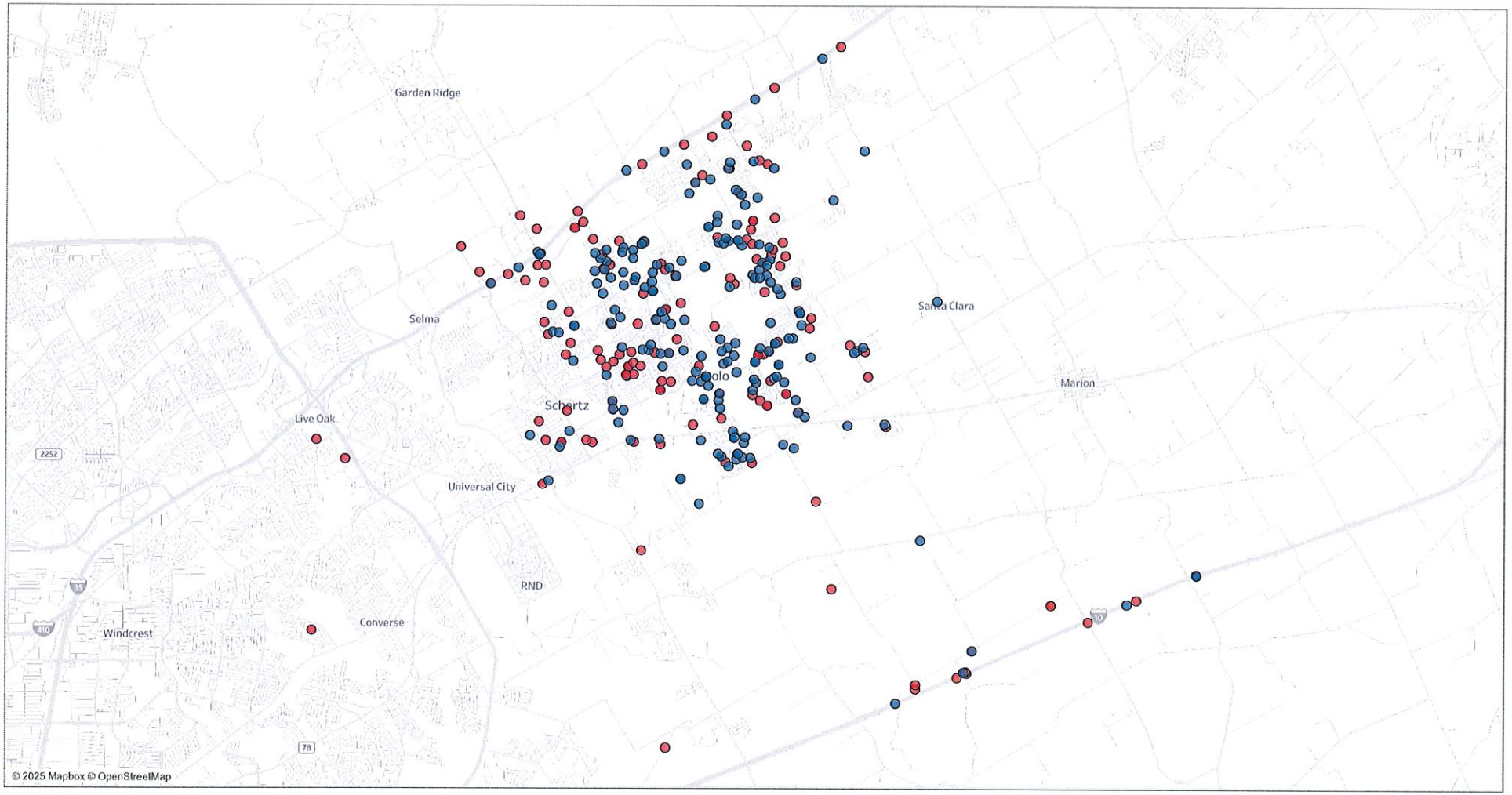
Cibolo Fire Department



Incident Locations by Type

Click to highlight Fire or EMS | Fire | EMS

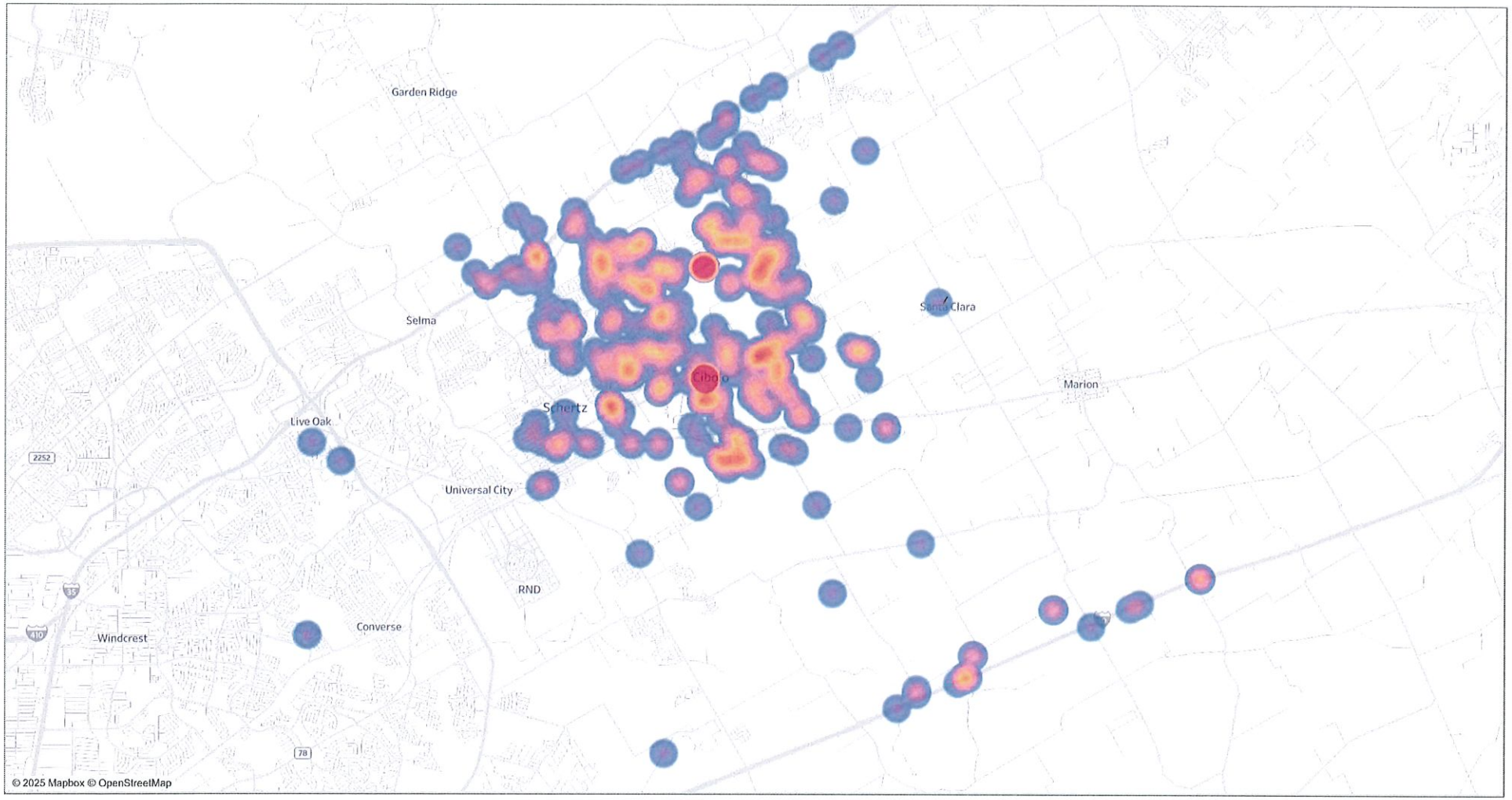
Cibolo Fire Department



Incident Location Heat Map

Low — High

Cibolo Fire Department



MUNICIPAL COURT REPORT - FILED CASES

Violations by Filed Date...

POLICE DEPARTMENT	99	
CODE ENFORCEMENT	7	
MUNICIPAL COURT	11	
ANIMAL CONTROL	1	
TRANSFERRED OUT	0	
Total Filed Violations		118

Completed Cases...

Paid Fine...

POLICE DEPARTMENT	63	
CODE ENFORCEMENT	0	
MUNICIPAL COURT	6	
ANIMAL CONTROL	18	
TRANSFERRED OUT	3	
Total Paid Fines		90

Before Judge...

POLICE DEPARTMENT	6	
CODE ENFORCEMENT	0	
MUNICIPAL COURT	0	
ANIMAL CONTROL	0	
TRANSFERRED OUT	0	
Total Before Judge		6

By Jury...

POLICE DEPARTMENT	2	
CODE ENFORCEMENT	0	
MUNICIPAL COURT	0	
ANIMAL CONTROL	0	
TRANSFERRED OUT	0	
Total By Jury		2
Total Completed		98

Other Completed...

DISMISSED DSC

POLICE DEPARTMENT	29	
CODE ENFORCEMENT	0	
MUNICIPAL COURT	0	
ANIMAL CONTROL	0	
TRANSFERRED OUT	0	
Total		29

DISMISSED AFTER DEFERRED DISP.

POLICE DEPARTMENT	26	
CODE ENFORCEMENT	0	

MUNICIPAL COURT REPORT - FILED CASES

MUNICIPAL COURT	0	
ANIMAL CONTROL	0	
TRANSFERRED OUT	0	
Total		26

DISMISSED BY COMPLAINTANT

	POLICE DEPARTMENT	3	
	CODE ENFORCEMENT	2	
	MUNICIPAL COURT	0	
	ANIMAL CONTROL	1	
	TRANSFERRED OUT	0	
	Total		6
DISMISSED BY JUDGE			
	POLICE DEPARTMENT	0	
	CODE ENFORCEMENT	0	
	MUNICIPAL COURT	1	
	ANIMAL CONTROL	0	
	TRANSFERRED OUT	0	
	Total		1
DISMISSED/COMPLIANCE			
	POLICE DEPARTMENT	9	
	CODE ENFORCEMENT	0	
	MUNICIPAL COURT	0	
	ANIMAL CONTROL	1	
	TRANSFERRED OUT	0	
	Total		10
DISMISSED BY PROSECUTOR			
	POLICE DEPARTMENT	2	
	CODE ENFORCEMENT	1	
	MUNICIPAL COURT	0	
	ANIMAL CONTROL	2	
	TRANSFERRED OUT	0	
	Total		5
	Total Other Completed		77
	Grand Total Completed		175
	Net Difference Filed/Complete		57-

Warrants...

Issued...			
	POLICE DEPARTMENT	0	
	CODE ENFORCEMENT	0	
	MUNICIPAL COURT	0	
	ANIMAL CONTROL	0	
	TRANSFERRED OUT	0	
	Total Violations		0
	Total Warrants Issued		0

Cleared...			
	POLICE DEPARTMENT	1	
	CODE ENFORCEMENT	0	
	MUNICIPAL COURT	2	
	ANIMAL CONTROL	0	
	TRANSFERRED OUT	2	
	Total Violations		5
	Total Warrants Cleared		5
	Change in Total Warrants		5-

CCC20	CCC 2020	$9,104.15
TFC	TFC	$310.59
AR	ARREST FEE	$746.07
STF19	STATE TRAFFIC FEE	$4,976.64

LMCBSF	Local Building Security Fund	$740.94
LTPDF	Local Truancy Prevention Fund	$756.07
LMCTF	Local Court Technology Fund	$604.85
LMJF	Local Municipal Jury Fund	$15.12
DSC	DSC ADMIN FEE	$440.00
FINE	FINE	$11,486.00
CCC04	CONSOLIDATED COURT COST	$342.00
STF	STATE TRAFFIC FEE	$120.00
MCBS	MUNICIPAL COURT BUILDING SEC.	$25.90
CTF	COURT TECHNOLOGY FUND	$32.00
SJRF	STATE JURY REIMBURSEMENT FEE	$28.10
JFCI	JUDICIAL SUPPORT FEE-CITY	$4.20
IDF	Indigent Defense Fee	$14.00
CJFS	Civil Justice Fee State (MVF)	$0.18
CJFC	Civil Justice Fee Court (MVF)	$0.02
JFCT2	JUDICIAL SUPPORT-STATE (JS)	$37.80
TPF	TRUANCY PREVENTION FUND (TPD)	$13.00
CS2	CHILD SAFETY FEE (SCHOOL ZONE)	$509.28
COLAGY	COLLECTION AGENCY FEE	$1,300.07
ADMIN	SPECIAL EXPENSE FEE	$3,756.30
WRNTFE	WARRANT FEE	$400.00
TLFTA1	OMNI BASE STATE	$60.00
TLFTA2	OMNI FEES	$51.20
TLFTA3	LOCAL OMNI BASE FEE - CITY	$34.14
TP-S	TIME PAYMENT PLAN - STATE	$44.10
TP-L	TIME PAYMENT PLAN - LOCAL	$35.28
TP-L-C	TIME PAYMENT FEE - EFFIENCY	$8.84
TPRF	Time Payment Reimbursement Fee	$195.00
AF2	$20 Administrative Fee	$160.00
FTA FE	FTA/VPTA LOCAL FEE	$100.00
CS3	CHILD SAFETY FEE- PARKING ORDS	$10.00
CER OT	OFFICER OVERTIME	$50.41
AF	DISMISSAL FEE	$10.00
	Total Fees/Fines Paid	$36,522.25

Kept by the city - $20,482.21

City of Cibolo

City Council Regular Meeting Staff Report

A. Approval/Disapproval of a Resolution regarding the application of CenterPoint to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; authorizing the City to continue to participate in a coalition of cities now known as the "Alliance of CenterPoint Municipalities-South Texas". (Ms. Miranda)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Resolution Item: 10A.

From
Anna Miranda, Finance Director

PRIOR CITY COUNCIL ACTION:

On November 14, 2023, Council voted to suspend Centerpoint rate changes for 45 days.

BACKGROUND:

The City is a member of the Alliance of CenterPoint Municipalities – South Texas Division (ACM-S. Texas) of cities. ACM-S. Texas was organized by a number of municipalities served by CenterPoint Energy Resources Corp., ("CenterPoint") and has been represented by the law firm of Herrera Law & Associates, PLLC (through Mr. Alfred R. Herrera) to assist in reviewing applications to change rates submitted by CenterPoint.

In CenterPoint's immediately preceding general rate case, CenterPoint consolidated its four service divisions, the Beaumont/East Texas Division, the South Texas Division, the Houston Division, and the Texas Coast Division, into a single division to which CenterPoint refers as the "Texas Division." The City intervened in the proceeding at the Railroad Commission as part of the broader Alliance of CenterPoint Municipalities (ACM). ACM is comprised of cities represented by the law firm of Herrera Law & Associates, including the ACM-S. Texas cities, served by CenterPoint in what were its prior four divisions, and now consolidated into a single division.

"GRIP" RATE APPLICATION

Under section 104.301 of the Gas Utility Regulatory Act ("GURA"), a gas utility is allowed to request increases in its rates to recover a return on investments it makes between rate cases. This section of GURA is commonly referred to as the "GRIP" statute, that is, the "Gas Reliability Infrastructure Program."

Under a decision by the Supreme Court of Texas, the Court concluded that a filing made under the GRIP statute permitted gas utilities the opportunity to recover return on capital expenditures made during the interim period between rate cases by applying for interim rate adjustment and that proceedings under the GRIP statute did not contemplate either adjudicative hearings or substantive review of utilities' filings for interim rate adjustments. Instead, the Court concluded, the GRIP statute provides for a *ministerial* review of the utility's filings to ensure compliance with the GRIP statute and the Railroad Commission's rules, and that it is within the Railroad Commission's authority to preclude cities from intervening and obtaining a hearing before the Railroad Commission.

CENTERPOINT'S "GRIP" APPLICATION

On or about February 18, 2025 CenterPoint Energy Resources Corp., Texas Division ("CenterPoint") filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program ("GRIP"). CenterPoint's application if approved by the Commission will result in an increase in the monthly customer charges as shown below:

CenterPoint's filing proposes a uniform increase in each customer class's Customer Charge, as follows:

- Residential: $2.88 per month
- General Service-Small: $5.14 per month
- Gen. Service-Large Vol: $61.20 per month

However, because CenterPoint's customer charges are not currently uniform across its "Texas Division," the increase in customer charge per customer class affects customers' bills differently. The tables below show the current customer charges compared to the proposed customer charges in what were CenterPoint's four prior divisions. We note that as part of the transition to a single "Texas Division," the Houston and Texas Coast geographic areas have their own set of uniform customer charges, and the South Texas and Beaumont/East Texas Divisions have their own set of customer charges.

South Texas and Beaumont/East Texas Geographic Rate Areas

Rate Schedule	Current Customer Charge	Proposed 2025 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill	Percent Increase in Customer Charge
R-2099-I-GRIP 2025; R-2099-U-GRIP 2025 Residential	$25.00 per customer per month	$2.88 per customer per month	$27.88 per customer per month	$2.88 per customer per month	**11.52%**
GSS-2099-I-GRIP 2025; GSS-2099-U-GRIP 2025 General Service Small	$48.00 per customer per month	$5.14 per customer per month	$53.14 per customer per month	$5.14 per customer per month	**10.71%**
GSLV-630-I-GRIP 2025; GSLV-630-U-GRIP 2025 General Service Large Volume	$230.00 per customer per month	$61.20 per customer per month	$291.20 per customer per month	$61.20 per customer per month	**26.61%**

Houston and Texas Coast Geographic Rate Areas

Rate Schedule	Current Customer Charge	Proposed 2025 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill	Percent Increase in Customer Charge
R-2099-I-GRIP 2025; R-2099-U-GRIP 2025 Residential	$19.50 per customer per month	$2.88 per customer per month	$22.38 per customer per month	$2.88 per customer per month	**14.77%**
GSS-2099-I-GRIP 2025; GSS-2099-U-GRIP 2025 General Service Small	$30.00 per customer per month	$5.14 per customer per month	$35.14 per customer per month	$5.14 per customer per month	**17.13%**
GSLV-630-I-GRIP 2025; GSLV-630-U-GRIP 2025 General Service Large Volume	$390.00 per customer per month	$61.20 per customer per month	$451.20 per customer per month	$61.20 per customer per month	**15.69%**

CenterPoint presents that its proposed increases in its customer charges produce an increase in annual revenue of about $70.7 million, system wide, in its Texas Division**.**

STAFF RECOMMENDATION:

Although the City's ability to review and effectuate a change in CenterPoint's requested increase is limited, the City should exercise due diligence with regard to rate increases of monopoly utilities who operate within its boundaries, including increases requested under the GRIP statute to ensure compliance with the requirements of that law. This includes whether CenterPoint's current rates produce a rate of return in excess of its authorized rate of return.

To exercise its due diligence, it is necessary to suspend CenterPoint's proposed effective date of April 19, 2025 for forty-five days, so that the City can evaluate whether the data and calculations in CenterPoint's rate application are correctly done.

Therefore, ACM-S. Texas's Special Counsel, the law firm of Herrera Law & Associates, PLLC recommends that the City adopt a resolution suspending CenterPoint's proposed effective date for 45 days. Assuming a proposed effective date of April 19, 2025, CenterPoint's proposed effective date is suspended until June 3, 2025.

FINANCIAL IMPACT:

N/A

MOTION(S):

Move to approve (or disapprove) the Resolution suspending the effective date of Centerpoint rate increase for 45 days.

Attachments

20250325 CenterPoint Energy-GRIP-2021-SUSPENSION-RESOLUTION-STx-Resolution-022625_FINAL.pdf

RESOLUTION NO._____

A RESOLUTION BY THE CITY OF CIBOLO, TEXAS, ("CITY") REGARDING THE APPLICATION OF CENTERPOINT ENERGY RESOURCES CORP., TEXAS DIVISION, TO INCREASE RATES UNDER THE GAS RELIABILITY INFRASTRUCTURE PROGRAM; SUSPENDING THE EFFECTIVE DATE OF THIS RATE APPLICATION FOR FORTY-FIVE DAYS; AUTHORIZING THE CITY TO CONTINUE TO PARTICIPATE IN A COALITION OF CITIES NOW KNOWN AS THE "ALLIANCE OF CENTERPOINT MUNICIPALITIES-SOUTH TEXAS;" DETERMINING THAT THE MEETING AT WHICH THE RESOLUTION WAS ADOPTED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, on or about February 18, 2025 CenterPoint Energy Resources Corp., Texas Division ("CenterPoint") filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program ("GRIP"), and proposed increases in the monthly customer charges for all retail customer classes as shown below:

South Texas and Beaumont/East Texas Geographic Rate Areas

Rate Schedule	Current Customer Charge	Proposed 2025 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill	Percent Increase in Customer Charge
R-2099-I-GRIP 2025; R-2099-U-GRIP 2025 Residential	$25.00 per customer per month	$2.88 per customer per month	$27.88 per customer per month	$2.88 per customer per month	**11.52%**
GSS-2099-I-GRIP 2025; GSS-2099-U-GRIP 2025 General Service Small	$48.00 per customer per month	$5.14 per customer per month	$53.14 per customer per month	$5.14 per customer per month	**10.71%**
GSLV-630-I-GRIP 2025; GSLV-630-U-GRIP 2025 General Service Large Volume	$230.00 per customer per month	$61.20 per customer per month	$291.20 per customer per month	$61.20 per customer per month	**26.61%**

and

WHEREAS, the City has a special responsibility to exercise due diligence with regard to rate increases of monopoly utilities who operate within its boundaries; and

WHEREAS, the application to increase rates by CenterPoint is complex; and

WHEREAS, it is necessary to suspend the effective date for the increase in rates for forty-five days, so that the City can assure itself that the data and calculations in CenterPoint's rate application are correctly done; and

WHEREAS, the effective date proposed by CenterPoint is April 19, 2025, but a suspension by the City will mean that the rate increase cannot go into effect prior to June 3, 2025.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS THAT:

Section 1. That the statements and findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. The City suspends the requested effective date by CenterPoint for forty-five days pursuant to the authority granted the City under Section 104.301 of the Texas Utilities Code to allow the City to review the data and calculations that provide the basis for CenterPoint's proposed increase in rates.

Section 3. The City shall continue to act jointly with other cities that are part of a coalition of cities now known as the Alliance of CenterPoint Municipalities ("ACM") – South Texas.

Section 4. The City authorizes the law firm of Herrera Law & Associates, PLLC, to act on its behalf in connection with CenterPoint's application to increase rates.

Section 5. To the extent allowed by law, CenterPoint is ordered to pay the City's reasonable rate case expenses incurred in response to CenterPoint's rate increase application within 30 days of receipt of invoices for such expenses to the extent allowed by law.

Section 6. The meeting at which this resolution was approved was in all things conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 7. This resolution shall be effective immediately upon passage.

PASSED AND APPROVED this 25th day of March, 2025.

APPROVED:

_____

ATTEST: Mark Allen, Mayor

_____

Peggy Cimics, City Secretary

City of Cibolo

City Council Regular Meeting Staff Report

A. Discussion/Action on the FY26 budget timeline, setting dates for budget workshops and special meetings. (Ms. Miranda)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11A.

From
Anna Miranda, Finance Director

PRIOR CITY COUNCIL ACTION:

City Council set the date for the Strategic Plan workshop for April 5th.

BACKGROUND:

This presentation will review the budget timeline and key dates, economic outlook, and headwinds going into the FY 26 budget process. We will be seeking direction from City Council on setting future dates for special budget workshops and special meetings in June, July and August.

Budget Workshop suggested dates are:

- June 17th (3rd Tuesday)
- July 15th (3rd Tuesday)
- July 31st (Special Meeting – last Thursday)
- August 5th (1st Tuesday)

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

FY26 Budget Schedule 20250325.pdf

FY 26 Budget Timeline

March 25, 2025

Seeking *feedback* from Council

- Council needs to set dates for special budget workshops this summer.
- Suggested dates are:
  - June 17th (3rd Tuesday)
  - July 15th (3rd Tuesday)
  - July 31st (Special Meeting – last Thursday)
  - August 5th (1st Tuesday)

Presentation Overview

- ❑ Budget Cycle
- ❑ Key Dates
- ❑ Texas Economic Outlook
- ❑ Headwinds
- ❑ General Fund – significant revenue sources
- ❑ Feedback requested

Budget Cycle

Key Dates

March 25 – Set Preliminary Schedules, CIP update

April 5 - Council Strategic Management Workshop

May 1 - Preliminary Taxable Values available

June 17 – Budget workshop #1

July 15 – Budget Workshop #2

July 25 – Certified Taxable Values

July 31 – Special Meeting to discuss tax rate

August 5 – Budget Workshop #3, if needed

August 12 – Deliver City Manager's Proposed Budget

August 26 – Council feedback on City Manager's Proposed Budget

September 9 – Hold public hearings, adopt budget and tax rate

Texas Economic Outlook

Resilient Growth

Resilient growth is expected to continue at the same pace as 24, slightly below trend

Employment forecast for 2025 is 1.6% growth

Inflation is a top concern

Home sales flat, inventories rising

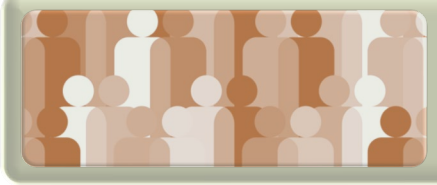
Oil Production rising slightly

Risks include tariffs, reduced immigration, federal government spending cuts

Federal Reserve Bank of Dallas

Headwinds

Continued modest growth in sales tax



Staffing levels

Continued Inflation

Market compensation adjustments (non-public safety)

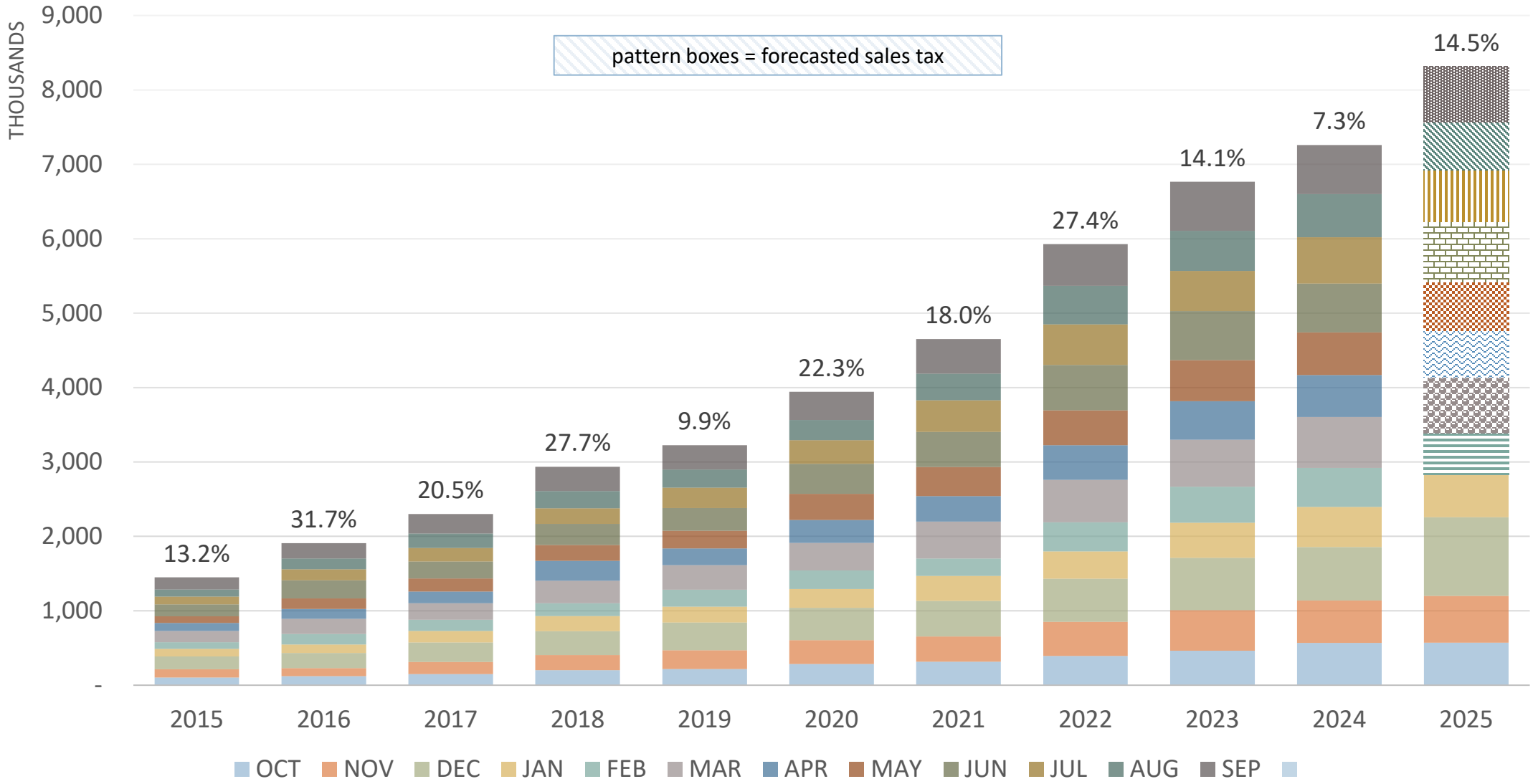
Capital infrastructure needs

General Fund – largest revenue sources

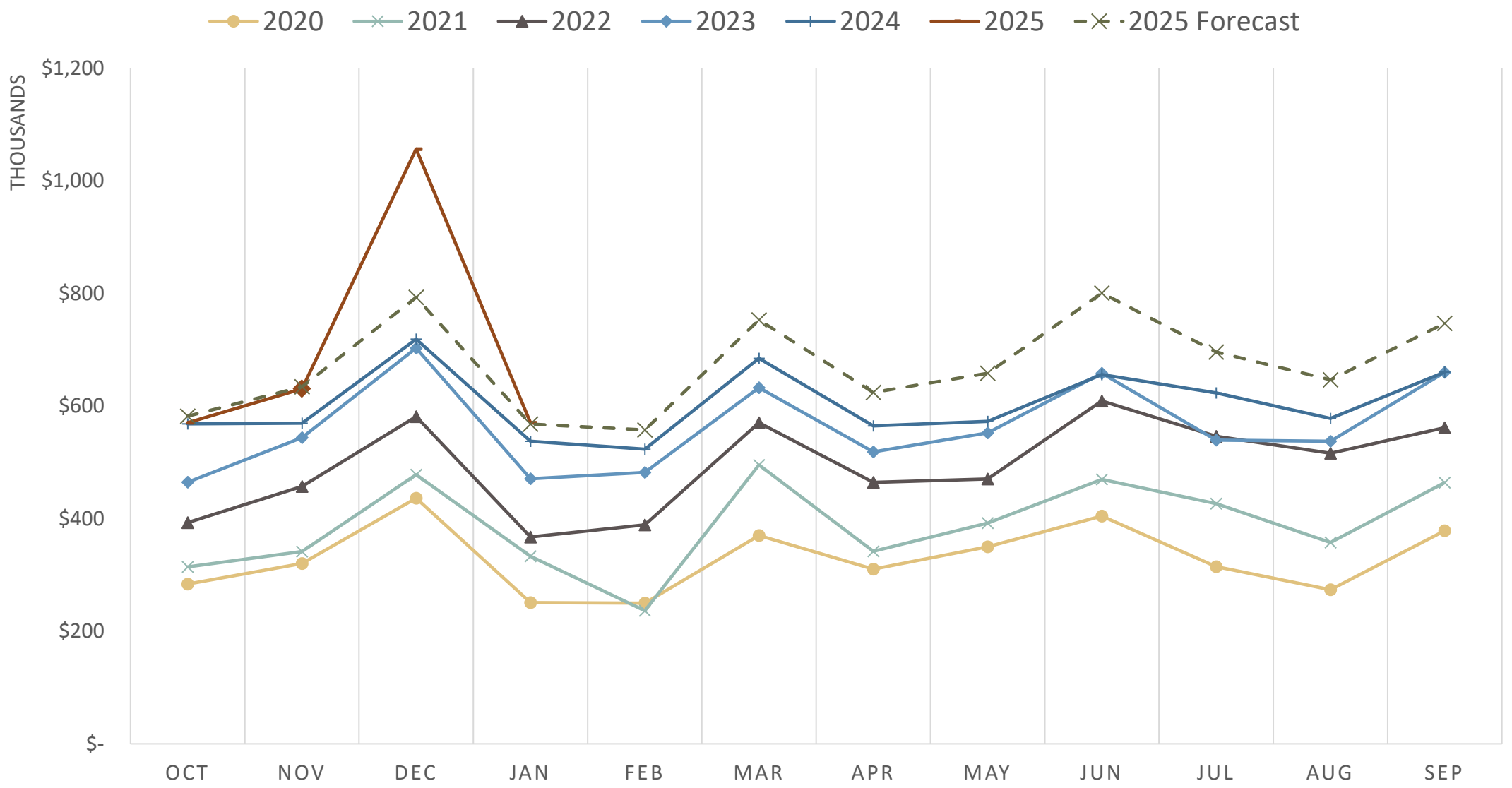
52.2%	23.8%
• Property Taxes	• Sales Taxes

- Property Taxes remain stable with collection of 96% of our levy as of 2/28/2025
- Sales tax fluctuates with the economy, we saw our highest single month receipt in February for December sales

Sales Tax – YTD & Last 10 years



Sales Tax – YTD & Last 5 years



Seeking *feedback* from Council

- Council needs to set dates for special budget workshops this summer.
- Suggested dates are:
  - June 17th (3rd Tuesday)
  - July 15th (3rd Tuesday)
  - July 31st (Special Meeting – last Thursday)
  - August 5th (1st Tuesday)

City of Cibolo

City Council Regular Meeting Staff Report

B. Discussion/Presentation on the five (5) year Parks Improvement Plan. (Mr. Howard)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11B.

From
David Howard, Parks Superintendent

BACKGROUND:

May 23, 2023. An update on parks was provided.

SUMMARY:

The following presentation outlines the 5-Year Parks Improvement Plan. Action on this plan will be discussed during future FY26 budget workshops.

Following this presentation, City Council will be discussing the 5 Year CIP. Mr. Gomez will ask Council if it wants to increase the amount of annual funding for park improvements. The 5 Year CIP presently reflects annual funding between FY25 through FY29 as shown below.

FUTURE BONDS:	CATEGORY		FY25	FY26	FY27	FY28	FY29	TOTAL
Park Improvements	Parks		750,000	750,000	500,000	500,000	500,000	**3,000,000**

In this presentation, Staff is seeking direction on the following:

- Does the City Council want to reallocate the FY24 $656,000 to another park or hold the funds for Tolle Nature Preserve, awaiting the outcome of the second grant submittal to Texas Parks and Wildlife Department (T.P.W.D.)?
- What City park would Council like to allocate the FY25 $750,000 to?
- Does the City Council support initiating a Parks Master Plan in the FY26 budget?
- Does the City Council support the addition of two softball fields, which would support Cibolo Little League? This would promote tournaments.
- Which field restoration process does the City Council want to undertake?

FINANCIAL IMPACT:

The fiscal impact will depend on the Council's direction.

MOTION(S):

Motions will be related to the five questions above.

Attachments

5-yr Parks Improvement Plan Presentation.pdf

City of Cibolo 5 Year Park Improvements Plan

Presented by: David L. Howard

Date: January 28th 2025

Introduction

City Parks: 4 parks (93.63 acres)

*Not including the YMCA, Sports Complex, or MEC

- Rentable Football Fields: 1
- Rentable Baseball/Softball Fields: 2
- Basketball Courts: 2
- Walking Trails: 15 miles

City Open Spaces (31 acres)

- Warbler Woods (21 Acres) – Future Park
- Town Creek (10 Acres)

City Sports Facilities (50.38 acres)

- Multi-Event Center
- Sports Complex

Council Considerations

- Does the City Council want to reallocate the FY24 $656,000 to another park or hold the funds for Tolle Nature Preserve, awaiting the outcome of the second grant submittal to Texas Parks and Wildlife Department (T.P.W.D.)

- What City park would Council like to allocate the FY25 $750,000 to?

- Does the City Council support initiating a Parks Master Plan in the FY26 budget?

- Does the City Council support the addition of two softball fields, which would support Cibolo Little League? This would promote Tournaments.

- Which field restoration process does the City Council want to undertake?

Current Issues

- No Rentable Field Availability
- No plan for how we will accommodate expected growth
- Lack of outdoor spaces for recreational activities
- Limited staff to allow for better programming and to host more events
- Limited Passive Recreation opportunities
- Walkability
- MEC Field Restoration

Schlather Park

Schlather Park Features

- 71.72 Acres
- 18-Hole Dick Golf
- Grills
- Pavilion
- Picnic Tables
- Playground
- Restroom
- Walking Trails
- Bird Watching Pavilion
- Community Garden

Schlather Park Current Conditions

Schlather Park Renovations

2025 Revised Figure = $1,332,634.00 (3% annual increase per CPI)

SCHLATHER PARK RENOVATIONS
PROBABLE CONSTRUCTION COST ESTIMATE

NAME: SCHLATHER PARK RENOVATIONS

ENGINEER: KFW ENGINEERS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
100	Mobilization	LS	1	10%	$93,755.00
101	Preperation of Right of Way	LS	1	5%	$46,877.50
	Restroom Rehab	LS	1	$50,000.00	$50,000.00
	Poured-in-Place Playground Surface	SF	3000	$16.00	$48,000.00
	Playground Shade Structure	EA	1	$50,000.00	$50,000.00
	Disc Golf Tee Signage	EA	18	$100.00	$1,800.00
	Themed Playground (incl. Surfacing)	LS	1	$750,000.00	$750,000.00
	New Landcape	SF	4000	$4.00	$16,000.00
	Wildflower Area	SF	45000	$0.10	$4,500.00
	Fence for Wildflower Area - split rail	LF	750	$15.00	$11,250.00
	Irrigation	SF	4000	$1.50	$6,000.00
	SWPPP	LS	1	5%	$46,877.50
	Contingency	LS	1	15%	$168,759.00

TOTAL: **$1,293,819.00**

Schlather Park Renovations

2025 Revised Figure = $928,885.00 (3% annual increase per CPI)

NEW VOLLEYBALL PARK
PROBABLE CONSTRUCTION COST ESTIMATE

NAME: NEW VOLLEYBALL PARK

ENGINEER: KFW ENGINEERS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
100	Mobilization	LS	1	10%	$65,350.00
101	Preperation of Right of Way	LS	1	5%	$32,675.00
	Parking Lot (50 Spaces)	SF	20000	$5.00	$100,000.00
	Restroom	LS	1	$50,000.00	$50,000.00
	Playground (5-12 year olds)	LS	1	$125,000.00	$125,000.00
	Poured-in-Place Playground Surface	SF	5000	$16.00	$80,000.00
	Playground Shade Structure	EA	1	$40,000.00	$40,000.00
	Fence (6' Tall Metal)	LF	300	$40.00	$12,000.00
	Sand Volleyball Courts	EA	12	$16,000.00	$192,000.00
	New Landcape	SF	3000	$4.00	$12,000.00
	Trees (2" Caliper)	EA	20	$250.00	$5,000.00
	Irrigation	SF	30000	$1.25	$37,500.00
	SWPPP	LS	1	5%	$32,675.00
	Contingency	LS	1	15%	$117,630.00
				TOTAL:	**$901,830.00**

Veterans Park

Veterans Park Features

- 2.95 Acres
- Multi-Purpose Field
- Grills
- Pavilion
- Picnic Tables
- Playground
- Restroom
- Basketball Court

Veterans Park Current Conditions

Veterans Park Renovations

2025 Revised Figure = $631,907.00 (3% annual increase per CPI)

VETERANS MEMORIAL PARK RENOVATION
PROBABLE CONSTRUCTION COST ESTIMATE

NAME: VETERANS MEMORIAL PARK RENOVATION

ENGINEER: KFW ENGINEERS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
100	Mobilization	LS	1	10%	$44,040.00
101	Preperation of Right of Way	LS	1	5%	$22,020.00
	Removal/Relocation of Monument	LS	1	$5,000.00	$5,000.00
	Poured-in-Place Playground Surface	SF	3000	$16.00	$48,000.00
	Playground Shade Structure	EA	1	$50,000.00	$50,000.00
	Resurface Basketball Court	SF	6200	$2.00	$12,400.00
	Basketball Court Shade Structure	EA	1	$90,000.00	$90,000.00
	Site Furnishings (one Bench, Trash/Rec, Table)	LS	4	$5,000.00	$20,000.00
	Multi-purpose Field Renovation	SF	40000	$3.00	$120,000.00
	Trees	EA	25	$250.00	$6,250.00
	Irrigation (entire park)	SF	75000	$1.25	$93,750.00
	SWPPP	LS	1	5%	$22,020.00
	Contingency	LS	1	15%	$80,022.00
				TOTAL:	**$613,502.00**

Niemietz Park

Niemietz Park Features

- 12.63 Acres
- Baseball/Softball Field
- Basketball Court
- Bleachers
- Concessions
- Football Field
- Grills
- Lighted
- Pavilion
- Picnic Tables
- Playground
- Restroom
- Walking Trails

Niemietz Park Current Conditions

Niemietz Park Renovations

2025 Revised Figure = $1,324,745.00 (3% annual increase per CPI)

NIEMIETZ PARK RENOVATION
PROBABLE CONSTRUCTION COST ESTIMATE

NAME: NIEMIETZ PARK RENOVATION

ENGINEER: KFW ENGINEERS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
100	Mobilization	LS	1	10%	$93,200.00
101	Preperation of Right of Way	LS	1	5%	$46,600.00
	Football Field Renovation	SF	60000	$2.00	$120,000.00
	Softball Field Renovation	SF	60000	$3.00	$180,000.00
	Softball Field Fence (Backstop, Dugouts, 6' Perime	LS	1	$50,000.00	$50,000.00
	Small Restroom Renovation	LS	1	$30,000.00	$30,000.00
	Concession Renovation	LS	1	$100,000.00	$100,000.00
	Walking Trail - 6' Wide DG (4" DG w/ 6" Base)	SF	15000	$3.00	$45,000.00
	Walking Trail - Edging (6"x12" Conc Curb)	LF	5000	$17.00	$85,000.00
	Site Furnishings (one Bench, Trash/Rec, Table)	EA	4	$5,000.00	$20,000.00
	Resurface Large Pavilion	SF	6000	$2.00	$12,000.00
	Renovate Kitchen, Restroom, Meeting Room	LS	1	$150,000.00	$150,000.00
	Poured-in-Place Playground Surface	SF	5500	$16.00	$88,000.00
	Engineered Wood Fiber Playground Surface	SF	5500	$4.00	$22,000.00
	Cibolo Creek Trailhead	LS	1	$30,000.00	$30,000.00
	SWPPP	LS	1	5%	$46,600.00
	Contingency	LS	1	15%	$167,760.00
				TOTAL:	**$1,286,160.00**

Al Rich Park

Al Rich Park Features

- 6.34 Acres
- Softball/Baseball Field
- Bleachers
- Pavilion
- Picnic Tables
- Restroom
- Playground
- Hiking Trails

Al Rich Park Current Conditions

Al Rich Park Renovations

2025 Revised Figure = $788,074.00 (3% annual increase per CPI)

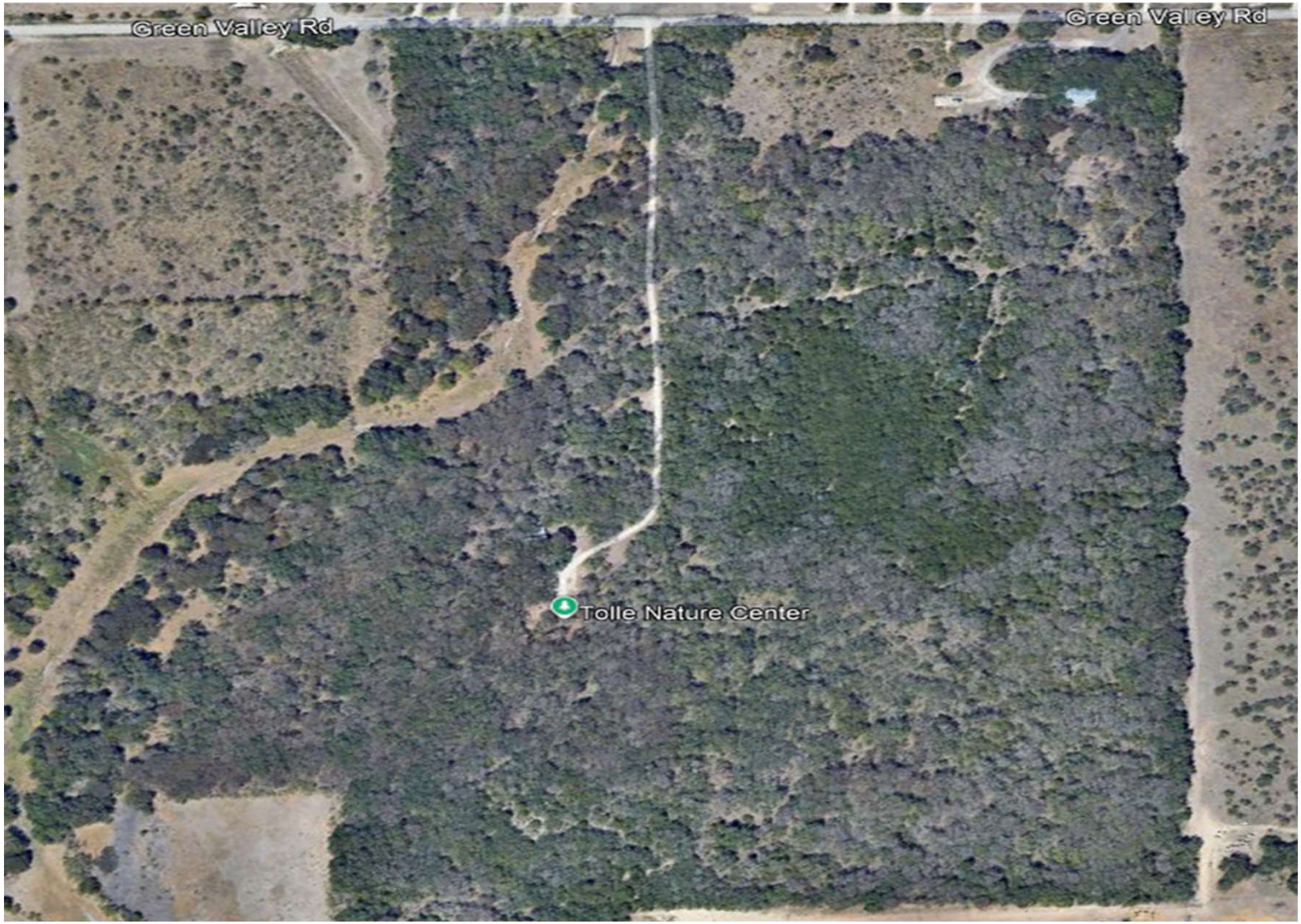
AL RICH PARK RENOVATION
PROBABLE CONSTRUCTION COST ESTIMATE

NAME: AL RICH PARK RENOVATION

ENGINEER: KFW ENGINEERS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
100	Mobilization	LS	1	10%	$55,450.00
101	Preperation of Right of Way	LS	1	5%	$27,725.00
	Softball Field (Prep, Infield, Outfield)	SF	64000	$3.00	$192,000.00
	New Fence (Backstop, Dugouts, 6' Perimeter)	LS	1	$50,000.00	$50,000.00
	Field Lighting	LS	1	$250,000.00	$250,000.00
	Irrigation	SF	50000	$1.25	$62,500.00
	SWPPP	LS	1	5%	$27,725.00
	Contingency	LS	1	15%	$99,810.00
				TOTAL:	**$765,210.00**

Tolle Nature Center



Tolle Nature Center

2025 Revised Figure = $1,100,112.00 (3% annual increase per CPI)

CDS muery

TOLLE NATURE CENTER
DESIGN CONSTRUCTION COST ESTIMATE
September 28, 2021

	ITEM	TASK / DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TASK SUBTOTAL
	1	GENERAL CONDITIONS (8%)	1	LS	$ 47,125.10	$ 47,125.10
	2	BONDS AND INSURANCE (3%)	1	LS	$ 17,671.91	$ 17,671.91
SW3P	3	SEDIMENTATION AND EROSION CONTROL MEASURES	1	LS	$ 2,500.00	$ 2,500.00
	4	TEMPORARY FENCING	1	LS	$ 1,000.00	$ 1,000.00
EARTH	5	EARTHWORK / SITE GRADING	1	LS	$ 30,000.00	$ 30,000.00
DEMO	6	REMOVE EXISTING CONCRETE (FLATWORK, ETC)	1,391	SY	$ 25.00	$ 34,775.00
	7	REMOVE EXISTING STORM (SIDEWALK DRAINS, ETC.)	1	LS	$ 1,000.00	$ 1,000.00
	8	SAWCUT & TIE-IN TO GREEN VALLEY ROAD	1	EA	$ 10,000.00	$ 10,000.00
PAVEMENT	9	2-IN ASPHALT PAVEMENT (MEDIUM DUTY, TYPE D)	5,652	SY	$ 30.00	$ 169,560.00
	10	10-IN FLEXIBLE BASE (TYPE A, GRADE 1-2)	5,652	SY	$ 14.00	$ 79,128.00
	11	6-IN COMPACTED SUBGRADE	5,652	SY	$ 4.25	$ 24,021.00
	12	GEOGRID (TENSAR TX5)	5,652	SY	$ 5.00	$ 28,260.00
	13	PRIME COAT	565	GAL	$ 5.00	$ 2,826.00
	14	TACK COAT (0.10 GAL/SY)	565	GAL	$ 5.00	$ 2,826.00
	15	TRAFFIC SIGNAGE AND PAVEMENT MARKINGS	1	LS	$ 20,000.00	$ 20,000.00
	16	WELDED WIRE FLAT SHEETS (6"X6" W5.5X W5.5)	10	EA	$ 82.28	$ 822.80
SIDEWALK	17	5-IN CONCRETE (FLATWORK & SIDEWALKS)	135	SY	$ 85.00	$ 11,475.00
	18	TAPPING SLEEVE (24-IN X 6-IN, MANIFOLD)	1	EA	$ 5,000.00	$ 5,000.00
	19	PIPE (6-IN, C900, FIRE)	1,343	LF	$ 60.00	$ 80,580.00
	20	PIPE (2-IN,PVC, DOM. WATER)	824	LF	$ 35.00	$ 28,840.00
UTILITIES	21	FIRE BACKFLOW AND VAULT	1	EA	$ 25,000.00	$ 25,000.00
	22	FIRE HYDRANT	1	EA	$ 4,000.00	$ 4,000.00
	23	METER W/ BOX (2-IN, DOM. WATER)	1	EA	$ 6,000.00	$ 6,000.00
	24	PRESSURE REDUCING VALVE (2-IN, DOM. WATER)	1	EA	$ 3,000.00	$ 3,000.00
	25	GATE VALVE, M.J. W/ BOX (6-IN, FIRE)	2	EA	$ 2,500.00	$ 5,000.00
	26	CONCRETE HEADWALL (24-IN)	2	EA	$ 5,000.00	$ 10,000.00
DRAINAGE	27	PIPE (24-IN RCP)	25	LF	$ 60.00	$ 1,500.00
	28	GUARD RAIL FENCE	50	LF	$ 39.00	$ 1,950.00

Tolle Nature Center

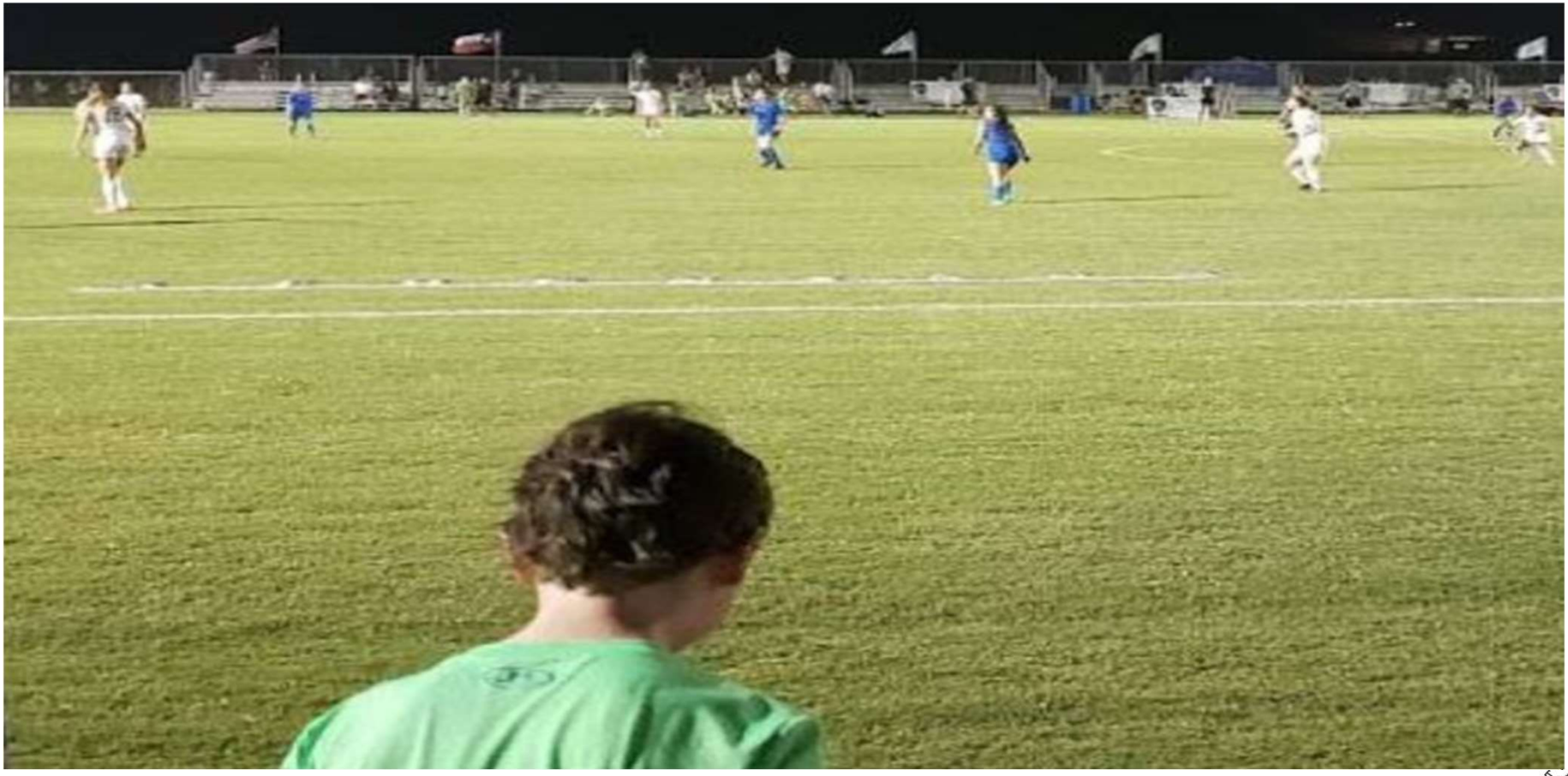
SUBTOTAL	$	653,860.82
CONTINGENCY (15%)	$	98,079.12
TOLLE NATURE CENTER CIVIL TOTAL COST	$	751,939.94

TRAILS	29	CLEAR AND GRUB ADA TRAIL ALIGNMENTS (3610 IF, 8' WIDE)	28,880	SF	$	0.20	$ 5,776.00
	30	CLEAR NATURAL SURFACE TRAIL ALIGNMENTS (3380 IF, 8' WIDE)	27,040	SF	$	0.10	$ 2,704.00
	31	EXCAVATE ADA TRAIL SECTION (4" DEPTH)	356	CY	$	20.00	$ 7,120.00
	32	SOIL SEPERATION FABRIC UNDER ADA DG TRAIL	3,210	SY	$	5.00	$ 16,050.00
	33	DECOMPOSED GRANITE ADA TRAIL COMPACTED (4" DEPTH, 8' WIDE)	480	TON	$	50.00	$ 24,000.00
	34	STEEL EDGING BORDER ADA DG TRAIL	7,220	LF	$	10.00	$ 72,200.00
	35	NATIVE WOOD MULCH FOR NATURAL SURFACE TRAIL (4" DEPTH ON GRADE)	330	CY	$	40.00	$ 13,200.00
	36	NATIVE GRASS AND WILDFLOWER SEEDMIX (4' EACH SIDE OF ALL TRAILS)	55,920	SF	$	0.25	$ 13,980.00
	37	CONCRETE SIDEWALKS (CONNECT PICNIC UNITS TO PARKING LOT SIDEWALKS)	526	SF	$	12.00	$ 6,312.00
	38	MISC. CONC. TRAIL SECTIONS FOR DRAINAGE (ALLOWANCE OF 5 @ 100 SF EA)	500	SF	$	12.00	$ 6,000.00
AMENITIES/FURNITURE	39	PICNIC UNIT (CONC. SLAB, CONC. TABLE, TRASH RECEPTICAL, GRILL) (ADA)	7	EA	$	7,500.00	$ 52,500.00
	40	CAMPSITE PICNIC TABLE (EXPANDED METAL, 8' LENGTH) (7 ADA, 5 STANDARD)	12	EA	$	1,500.00	$ 18,000.00
	41	CRITTER PROOF TRASH RECEPTACLE (INCLUDES CONC. SLAB)	2	EA	$	2,500.00	$ 5,000.00
	42	BENCH WITH BACKREST	2	EA	$	2,000.00	$ 4,000.00
	43	LARGE CAMPSITE GRILL (TRIPLE BAY)	2	EA	$	1,800.00	$ 3,600.00
	44	STANDARD CAMPSITE GRILL (SINGLE BAY, NON-ADA)	2	EA	$	800.00	$ 1,600.00
	45	STANDARD CAMPSITE GRILL (SINGLE BAY, ADA)	4	EA	$	800.00	$ 3,200.00
	46	WILDLIFE OBSERVATION STATION/BLIND	2	EA	$	2,500.00	$ 5,000.00
	47	BOULDERS AT TRAILHEAD (4'X3'X2')	8	EA	$	400.00	$ 3,200.00

SUBTOTAL	$	263,442.00
MOBILIZATION (10%)	$	26,344.20
CONTINGENCY (10%)	$	26,344.20
TOLLE NATURE CENTER LANDSCAPE TOTAL COST	$	316,130.40

GRAND TOTAL	$	1,068,070.34

Multi-Event Center



Multi-Event Center Features

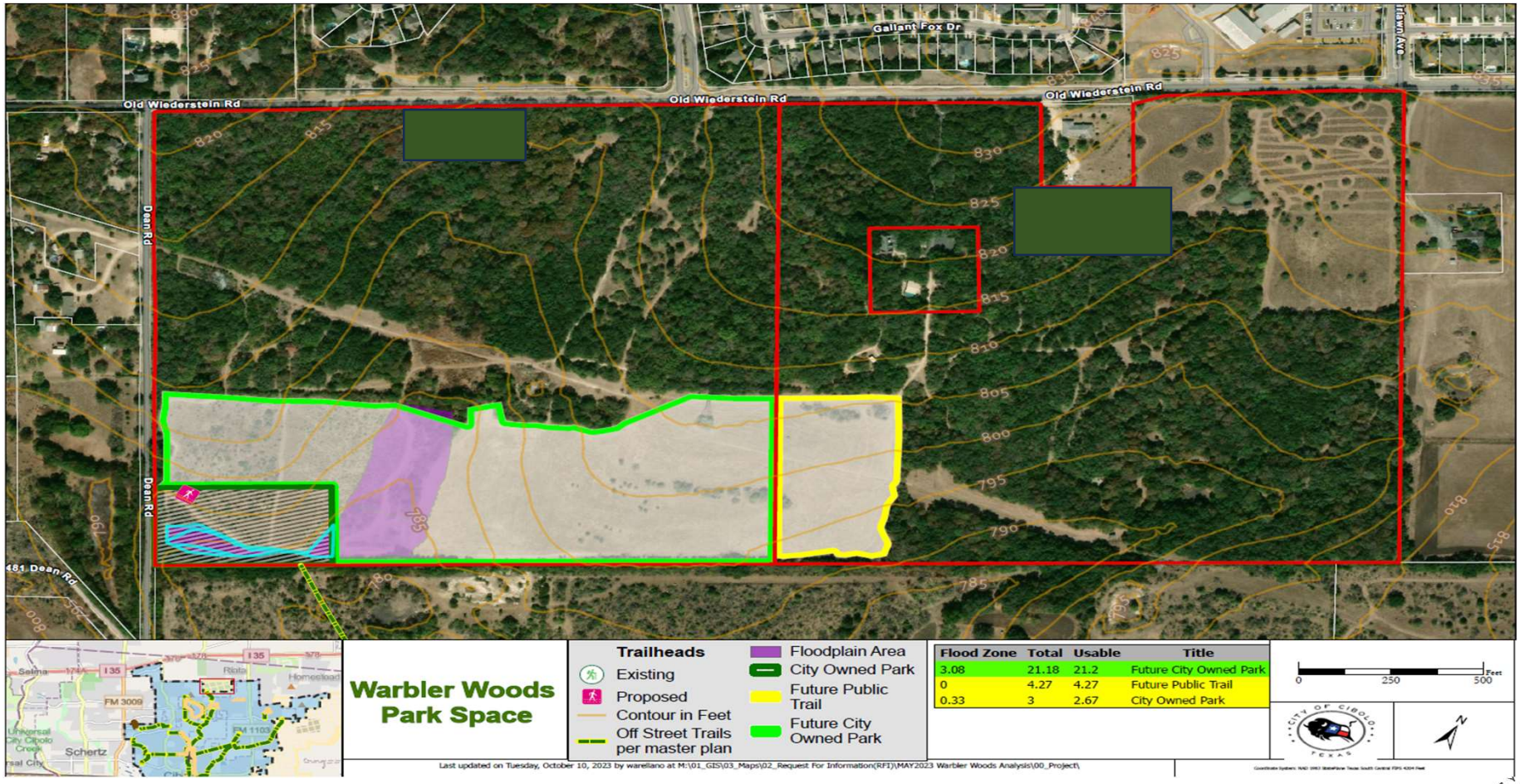
- 5.94 Acres
- Multi Purpose Field

Multi-Event Center Current Conditions

MEC Field Restoration Cost Options

- Install New Sod
  - $150K - $180K
- Install New Sod and New Irrigation
  - $200k - $224K
- Install Turf
  - $1.33M - $2M

Warbler Woods Park Space



Warbler Woods Update

- City allocated $1M towards the Warbler Woods Project
- The remaining $140K can be used when Green Space Alliance is ready to acquire a portion or the remaining property

Sports Complex

Sports Complex Features

- 44.44 Acres
- Miracle League Field
- Two Softball Fields
- Two Soccer Fields
- Restrooms
- Concessions

Sports Complex Master Plan

Grant Opportunities

Many grants provide points to cities with a Master Plan completed within the last 5 years.

- https://www.baseballydf.com/
- https://www.littleleague.org/grant-resources/grant-listings-by-state/
- https://tpwd.texas.gov/business/grants/recreation-grants/about-local-parks-grants
- https://www.eda.gov/funding/programs/American-rescue-plan
- https://www.nrpa.org/our-work/Grant-Fundraising-Resources/other-opportunities/musco-sports-lighting-and-us-soccer-foundation-soccer-fund-grant/
- https://texas.grantwatch.com/cat/34/sports-and-recreation-grants.html
- https://www.pdga.com/pdga-diversity-and-outreach-grant-application

Staff Recommendations

- Using the existing $656K from FY24, move forward with the first phase of construction of the Tolle Nature Center Master Plan and forego reapplying for the TPWD Grant
- Move forward with the restoration of the Niemietz Park walking trail (Less than $20k)
- Fund improvements to Veterans Park (Less than $650K)
- Fund a Parks Master Plan in FY26
- Work with the EDC to allow teams to rent the front of the EDC property as a temporary solution for increased demand in field rental
- (Monument and Pond Project)

Staff Recommendations

- Fund MEC field restoration
- Relocate the CiboloFest Carnival to the Parking Lot and place the vendors on the MEC Field
- Limit the number of days the MEC field is open for public use each week.

Council Considerations

- Does the City Council want to reallocate the FY24 $656,000 to another park or hold the funds for Tolle Nature Preserve, awaiting the outcome of the second grant submittal to Texas Parks and Wildlife Department (T.P.W.D.)

- What City park would Council like to allocate the FY25 $750,000 to?

- Does the City Council support initiating a Parks Master Plan in the FY26 budget?

- Does the City Council support the addition of two softball fields, which would support Cibolo Little League? This would promote Tournaments.

- Which field restoration process does the City Council want to undertake?

City of Cibolo

City Council Regular Meeting Staff Report

C. Discussion/Presentation of 5-year CIP Update (Mr. Gomez)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11C.

From
Julio Gomez, CIP Manager

BACKGROUND:

SUMMARY:

This presentation reviews the current 5-year Capital Improvements Program (CIP) and introduces initial steps and proposed projects for the next 5-year CIP. Further discussions will take place in upcoming CIP Council Sub-Committee meetings and budget workshops.

Staff is seeking direction on the following:

1. What additional information would Council like to see regarding the CIP Program as part of the FY26 budget process?
2. Does Council support City Staff in pursuing grant funding opportunities for CIP projects?
3. Does Council want to increase the level of allocation of annual funding for Parks projects?

Next Steps: The Council CIP Sub-committee will hold its kick-off meeting in April to discuss new CIP projects for FY26 – FY31. City Council approved the FY26 budget schedule on March 25th, including Budget Workshops.

FINANCIAL IMPACT:

The fiscal impact will depend on the Council's direction and will be discussed during the FY26 budget workshops.

MOTION(S):

Motions will be based on Council's direction on the above questions.

Attachments

CIP Update 3_25_25 Final.pdf

CIP 2025 project type_.pdf

FY22-25 Project List.pdf

Capital Improvements Program Overview and Update

March 25, 2025

Presentation Overview

1. Council Strategic Plan Alignment
2. 5-Year CIP Program Summary
3. SWOT Analysis
4. SOAR Analysis
5. Evolving CIP Structure
6. Project Delivery
7. FY26-31 Proposed Projects
8. Council Feedback and Direction

Council Feedback and Direction

1. What additional information would Council like to see regarding the CIP Program as part of the FY26 budget process?
2. Does Council support City Staff in pursuing grant funding opportunities for CIP projects?
3. Does Council want to increase the level of allocation of annual funding for Parks projects?

Next Steps: The Council CIP Sub-committee will hold its kick-off meeting in April to discuss new CIP projects for FY26 – FY31. City Council approved the FY26 budget schedule on March 25th, including Budget Workshops.

City Council Strategic Plan Alignment

The S&P Global Rating agency upgraded Cibolo from AA to AA+ in 2025 citing several governance and financial management factors, including:

- **Prudent Financial Management**. Conservative budgeting has consistently resulted in better-than-expected financial performance.
- **Strong reserves and liquidity**. The City maintains reserves above policy minimums, demonstrating financial discipline.
- **Debt management & planning**. A well-structured capital plan ensures infrastructure needs are met without overburdening finances.
- **Governance and policy framework**. The City's five-year capital improvement plan, fund forecasting, and regular budget monitoring provide stability and transparency.

Lastly, S&P specifically cited Cibolo's strong income metrics, formalized policies, and **budgeting practices** as key reasons for the upgrade.

City Council Strategic Plan Alignment

Relevant Goals from the FY25 – FY27 City Council Strategic Plan

2.1	Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	'23	'24	'25	'26	'27
2.1.1	Create a master information technology strategic plan to incorporate in to master plan or as a standalone strategic plan					
2.1.2	Create a CIP practice during annual budget process to look at infrastructure coordination over multiple years (2-3)					
5.1	Foster fiscal health through disciplined long-term planning, cost control, efficiency, transparency, increased revenue, & innovative funding solutions	'23	'24	'25	'26	'27
5.1.1	Ensure a balanced budget is achieved through the annual budget process by managing expenses within revenues					
5.2	Develop 5-Year Forecasts and maintain CIP funding sources	'23	'24	'25	'26	'27
5.2.1	Develop a 5-year financial plan and update annually during the budget process					
5.2.2	Develop 5-year CIP projections and update annually during the budget process					
5.2.3	Provide a CIP scope of work, timeline, and outcomes to Council Sub-committee as required					
5.2.4	Strengthen CIP by creating procurement templates, dashboard, master schedule, and communication of future projects forms and contracts, and ensure timely execution from time of funding and update annually as needed					
5.2.5	Complete project development, including costs, before bonds are issued					
5.2.6	Initiate Capital Improvement Projects within 12 months of debt issuance					

Project Planned
Funds Budgeted
Funds Requested
In Progress
Completed
On-Going
Cancelled
Not Applicable

5-Year CIP Program Summary

City Charter

- **Section 3.06.15**. City Council shall "Provide for the development and maintenance of a Comprehensive Plan and Capital improvement Plan in accordance with Texas State Law."
- **Section 4.01(5)(f)**. City Manager shall "Prepare and recommend to the City Council the annual budget and capital program and administer the budget as adopted by the City Council"
- **Section 7.10 Capital Program**

  The City Manager shall submit a five-year (5-year) capital program as an attachment to the annual budget. The program as submitted shall include:

  1) A clear general summary of its contents;
  2) A list of all capital improvements which are proposed to be undertaken during the five (5) fiscal years succeeding the budget year, with appropriate supporting information as to the necessity for such improvements;
  3) Cost estimates, method of financing and recommended time schedules for each improvement; and
  4) The estimated annual cost of operating and maintaining the facilities to be constructed or acquired.

The above information may be revised and extended each year with regard to capital improvements still pending or in process of construction or acquisition.

5-Year CIP Program Summary

- **Categories**
  - Public Facilities, Quality of Life, Drainage, Transportation, Water, and Sewer
- **Bonds:** General Obligation, Certificates of Obligation, Tax Notes and Revenue Bonds
  - Standard & Poor's 2025 Rating: **General Obligation: "AA+"**
  - Total bond proceeds of **$106,000,000** have been received since 2008 in support of capital projects
    - Up from $92,575,000 reported to Council in March 2024 and $83,575,000 in March 2023
  - As of December 31, 2024, **$94,500,000** (89.15%) has been either spent or encumbered
    - A change from $85,500,000 (92%) reported to Council in January 2024.
  - All outstanding debt related to CIP totals **$73,780,000** payable over next 20 yrs

5-Year CIP Program Summary

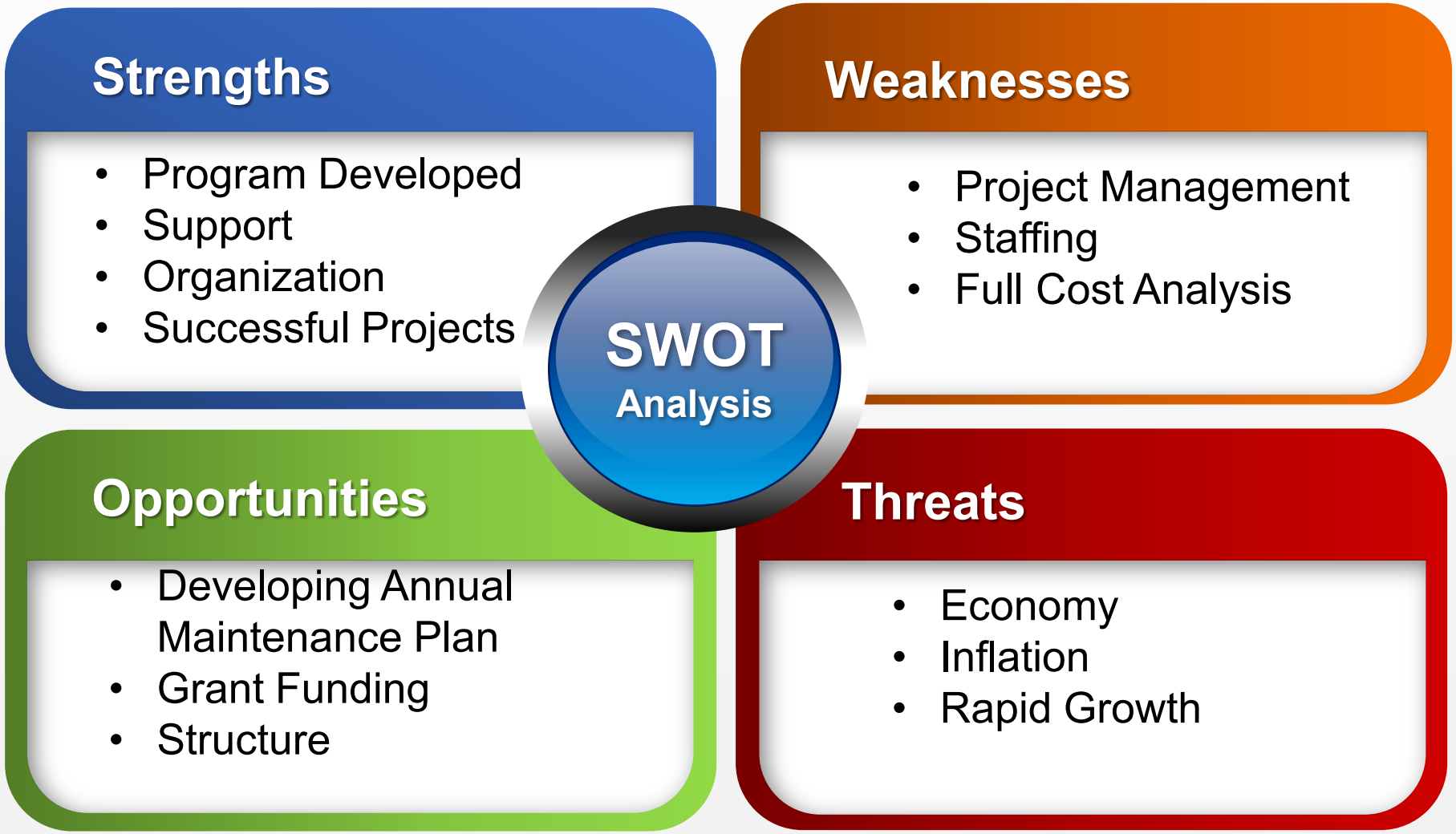
Annually, the City's Financial Advisor (Specialized Public Finance) updates the debt model twice during the annual budget process. A preliminary estimate is provided in April and a revised, final debt model is provided in August.

Current debt model reflects a **5-Year Capital Program** capacity of **$54,145,000** assuming no I&S Tax Rate increase.

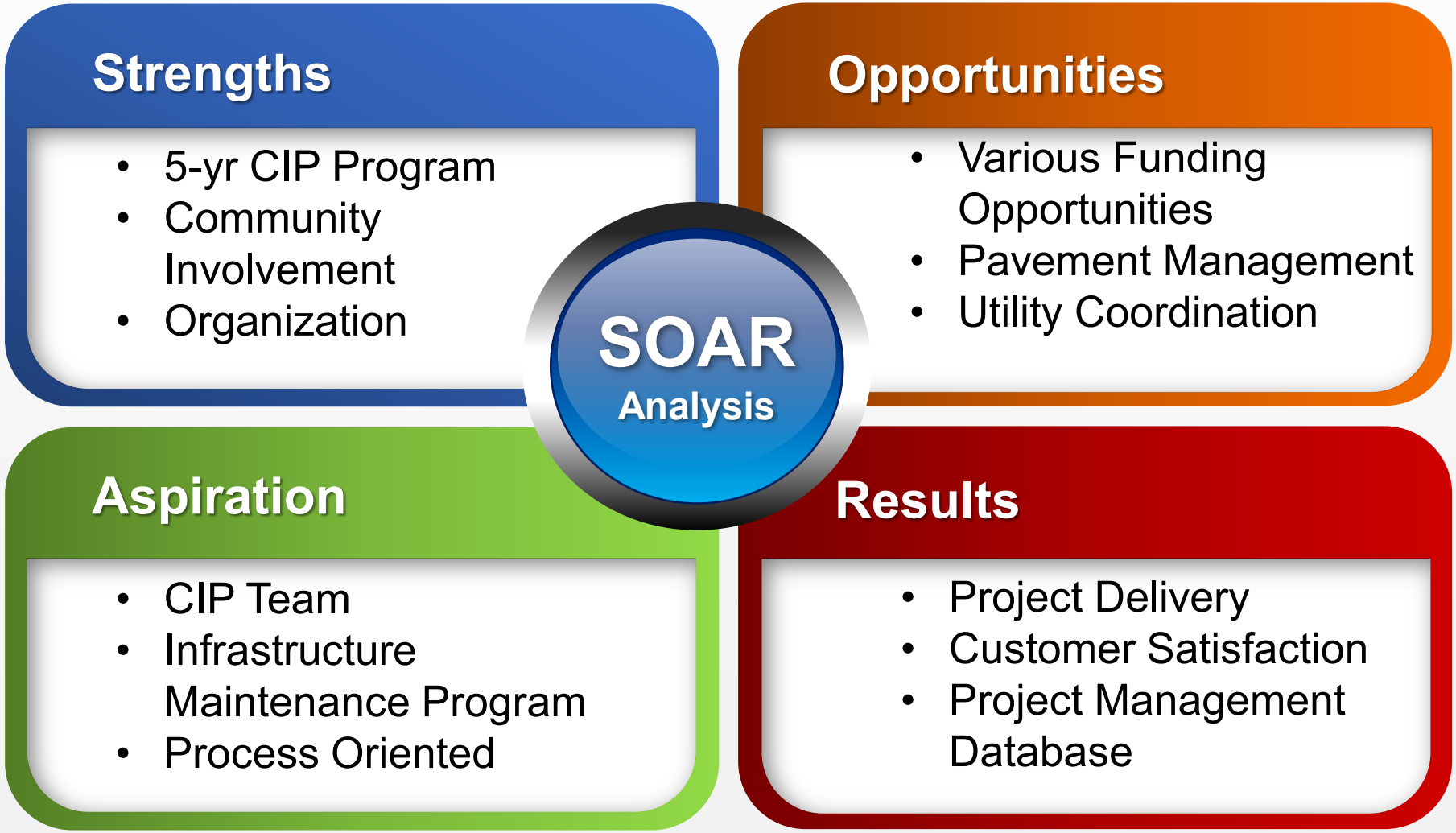
Each year, the current year of debt (i.e. FY25) is removed from the available capacity once the debt has been issued.

PAYABLE FROM FUTURE BONDS:	CATEGORY		FY25	FY26	FY27	FY28	FY29	TOTAL
Street Mill & Overlay Projects	Streets				3,250,000	3,250,000	3,250,000	9,750,000
Street Reconstruction Projects	Streets				3,600,000	3,600,000	3,600,000	10,800,000
Street Condition Survey	Streets			250,000				250,000
Fire Fleet - Brush truck	Fleet		500,000					500,000
Public Works fleet	Fleet		610,000	115,000	-	-		725,000
Deer Creek Blvd	Streets		2,222,806					2.222.806
Town Creek Rd - full reconstruction	Streets		1,916,911					1,916,911
Green Valley Road - mill and overlay	Streets		633,271					633,271
Green Valley Road - in depth	Streets		441,648					441,648
Firebird Ln	Streets		1,319,497					1,319,497
Silver Wing	Streets		737,683					737,683
Park Improvements	Parks		750,000	750,000	500,000	500,000	500,000	3,000,000
FM1103-Knights Crossing contribution	Streets		300,000					300,000
FM 1103 Phase 2	Streets			3,400,000				3,400,000
FM 1103 Phase 2 additional utility relocation			2,000,000					2,000,000
FM 1103 Phase 2 downstream drainage					2,000,000			2,000,000
			68,184					
	TOTAL		**11,500,000**	**4,515,000**	**9,350,000**	**7,350,000**	**7,350,000**	**40,065,000**

CIP SWOT Analysis – Current State

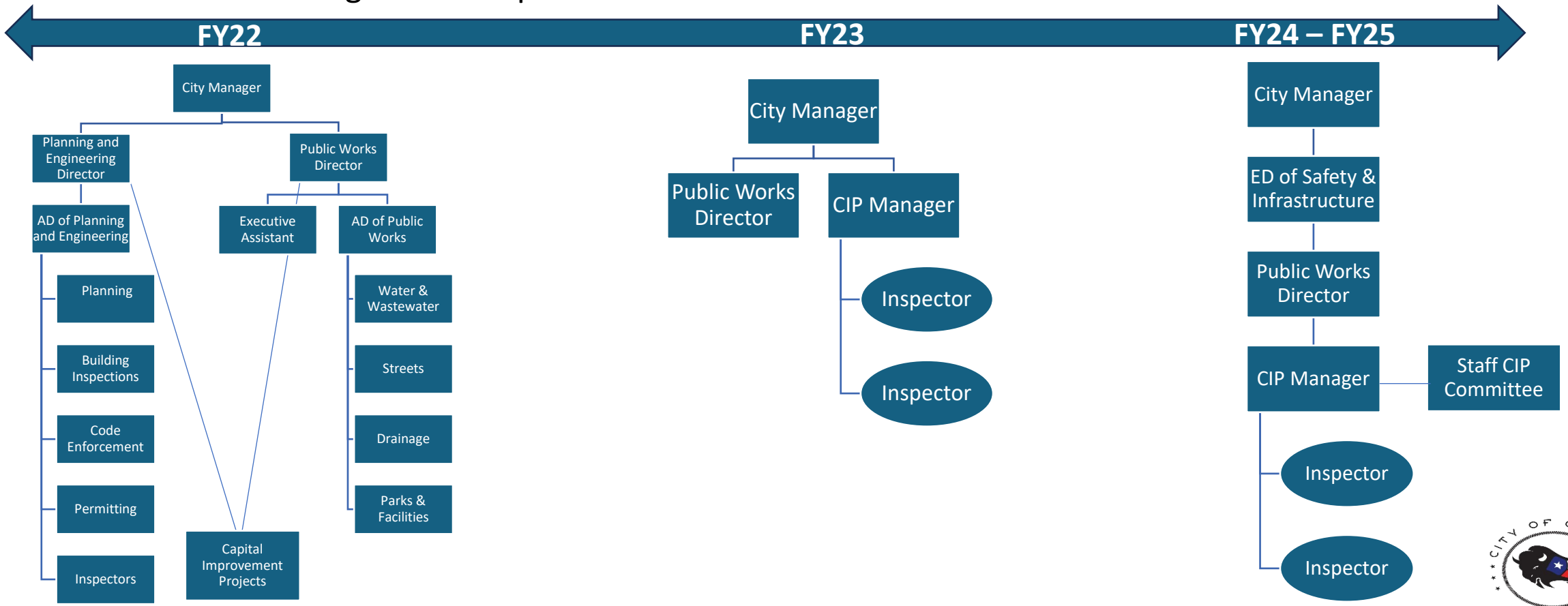


CIP SOAR Analysis – Forward-Thinking/Potential

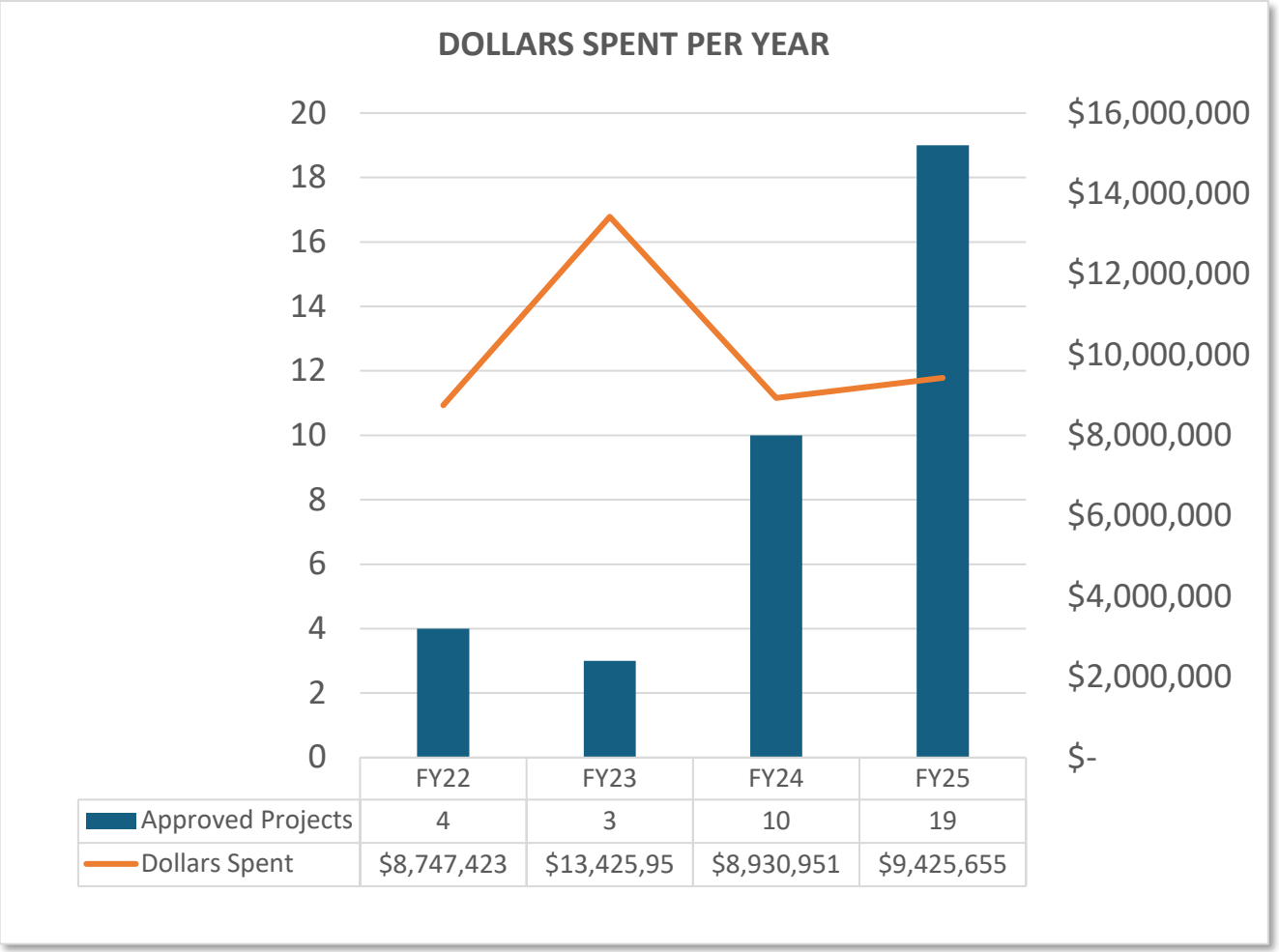


Evolution of CIP Management

- Currently in 2024, our Infrastructure Inspectors oversee new development, commercial (site work), and CIP Projects. This causes limited oversight of new infrastructure and unrealistic time management.
- Additional staffing will be required in the future to oversee an increased workload.



Evolving CIP Structure

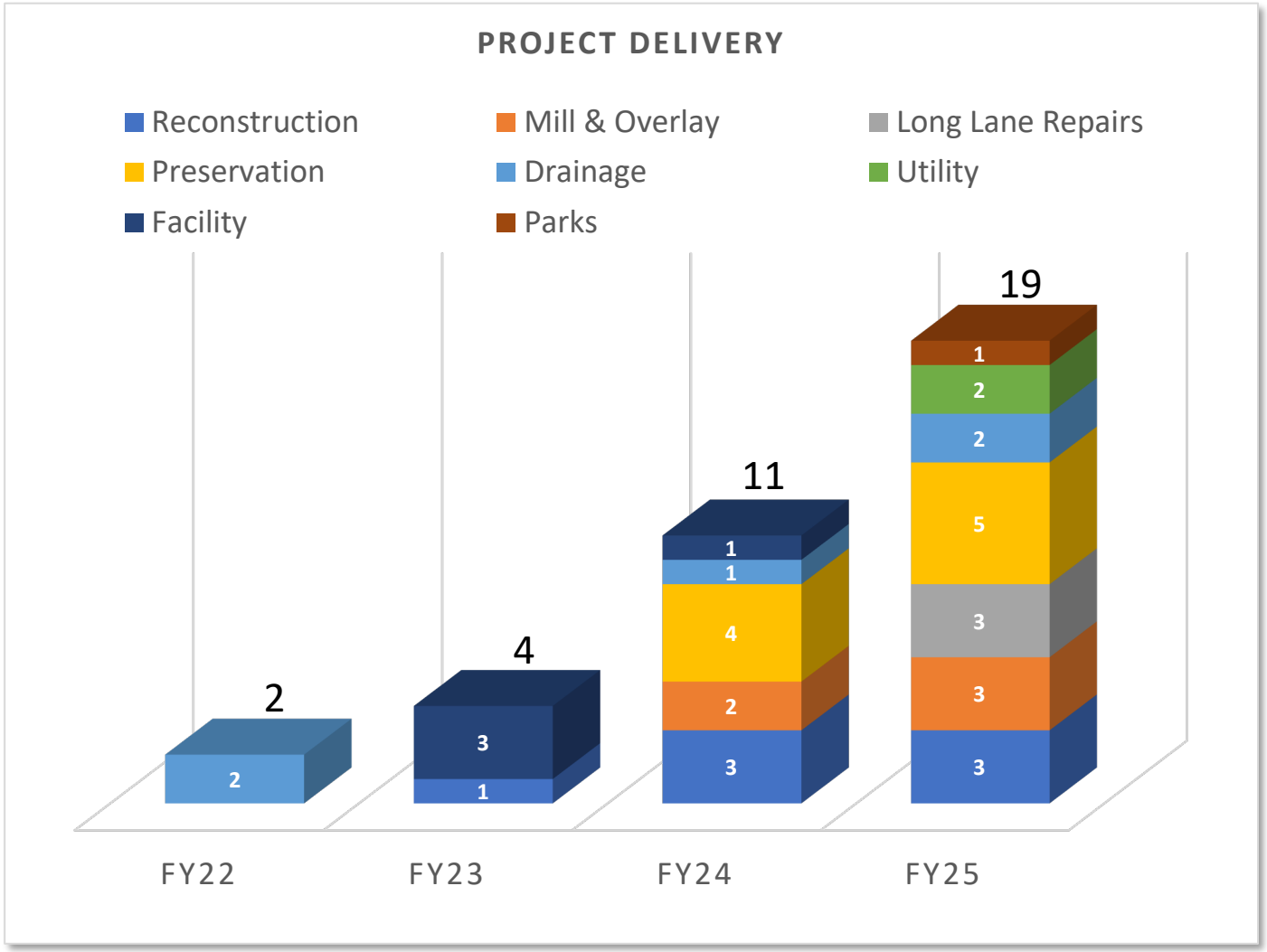


	FY22	FY23	FY24	FY25
Approved Projects	4	3	10	19
Dollars Spent	$8,747,423	$13,425,95	$8,930,951	$9,425,655

Keeping Our Promises

As the number and complexity of CIP projects under construction continue to grow, it's essential for the City to maintain quality control by ensuring we have sufficient staffing and resources in place *so that the City can progress through the 5 Year CIP with predictability*.

Project Delivery Best Practices



Scope, Design, and Estimates
Projects are fully designed to estimate construction costs and include “full cost analysis” to reflect all related expenses.

Bidding and Contracts
Procurement of construction projects are awarded per City procurement policy and manual to drive best value for the City.

Clear Planning and Coordination
Set goals, timelines, and responsibilities to keep projects on track.

Quality and Risk Management
Regular inspections and risk planning help ensure safety, budget, and schedule stay on target.

Street Maintenance Program

"Right Application at the Right Time"	
Preservation	• Micro-Surface (In-House Prep & Contract Application) • Zipper Maintenance (In-House Program)
Rehabilitation	• Mill & Overlay (Base Repairs, Type C/D)
Reconstruction	• Full Depth Base Reconstruction (Lime, Type B, Type C/D)
CIP	• Full Scope Projects (Road, Drainage, Utility, Parks, and Facilities)

Capital Improvement Project List FY25

Funding Source	FY	Council Place	Project Type	Project Street	From Street	To Street	Construction Budget
CIP	25	3	RECONSTRUCTION	DEER CREEK BLVD	CIBOLO VALLEY DR	CORDERO	$1,717,348
CIP	25	2&3	RECONSTRUCTION	TOWN CREEK BLVD	KOVE LN	WEIDNER RD	$1,622,442*
CIP	25	1	MILL & OVERLAY	GREEN VALLEY RD	CIBOLO VALLEY DR	GREEN VALLEY LOOP	$556,286
CIP	25	1&3	RECONSTRUCTION	GREEN VALLEY RD	DEAN RD	WESTMONT	$417,523
CIP	25	2	RECONSTRUCTION	FIRE BIRD RUN	SILVER WING RD	KIPPER	$1,776,825
CIP	25	2	MILL & OVERLAY	SILVER WING	CIBOLO VALLEY DR	THISTLE CREEK	$664,579

* TOWN CREEK BLVD - CONSTRUCTION BUDGET INCLUDES SIDEWALKS

Pavement Preservation Project List

Funding Source	FY	Council Place	Project Type	Project Street	From Street	To Street	Construction Budget
PW	25	1	PRESERVATION	SUNNY BEND	GREEN VALLEY RD	WHITE ROCK	TBD
PW	25	1	PRESERVATION	SMOKE BREW	BLAZE MOON	MINERALS WAY	TBD
PW	25	1	PRESERVATION	WHITE ROCK	SNIP STAR	MINERALS WAY	TBD
PW	25	1	PRESERVATION	WESTERN BLT	SWIFT MOVE	SALTLICK WAY	TBD
PW	25	1	PRESERVATION	KINGS WAY	GREEN VALLEY RD	PIPE GATE	TBD

In-House Street Maintenance Projects

Funding Source	FY	Council Place	Project Type	Project Street	From Street	To Street	Progress
PW	24	2	LONG LANE REPAIRS	ROYAL TROON	BENTWOOD RANCH DR	138 ROYAL TROON	COMPLETE
PW	24	4	LONG LANE REPAIRS	TOWN CREEK WAY	FM 1103	CLAPBOARD RUN	NOT COMPLETE
PW	24	4	LONG LANE REPAIRS	STONEBROOK	FM 1103	SOAPSTONE	NOT COMPLETE

Full Cost Analysis
Capital Improvement Projects FY26 - 31

- A **full cost analysis** ensures transparency by identifying all expenses associated with a typical CIP project.
- This best practice helps develop precise cost estimates ahead of the competitive bidding process for Capital Improvement Projects.
- NOTE: Full project cost analysis was presented to City Council on March 12, 2024, as part of the CIP Overview and Update Presentation.

Project Street	Construction Cost	Material Testing	Cap Admin	Design	Contingency	Total Cost
Project A	$1,271,170	$31,779	$101,694	$127,117	$127,117	$1,658,877
Project B	$3,456,687	$86,417	$276,535	$345,669	$345,669	$4,510,977
Project C	$1,542,732	$38,568	$123,419	$154,273	$154,273	$2,013,265

Notable Cost Items

- **Construction Cost** Scope Driven
- **Contingency** 10%
- **Design** 10-12%
- **Cap Admin** 8-10%
- **Material Testing** 2.5%

Full Cost Analysis
Proposed Capital Improvement Projects FY26 - 31

The following are proposed construction projects for FY26 – FY31 using **Full Cost Analysis** to calculate estimated costs. These projects have not been designed for bidding at this time. These construction projects would require issuance of debt. The following slides provide more detail on each proposed construction project.

Road. Cibolo South (from FM 1103 to Main St)	$5,657,827
Road. Haeckerville Road Extension (from south of bridge to Lower Seguin Rd)	$7,895,250
Road. Green Valley Road (two parts between CVD to Dean Rd)	$3,425,625
Utility. Lift Station Decommission (Weil Rd & Country Vale Intersection to Tolle Rd)	$2,414,902
Drainage. Deer Creek Drainage Channel, Phase II	$554,625
TOTAL ESTIMATES	**$19,948,229**

NOTE: The Public Safety Facility (PSF) and Animal Shelter were approved by Cibolo voters in November 2024 with approximately 65% in favor. These two projects will be discussed in more detail during FY26 budget.

Project Summary Sheet

Date: 3/14/2025

Project Name: Cibolo South Neighborhood

Project Limits: From FM 1103 to N Main St.

Council District: D2

Fiscal Year: 2026-2031

Funding Information

Funding and Year	Amount
TBD	$5,657,827.50
Total Funding	$5,657,827.50

Cost Information

Category	Cost
Construction	$4,335,500.00
Contingency 10%	$433,550.00
Engineering 12%	$520,260.00
Construction Management 6%	$260,130.00
Material Testing 2.5%	$108,387.50
Total Cost	$5,657,827.50

Project Description

Full street reconstruction with curbs, sidewalk, & water line replacement ~6,900' total. These streets include: Apache Circle, Buffalo Trail, Siox Circle, Mohawk Drive, Navajo Circle, Indian Circle, Tomahawk Circle, Comanche Circle.

Project Summary Sheet

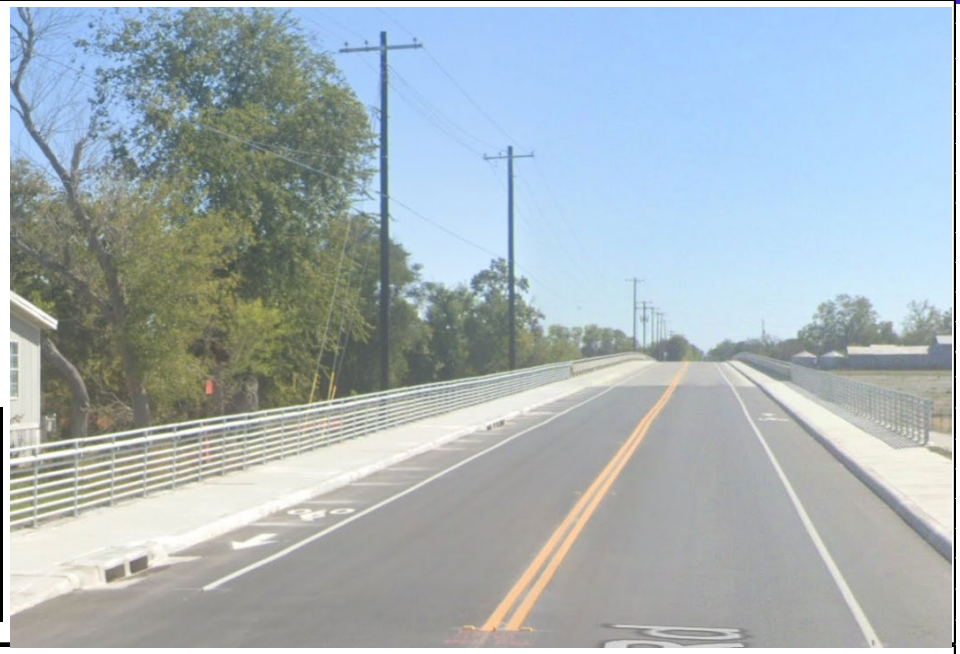
Date: 3/14/2025

Project Name: Haeckerville Rd. Extension

Project Limits: From end of Bridge to Lower Seguin Rd.

Council District: D4

Fiscal Year: 2026-2031



Funding Information

Funding and Year	Amount
TBD	$7,895,250.00
Total Funding	$7,895,250.00

Cost Information

Category	Cost
Construction	$6,050,000.00
Contingency 10%	$605,000.00
Engineering 12%	$726,000.00
Construction Management 6%	$363,000.00
Material Testing 2.5%	$151,250.00
Total Cost	$7,895,250.00

Project Description

Extension of Haeckerville Rd. from new bridge to intersection with Lower Seguin Rd. ~8250' of street extension with associated 12" water main. 1 lane each way with bike lanes and ribbon curb.

Project Summary Sheet

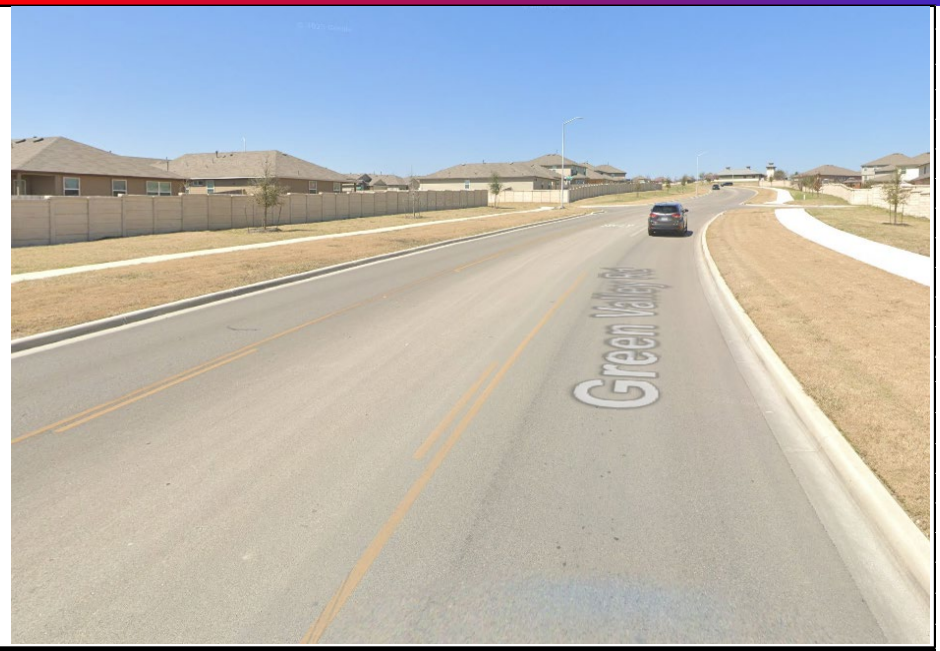
Date: 3/14/2025

Project Name: Green Valley Rd. Traffic Improvements

Project Limits: From Cibolo Valley Drive to Dean Rd.

Council District: D1/D3

Fiscal Year: 2026-2031



Funding Information

Funding and Year	Amount
TBD	$3,425,625.00
Total Funding	$3,425,625.00

Cost Information

Category	Cost
Construction	$2,625,000.00
Contingency 10%	$262,500.00
Engineering 12%	$315,000.00
Construction Management 6%	$157,500.00
Material Testing 2.5%	$65,625.00
Total Cost	$3,425,625.00

Project Description

Full street reconstruction with curbs & sidewalks. 2 lanes each way with turn lane from Cibolo Valley Drive to Elaine S Schlather Pkwy. 1 lane each lane each way with turn lane from Elaine S Schlather Pkwy to Dean Rd. Traffic signal improvement at Elaine S Schlather intersection.

Project Summary Sheet

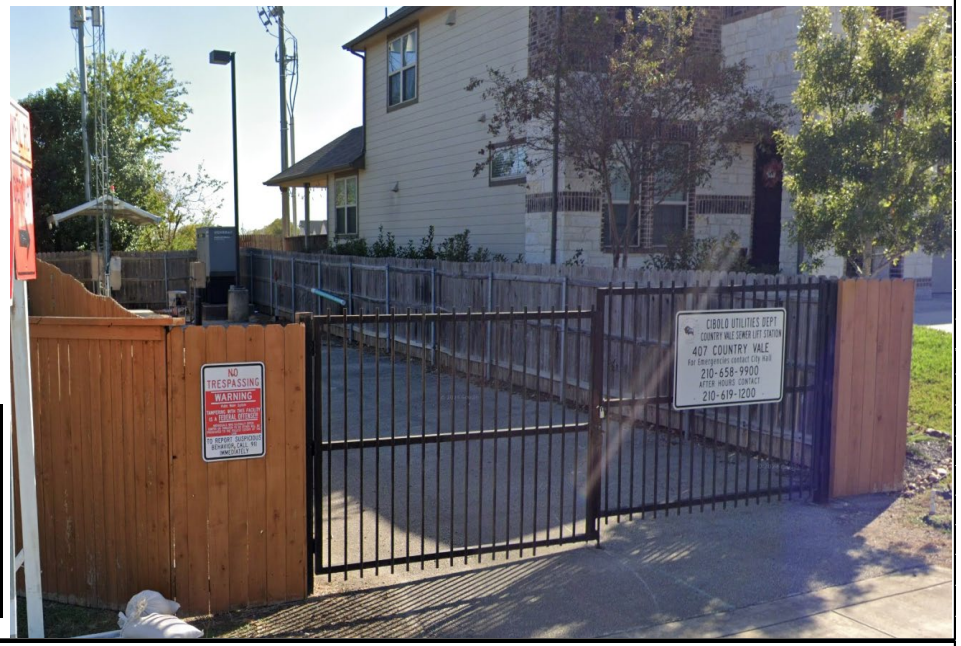
Date: 3/14/2025

Project Name: Lift Station Decommission

Project Limits: Weil Rd. & Country Vale intersection to Tolle Rd & Lance Crossing intersection

Council District: D3/D4

Fiscal Year: 2026-2031



Funding Information

Funding and Year	Amount
TBD	$2,414,902.50
Total Funding	$2,414,902.50

Cost Information

Category	Cost
Construction	$1,850,500.00
Contingency 10%	$185,050.00
Engineering 12%	$222,060.00
Construction Management 6%	$111,030.00
Material Testing 2.5%	$46,262.50
Total Cost	$2,414,902.50

Project Description

Decommission of two existing lift stations and installation of ~8,400 LF of 12" sewer main from intersection of Country Vale & Weil Rd. down Weil Rd. & Tolle Rd. to the Steele Creek Subdivision.

Project Summary Sheet

Date: 3/14/2025

Project Name: Deer Creek Drainage Channel, Phase II

Project Limits: From limits of Phase 1 of drainage improvements to Dietz Rd.

Council District: D3

Fiscal Year: 2026-2031

Funding Information

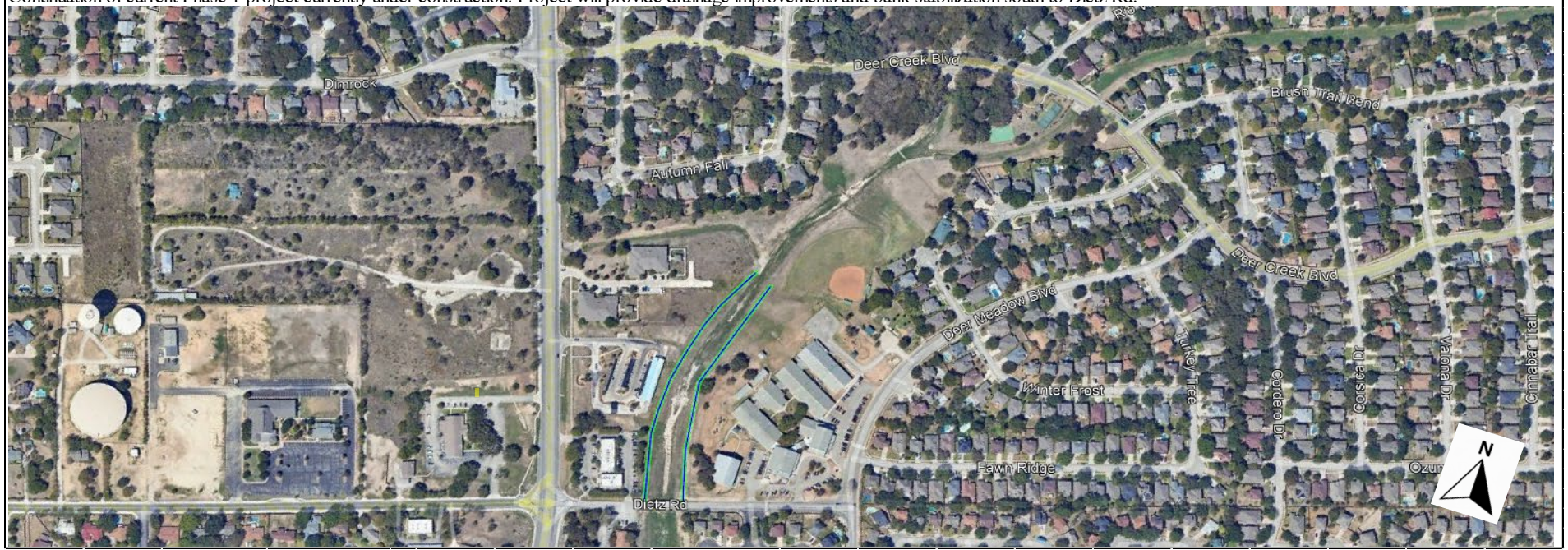
Funding and Year	Amount
TBD	$554,625.00
Total Funding	$554,625.00

Cost Information

Category	Cost
Construction	$425,000.00
Contingency 10%	$42,500.00
Engineering 12%	$51,000.00
Construction Management 6%	$25,500.00
Material Testing 2.5%	$10,625.00
Total Cost	$554,625.00

Project Description

Continuation of current Phase 1 project currently under construction. Project will provide drainage improvements and bank stabilization south to Dietz Rd.



FY 25 CIP ROADWAY MAINTENANCE PLAN

Council Feedback and Direction

1. What additional information would Council like to see regarding the CIP Program as part of the FY26 budget process?
2. Does Council support City Staff in pursuing grant funding opportunities for CIP projects?
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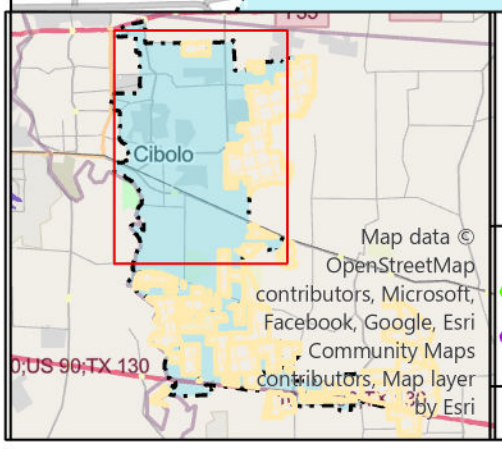
Next Steps: The Council CIP Sub-committee will hold its kick-off meeting in April to discuss new CIP projects for FY26 – FY31. City Council approved the FY26 budget schedule on March 11th, including Budget Workshops.

FY25 Projects



Legend

- CIP
- Contract
- Streets Division
- Cibolo City Limits
- Cibolo ETJ

0 0.25 0.5 Mi

0 2,000 4,000 Feet

Last updated on Friday, March 14, 2025 by wgranados at M:\01_GIS\03_Maps\00_Public Works\00_CIP\2025 CIP Project List\00_Project\

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Fiscal Year	Project Name	Project Type	Budget
2022	Santa Clara/Bolton	Drainage	$ 4,400,000.00
2022	Charleston Park Drainage	Drainage	$ 368,194.00
2022	Town Creek Drainage	Drainage	$ 7,228,366.00
2022	City Hall Annex	Facility	$ 2,600,000.00
2023	Cibolo Valley Drive	Reconstruction	$ 8,092,827.00
2023	PW Expansion	Facility	$ 855,000.00
2023	City HVAC	Facility	$ 1,882,085.00
2024	Dean Road	Reconstruction	$ 1,088,827.00
2024	Bolton Road	Reconstruction	$ 2,315,000.00
2024	Lower Seguin Road	Reconstruction	$ 3,958,217.00
2024	Loop 539 (In-House)	Mill & Overlay	$ 8,280.00
2024	Weidner Road (In-House)	Mill & Overlay	$ 32,123.00
2024	Buffalo Crossing	Preservation	$ 128,692.00
2024	Bentwood Ranch	Preservation	$ 174,903.00
2024	Bentwood Pass	Preservation	$ 41,720.00
2024	Turning Stone	Preservation	$ 49,785.00
2024	Animal Care Facility	Facility	$ 300,000.00
2025	Deer Creek Boulevard	Reconstruction	$ 2,121,682.00
2025	Green Valley Road #1	Mill & Overlay	$ 570,514.00
2025	Green Valley Road #2	Mill & Overlay	$ 397,881.00
2025	Town Creek Road	Reconstruction	$ 1,622,442.00
2025	Firebird Run	Reconstruction	$ 1,776,825.00
2025	Silver Wing	Mill & Overlay	$ 664,579.00
2025	Royal Troon (In-House)	Long Lane Repairs	$ 15,335.00
2025	Town Creek Way (In-House)	Long Lane Repairs	TBD
2025	Stone Brook (In-House)	Long Lane Repairs	TBD
2025	Deer Creek Drainage	Drainage	$ 425,412.00
2025	Green Valley Low Water Crossing	Drainage	$ 481,000.00
2025	Shady Meadows Water Line	Utilities	$ 330,000.00
2025	Green Valley Water Main Extension	Utilities	$ 780,908.00
2025	Town Creek Trail Parking Lot	Parks	$ 239,077.00
2025	Sunny Bend	Preservation	TBD
2025	Smoke Brew	Preservation	TBD
2025	White Rock	Preservation	TBD
2025	Western Bit	Preservation	TBD
2025	Kings Way	Preservation	TBD

Fiscal Year	Approved Projects	Dollars Spent
FY22	4	$ 8,747,423
FY23	3	$ 13,425,956
FY24	10	$ 8,930,951
FY25	19	$ 9,425,655

City of Cibolo

City Council Regular Meeting Staff Report

D. Discussion/Presentation regarding FY25 Special Events (Ms. Gonzalez/Mr. Howard)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11D.

From
Jeanette Gonzalez, Communications Manager

Staff Contact(s)
David Howard,

PRIOR CITY COUNCIL ACTION:

March 2, 2022. Staff presented an overview of all upcoming events for calendar year 2022. No action.

BACKGROUND:

Staff is presenting a recap of City signature events during calendar year 2024 and an overview of events for calendar year 2025. The City of Cibolo hosts 16 City signature events that require varying levels of staff support and City resources. This presentation is intended to be informative and provide calendar year 2025 dates to Council. Staff is seeking feedback and direction on the following changes to City signature events based on attendance, successes, and opportunities from the previous year.

- Does City Council have any questions about City Sponsored Events in 2025?
- Does Council support combining Market Days with Cibolo Summer Nights to be held on Friday nights?
- Does Council support combining the Holiday Parade and Tree Lighting events?

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

City sponsored events are funded from the General Fund.

MOTION(S):

N/A

Attachments

CC Presentation - Special Events Overview FINAL 2025-03-11.pdf

Events 2025 Update

March 11, 2025

City Council Feedback and Direction

- **Does City Council have any questions about City Sponsored Events in 2025?**
- **Does Council support combining Market Days with Cibolo Summer Nights to be held on Friday nights**
- **Does Council support combining the Holiday Parade and Tree Lighting events?**

Overview

- Alignment with City Council’s Strategic Goals
- Cibolo Events Overview
- Enhancing City Sponsored Events in 2025
- Event Calendar
- Maintaining Fiscal Responsibility

Council Strategic Plan

Vision: *A community that is proud of our historic roots, responsive to residents, and innovating for our future.*

Strategy Goal 1 – Economic Development

- **Initiative 1.4:** Promote and preserve our historic downtown
- **Initiative 1.4.3:** Create a communications calendar to engage with stakeholders annually; including Cibolo Magazine (newsletter)

Strategic Goal 3 – Partnerships & Relationships

- **Initiative 3.1:** Build strong connections and relationships with community partners, residents, and employees

Strategic Goal 4 – Quality of Life

- **Initiative 4.1: Promote and preserve our historic downtown**
- **Initiative 4.1.8:** Develop marketing initiatives that strengthen the image of Cibolo being a "City of Choice" in relation to recreation opportunities
- **Initiative 4.3:** Support youth activities
- **Initiative 4.4:** Provide unique outdoor experiences “Memorable experiences”
- **Initiative 4.4.1:** Update Downtown Master Plan to create clear vision for the heart and soul of our community
- **Initiative 4.4.2:** Continue Cibolo Summer Nights, Market Days, Holiday Parade, Cibolofest and other complementary special events on an annual basis

Strategic Goal 5 – Financial Integrity

- **Initiative 6.1:** Govern openly to build and sustain trust through citizen inclusion and involvement
- **Initiative 6.1.9:** Provide calendar of community engagement opportunities on City Website
- **Initiative 6.2.1:** Create digital newsletter content calendar

Events Summary

- **Total Events for 2024 *(by City department)***
  - City Signature: 16
  - Fire Department: 3
  - Police Department: 14
  - Economic Development Department: 2
  - Public Works: 14
  - City Secretary's Office: 4
- **2024 Sponsorships**
  - Cibolo Summer Nights: Backyard Shenanigans (inflatables), Grace Community Church (Splash Bash)
  - Cibolofest: $21,650

2024 Events – Cibolo Downtown Market Days

- Goal: Offer residents market space to sell crafts and goods and provide the community a place shop in historic downtown Cibolo.
- Events included:
  - March – Easter Egg Hunt
  - August – Partnership with the Children's Entrepreneurial Market
  - November – Tree Lighting
- Attendance: Varies
- Department Lead: PW Parks & Multiple Departments

2024 Events – Memorial Day Ceremony & Veteran's Day Ceremony

- Goal: In collaboration with The Chamber and the Cities of Schertz and Selma, each city will take turns hosting these annual ceremonies, coming together to honor the military members who serve our shared communities.

- Attendance: 200 guests
- Department Lead: PW Parks

2024 Events – Cibolofest

- Goal: To create an inclusive and memorable experience for attendees of all ages.

- Attendance: 10,000 guests
- Department Lead: All City Staff

2024 Events – Spring & Fall Clean Up

- Goal: Help Cibolo residents maintain a clean, safe community by providing opportunities to securely dispose of sensitive documents, household hazardous waste, and bulk items.
- Events Included: Paper Shred Day, Household Hazardous Waste Collection, Bulk Item Drop Off, Volunteer Clean Up Event
- Attendance: Varies
- Department Lead: Public Works Drainage & City Secretary's Office

2024 Events – Cibolo Summer Nights

- Goal: Provide a fun, safe space for school-age kids to play and enjoy constructive activities on summer nights.

- Attendance: 400-1,200
- Department Lead: Public Works Parks

2024 Events – Holiday Parade

- Goal: Bring the community together as local organizations and partners spread holiday cheer along Cibolo's main thoroughfare.

- Cost:
- Attendance: 2,000 guests
- Depart. Lead: City Secretary's Office
- Number of Staff Worked:
- Other Notes:

2025 Signature Event Changes

- **Market Days has now been combined with Cibolo Summer Nights** and will be held on **Friday nights**
    - **Easter Egg Hunt** – Saturday, April 5 | 9:00 AM – 11:30 AM
    - **Touch A Truck** – Friday, May 2 | 6:30 PM – 9:00 PM
    - **Kids Fishing Tournament** – Friday, June 6 | 6:30 PM – 9:00 PM
    - **Y.M.C.A. Themed Event** – Friday, July 11 | 6:30 PM – 9:00 PM
    - **Splash Bash** – Friday, August 1 | 6:30 PM – 9:00 PM
- **Holiday Parade and Tree Lighting events will be combined**

2025 Events Calendar

January

February

March

- 21-23: Spring Clean Up Week 1
- 22: Household Hazardous Waste Collection
- 28-30: Spring Clean Up Week 2
- 29: Volunteer Clean Up

July

- 11: Cibolo Summer Nights hosted by the YMCA

August

- 1: Cibolo Summer Nights Splash Bash

September

April

- 5: Easter Egg Hunt & Market Day
- 12: Paper Shred Day

May

- 2: Cibolo Summer Nights – Touch A Truck

June

- 6: Cibolo Summer Nights – Kids Fishing Tournament

October

- 17: Cibolofest

November

December

- TBD: Tree Lighting & Holiday Parade

City Council Feedback and Direction

- **Does City Council have any questions about City Sponsored Events in 2025?**
- **Does Council support combining Market Days with Cibolo Summer Nights to be held on Friday nights**
- **Does Council support combining the Holiday Parade and Tree Lighting events?**

City of Cibolo

City Council Regular Meeting Staff Report

E. Discussion/Presentation of the 5-Year Strategic Technology Master Plan. (Mr. Beekman)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11E.

From
Tracy Beekman, Information Services Director

PRIOR CITY COUNCIL ACTION:

The City Council during it's Council's Strategy planning for fiscal year 2024 initiated the creation of a Strategic Technology Master Plan, under Strategy 2 (Infrastructure), Initiative 2.1 - Be intentional with infrastructure investments to promote economic development, responsible growth, and public safety. Goal 2.1.1 Action - Create a master information technology strategic plan to incorporate into the master plan or as a standalone strategic plan.

BACKGROUND:

Once funding for the Strategic Technology Master Plan was secured in FY24, the IS Department reached out to Sciens LLC to help with the development of this plan. Information gathering and department interviews began September 2024 and ended in November 2024. We received the recommended Strategic Technology Master Plan in February 2025 from Sciens LLC. This presentation is the culmination of that work.

STAFF RECOMMENDATION:

Staff will introduce recommendations for IT upgrades in the FY26 budget process.

FINANCIAL IMPACT:

None based on presentation.

MOTION(S):

N/A

Attachments

TechnologyStrategicPlanPresentation
Cibolo - Technology Master Plan - 01.27.2025.pdf
Cibolo-ProjectRecommendataions.pdf

Information Services Department

5-Year Strategic Technology Master Plan

City Council Meeting – March 25, 2025

Tracy Beekman – IS Director
Steven Graves – Sr. Technical Consultant

Presentation Overview

- What is a strategic technology master plan
- About the Strategic Technology Master Plan
- Goals and Project Recommendations
- Plan Implementation

Council Feedback & Direction

- Is the Council in favor of implementing the 5-Year Strategic Technology Master Plan beginning in the fiscal year 2026?
- Would the Council like further clarification or detailed explanations regarding aspects of the 5-Year Strategic Technology Master Plan?
- During the Strategic Management Workshop scheduled for April 5th, we will inquire whether the Council has identified any specific initiatives they recommend prioritizing within the plan.

What is a Strategic Technology Master Plan?

- Outlines the vision, goals, and strategies for using and managing technology within an organization.
- Purpose:
  - Align technology initiatives with the organization's overarching mission and objectives.
  - Guide decision-making by highlighting priorities for technology investments and development
  - Ensure the effective use of resources to enhance service delivery, operation efficiency, and innovation
  - Provide a roadmap for technology infrastructure, applications, security, and governance\
- Goals:
  - Improve operational efficiency and productivity through technology enhancements
  - Facilitate innovation and adaptability by adopting new technologies and methodologies
  - Enhance customer and stakeholder engagement through improved service delivery and communication channels
  - Ensure compliance with regulatory standards and security protocols to safeguard information
  - Optimize costs through strategic investments and resource management

Council Strategies: Infrastructure, Quality of Life, Financial Integrity, and Operational Excellence

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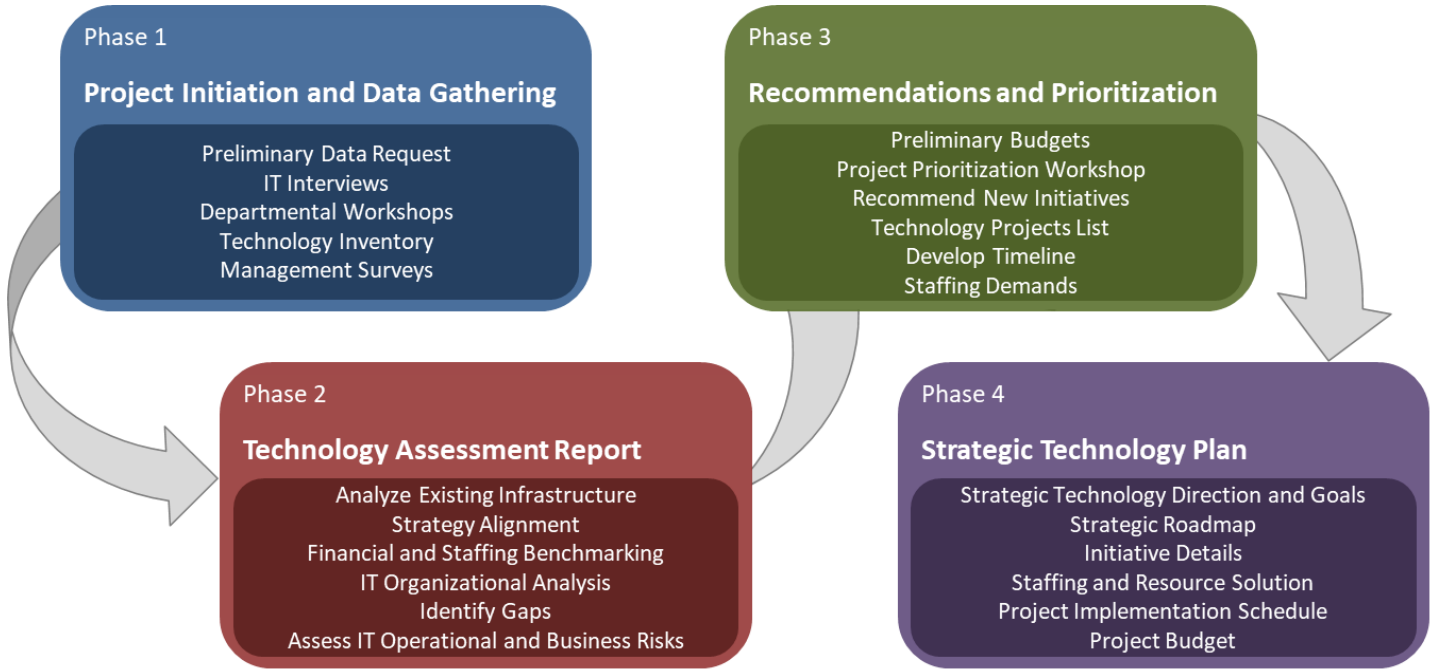
Phased approach to Plan Development

- Four phases of development:
  - Project Initiation and Data Gathering
  - Technology Assessment Report
  - Recommendations and Prioritization
  - Strategic Technology Plan



Sciens Assessment and Strategic Technology Planning Methodology

Goals and Project Recommendations

- Standardize and Simplify the Technical Environment | 55
- Modernize End User Functionality to Promote Better Operational Efficiencies| 61
- Transform the IT Organization to Focus on Technology Advisement and Quality Customer Service | 64
- Collaborate with Operation Departments for a Unified Strategy and Governance | 69

Standardize and Simplify the Technical Environment

- Upgrade the City's Main Data Center
- Build Out Backup Data Center
- Deploy Redundancies in the City's Internet PoPs
- Continue Building Out City's Fiber Network
- Implement SOC Managed Services

Implement a Modern and Integrated Enterprise Resource Planning (ERP) System

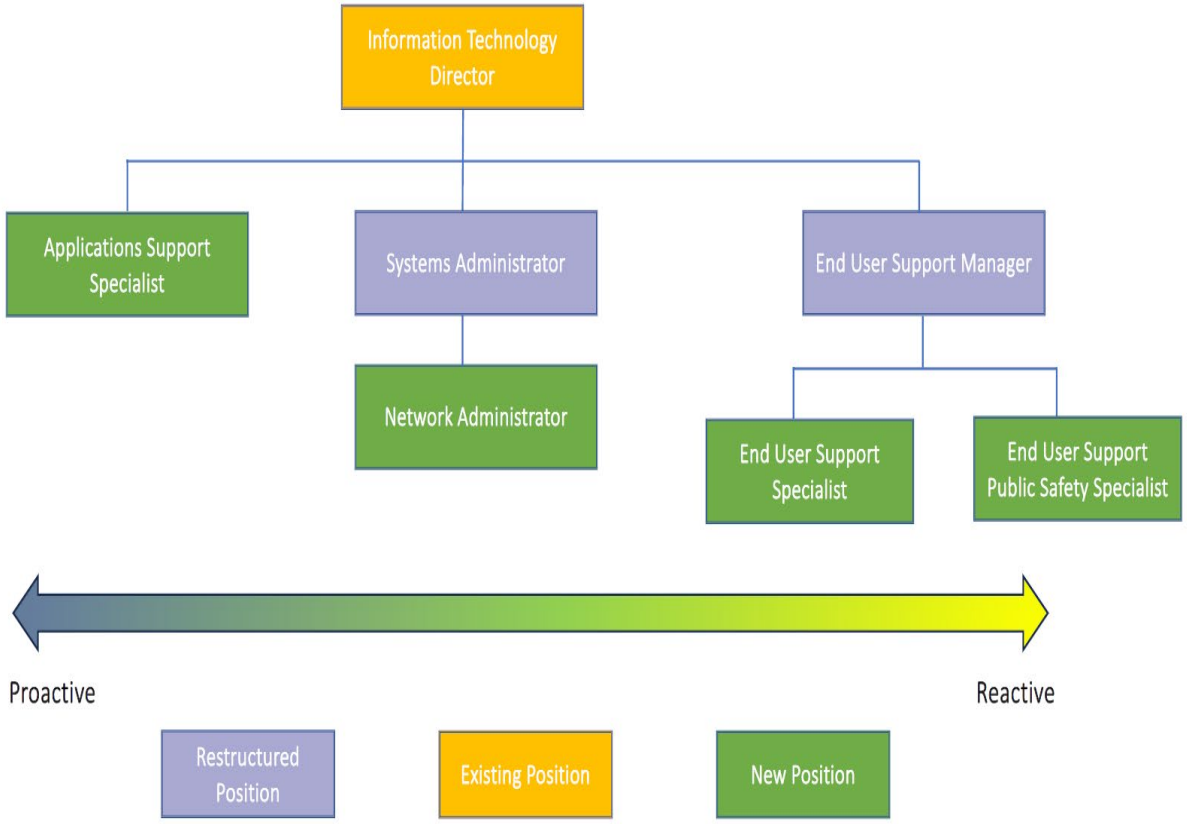
- Modernize End User Functionality to Promote Better Operation Efficiencies
  - Implement a Modern Integrated ERP System
  - Deploy a New Community Development System

Enterprise Resource Planning (ERP) System

An ERP system is software that integrates core business processes, providing a central repository for business data. Process automation reduces manual effort and potential errors

Transform the IT Organization

- Reorganize IT
- Hire an Applications Support Specialist
- Hire a Network Administrator
- Expand End User Support Team

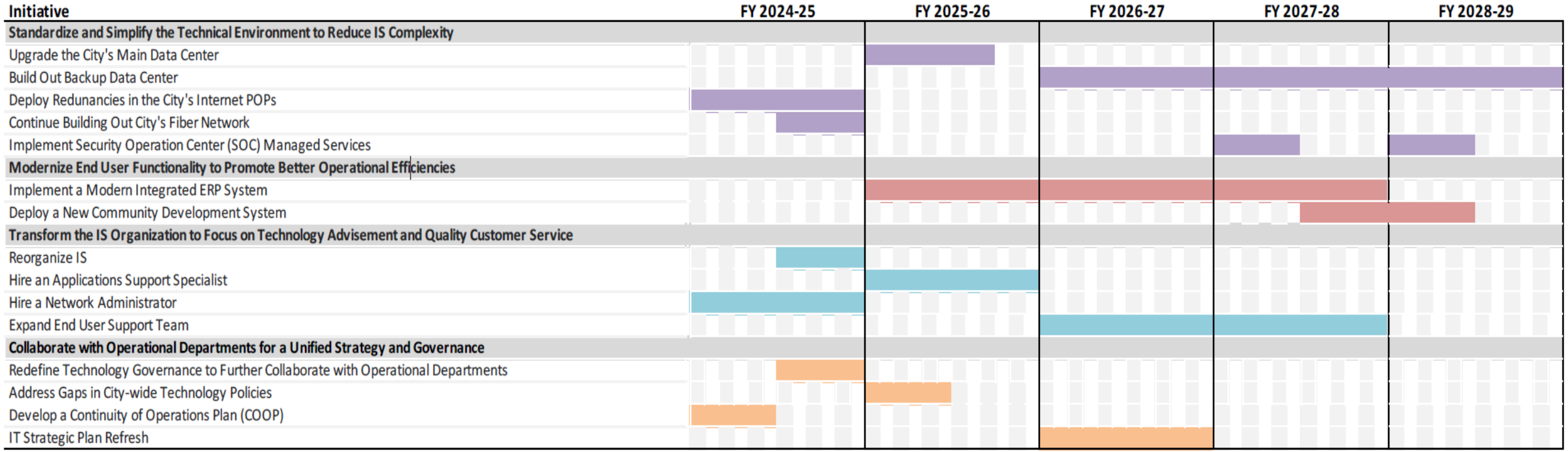


Collaborate with Operational Departments for a Unified Strategy and Governance

- Redefine Technology Governance
- Address Gaps in Technology Policies
- Develop a Continuity of Operation Plan (COOP)
- IT Strategic Plan Refresh

Plan Implementation

Recommended Implementation Schedule



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Projects

- Cybersecurity Training Program
- School Zone Lights
- Paperless Requisitions
- Enterprise Asset Protection Software
- NinjaOne IT Management Software

Council Feedback & Direction

- Is the Council in favor of implementing the 5-Year Strategic Technology Master Plan beginning in the fiscal year 2026?
- Would the Council like further clarification or detailed explanations regarding aspects of the 5-Year Strategic Technology Master Plan?
- During the Strategic Management Workshop scheduled for April 5th, we will inquire whether the Council has identified any specific initiatives they recommend prioritizing within the plan.

Questions?

The City of Cibolo

5-Year Strategic Technology Master Plan

January 27, 2024

About this Document

A Modern, Interactive Report

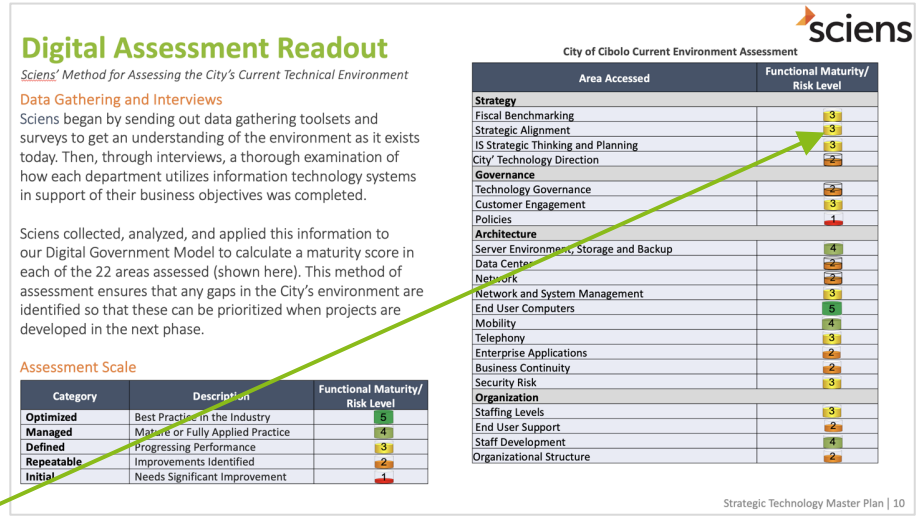
This document has been developed with technology to provide an interactive, engaging experience to the reader and guide them to the areas of most interest.

Hyperlinks are embedded throughout the document that readers can click on to navigate to different topics in the report.

Starting with page 6, Digital Assessment Readout, the reader can click on the Sciens Functional Maturity/Risk Level score associated with each assessed area to navigate them to the summary of those findings.

Then, if the reader would like to further explore the detail of the findings, they can click on the Sciens Functional Maturity/Risk Level score on that page.

At any time, any point in the document, the reader can click on the Sciens logo in the upper right-hand corner to return to starting point of each section's maturity Assessment Scores.



Digital Assessment Readout

Sciens' Method for Assessing the City's Current Technical Environment

Data Gathering and Interviews

Sciens began by sending out data gathering toolsets and surveys to get an understanding of the environment as it exists today. Then, through interviews, a thorough examination of how each department utilizes information technology systems in support of their business objectives was completed.

Sciens collected, analyzed, and applied this information to our Digital Government Model to calculate a maturity score in each of the 22 areas assessed (shown here). This method of assessment ensures that any gaps in the City's environment are identified so that these can be prioritized when projects are developed in the next phase.

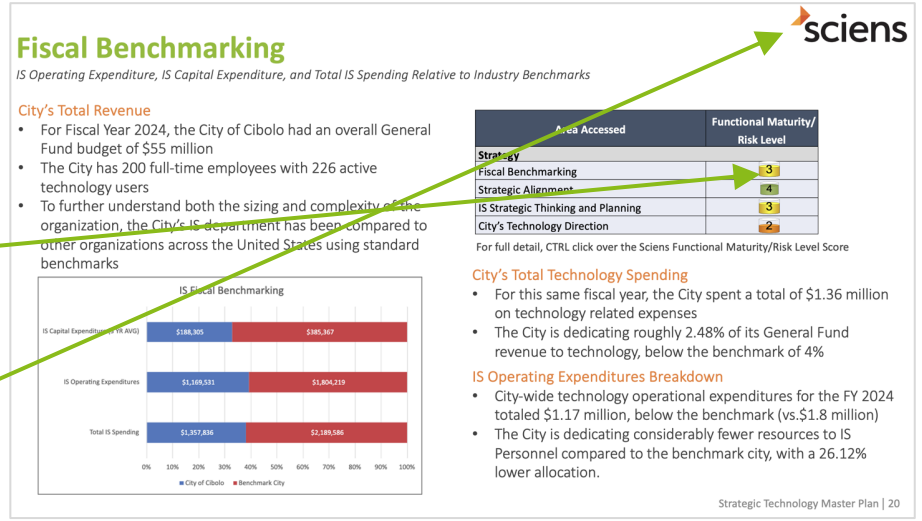
Assessment Scale

Category	Description	Functional Maturity/ Risk Level
Optimized	Best Practice in the Industry	5
Managed	Mature or Fully Applied Practice	4
Defined	Progressing Performance	3
Repeatable	Improvements Identified	2
Initial	Needs Significant Improvement	1

City of Cibolo Current Environment Assessment

Area Accessed	Functional Maturity/ Risk Level
Strategy	
Fiscal Benchmarking	3
Strategic Alignment	3
IS Strategic Thinking and Planning	3
City' Technology Direction	2
Governance	
Technology Governance	2
Customer Engagement	3
Policies	1
Architecture	
Server Environment, Storage and Backup	4
Data Center	2
Network	2
Network and System Management	3
End User Computers	5
Mobility	4
Telephony	3
Enterprise Applications	2
Business Continuity	2
Security Risk	3
Organization	
Staffing Levels	3
End User Support	2
Staff Development	4
Organizational Structure	2

Strategic Technology Master Plan | 10



Fiscal Benchmarking

IS Operating Expenditure, IS Capital Expenditure, and Total IS Spending Relative to Industry Benchmarks

City's Total Revenue

- For Fiscal Year 2024, the City of Cibolo had an overall General Fund budget of $55 million
- The City has 200 full-time employees with 226 active technology users
- To further understand both the sizing and complexity of the organization, the City's IS department has been compared to other organizations across the United States using standard benchmarks

Area Accessed	Functional Maturity/ Risk Level
Strategy	
Fiscal Benchmarking	3
Strategic Alignment	4
IS Strategic Thinking and Planning	3
City's Technology Direction	2

For full detail, CTRL click over the Sciens Functional Maturity/Risk Level Score

City's Total Technology Spending

- For this same fiscal year, the City spent a total of $1.36 million on technology related expenses
- The City is dedicating roughly 2.48% of its General Fund revenue to technology, below the benchmark of 4%

IS Operating Expenditures Breakdown

- City-wide technology operational expenditures for the FY 2024 totaled $1.17 million, below the benchmark (vs.$1.8 million)
- The City is dedicating considerably fewer resources to IS Personnel compared to the benchmark city, with a 26.12% lower allocation.

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- Standardize and Simplify the Technical Environment to Reduce IS Complexity | 55
- Modernize End User Functionality to Promote Better Operational Efficiencies | 61
- Transform the IS Organization to Focus on Technology Advisement and Quality Customer Service | 64
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Plan Implementation | 74

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Executive Summary

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Introduction to the Project

About the Strategic Technology Plan

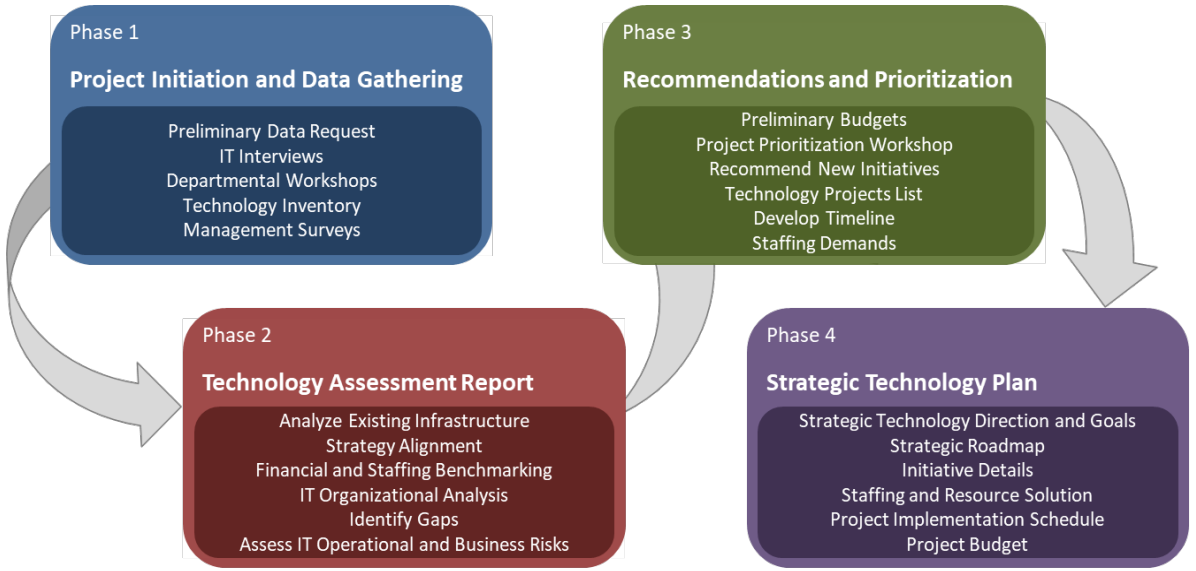
The City of Cibolo engaged Sciens LLC to assist in the development of a Five-Year Strategic Technology Assessment and Plan. The first phase in the development of this plan is assessing the current state of the City's technology and its ability to support that technology. This Assessment Phase will be followed by the development of a technology strategy for the City, and identification and prioritization of projects to move that strategy forward over the next five years. The final phase of this project will be codification and presentation of a formal Strategic Technology Master Plan.

This Plan provides that vision to implement a technical path forward to meet the needs of the City.

Project Background

The City's technology requirements have grown dramatically over the last several years. Like many municipalities, the City of Cibolo has been faced with changing demographics and an increased demand for 365 services. In response, the City has adapted, increasing its technology use to improve services and responsiveness to citizens.

The Plan will provide a long-range vision for the applications architecture, technical direction for the City, and a path for a comprehensive, integrated solution to migrate out of the complex, unsustainable environment which exists today.



Sciens Assessment and Strategic Technology Planning Methodology

Introduction to the Project

Project Background

The City's technology needs have grown significantly over the past decade. As with many municipalities, the City of Cibolo has experienced changing demographics and a rising demand for 24/7 services. In response, the City has embraced technology to enhance services, improve responsiveness to citizens, and manage increased demands on staff, achieving greater efficiency and effectiveness while maintaining high service standards.

With the widespread adoption of digital technologies, citizens now expect cities to deliver services with the same ease and accessibility as leading private-sector companies like Amazon. The City is working to leverage technology to meet these expectations, providing timely and effective access to information and services. This effort not only strengthens relationships with residents but also fosters trust and confidence in local government.

This Plan outlines a clear vision and strategic path forward to address the City's evolving technological needs.

About the Strategic Technology Plan

The City of Cibolo engaged Sciens LLC to assist in the development of a Five-Year Strategic Technology Assessment and Plan. The phases in the development of this Plan were conducted to assess the current state of the City's technology and its ability to support that technology. A technology strategy was developed, and initiatives were identified that moves this strategy forward over the next five years. This Plan is the culmination of this effort.

The City's Technology Vision

The City envisions its IS team providing stable, user-focused solutions, leading innovative technology projects, and collaborating with subject matter experts. The City sees IS as a champion for technology change.

IS's Long Term Vision

The IS Department aims to deploy reliable, off-the-shelf solutions that balance innovation and efficiency while supporting users and maintaining system integrity. The team strives to combine technical expertise with business insight, sharing project leadership and driving city initiatives forward.

Findings from the Assessment Phase

Primary Themes and Discoveries from the Data Gathering and Interviews

Main Findings

The following findings were core discoveries made throughout the data gathering, interviews, and analysis phase. These findings were documented in detail in the IS Assessment Report.

Standardize and Simplify the Technical Environment

- The City has adopted a challenging software environment characterized by a “best-of-breed” approach, where each department independently selects its preferred systems. This has resulted in siloed departments and disjointed, non-integrated systems, creating significant management challenges for the Information Services (IS) team. Over time, this strategy is likely to prove unsustainable, as it will demand an increased allocation of dedicated staff to effectively manage the growing number of disparate systems.

Implement a Modern and Integrated ERP System

- Once a vendor is selected for the new ERP system, the City must allocate internal staffing resources for its 36-month implementation. This complex project requires dedicated support from both operational departments and the IS team, with effective vendor management essential for success.

Reorganize the IS Department

- The IS department needs restructuring and expansion to meet the City's future project demands. Additional staffing is required to handle the increasing workload, particularly in applications, network management, and end-user support.

Collaborate with Operational Departments for a Unified Strategy and Governance

- Currently, departments make technology decisions mostly by themselves. Over time, this has led to a complex environment which is difficult to aggregate data and produce meaningful reports. Form an IS Governance Committee provide direction in the prioritization of the City Technology projects to include department specific applications.

Invest in Infrastructure and Staff to Further Secure City’s Data

- As cybersecurity becomes more critical in today’s technical environment, the City requires several upgrades of core infrastructure and staffing increases to monitor and quickly react to potential threats to the City’s systems.

Strategy

Overall Technology Vision for the City

Past Technology Strategy

- Overall IT strategy is strong conceptually but somewhat lacking in implementation; they want to enable technology change in the City, but the limited resources in IT and lack of governance structure restrains them to reactive activities. This inward approach has left the department somewhat isolated from the rest of the City, and operational departments have been making technology decisions on their own. This has resulted in the deployment of an array of segregated systems that do not talk with each other and therefore very difficult to extract meaningful data for City management.

Future Technology Strategy

- For a future technology strategy, the City can focus on delivering stable, user-focused systems that are thoroughly tested before deployment, ensuring a balance between user support and system integrity. IS can take the lead on technology initiatives, drive innovation, and collaborate closely with customers who act as subject matter experts and project sponsors. Additionally, the City can build an IS team that combines technical expertise with business insight to effectively address issues while keeping users informed and engaged.

Guiding Strategies
• Adopt enterprise standards that reduce technical complexity and overall support costs without significantly compromising service quality. • Provide end-to-end technology support to operational departments. • Develop a partnership between the City Departments and the IS Department in the governance of technology throughout the City. • Enhance the City's access of information to citizens by providing them with easy-to-understand self-service tools. • Empower citizens, businesses and visitors to be self-sufficient in their transactions with the City through the deployment of appropriate technologies. • Enhance integration, collaboration and data analytics capabilities among City systems. • Promote technical competency of the City staff. • Support City management with technology advisory services. • Partner with innovative technology providers in the deployment of Digital Government initiatives.

Governance

How the City Manages Strategy Implementation

Effective Technology Governance

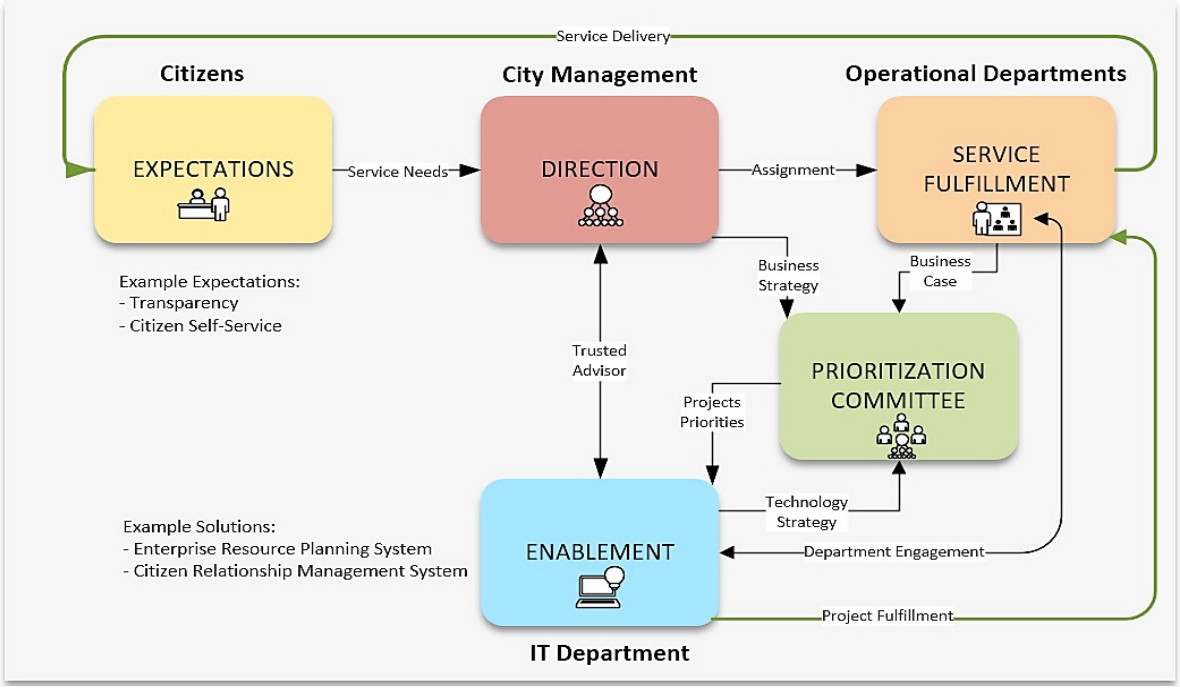
As technology has become more integrated into City processes, the process used to ensure that technology acquisition, upgrades and support must remain in alignment with the City's business strategy, i.e., governance, needs to be redefined. Technology Governance is focused on ensuring that the City receives the maximum value from its technology investments. It is also able to make smarter, well-informed decisions which considers the big picture and sets IT priorities as they relate to business priorities.

City's Current Governance Process

The current process for technology decisions occur mostly internally within the departments with some input from City Management but IS is often not involved in the application decisions of the City, or if they do become involved, it is late in the implementation process. Each department runs as if they are their own entity and therefore make technology decisions on their own; this in turn results in a disjointed applications architecture that is complex and difficult to manage.

Ideal Governance Framework

Going forward, the City's governance process will need to be formalized and documented. Departments and IS must work closely together to define and control the City's technology priorities and requirements. Governance needs to be established as a coherent process that incorporates end users, senior management, and IS in the decision-making process.



Architecture

Technology Infrastructure & Applications Supporting the Vision

Developing a Solid Infrastructure

The City has made considerable progress in expanding fiber throughout the community, establishing a solid foundation for its core infrastructure. While IS is actively improving the city's network reliability, there is a critical need to enhance disaster recovery capabilities. This includes building a secondary data center dedicated to disaster recovery and implementing a replacement cycle for data center infrastructure to ensure continued reliability and efficiency.

Complex, Best-of-Breed Applications

The City has mostly left application decisions in the hands of the operational departments resulting in a best-of-breed environment. While this approach may appear to be a sound strategic direction as it gives end users top-end functionality, it can fall short when it comes to integration and data sharing capabilities. Though integration can be achieved, significant time and resources are required to develop and maintain these interfaces. Unifying on common core systems will be critical to ensure that the environment is beneficial for data sharing.

Moving Forward Strategy

The network will need to be upgraded to ensure disaster recoverability and reliability. The City will also need to begin standardizing and simplifying the applications deployed. Utilize the added resources detailed on the next page to begin increasing end user support, applications management, and collaboration to promote a holistic, integrated technical approach that is sustainable.

Organization

Structure of Technology Support in the City

Break-Fix Mentality

IS is primarily a break-fix organization. In most cases, it is only when something breaks or needs repaired that departments will reach out to IS. Consultation and advisement functions within the organization are lacking leaving departments to make technology decisions on their own. Even the break fix efforts lack professional solutioning and usually simply focus on restoring existing functionality with little to no root cause analysis, incident prevention, or seeking a better way to address the reported issue.

The department needs to transition from their current way of doing business to a proactive well-rounded approach. Staff needs to begin collaborating with departments on a continuous basis to not only provide better support, but also consult and guide end users on their needs. Governance also needs to be put in place so technology decisions have one voice. Building these relationships is key to achieving a more unified, cohesive environment for the City and servicing the end users in a more meaningful way.

Insufficient Resources to Perform Today's Tasks

After extensive analysis of the staffing levels vs. demand requirements of IS, it has been determined that there are not enough resources to meet the growing requirements from the rest of the City. The technological environment is highly complex which results in a high level of IS Intensity. Benchmarking analysis revealed that several areas are understaffed in the department to include Applications, Network, and End User Support. These functions should be brought up to benchmark levels in order to meet the rising demands of the operational departments.

In order to meet these needs, it is recommended that the City add the following positions over the next 5 years:

- 1 Network Administrator
- 1 Applications Support Specialist
- 1 End User Support Specialist
- 1 End User Support Public Safety Specialist

IS Goals and Initiatives Summary

The table below provides a summary of the goals and initiatives addressed in this Plan. The details for these tactics can be found in the following sections.

Technology Initiatives	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	Total 5-Year Cost
Standardize and Simplify the Technical Environment to Reduce IS Complexity						
A1. Upgrade the City's Main Data Center						$ 9,200
A2. Build Out Backup Data Center						$ 387,500
A3. Deploy Redundancies in the City's Internet POPs						$ 60,000
A4. Continue Building Out City's Fiber Network						$ 0
A5. Implement Security Operation Center (SOC) Managed Services						$ 150,000
Modernize End User Functionality to Promote Better Operational Efficiencies						
B1. Implement a Modern Integrated ERP System						$ 2,000,000
B2. Deploy a New Community Development System						$ 410,000
Transform the IS Organization to Focus on Technology Advisement and Quality Customer Service						
C1. Reorganize IS						$ 0
C2. Hire an Applications Support Specialist						$ 349,120
C3. Hire a Network Administrator						$ 417,738
C4. Expand End User Support Team						$ 259,865

*Chart Continues on Next Page

IS Goals and Initiatives Summary

The table below provides a summary of the goals and initiatives addressed in this Plan. The details for these tactics can be found in the following sections.

Technology Initiatives	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	Total 5-Year Cost
Collaborate with Operational Departments for a Unified Strategy and Governance						
D1. Redefine Technology Governance to Further Collaborate with Operational Departments						$ 0
D2. Address Gaps in City-Wide Technology Policies						$ 0
D3. Develop a Continuity of Operations Plan (COOP)						$ 75,000
D4. IT Strategic Plan Refresh						$ 30,000
Total Plan Cost						**$ 4,148,423**

Investment Summary

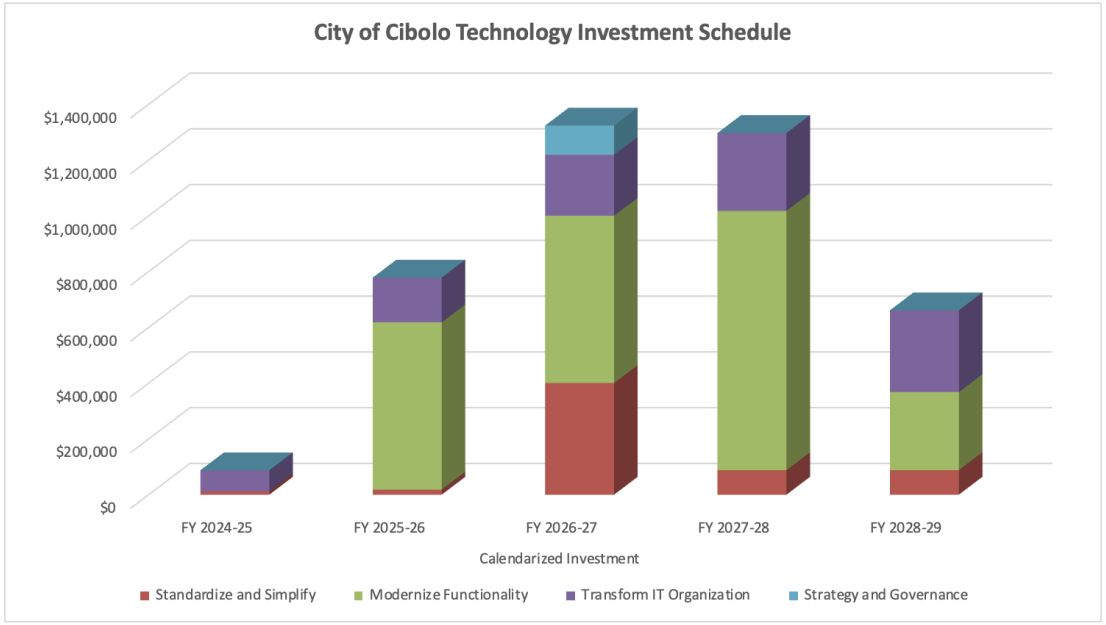
Plan Investment Outline

The 5-year investment summary related to the strategic goals and initiatives is shown to the right. It contains the current baseline budget, grown year over year at a five percent increment for planning purposes. In addition, the investments shown for the Initiatives are shown grouped by associated Goal.

The total investment of the Plan is $4.1 million over the five-year period. The investment decreases after FY 2027-28 where it begins to slow down as projects are nearing completion and maintenance/support turn to be the focus. The details for these investments are found in the following sections of this Plan.

Resourcing for each of the initiatives is also included in the details in the Goals and Projects section.

IT Operational Budget with Plan Investments



	Calendarized Investment					Total	Annual Average
	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29		
IT Plan Initiatives							
Standardize and Simplify	$12,000	$18,200	$400,500	$88,000	$88,000	$606,700	$121,340
Modernize Functionality	$0	$600,000	$600,000	$930,000	$280,000	$2,410,000	$482,000
Transform IT Organization	$75,600	$160,380	$218,349	$279,217	$293,177	$1,026,723	$205,345
Strategy and Governance	$0	$0	$105,000	$0	$0	$105,000	$21,000
Initiatives Subtotal	$87,600	$778,580	$1,323,849	$1,297,217	$661,177	$4,148,423	$207,421
Baseline IT Operations	$1,169,531	$1,204,617	$1,240,755	$1,277,978	$1,316,317	$6,209,199	$1,241,840
TOTALS	$1,257,131	$1,983,197	$2,564,604	$2,575,195	$1,977,494	$10,357,622	$1,449,261

Assessment Findings

sciens

Introduction to the Project

Assessment Process

This Assessment section is the findings analysis of the information that was gathered from the City during November 2024. Data was collected in the form of IS targeted questionnaires, City management and end user surveys, and onsite interviews. Meetings were held with the Information Services Department as well as end user departments. Users were able to express both what they like about the current environment and what they would like to see changed in order to increase their ability to delivery quality services to residents.

Contents

The following areas are covered in this assessment report.

Strategy

A clear technology strategy is essential for government managers to understand the business rationale for technology, how and why technology is used, as well as planning for future projects. This section also considers the role played by the IS Department in support of the City's overall strategy.

Governance

A Governance Committee and Technology Policies are essential to managing the value and risk of proposed technology initiatives for the entire organization. The Governance Committee should set overall priorities for the IS department with a broader, integrated perspective.

Architecture

The City's current technical infrastructure and applications architectures is examined and their effectiveness versus the City's and industry's direction. The technology investments made by the City, especially within IS are important to manage the City's technology infrastructure and applications.

Organization

The IS Department is also looked at to assess how well its structure and culture, sourcing and work assignments support its success. This section also examines the current customer service satisfaction of the operational departments.

Digital Assessment Readout

Sciens' Method for Assessing the City's Current Technical Environment

Data Gathering and Interviews

Sciens began by sending out data gathering toolsets and surveys to get an understanding of the environment as it exists today. Then, through interviews, a thorough examination of how each department utilizes information technology systems in support of their business objectives was completed.

Sciens collected, analyzed, and applied this information to our Digital Government Model to calculate a maturity score in each of the 22 areas assessed (shown here). This method of assessment ensures that any gaps in the City's environment are identified so that these can be prioritized when projects are developed in the next phase.

Assessment Scale

Category	Description	Functional Maturity/ Risk Level
Optimized	Best Practice in the Industry	5
Managed	Mature or Fully Applied Practice	4
Defined	Progressing Performance	3
Repeatable	Improvements Identified	2
Initial	Needs Significant Improvement	1

City of Cibolo Current Environment Assessment

Area Accessed	Functional Maturity/ Risk Level
Strategy	
Fiscal Benchmarking	3
Strategic Alignment	3
IS Strategic Thinking and Planning	3
City' Technology Direction	2
Governance	
Technology Governance	2
Customer Engagement	3
Policies	1
Architecture	
Server Environment, Storage and Backup	4
Data Center	2
Network	2
Network and System Management	3
End User Computers	5
Mobility	4
Telephony	3
Enterprise Applications	2
Business Continuity	2
Security Risk	3
Organization	
Staffing Levels	3
End User Support	2
Staff Development	4
Organizational Structure	2

Introduction to Strategy

Strategy Sets the Course

Strategy means many different things to people, but for our purposes it's a vision of a future outcome. The plan will include tactics, or steps, you will take to achieve that end result. Organizational change starts with the business strategic plan: rethinking the business model and business processes.

From an IS perspective, it is important to align the IS strategy with the overall City business strategy to deliver true business value. In local government, the plan should help IS's customers accomplish their goals, and it should not get bogged down in too much "techie" detail. Simply identify the needed services and the value to your customers, and the steps needed to achieve them. Making the strategy too complicated can stop a plan cold in its tracks. Keep it simple and straightforward to make it easy for everyone to understand and support.

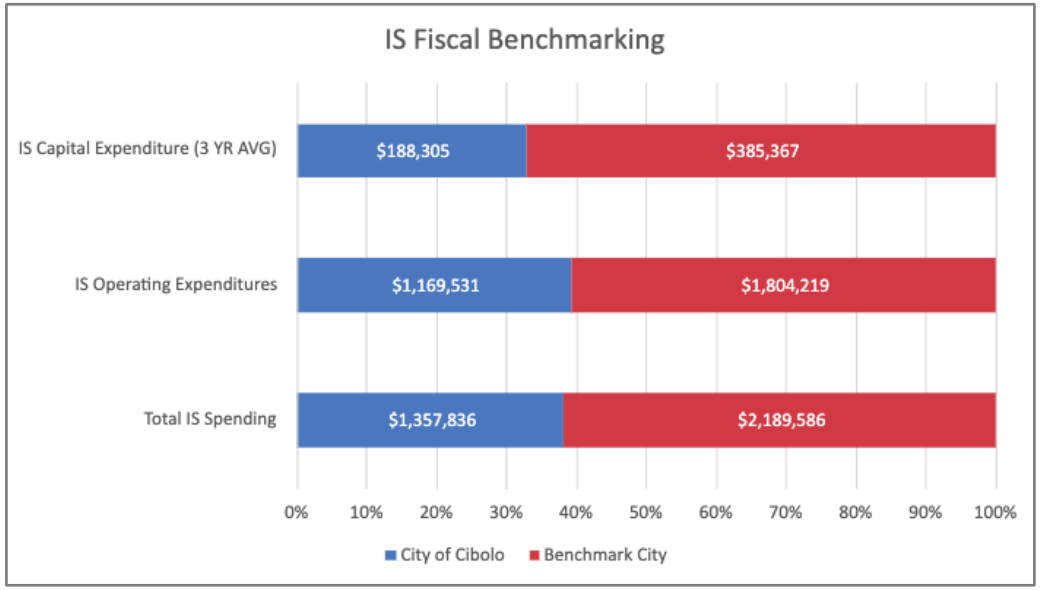
This section assesses the City's current technology strategy, including the City environment and municipal operation supported by the IS Department and how the City has allocated its financial resources with regards to technology.

Fiscal Benchmarking

IS Operating Expenditure, IS Capital Expenditure, and Total IS Spending Relative to Industry Benchmarks

City's Total Revenue

- For Fiscal Year 2024, the City of Cibolo had an overall General Fund budget of $55 million
- The City has 200 full-time employees with 226 active technology users
- To further understand both the sizing and complexity of the organization, the City's IS department has been compared to other organizations across the United States using standard benchmarks



Area Accessed	Functional Maturity/ Risk Level
Strategy	
Fiscal Benchmarking	3
Strategic Alignment	4
IS Strategic Thinking and Planning	3
City's Technology Direction	2

For full detail, CTRL click over the Sciens Functional Maturity/Risk Level Score

City's Total Technology Spending

- For this same fiscal year, the City spent a total of $1.36 million on technology related expenses
- The City is dedicating roughly 2.48% of its General Fund revenue to technology, below the benchmark of 4%

IS Operating Expenditures Breakdown

- City-wide technology operational expenditures for the FY 2024 totaled $1.17 million, below the benchmark (vs.$1.8 million)
- The City is dedicating considerably fewer resources to IS Personnel compared to the benchmark city, with a 26.12% lower allocation.

Strategic Alignment

City Management and IS Management Alignment in Expectations of IS and Strategy with a Focus on Customer Service, Leadership, Collaboration, and Efficiency

City Management's Viewpoint

- City Management views IS as deploying reliable, broadly applicable technologies while balancing innovation, efficient issue resolution, and system integrity.
- City Management sees IS as primarily serving as a project manager, often sharing roles with stakeholders to drive innovation and support.
- City Management values IS for combining technical expertise with business knowledge to support infrastructure and lead technology changes.

City Management's Long Term Vision

- City Management envisions IS providing stable, user-centric systems that are thoroughly tested before deployment while maintaining a balance between supporting users and safeguarding system integrity.
- The long-term goal is for IS to lead technology projects and foster innovation, working collaboratively with customers who serve as subject matter experts and project sponsors.
- City Management prioritizes an IS team that combines technical expertise with business understanding, ensuring issues are resolved effectively while keeping users informed and satisfied.

IS Management's Viewpoint

- IS sees itself as deploying reliable off-the-shelf solutions, balancing innovation with efficiency while supporting users and maintaining system integrity.
- IS views its team as technically skilled with business insight, managing shared project leadership and focusing on city initiatives.

Aligning Both City Management and IS Management

- City Management and IS Management can work collaboratively to establish clear expectations for IS's role in driving innovation and create a unified strategy that balances proven solutions with exploring new technologies.
- City Management and IS Management can align by ensuring IS has the tools, training, and authority to take a proactive role in identifying and implementing innovative technologies.
- City Management and IS Management can align by building stronger collaboration and maintaining ongoing dialogue to ensure shared goals are met through effective technological advancements.

IS Strategic Thinking and Planning

IS Future Vision, Strategic Planning, Consultative Efforts with Operational Departments, Next Year Project List vs. Available Resources

This grouping of findings were compiled based on observations from City interviews and key management surveys.

Strategic Technology Planning

Progressing in innovation and collaboration, but challenges in resource allocation, emerging tech readiness, and long-term planning.

Future Technology Vision

Some innovation within IS, but overall technology is disjointed.

Collaboration with Other Departments

IS collaborates with departments by supporting their projects but has limited involvement in planning and faces resource misalignment.

Technology Project Involvement

IS supports City-wide infrastructure projects but minimally supports application projects.

IS Available Resources for Future Projects

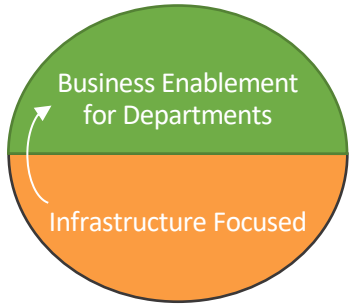
IS has limited resources for future projects, with minimal input in planning and preparedness for emerging technologies.

IS Enthusiasm to Grow

IS aligns with City goals, focusing on service, collaboration, and future planning, despite resource challenges.

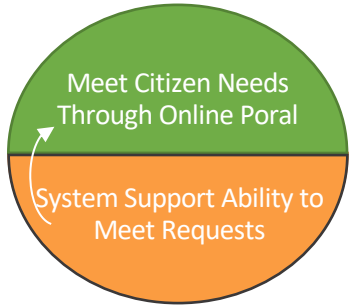
City's Technology Direction

City Management Vision for Future Technologies Including Citizen Demands and Delivering Analytics and Reporting



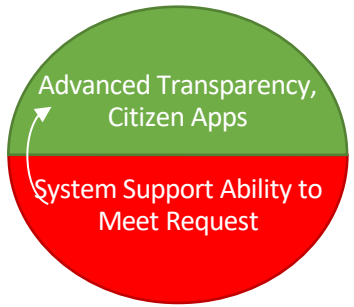
The Role of Technology in the City

- IS provides service delivery to departments mostly through infrastructure improvements.
- City operational departments select and procure their own applications with minimal input from IS, thus creating a siloed applications environment.
- City management would like IS to be proactively involved in application projects and become a leader for the Technology strategy in the City.



Ability to Meet Customer Demands for Services

- IS services are well-defined, with a primary focus on infrastructure, though they currently do not include business analysis or project management.
- IS can improve the support to departments through better collaboration, technology enablement, and hands-on project management.
- Limited communication and the lack of formal policies present challenges for IS in collaborating with departments and City Management, occasionally delaying citizen requests.



Ability to Deliver Analytics & Reporting

- Most reporting must be handled outside core City systems due to functional limitations.
- As the City grows, City Management would like to meet citizens' demands by providing advanced data reporting and easy access to information.

Introduction to Governance

Governance Enables Smarter Decision-Making

In many government agencies, departments will approach IS individually to request support on special projects. This practice requires the IS manager to become the gatekeeper, juggling far too many projects for a limited pool of resources, and peacemaker when projects aren't completed on time. Because each department lacks awareness of the broad range of IS projects, they become frustrated when their projects are not completed in what they consider sufficient time.

Establishing a Technology Governance Committee removes pressure from IS managers to determine IS priorities. Comprised of senior managers – including both externally-facing departments such as Appraising, Legal, and GIS, and internally-facing departments such as Human Resources and Finance – a Technology Governance Committee is able to make smarter, well-informed decisions which considers the big picture and sets IS priorities as they relate to business priorities. This Committee has the perspective to evaluate the risk and business value of proposed IS projects, to set the direction for IS, and to ensure that IS investments are aligned with the overall strategy.

This section assesses the City's current governance process to ensure that the City receives the maximum value from its technology investments.

Technology Governance

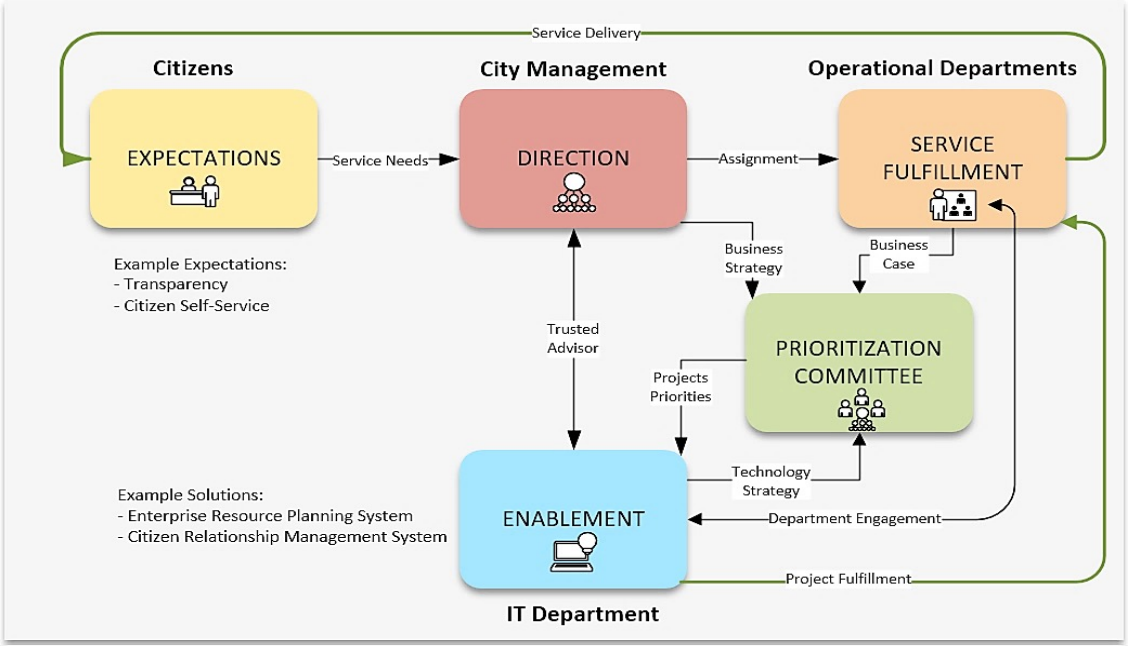
Communication Throughout the City, Current Governance Process, Business Strategy vs. Technology Strategy, IT's Role within Governance

What is Governance?

Governance is defined as the level of communication, collaboration and engagement between IS and the operational departments both when making important decisions and on an ongoing basis. It ensures good communication, leading to successful projects that are both implementable and manageable. Strong relationships between City Management, operational departments, and IS result in smart, sustainable technology decisions.

Area Accessed	Functional Maturity/ Risk Level
Governance	
Technology Governance	2
Customer Engagement	3
Policies	1

For full detail, CTRL click over the Sciens Functional Maturity/Risk Level Score



The Ideal Governance Structure

The first step in preparing the City for this new structure is aligning governance with management's goals. City Management gathers input from community outreach, social media, and boards to understand customer needs. As customer data is collected, trends and common themes emerge, helping to shape City objectives and potential projects to meet expectations.

Technology Governance

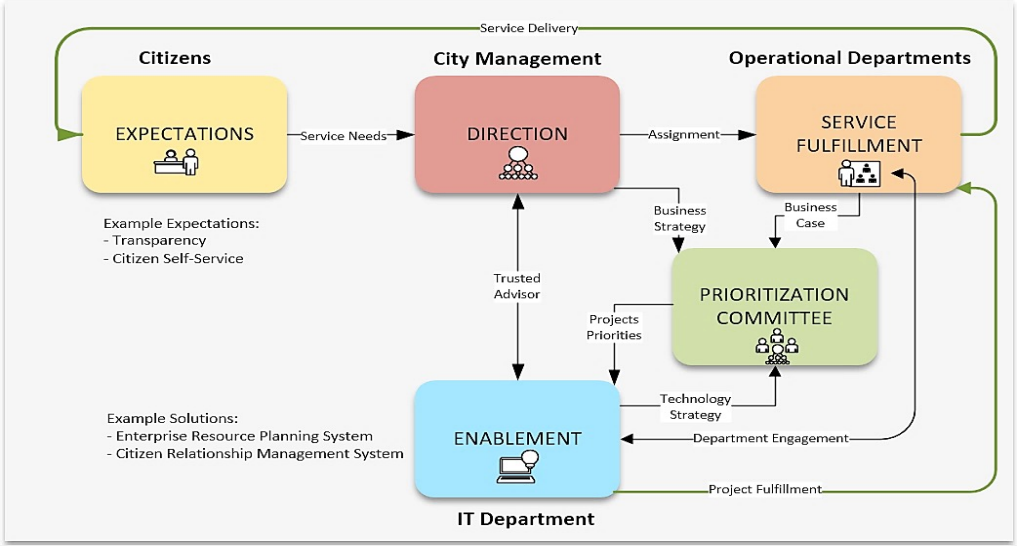
Communication Throughout the City, Current Governance Process, Business Strategy vs. Technology Strategy, IT's Role within Governance

The Ideal Governance Structure (cont.)

While this is occurring, City Management is also deriving objectives from department feedback. City Management allows departments to explain the service demands upon them, and to present objectives that should be adopted to support them. Because many departments interact with customers on a more frequent basis, City Management expects these objectives to lead to improving customer service. City Management then assigns potential projects to each of the operational departments during the yearly budget process. Operational departments develop and submit a business case to the IS Governance Committee, who analyzes it for feasibility and prioritizes each objective for IS. City Management's role is assisting the committee with the overall business strategy while IS assists with the technology strategy.

During this process, IS should be involved in helping to advise management on the technology impacts of the project initiatives, and the Committee will provide IS with the project priorities. IS should be thought of as a trusted advisor, where key decision makers lean on them for guidance.

In addition to being a trusted advisor, IS also needs to have strategic alignment with City Management on major priorities, projects, and initiatives. This enables higher performance by optimizing the contributions of people, processes, and inputs to the realization of measurable objectives. Building transparency, trust and technology awareness throughout the organization enables the City to make better and informed decisions regarding their technology initiatives and investments.

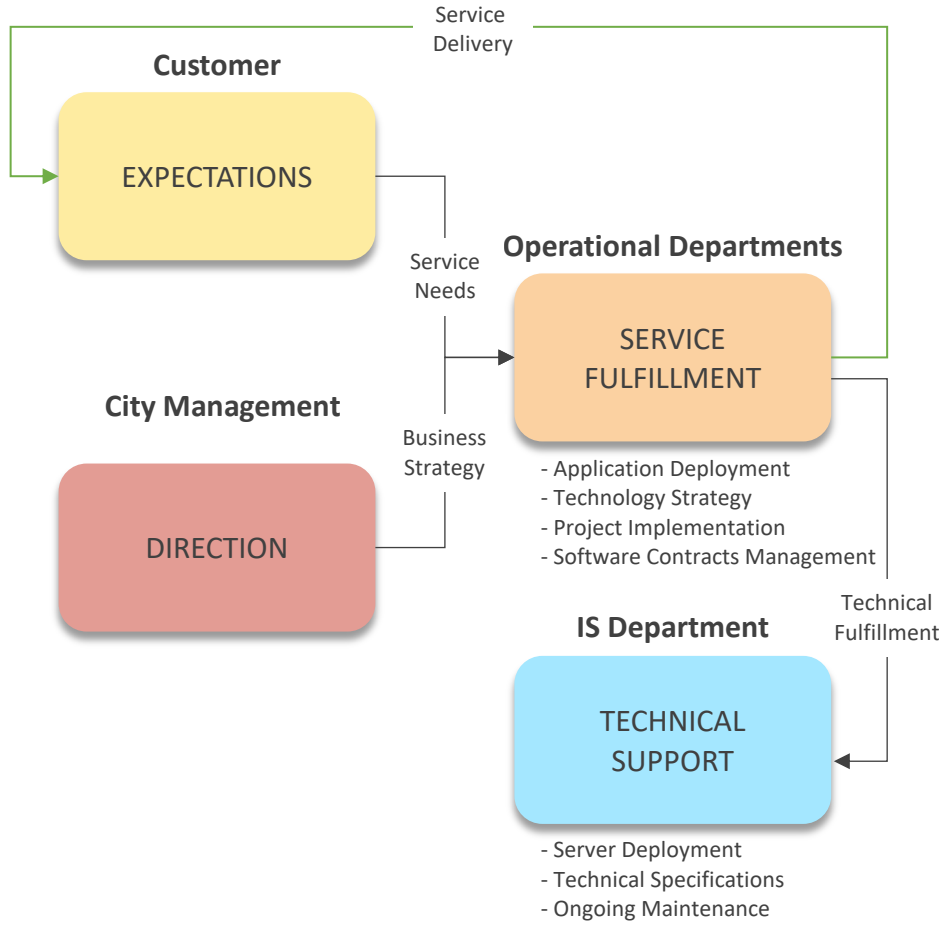


Technology Governance

Communication Throughout the City, Current Governance Process, Business Strategy vs. Technology Strategy, IT's Role within Governance

City's Current Governance Process

- The current technology governance process occurs within the operational departments in the City; IS is often not involved in the application decisions of the City, or if they do become involved, it is late in the implementation process
- Each department runs as if they are their own entity and therefore make technology decisions on their own; resulting in a disjointed applications architecture that is difficult to manage
- Because of this lack of governance, department's have been procuring mostly Cloud-based, single functionality systems with little integration between them
- Management has indicated that the current process is not ideal leading departments to make poor decisions in the long term; while this model can be effective for the individual department's needs, it also creates an environment that is difficult to consolidate data and produce effective reports
- The formation of a Technology Governance Committee would be beneficial to strategize and deploy a strong technology direction for the City; this committee can be informal, just ensure that the key stakeholders are present for technology decisions to move away from the current siloed decision-making process



Technology Governance

Communication Throughout the City, Current Governance Process, Business Strategy vs. Technology Strategy, IT's Role within Governance

Technology Governance Committee

The Technology Governance Committee is responsible for all major technology decision-making for the City and provides guidance as well as sets IS priorities to enable the City to balance its technology goals with available resources in alignment with the City's strategic goals and citizen needs. It is important to keep in mind when forming the Committee who will be the most effective selecting and prioritizing technology projects analyzing the impact towards the City's infrastructure and system integration.

Some of the Committee's main responsibilities are:

- Establish business goals and strategies for IS governance
- Oversee and approve technology policies and procedures
- Define how the enterprise should design and implement IS investment decision-making and oversight processes, including the role of committees and their members
- Track investments, oversee funding and chargeback policies, and define the measures of success for approved projects

Key Stakeholders

City Management

- Represent the business strategy
- Ensure project is within budget
- Assist with approving/disapproving potential projects

Operational Departments

- Present business case to Committee
- Outline costs associated with project
- Identify resources needed for implementation

IS Director

- Advise on the technology strategy to ensure an integrated environment
- Present associated risks with project
- Identify technical resource availability and assist with prioritizing potential projects

Customer Engagement

IS Level of Engagement with Other Departments Regarding New Technology Projects, Implementation of Technology, and Support of Applications

Selection of New Systems

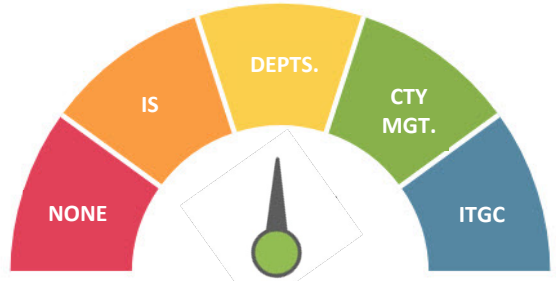
- The selection of new City applications could benefit from more structured processes and IS resources:
  - Departments make their selections with little input from IS in the decision-making process.
  - Each department selects what works best for their needs, without always considering how it integrates with other departments or existing City systems.

Implementation of New Systems

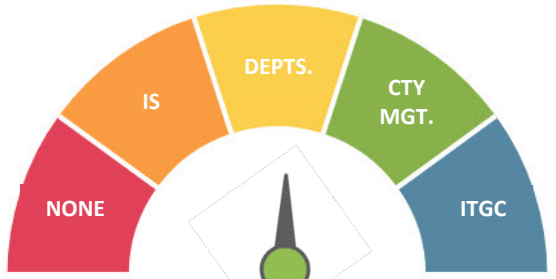
- For major applications, IS will support the implementation on the technical side.
- There is no dedicated project management team or business analyst from the IS department for these projects.
- The departments are responsible for project management and business process configuration while IS manages the technical setup.
- Operational Departments did express a need for project management help.

Support of Existing Systems

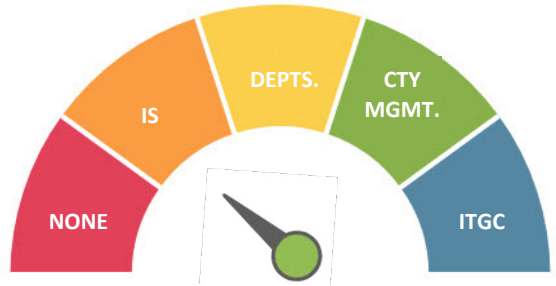
- IS actively supports the existing application environment for on-premise systems.
- City operational departments need to reach out to the software vendor themselves if they have questions or system issues; end users expressed a need for better internal support.



Prioritization of New Projects



Purchasing of New Applications



IS Projects Progress Reporting

Policies

List of Current Policies, Depth of Detail and Accuracy, Enforcement and Review

Policy Name	Up-to-Date?
Mobile Device Acceptable Use (City)	No current
Internet Acceptable Use (City)	No current
Email Acceptable Use (City)	No current
BYOD Acceptable Use (City)	No current
Purchasing (IS)	No current
Backup (IS)	No current
Patch Management (IS)	No current
Systems Maintenance (IS)	No current
Information Security (IS)	No current
Computer Software (IS)	No current
Change Management (IS)	No current
IS Standards (IS)	No current
IS Support (IS)	No current
Physical Access (IS)	No current

City's Current Technology Policies

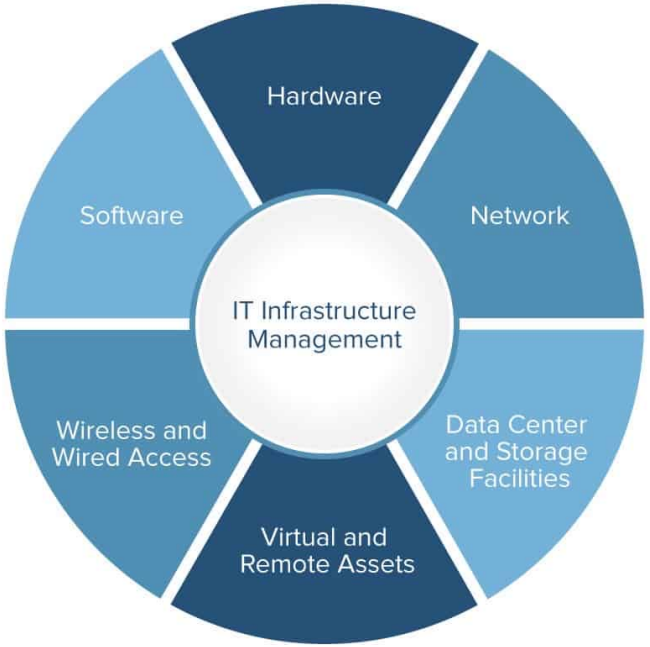
- The City currently lacks any formal written policies.
  - IS policies are essential to support the IS Department in effectively managing operations and enabling users to autonomously manage their technology-related behaviors.
- Some policies have been established but have not been written due to the limited resources in IS being allocated to other areas.
- It could be beneficial for IS to conduct refresher training on the City's expectations for staff use of computers and other technologies.
- IS documentation should be stored in a central location and reviewed annually; newly hired IS staff should receive these policies as a part of their training and signed copies should be kept in their records
- Policies are enforced informally by IS, primarily in response to issues as they arise.

Introduction to Architecture

Architecture Saves Money

Technology is everywhere these days, and it does not have to be complicated or the “latest and greatest” to be effective for your organization. In many cases, tried and true systems are the wiser choice for local governments.

Adopting technology standards can make the delivery of effective technologies easier to deploy and maintain. Simple and easy translates into cost savings for a few reasons. First, the equipment is typically widely available and priced lower. Second, these technologies have probably been available for some time, which means that they have been used and improved to the point where the bugs have been worked out and they are more reliable. Third, it doesn’t require specialized (i.e., expensive) consultants to deploy, support and troubleshoot. Keeping the technology architecture simple keeps more money in your budget for other services that directly benefit the community.



Standardizing platforms and applications will also drive down costs and improve the simplicity of managing the architecture. Reduce the number of vendors involved IS, and the internal IS team will be able to support standard systems without ongoing specialized training or extra support.

Focus on infrastructure management technology that supports and integrates with key processes, making those processes more efficient. Not only does it save staff time, but you’ll be purchasing fewer applications to support more functions.

Architecture Findings

Technology Infrastructure & Applications Supporting the Vision

Server Environment

- The City's server environment features 12 physical servers and 31 virtual servers managed in a VXRail/VMware environment and split between 2 datacenters.
- Standardized on Dell VXRail and HP hardware, the infrastructure is consistent and modern, with Dell VXRails averaging 2 years old.
- Servers are organized and housed in racks, promoting efficient space management and streamlined maintenance.
- A 1:2.5 physical-to-virtual server ratio allows for optimal use of hardware resources and supports scalable virtual environments.
- The City's server environment efficiently meets current business requirements, supporting departmental operations without any notable resource constraints.

Storage and Backup

- The City uses a 196 TB Storage Area Network (SAN), with only 4.366 TB in use, providing ample capacity for future growth and storage needs.

Area Accessed	Functional Maturity/ Risk Level
Architecture	
Server Environment, Storage and Backup	4
Data Center	2
Network	2
Network and System Management	3
End User Computers	5
Mobility	4
Telephony	3
GIS	3
Enterprise Applications	2
Business Continuity	2
Security Risk	3

For full detail, CTRL click over the Sciens Functional Maturity/Risk Level Score

- The City's main backup system is cloud based, managed by ThinkGard/Datto, and performs daily and hourly backups for critical servers, but does not back up OneDrive files from local workstations.
- The City conducts annual backup recovery tests but lacks a formal backup policy.
- Full restoration of City systems would take up to one week and local data would not be recovered; IS should initiate better backup processes for disaster recovery.

Architecture Findings

Technology Infrastructure & Applications Supporting the Vision

Data Center

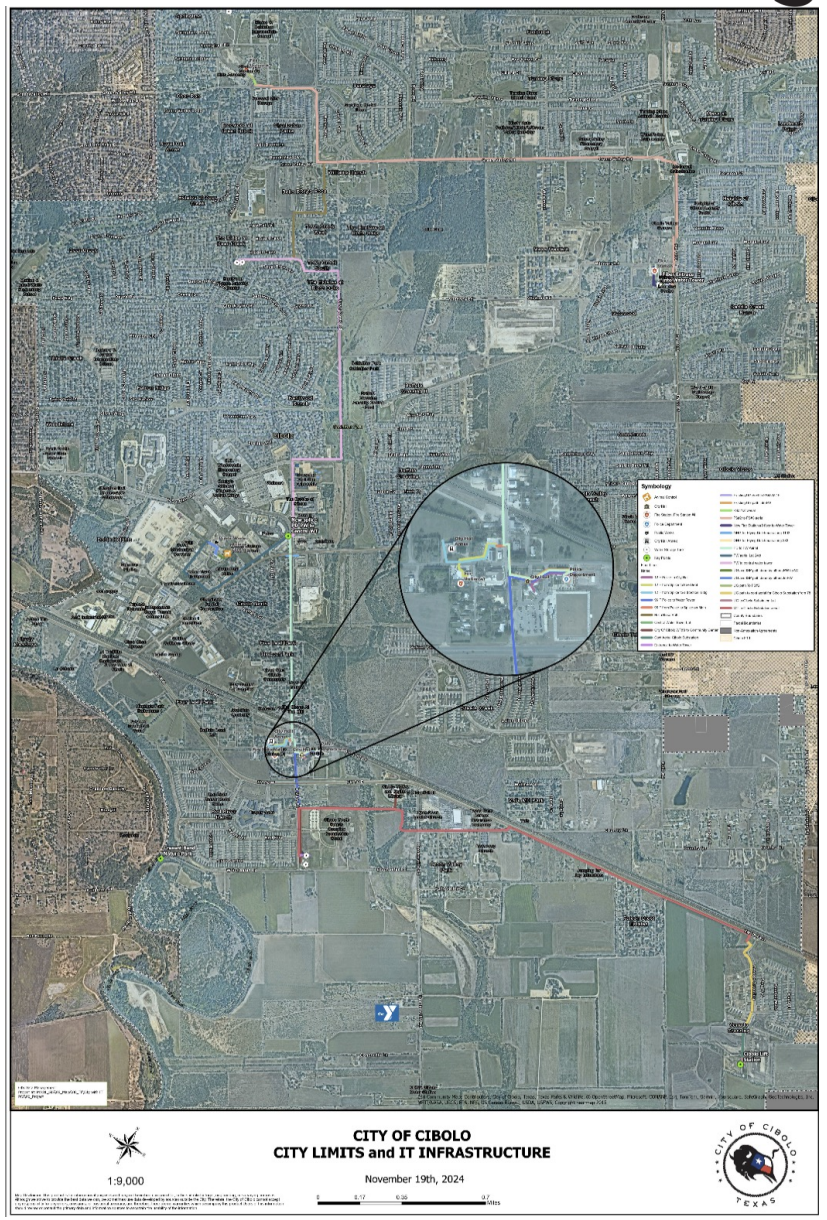
- The City's main data center is located on the 2nd floor of the Police Department. There is currently no secondary backup center.
- The data center uses a halon fire suppression system and has adequate cooling, but lacks raised flooring, camera monitoring, and an alert system for overheating racks or servers, which limits security and could lead to cooling issues.
- While power disruptions are rare, the City's infrastructure isn't prepared for prolonged outages, though backup system batteries are replaced annually to ensure reliability.
- No active monitoring of power systems is in place to track the health and status of power supplies in real-time. While the generators and UPS systems are tested weekly, there is no centralized system for monitoring power fluctuations, system health, or alerts for potential power-related failures.
- Servers within the data centers are housed in lockable cabinets/racks for additional security. Servers should be housed in lockable storage to prevent tampering and should be regularly locked when not in use.
- Currently, there is no replacement cycle for data center infrastructure (e.g., UPS, generators, AC units, etc.). A replacement cycle/budget for this hardware should be implemented for accurate budgeting and to avoid hardware failure.
- The City should consider building out a secondary backup data center in the proposed future Fire Station #4. This will enable the City to have local backup in the event that the main data center goes down.

Architecture Findings

Technology Infrastructure & Applications Supporting the Vision

Network

- The City's network has a star topology design centered at the Police Department, with fiber and point-to-point wireless connections linking buildings throughout the City.
- The network consists of 30 core switches, including 2 primary core switches, and 2 routers.
- The City is upgrading its network infrastructure, replacing HP switches and routers with Fortinet equipment. IS will also be introducing a hardware replacement cycle once the new systems are in place.
- While the City has fiber between City Hall, PD and other core buildings, much of the City's network is point-to-point connection. IS has plans (pictured to the right) to expand the City's fiber network over the next few years to encompass all buildings.
- The City should ensure that there is a fiber line between PD and the new Fire Station #4 to solidify the connection between the data centers.
- There is only one single internet point of presence (POP) in the City and therefore lacks redundant connections for failover. IS should deploy a second POP to increase redundancy.



Architecture Findings

Technology Infrastructure & Applications Supporting the Vision

Network and System Management

- Network traffic is monitored, but improvements are needed for complete satisfaction. Liquid Networx manages the network and systems remotely, ensuring continuous monitoring and system health.
- Auvik is used for network monitoring and provides effective scanning and reporting capabilities to detect and address network issues.
- The ability to manage the server remotely allows flexibility and quick resolution of issues, even when staff are off-site.
- Technology partners provide remote support as needed, using City software for secure and efficient assistance.
- Adding a user to the network takes about 10 minutes, while preparing a new workstation typically takes 3 to 4 hours. Remote access is provided via VPN, though there is no formal written policy for remote access currently.
- It is recommended to implement a SOC for 24/7 threat monitoring and cybersecurity management, providing enhanced protection beyond the MDC's capabilities.

End User Computers

- A total of 204 workstations are currently supported, with the majority being Dell desktops and laptops designed for professional use.
- The supported devices have an average hardware age of 3 years, with a 5-year replacement cycle in place to maintain up-to-date hardware.
- All workstations operate on Windows 10 or 11, providing a consistent and modern operating environment for users.
- The organization supports 47 printers and scanners, with devices primarily manufactured by HP and Ricoh, ensuring reliable document handling solutions.
- End users over overall satisfied with the hardware they receive to do their work.
- This IS Department could consider utilizing Dell to handle the deployment of replacement desktops and laptops. This way IS can focus on upkeeping the core infrastructure.

Architecture Findings

Technology Infrastructure & Applications Supporting the Vision

Mobility

- IS supports 60 mobile phones with an average age of 4 years, currently manufactured by Samsung and Apple, with a transition underway to all-Apple devices.
- Smartphones are issued to Public Works and the Executive Team, but there is no formal hardware replacement plan in place.
- The City supports 30 tablets, primarily from Apple and Samsung, with an average age of 3 years, issued to Public Works and Council members.
- Tablets are included in a hardware replacement cycle to ensure regular updates.
- Apple Business Manager is used for Mobile Device Management (MDM) to manage and secure city-issued devices.
- The City does not support BYOD, ensuring standardization and better control over devices.

Telephony

- The City utilizes a VoIP system provided by AT&T Office at Hand (RingCentral), enabling efficient communication through cloud-based phone services.
- A total of 172 phones are currently integrated into the system, supporting various departments and staff within the City.
- Due to issues with a defective batch of phones, approximately 50 to 70 units are identified as needing replacement to ensure reliable service and functionality.
- Currently, staff answering phones face challenges in transferring citizen calls to the appropriate departments. The City should upgrade these handsets to provide better call forwarding functionality.

Architecture Findings

Technology Infrastructure & Applications Supporting the Vision

GIS

- The GIS team is part of the IS department and consists of two staff members.
- The City acknowledges the importance of GIS in improving service delivery but currently operates without a formal, coordinated GIS strategy or SOPs.
- The City uses ESRI Online as its standard GIS database to manage spatial data.
- The City creates new address through the Planning Department and then ESRI is updated with the plat. This process is well-defined and efficiently managed, allowing widespread adoption and use of GIS applications across departments.
- Biannual Nearmap flyovers are conducted to update aerial imagery and ensure accurate and current data.
- While there are several City applications that use GIS for address validation, there are several City systems that do not support GIS and therefore is unable to accurately map their data.
- The IS department oversees GIS management, ensuring smooth operation and alignment with organizational needs.
- The City conducts internal GIS training programs to enhance staff expertise and maximize the system's benefits.
- The City should consider for all future application procurements the integration with GIS in order to begin building a core mapping system that feeds location, asset, and attribute information to operational systems.

Architecture

Technology Infrastructure & Applications Supporting the Vision

Enterprise Applications

- The City has adopted a best-of-breed approach, where each department selects the system that best suits its needs. However, the lack of interfaces to integrate these systems has led to siloed departments and the need for manual, redundant data entry to ensure data is available across all systems.

Finance, Utility Billing, and Purchasing

- The Finance Department has used OpenGov since 2021, following the acquisition of STW. At that time, the City chose to upgrade the legacy STW system to the new cloud version.
- OpenGov doesn't fully meet the Finance Department's needs (UB and Purchasing), requiring the City to use other peripheral systems for processes it cannot manage within the core ERP.
- Extracting and sharing data with City Management and the City Council is challenging, as the information must be manually generated outside the system, causing significant delays in providing requested information.
- The system conversion also encountered challenges, including the need to enter leading zeros for account numbers and strict file name requirements when importing data.
- While OpenGov has some dashboarding analytics functionality, the Finance Department has not been trained by the vendor to utilize it.
- Utility Billing Department is dissatisfied with OpenGov's UB Module because citizens find it difficult to view their utility bill payments and billing history.
- The City's Purchasing Department uses Bonfire for bid management and OpenGov for requisitions and purchase orders. However, there is limited integration between the two systems, and several procurement processes, such as contracts, vendor management, and inventory, are not automated or streamlined.
- Due to the limitation of the current OpenGov system, the City should explore procuring a new modern ERP system that ties the operational departments together and eliminate reliance on third-party systems. This should be done through an RFP process.

Architecture

Technology Infrastructure & Applications Supporting the Vision

Enterprise Applications

People, Performance, and Development (PPD)

- The People, Performance, and Development (PPD) Department utilizes ADP for payroll and timekeeping.
- ADP does not meet the department's needs, requiring many processes to be done manually or through the use of external systems outside the core payroll and timekeeping system.
- ADP cannot accommodate all timekeeping needs in the City, especially the Fire Department's 24-hour shifts. Additionally, it is unable to calculate all pay instances, requiring manual calculations outside the system.
- Clocking in and out with ADP is confusing for employees, especially when working shifts that differ from their regular job.
- Employee files consist of both paper and digital records, with the digital files stored on a local shared drive.
- Consider converting the paper files to digital format to enhance organization, streamline access, and improve overall efficiency in managing employee records.
- PPD should work with the vendor to create pay codes for special calculations, ensuring employee pay is processed within the system and reducing the risk of human error.
- The City should consider integrating the HR/Payroll system into the core ERP in order to streamline the payroll and timekeeping process.

Fire

- The Fire Department is part of a consortium with San Antonio, which offers valuable resources and support from neighboring cities. However, this partnership limits the Fire Department's control over its systems, as San Antonio determines the timing of updates and system changes.
- The Fire Department currently operates three fire stations, with a fourth set to begin construction in 2025. This new station will also serve as a backup data center for IS. The department’s fleet includes 17 fire trucks, 5 apparatus, and 3 brush trucks.
- The Fire Department uses CentralSquare for its CAD system and Image Trend for EMS.
- The Fire Department is facing internet connectivity issues at Stations 2 and 3, as well as frequent VPN disconnections in the vehicles.

Architecture

Technology Infrastructure & Applications Supporting the Vision

Enterprise Applications (cont.)

- As the City grows, the Fire Department could consider alternatives to the consortium that would provide more control over their technology.
- The City should explore temporary solutions to address internet connectivity issues until the fiber installation project is completed.

Municipal Court

- Municipal Court is using the cloud-based version of Incode 9 and is generally satisfied. However, they have encountered issues with scanning documents into the system (blurry), which has made them reluctant to eliminate paper files, and they are still using them as a backup.
- The department is experiencing issues with the speakers being too loud, causing interruptions during court proceedings.
- The department should work with IS to resolve the sound issues. While IS has installed foam to address the problem, it hasn't been effective, so further troubleshooting will be needed to find a solution.
- The IS Department can work with Incode Support to resolve the scanning issues so paper files do not have to be kept.

Communications

- The Communications Department uses a variety of programs and applications, all of which are functioning well for their needs.
- The department staff expressed a need for a system to help track larger projects they are working on, something that would function similar to a ticketing system.
- Communications should work with IS to receive training and access to Smartsheet, a program the City has already acquired to help organize projects.

City Secretary

- The City Secretary uses Agenda Link, which was selected over Granicus. This change was made because the Council wanted electronic voting.
- Agenda Link is the City's agenda management system which provides council meeting minutes, agendas, and video streaming.

Building and Permits

- The Building and Permits Department outsources their entire operation to a third part vendor that works with several neighboring cities.

Architecture

Technology Infrastructure & Applications Supporting the Vision

Enterprise Applications (cont.)

Public Works

- Public Works is in the process of procuring the OpenGov Asset Management System (Cartegraph), with implementation expected to take approximately 12 months.
- Implementing OpenGov is the best solution in the interim, as the department currently lacks an asset management system. However, they should consider ways to enhance the system's value, such as integrating it with GIS.

Police

- The Police Department is implementing Tyler New World for their RMS system, with the implementation supported through a partnership with COSA. They will continue using CentralSquare for dispatch through Schertz.
- PD currently does not feel that they have much control or influence over their technology.
- They would like to explore the possibility of forming a consortium with neighboring cities and counties in the future. This would provide greater influence in technology decisions and the opportunity for shared funding.
- PD uses ADP to track officer's time but is dissatisfied with the system due to its inability to accurately manage timesheets for police shifts. Exploring other timekeeping systems could also be beneficial for the Police Department.
- The department would like a dedicated public safety IS staff to ensure PD systems run optimally and provide ongoing support for public safety.

Planning

- The Planning Department has recently finished implementing My Government Online (MGO).
- MGO performs better than the previous system (MyGov), but it still lacks core functionality and customization to the departments specific needs.
- The main issue with MGO is its notifications. Citizens are receiving multiple notifications after any system changes, many of which are irrelevant to them.
- It is recommended that the City work with MGO support to optimize the system and reduce the number of notifications sent to citizens, ensuring they receive only relevant updates.
- The department should consider replacing MGO in the future with a system that meets their functional needs.

Architecture

Technology Infrastructure & Applications Supporting the Vision

Business Continuity

- The City and IS both have continuity of operations plans in place, with a focus on hosted solutions and disaster recovery for critical systems.
- While there is a COOP in place, there currently are no alternate computing sites or a backup data center.
- Critical IS roles are cross-trained to ensure operational continuity during disruptions.
- Vacation and after-hours coverage are not planned in advance, resulting in strained IS resources and compromised support quality during emergency situations.
- There are no defined timeframes for acceptable service disruptions for each system.
- Services for replication are documented but not yet implemented, and a secured network is still lacking.
- The City needs to establish downtime tolerance, integrate IS requirements with departmental continuity, cross-train critical IS roles, and plan for coverage during vacations or absences.

Security Risk

- A Technical Risk Assessment was completed by IS to measure the associated risk of the following areas: Infrastructure, Applications, Operations, and IS Organization.
- Please refer to Appendix A for details regarding the results of the Technical Risk Assessment.

Area	Rating
Infrastructure	
Applications	
Operations	
IS Organization	

Introduction to Organization

Organization Sets Expectations

You may develop a brilliant strategy complete with the perfect technologies and processes; but without leadership and an organization that strives for improvement, the plan will still fail to meet expectations. Any IT investment is meaningless if the people using the new systems don't want to change and force the new system to do things the "old way." Successful IT organizations make the effort to foster a culture of performance.

At the core of a performance culture is staff that is willing and able to take a proactive attitude toward business objectives. If the staff is apathetic and waits to be told what to do, the entire organization slows to the pace of the unmotivated individuals. Local government is a fast-paced environment that requires flexible, smart and proactive contributors. Set an example by emphasizing the importance of an organization that is designed around standard processes, instead of people or personalities.

This section outlines the Organization recommendations and associated initiatives in achieving.

Meaningful Work

Positive Work Environment

Supportive Management

Growth Opportunity

Trust in Leadership

Staffing Levels

IS Staffing Levels Compared to Benchmarks

Current Level of IS Staff

- The City of Cibolo currently employs 3 full time IS staff members, but an ideal benchmark suggests the need for 7, highlighting a shortfall of 4 FTEs to meet operational demands.
- The City is understaffed in Applications, Network, and End User support roles. Currently, Cibolo employees a combined 1.25 FTE's for these roles, but the benchmark indicates a total of 4 FTE's for these roles.
- A most concerning area is Applications Support, as there is no dedicated Applications Support Specialist within IS, resulting in Operational Departments having to take on a technology role without the adequate expertise, resulting in extended downtime for essential systems, service disruptions, and project delays.
- To optimize efficiency and IS service delivery, the City should focus on building out its underrepresented roles (e.g., Network/Communications, Applications Support, Help Desk Support). This will enhance overall system integration, application management, and long-term strategic IS planning.

Benchmark Staffing Levels (Current vs Future)			
	Current FTEs	Future FTEs	Suggested Adjustment
IT Management	0.25	0.76	0.51
IT Finance/Purchasing/Vendor Management	0.25	0.18	(0.07)
Clerical/Administration	0.25	0.20	(0.05)
Project Management	0.25	0.38	0.13
Business Analysis	-	0.69	0.69
Applications Support	0.25	1.88	1.63
Data Management	-	0.32	0.32
Quality Assurance/Testing	-	0.16	0.16
Database Administration	-	0.17	0.17
Server Support	0.50	0.34	(0.16)
Network/Communications	0.50	0.30	(0.20)
Security	-	0.31	0.31
Help Desk	0.50	0.74	0.24
Desktop Support	0.25	0.31	0.06
Documentation, Training, Process, Standards	-	0.11	0.11
Other	-	0.13	0.13
Total Staffing	**3.00**	**7.00**	**4.00**

- The City's technological environment has a high level of IT Intensity brought on by the following factors; Users per support staff, number of end user devices, and number of applications.
- Sciens recommends to bring the staff up to benchmark levels by adding an additional 4.0 FTEs to meet operational demands and enable growth for the future.

End User Support

Quality of Help Desk, Satisfaction with End Users, Help Desk Software, Customer Support Staffing

Quality of Customer Service

- The IS Department's customer service is primarily reactive, lacking proactive solutions and strategic planning.
- Although end users shared some positive feedback about customer service, IS still faces challenges in delivering timely and quality service at times.
- Survey results showed mixed feedback, with opportunities for IS to improve service delivery and timeliness.
- Public Safety Departments shared some constructive feedback on the customer satisfaction survey.
    - They feel IS performs well overall but see opportunities to enhance follow-through and response times.
- Adding a dedicated help desk and addressing staffing needs could better support current and future technology demands while enhancing user satisfaction.

Help Desk Staff

- The current IS organizational structure lacks a dedicated help desk, with all team members collectively responsible for resolving issues.
    - This approach creates an inefficient IS department, as all staff must handle help desk issues, reducing productivity and contributing to the current unstable technical environment.

Communication with End Users

- While the IS department utilizes ticketing software, the department lacks a well-defined and structured process.
- Some end users expressed that technology is frequently implemented without inadequate training or proper follow through.
- The absence of a dedicated project management team and inconsistent communication in addressing issues leads to confusion and delays in meeting user needs and expectations.
- Improved communication methods would enhance collaboration and project outcomes.

Areas of Improvement

- Based on the findings in the previous section, IT should form a dedicated help desk/desktop support team with level 1 and level 2-tiered support.

Staff Development

Systems Training, Onboarding Training, Recurring Training

Current IS Department Training

- Cibolo invests in ongoing training for its IS department, with approximately $5,000 allocated for IS staff development.
- This shows that Cibolo emphasizes the importance of staff development within the organization, and IS should strive to continue investing in its staff.
- Each staff member is allocated 50 hours per year for staff development activities.
- New staff usually shadow experienced team members for 4-6 months, with their progress monitored by the manager to evaluate their readiness. The manager should track, document, and review this progress to formalize the training.
- Throughout the year, staff have access to multiple training platforms/options to further their knowledge and career path.
- Staff members have not been cross-trained between areas to ensure continuity if someone leaves. This provides employees with the opportunity to be ready if a function needs to be filled.

Considerations

- Pictured above are some examples of certifications, IS staff can achieve to further their job knowledge and career path within the department.
- Ensure that staff have access to training material and experienced staff to assist them in learning the process. Implement an improvement program to increase proactive training.
- Consider developing a training approach for each IS function to enable existing staff to be cross trained in other specialties and new staff to have a standardized method for hands-on training.
- Attend conferences annually to engage and learn with other municipal IT departments throughout the country. This helps to promote collaboration and teamwork.

Organizational Structure

Current Organization Structure, Functional Groupings, Current Technology Demand, Future Technology Growth

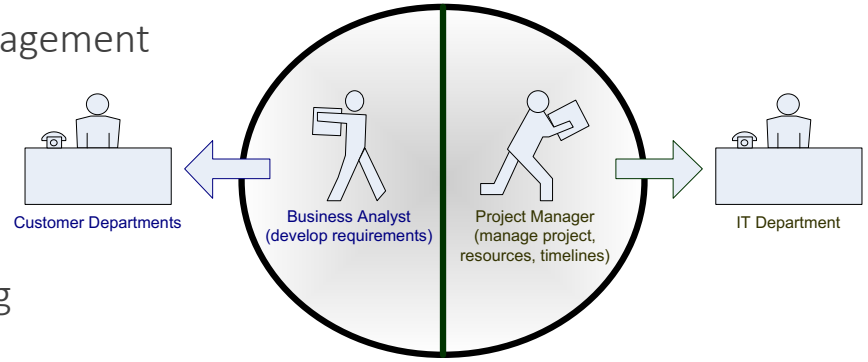
Municipal IS Organizational Structures

Today, Information Services organizations have both internally-facing and externally-facing components. The internally-facing ones are traditional and comprised of the following functions:

- Applications services, managing the configuration and deployment of off-the-shelf systems, and development of in-house solutions
- Infrastructure management, managing systems administration and network management
- Telecommunications, managing wired and wireless phones

The externally facing components are:

- Customer service, including end-user support, help desk, and training
- Planning, including project management, business analysis and strategic planning



Historically, IS organizations have had customer-facing resources in the form of help desks. However, this function is designed to be reactive and to act as a gatekeeper to the level 2 resource that can solve all but the most basic issues.

Customers are looking for much more from IS organizations today. They want information and guidance. Most importantly, they want a business analyst that speaks the language of technology, act as an advocate for the customer (i.e., represent the customer department's business and technology needs) within IS, and act as an advocate for IS (i.e., technology planning, standards, protocols, integrate-able systems) within the customer departments. The business analyst meets regularly with his/her customer department to gather business and technology requirements, help develop plans and update the customers on IS's plans and progress.

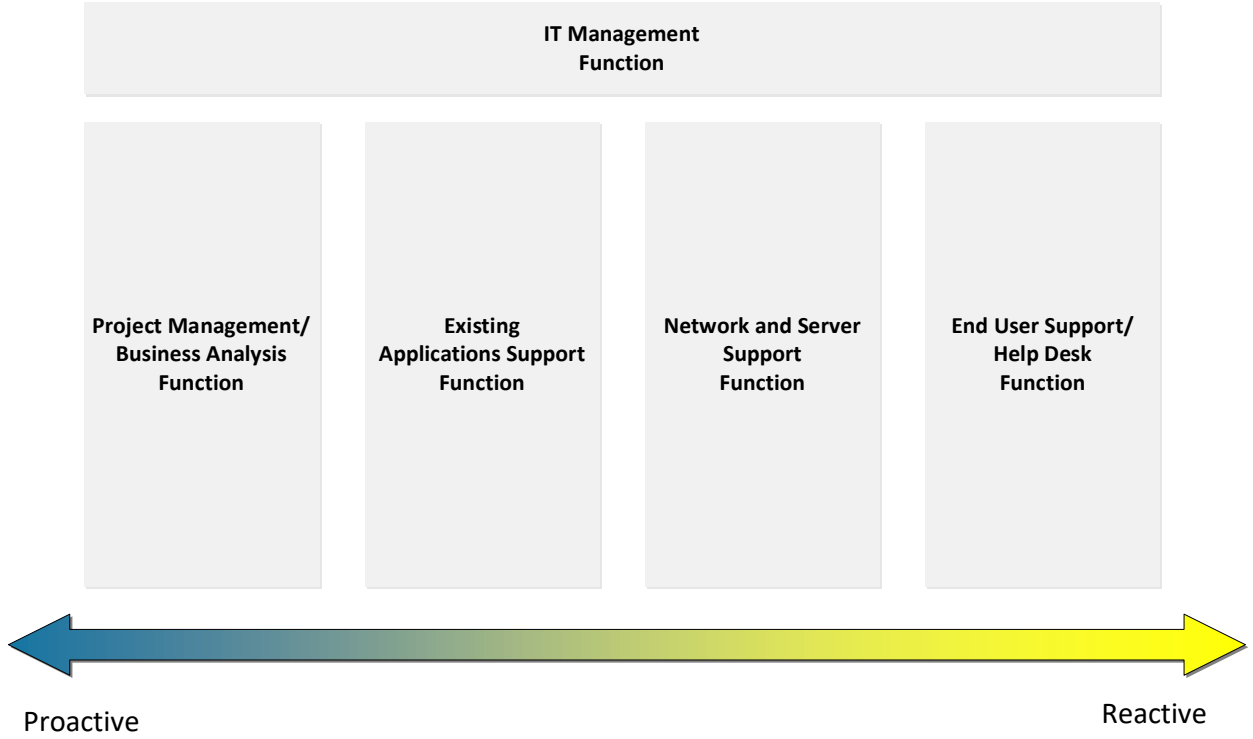
Organizational Structure

Current Organization Structure, Functional Groupings, Current Technology Demand, Future Technology Growth

Ideal Organizational Structure

In order to maintain an effective information services infrastructure, and develop digital government capabilities, the organizational design of the information services organization must reflect the demands of its customers. The IS Department should be designed to provide customer support to the Departments at two levels:

- Strategic, Proactive – Driven by business analysts and project managers within the IS Department and working with the departments to ensure that their needs are communicated to the IS Department and solutions are crafted within the framework and standards adopted by the IS Department.
- Tactical, Reactive – Coordinated by Help Desk, support requests are responded to in a tiered, structured manner in order to ensure that all calls are handled in a timely manner based upon their urgency to the City, and that limited, critical Applications and Infrastructure resources are only engaged once Help Deck has triaged issues and clarified the need.



Organizational Structure

Current Organization Structure, Functional Groupings, Current Technology Demand, Future Technology Growth

Current IS Department Organization Chart

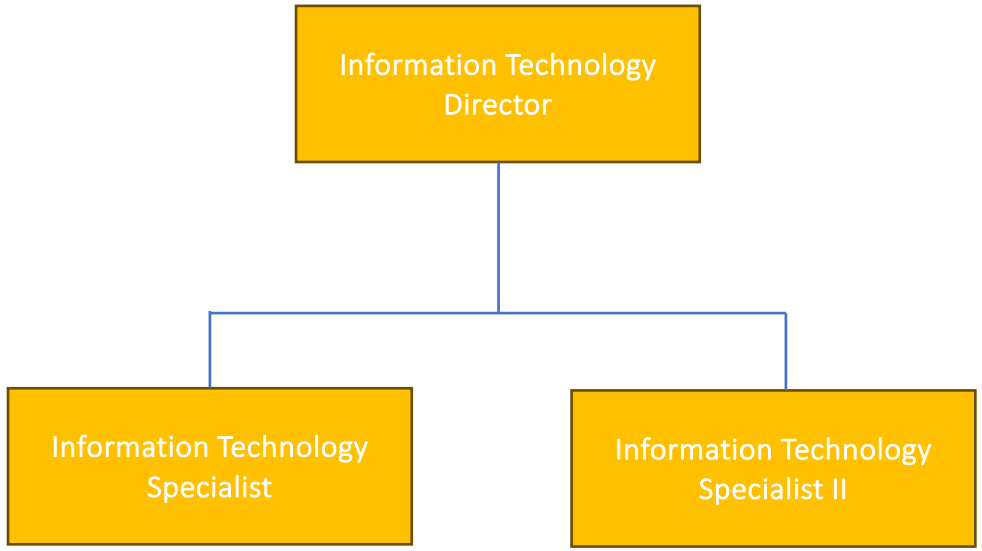
- The current organization is structured very reactive where staff mostly respond to crisis and issues as they arise. However, there is no current proactive management in place, thus leading to an ineffective technology strategy and deployment. The IS Department does not provide customer support at the Strategic, Proactive level.
- The organizational structure of the IS Department reflects a focus on internal operations and technology infrastructure, with an emphasis on maintaining robust systems to support the City's overall functionality. While technology plays a key role, enhancing service delivery and meeting the needs of internal and external users remains a priority.
- There is a lack of overall structure and dedicated Help Desk in the organization. This critical function is responsible of handling all the service requests that come through IS. This results in an expectation of all staff to be fluent in a multitude of areas and merely allowing anyone who has time to respond to the request. This creates a sense of urgency and problems are merely fixed in the quickest manner and not best quality.
- With this current structure in place, level 1 issues (e.g., resetting a password) are not separated from level 2 issues (e.g., major system failure). This creates a very ineffective department where resources cannot be allocated to focus on high level issues when they arise.
- The City does not have a dedicated position for application support. Without this role, the department may experience operational inefficiencies, increased downtime, and a higher risk of unresolved issues, ultimately impacting productivity and user satisfaction.
- The City is without network support. Without this position, this city can face significant challenges than can affect the overall network performance and stability leading to operational disruptions within the city.

Organizational Structure

Current Organization Structure, Functional Groupings, Current Technology Demand, Future Technology Growth

Current IS Department Organization Chart

City of Cibolo
IS Organization Chart - Current



Organizational Structure

Current Organization Structure, Functional Groupings, Current Technology Demand, Future Technology Growth

IS Department Organization Recommendations

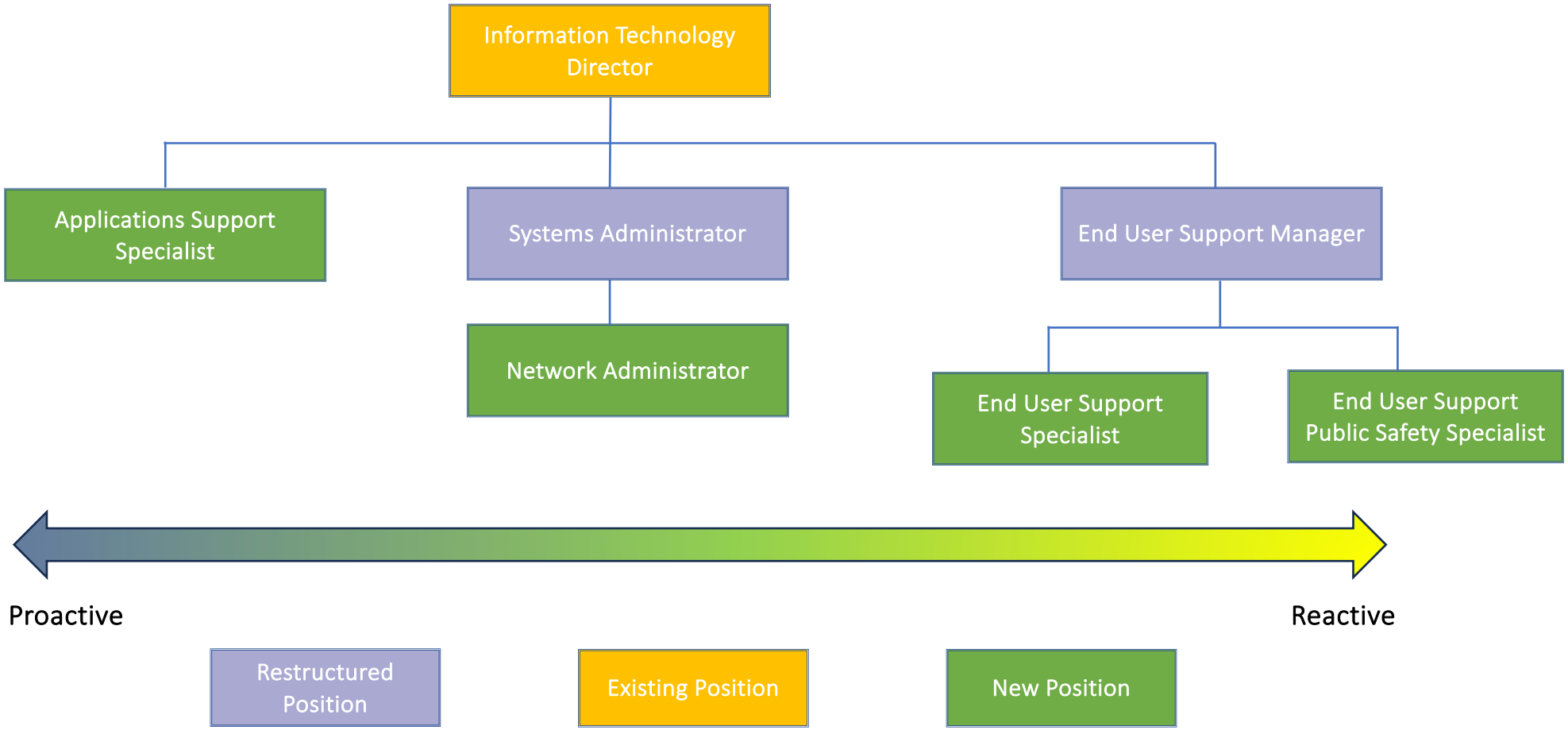
- Pictured on the next page is our recommendation for the Future IS Organization Chart for the City of Cibolo.
- Add 4 staff positions made in our recommendations in the previous section to bring the total FTE count to 7 (not including GIS Staff members); this will provide the City with a more defined, specialized IS Department where everyone has their own roles and responsibilities.
- Specialize and redefine job titles within IS in order to provide better service and advising to new projects (i.e., applications, infrastructure, support).
- The addition of End-User Support Specialists will allow departments to lean on IS for troubleshooting questions and issues and begin to rebuild trust in the end user departments to effectively implement technology governance in the future.
- Modify the existing organizational chart to call for a more agile structure that places resources in proactive planning roles and differentiates proactive from reactive positions.

Organizational Structure

Current Organization Structure, Functional Groupings, Current Technology Demand, Future Technology Growth

Future IS Department Organization Chart

City of Cibolo
IS Organization Chart - Future



Things to Consider

Staffing Levels

- The City's technological environment has a high level of IS Intensity; work on simplifying and standardizing the environment.
- Bring the staff up to benchmark levels by adding an additional 4.0 FTEs in the areas of End User Support, Security and Applications Support.

End User Support

- Create a specialized Help Desk function within the IS Department to quickly resolve level 1 end user issues and triage level 2 issues to higher level staff.
- Train City end users on implemented projects to better manage tickets and set end user expectations.
- Train City end users on implemented projects to help departments maximize the value of their software.
- Consider increasing dedication to project management to prevent confusion and delays in meeting user needs and expectations.
- Improved communication methods would enhance collaboration and project outcomes.

Staff Development

- Continue providing ongoing training and professional development opportunities to enhance the skills and knowledge of IS staff.
- Encourage cross-training among staff to promote versatility and resilience, enabling team members to fill multiple roles as needed, thus reducing reliance on specific individuals.
- Regularly conduct performance evaluations to assess staff competencies and identify areas for improvement, fostering a culture of continuous learning and growth.

Organizational Structure

- Work to build up the team to resemble the future IS Organization chart shown on the previous page.
- Specialize and redefine job titles within IS in order to provide better service and advisement to new projects (e.g., applications, infrastructure, support).
- Modify the existing organization to form a more agile structure that transforms the department from reactive break-fix shop to proactive leading technology partner.

Goals and Projects

sciens

Introduction to Goals and Projects

This section details the specific goals and associated initiatives identified as a part of this 5-year strategic plan. The following goals were established as a result of the assessment process to fill the gaps of where the City currently is and where it wants to be over the course of the next several years.

Standardize and Simplify the Technical Environment to Reduce IS Complexity

Modernize End User Functionality to Promote Better Operational Efficiencies

Transform the IT Organization to Focus on Technology Advisement and Quality Customer Service

Collaborate with Operational Departments for a Unified Strategy and Governance

The following pages outlines these goals with their recommended projects. Each project has a background of what was discovered, a short-term strategy to address the finding, a long-term vision of what the City wants to achieve, and associated investments, timelines, and required resourcing in order to accomplish the initiative.

Standardize and Simplify the Technical Environment to Reduce IS Complexity

Today's IS environments are incredibly complex. Basing your technical architecture on prominent standardized systems is a practical strategic decision. Standardizing platforms and applications drives down costs and improves the simplicity of managing the architecture. There should be integrated platforms and standards in the network, applications, databases, development languages, and end-user devices. The City's IS team can easily become knowledgeable of standardized systems – if they aren't already – without requiring ongoing specialized training or external vendor support.

The following projects outline the technical environment recommendations with associated initiatives in the goal of achieving a simpler, easier to mange hardware environment.

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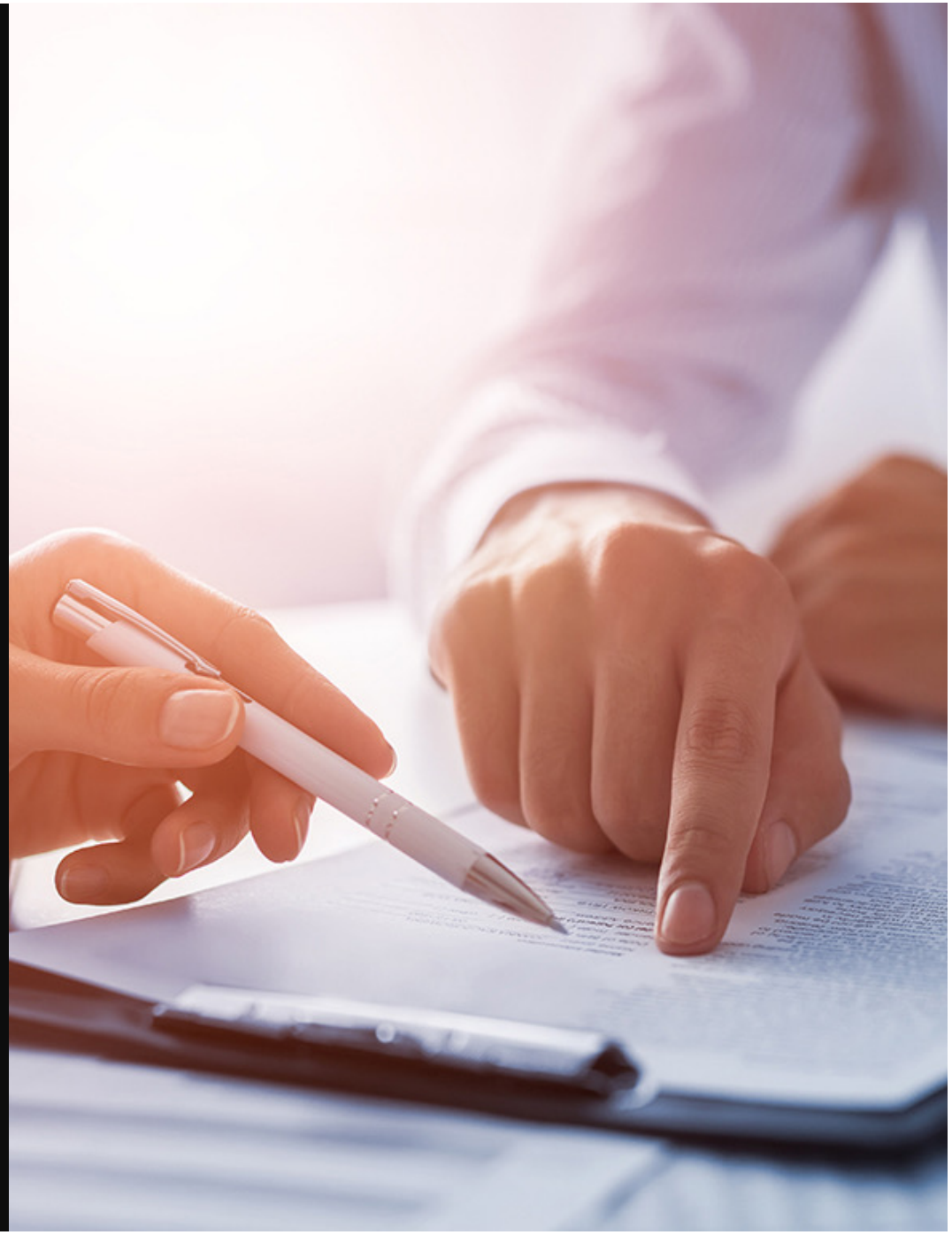


Upgrade the City's Main Data Center

Simplify and Standardize the Technical Environment to Reduce IS Complexity

Assessment Findings

- The City's main data center is robust but lacks some critical necessities such as camera monitoring and an alerting system for overheating racks or servers.
- There is no active power monitoring system or replacement cycle for data center infrastructure, increasing vulnerability to power failures and hardware issues.

Short Term Strategy

- Implement basic security and monitoring improvements.
- Introduce active power monitoring.
- Establish a replacement cycle for data center infrastructure.

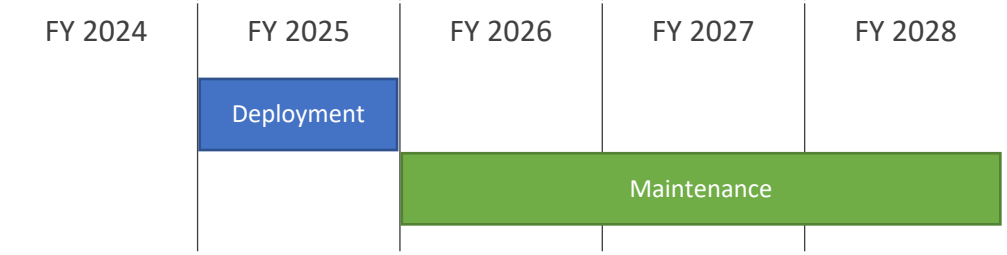
Long Term Vision

- Build a future-ready data center with advanced fire suppression, cooling, and monitoring systems, designed for scalability and cloud integration.
- Ensure continuous improvement through regular assessments and upgrades.

5-Year Investment

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Camera Monitoring	**$0**	$1,200	$500	$500	$500
Server Room Alerting System	**$0**	$5,000	$500	$500	$500
Total Project Cost	**$0**	$6,200	$1,000	$1,000	$1,000

Timeline



Required Resourcing

1 IT Director for 3 months

1 System Administrator (Continuous)

Build Out Backup Data Center

Simplify and Standardize the Technical Environment to Reduce IS Complexity

Assessment Findings

- The City currently does not have a secondary backup data center to safeguard its critical data and systems.
- While there is backups in the cloud, it does not include all of the City's data. If a local server were to fail, it would be challenging to restore systems and services to full functionality promptly.
- This lack of redundancy and strategic planning creates significant risk to the City's operations, leaving data and systems vulnerable to loss or extended downtime.

Short Term Strategy

- Build a secondary backup data center when the new Fire Station #4 is complete. This location has been identified as a suitable site to house the necessary infrastructure.
- Begin implementing a two-way data replication process between the primary data center at the Police Department and the new backup site.

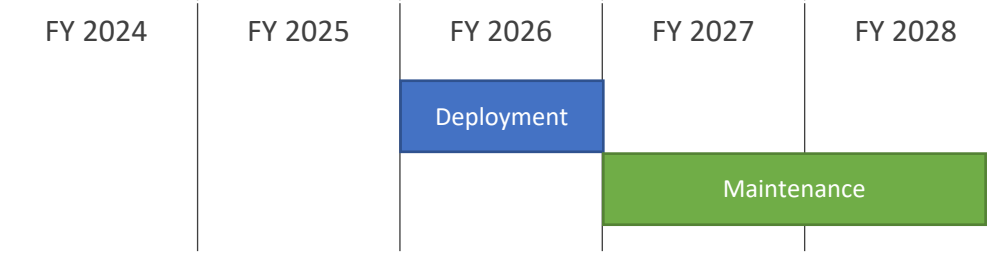
Long Term Vision

- Better disaster recoverability in the event of server/data center outage to allow for continuation of City operations.

5-Year Investment

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Nutanix	**$0**	$0	$350,000	$500	$0
Data Center Rack	**$0**	$0	$2,500	$500	$0
UPS and Transfer Switch	**$0**	$0	$15,000	$0	$0
HVAC	**$0**	$0	$20,000	$0	$0
Total Project Cost	**$0**	$0	$387,500	$1,000	$0

Timeline



Required Resourcing

1 IT Director for 12 months

1 Systems Administrator (Continuous)

Deploy Redundancies in the City's Internet PoPs

Simplify and Standardize the Technical Environment to Reduce IS Complexity

Assessment Findings

- The City currently relies on a single Internet Point of Presence (PoP), which lacks redundancy and creates a significant risk of network failure in the event of an outage.
- Without a secondary PoP, the City's network infrastructure is vulnerable to interruptions, potentially impacting critical services and operations.

Short Term Strategy

- Deploy a second Internet Point of Presence (PoP) at a strategic location, such as the Police Department or City Hall, to provide immediate network redundancy.
- Develop a phased strategy to relocate the secondary PoP to the newly constructed Fire Station #4 when complete. This site will provide the necessary infrastructure and geographic separation to maximize reliability.

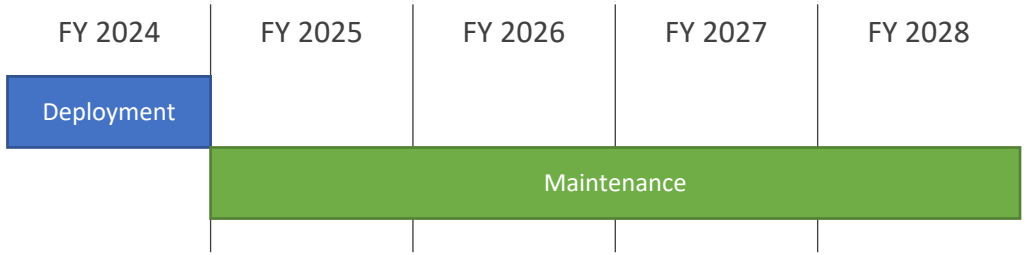
Long Term Vision

- Ensure continuous connectivity and resilience for critical services by implementing a robust and scalable network infrastructure that supports the City's evolving needs.

5-Year Investment

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
2nd Internet PoP	**$12,000**	$12,000	$12,000	$12,000	$12,000
Total Project Cost	**$12,000**	$12,000	$12,000	$12,000	$12,000

Timeline



Required Resourcing

1 IT Director for 3 months

1 Network Administrator for 6 months

Continue Building Out City's Fiber Network

Simplify and Standardize the Technical Environment to Reduce IS Complexity

Assessment Findings

- The City's network follows a star topology design, with the Police Department at the center and fiber and point-to-point wireless connections linking various buildings across the City.
- While fiber connections exist between City Hall, the Police Department, and other core buildings, much of the network relies on point-to-point connections. Plans are in place to expand the City's fiber network to include all buildings in the coming years.
- It is essential to establish a fiber line between the Police Department and the new Fire Station #4 to ensure a solid connection between the data centers.

Short Term Strategy

- Expand fiber network to all city buildings.
- Establish fiber line between PD and Fire Station #4.
- Reduce reliance on point-to-point connections.

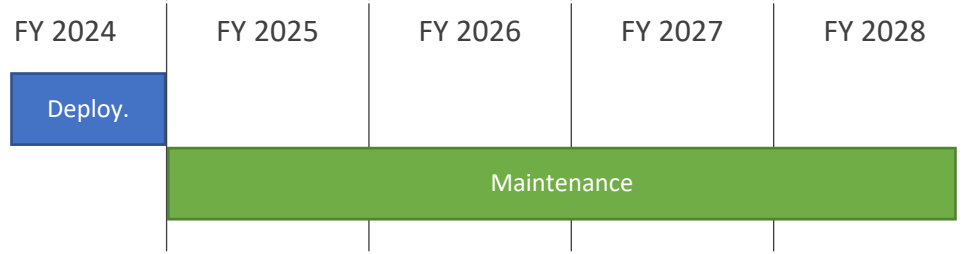
Long Term Vision

- Create a fully integrated network with reliable fiber connectivity across all City buildings, ensuring seamless communication between critical sites.

5-Year Investment

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
None (Already Budgeted)	**$0**	$0	$0	$0	$0
Total Project Cost	**$0**	$0	$0	$0	$0

Timeline



Required Resourcing

1 IT Director for 12 months

1 Network Administrator (Continuous)

Implement SOC Managed Services

Simplify and Standardize the Technical Environment to Reduce IS Complexity

Assessment Findings

- The City depends on Liquid Networx, which provides only basic IT and security management services. While these services address some fundamental aspects of network security, they fall short of delivering comprehensive network and system monitoring.
- The existing setup does not provide full coverage for real-time monitoring, advanced threat detection, or immediate incident response, leaving the City vulnerable to evolving cyber threats.

Short Term Strategy

- Engage a managed Security Operations Center (SOC) provider to establish 24/7 network and system monitoring, delivering real-time threat detection and response capabilities.
- Build and improve mechanisms for faster and more effective responses to cyber incidents, protecting the City's digital assets from breaches.

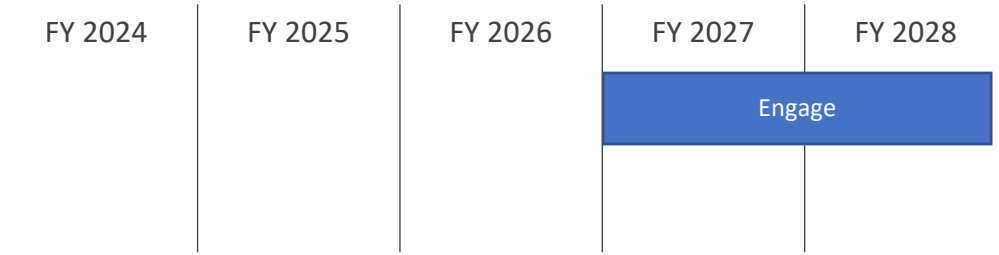
Long Term Vision

- Create a fully managed security infrastructure with continuous monitoring, proactive threat detection, and rapid incident response to protect the City's digital assets.

5-Year Investment

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
SOC Managed Servicer	**$0**	$0	$0	$75,000	$75,000
Total Project Cost	**$0**	$0	$0	$75,000	$75,000

Timeline



Required Resourcing

1 IT Director for 6 months

1 Network Administrator (Continuous)

Modernize End User Functionality to Promote Better Operational Efficiencies

Over the last two decades, there has been a shift in how work is performed within local governments. Siloed departments with separate functions and outputs have evolved into a cooperative system of connected processes that cross functions and link organizational activities.

Today, with increasingly tight budgets, business units are looking to improve their operational efficiency through the use of modern systems that help to manage the operations of the City. End users benefit from increased application functionality to efficiently manage their workloads.

The follow projects outline the recommendations with associated application initiatives to achieve enhanced functionality in the core business processes.

sciens

Implement a Modern Integrated ERP System

Modern End User Functionality to Promote Better Operational Efficiencies

Assessment Findings

- OpenGov has limitations in meeting departmental needs, requiring reliance on additional systems for key functions, with data extraction and sharing being manual and time-consuming, causing delays in responses to City Management and Council requests.
- Utility Billing faces citizen access issues, while Purchasing struggles with integration and inefficiencies. Manual processes slow data sharing with management, highlighting the need for a modern ERP system.
- HR is also highly dissatisfied with the current ADP payroll and timekeeping system. When selecting an ERP, prioritize one with a robust, integrated payroll and timekeeping solution.

Short Term Strategy

- Conduct a needs assessment to identify functional gaps and prioritize departmental requirements.
- Develop and issue an RFP to evaluate modern ERP system options.

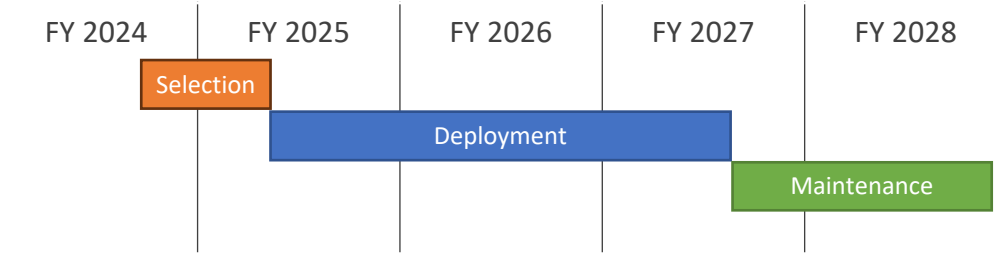
Long Term Vision

- Implement an integrated ERP system that makes operations more efficient, improves data access, and address inefficiencies across the City.

5-Year Investment

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Software	**$0**	$200,000	$200,000	$200,000	$200,000
Implementation	**$0**	$400,000	$400,000	$400,000	$0
Total Project Cost	**$0**	$600,000	$600,000	$600,000	$200,000

Timeline



Required Resourcing

1 IT Director for 12 months

1 Applications Support Specialist for 24 months

Deploy a New Community Development System

Modern End User Functionality to Promote Better Operational Efficiencies

Assessment Findings

- The Planning Department implemented My Government Online (MGO), which improves on the previous system but lacks key functionality and customization.
- Excessive and irrelevant MGO notifications and a lack of GIS integration highlight the need for optimization, with consideration for a more suitable system in the future.

Short Term Strategy

- Work with MGO support to optimize notification settings and ensure citizens only receive relevant updates.
- Research and evaluate community development systems that align with departmental needs.
- Develop and issue an RFP to select the best-fit system.

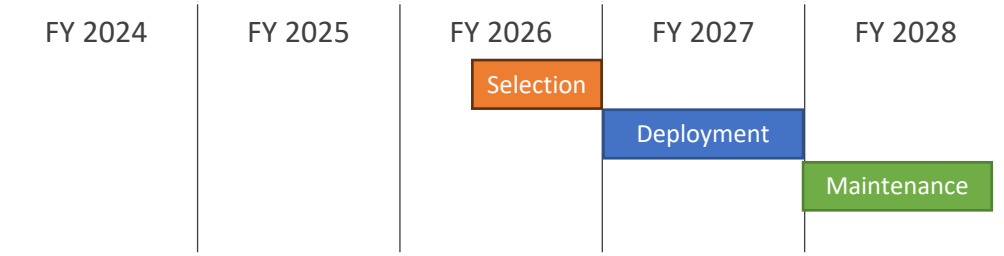
Long Term Vision

- Implement a modern community development system that streamlines processes, enhances functionality, and improves the user experience for staff and citizens, fostering greater efficiency and engagement.

5-Year Investment

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Software	**$0**	$0	$0	$80,000	$80,000
Implementation	**$0**	$0	$0	$250,000	$0
Total Project Cost	**$0**	$0	$0	$330,000	$0

Timeline



Required Resourcing

1 IT Director for 12 months

1 Applications Support Specialist for 12 months

Transform the IT Organization to Focus on Technology Advisement and Quality Customer Service

You may develop a brilliant strategy complete with the perfect technologies and processes; but without an organizational culture that strives for improvement and proactive leadership, the plan will still fail to meet expectations. Successful IT organizations make the effort to foster a culture of performance. At the core of a performance culture is staff that is willing and able to take proactive actions towards achieving business objectives.

The following projects outline the new organizational chart and staffing recommendations with associated organization initiatives in the goal of achieving a more effective workforce.

sciens

Reorganize IS

Transform the IS Organization to Focus on Technology Advisement and Quality Customer Service

Assessment Findings

- The current organizational model is predominantly reactive and requires optimization and adequate staffing to effectively support the City's expanding technology initiatives in the coming years.
- The absence of a dedicated Help Desk and clear role differentiation between Level 1 and Level 2 support leads to inefficiencies and misallocation of resources, hindering operational performance.
- The lack of dedicated application and network support positions contributes to operational inefficiencies, increased downtime, and the risk of service disruptions.

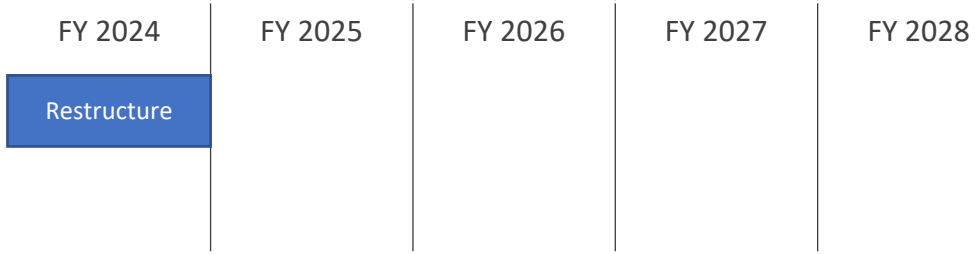
Long Term Vision

- Refer to page 51 for the recommendation for the Future IT Organization Chart for the City of Cibolo. Expand upon the existing structure to create an IS Department that is customer centric. Add 4 more staff positions detailed in the following pages to bring the total FTE count to 7.
- The addition of a more customer facing project management staff will allow departments to lean on IS for more of their technology needs. IS will become the knowledge base and liaison with end user departments for all technology projects in the City.

5-Year Investment

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
None	**$0**	$0	$0	$0	$0
Total Project Cost	**$0**	$0	$0	$0	$0

Timeline



Required Resourcing

IT Director for 6 months

Hire an Applications Support Specialist

Transform the IS Organization to Focus on Technology Advisement and Quality Customer Service

Assessment Findings

- The IS Department lacks dedicated Application Support, affecting software efficiency.
- Staffing levels are insufficient to maintain and optimize software applications.
- The position will improve software maintenance and troubleshooting.
- Hiring before software implementation will facilitate a smoother transition.

Short Term Strategy

- Maintain and optimize software applications to ensure efficiency.
- Troubleshoot and resolve software issues for users.
- Provide ongoing support and updates to software systems.
- Assist with the implementation and integration of new software.
- Monitor application performance and address any inefficiencies.
- Ensure software applications meet organizational needs and standards.

Long Term Vision

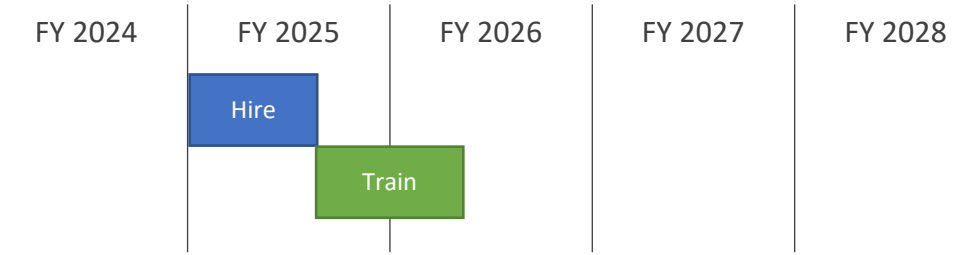
- Establish a dedicated role that ensures seamless software performance, continuous optimization, and alignment with the City's evolving needs.

5-Year Investment

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Applications Support Specialist I	**$0**	$81,000	$85,050	$89,303	$93,768
Total Project Cost	**$0**	$81,000	$85,050	$89,303	$93,768

*This position is based on a mid-point salary of $60,000 with 35% benefits added

Timeline



Required Resourcing

IT Director for 6 months.

Hire a Network Administrator

Transform the IS Organization to Focus on Technology Advisement and Quality Customer Service

Assessment Findings

- The IS Department lacks a dedicated Network Administrator, leading to gaps in managing and optimizing network infrastructure, which can impact performance, stability, and operational efficiency.
- Without dedicated network support, the City faces increased risks of disruptions and challenges in maintaining a robust and stable network.

Short Term Strategy

- Manage and maintain the City's network infrastructure to ensure stable and reliable performance.
- Monitor and troubleshoot network issues to minimize downtime and disruptions.
- Assist with expanding fiber coverage to all City buildings and improving network connectivity.
- Implement and maintain network security measures to protect against potential threats.

Long Term Vision

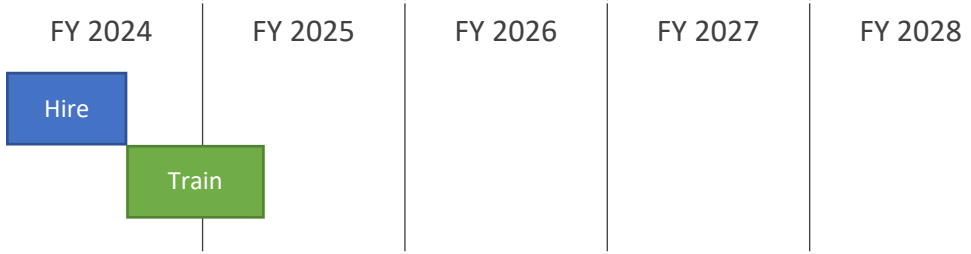
- Ensure a secure, resilient, and future-ready network by leveraging expertise to manage growth, optimize performance, and support the City's evolving needs.

5-Year Investment

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Network Administrator	**$75,000**	$79,380	$83,349	$87,516	$91,892
Total Project Cost	**$75,000**	$79,380	$83,349	$87,516	$91,892

*This position is based on a mid-point salary of $56,000 with 35% benefits added

Timeline



Required Resourcing

IT Director for 6 months.

Expand End User Support Team

Transform the IS Organization to Focus on Technology Advisement and Quality Customer Service

Assessment Findings

- The IS Department lacks a dedicated Help Desk, causing inefficiencies and delays in addressing high-priority needs.
- Adding End-User Support Specialists enhances troubleshooting, provides quality support and builds collaboration with end users.
- Public Safety departments expressed they need a dedicated support staff due to the complexity of the technical environment.

Short Term Strategy

- Hire End-User Support Specialists to ensure consistent IS support.
- Establish a Help Desk to centralize requests and streamline resolution.
- Separate Level 1 and Level 2 support tasks to improve efficiency.
- Create clear processes for handling and prioritizing requests.
- Add a public safety specialized support to focus on PD and FD.

Long Term Vision

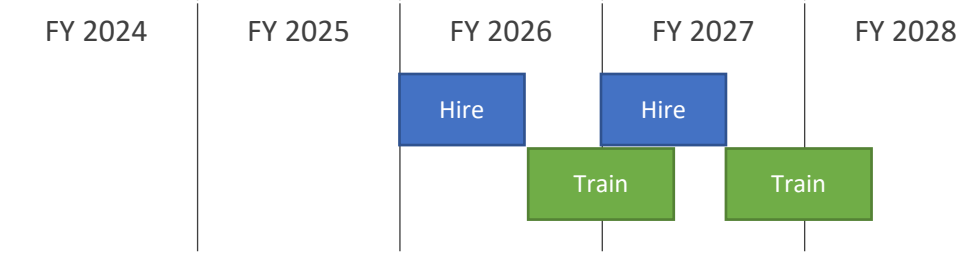
- Build a fully staffed and structured End-User Support Team that ensures consistent, high-quality IS assistance, effectively separates and manages support levels, and fosters trust between IS and departments by delivering reliable, efficient, and proactive technical support.

5-Year Investment

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Applications Support Specialist I (Public Safety)	**$0**	$0	$49,950	$52,448	$55,070
Applications Support Specialist I	**$0**	$0	$0	$49,950	$52,447
Total Project Cost	**$0**	$0	$49,950	$102,398	$107,517

*This position is based on a mid-point salary of $37,000 with 35% benefits added

Timeline



Required Resourcing

IT Director for 18 months.

Collaborate with Operational Departments for a Unified Strategy and Governance

As discussed earlier, there has been a shift in how work is performed within local governments over the last two decades to enable business optimization and efficiency. Developing an IS strategy that supports the government business strategy is essential for a productive and effective IS department. Without a clear and defined IS strategy, the contributions of IS will be random and inconsistent, and fail to meet customers' expectations and needs. We can all agree that a straightforward IS strategy keeps the IS team focused on common objectives and controls the expectations of the rest of the organization.

The following projects outline the IS related strategy and governance recommendations with associated initiatives to achieve the optimal framework for the entire organization.

sciens

Redefine Technology Governance to Further Collaborate with Operational Departments

Collaborate with Operational Departments for a Unified Strategy and Governance

Assessment Findings

- The current process for technology decisions mostly occur internally within the departments, but IS is often not involved.
- Because of this lack of formal governance in the City, departments have been procuring mostly Cloud-based, single functionality systems with little integration amongst them; this is turn results in a disjointed applications architecture that is complex and difficult to manage.

Short Term Strategy

- For a Technology Governance Committee that is compromised of City Management, select department heads, and the IT Director.
- Meet on a regular basis (e.g., quarterly) to discuss business priorities and potential initiatives; perform due diligence when selecting applications and assess whether multiple departments can benefit from a single or integrated solution.
- Focus on simplifying the overall applications environment and promote data sharing across system.

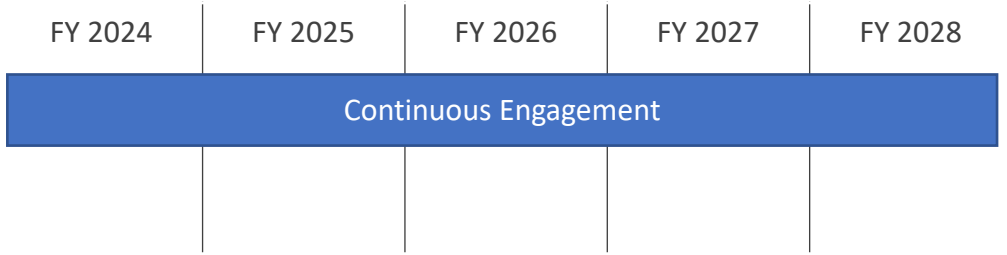
Long Term Vision

- Enable the City to make better, long lasting technology decisions.

5-Year Investment

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
None (Internal Effort)	**$0**	$0	$0	$0	$0
Total Project Cost	**$0**	$0	$0	$0	$0

Timeline



Required Resourcing

IT Director for continuous effort and collaboration.

Address Gaps in Technology Policies

Collaborate with Operational Departments for a Unified Strategy and Governance

Assessment Findings

- There is a lack of formalized documented IS policies and procedures
- IS policies are a mix of both internally-focused and externally focused guidelines to assist the IS Department in managing the operations, and allowing users to self-manage their behavior with regards to technology.

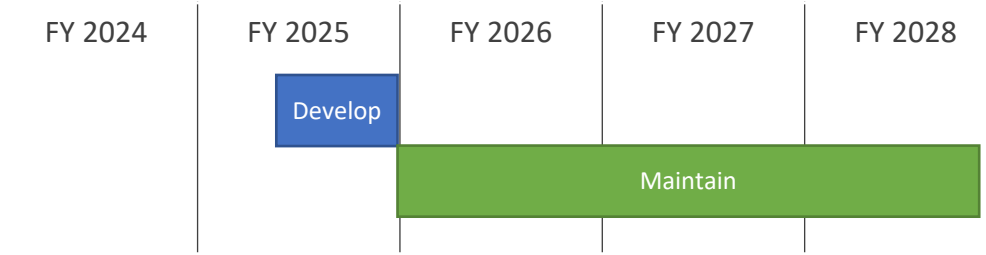
Short Term Strategy

- Develop and regularly maintain internal and external IS policies to address the following areas currently not covered:
  - Internet Acceptable Use (City Staff)
  - Backup (IS)
  - Patch Management (IS)
  - System Maintenance (IS)
  - Change Management (IS)
  - IS Standards (IS)
  - IS Support (IS)
  - Physical Access (IS)
- IS Procedures should also be documented; Help Desk Triage Scripts, Disaster Recovery process, and recurring update checklists should be developed and maintained by IS staff.

5-Year Investment

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
None (Internal Effort)	**$0**	$0	$0	$0	$0
Total Project Cost	**$0**	$0	$0	$0	$0

Timeline



Required Resourcing

1 End User Support Specialist for 12 months

Develop a Continuity of Operations Plan (COOP)

Collaborate with Operational Departments for a Unified Strategy and Governance

Assessment Findings

- The City lacks a Continuity of Operations Plan (COOP) for technology, exposing it to risks during emergencies or system downtime.
- A COOP is needed to outline recovery procedures for the City's servers and applications, with regular testing to ensure preparedness.

Short Term Strategy

- Hire a consulting company with expertise in Continuity of Operations Planning (COOP) to guide the development process.
- Work with the consultant to create a comprehensive COOP that includes recovery procedures for servers and applications.
- Ensure the plan includes regular testing and updates to maintain its effectiveness.
- Collaborate with the consultant to train key IS staff on the COOP for smooth implementation.

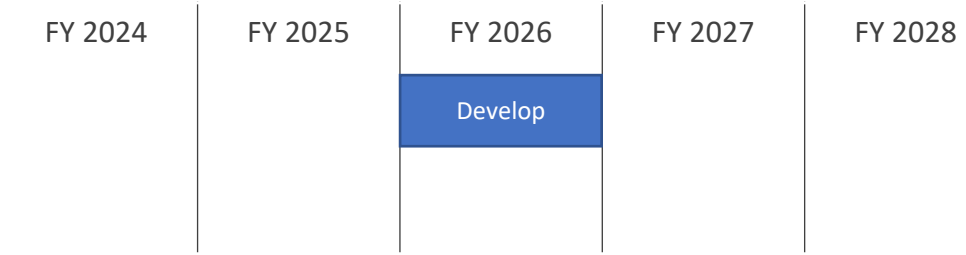
Long Term Strategy

- The long-term strategy is to regularly update, integrate, and test the COOP, ensuring that the IS department is always prepared for system failures through continuous training, drills, and improvements.

5-Year Investment

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
3rd Party Consultant	**$0**	$0	$75,000	$0	$0
Total Project Cost	**$0**	$0	$75,000	$0	$0

Timeline



Required Resourcing

IT Director for 12 months

IT Strategic Plan Refresh

Collaborate with Operational Departments for a Unified Strategy and Governance

Assessment Findings

- With the implementation of this Strategic Technology Master Plan, modifications and adjustments might be required to the project's budget and timeline.
- A reassessment and update can be performed to allow for this flexibility and unsure projects are being deployed in a timely manner.

Short Term Strategy

- Provide a bi-annual review and update of the Plan for the upcoming years based upon changing priorities and conditions in advance of budget preparations
- A reassessment of the Digital Government Model will also be performed and updated.

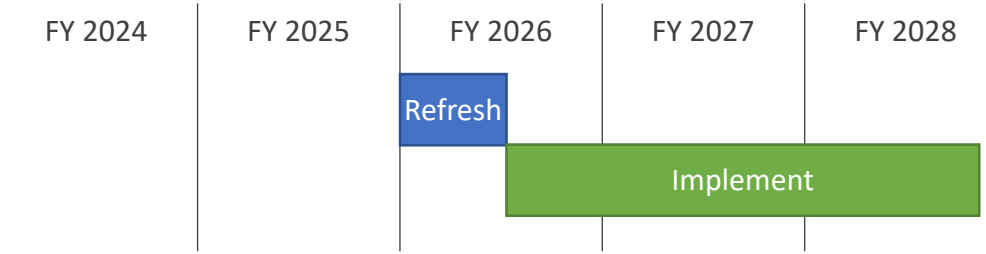
Long Term Strategy

- Enable the IS Department to make mid-plan adjustments based upon changing priorities within the City.

5-Year Investment

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
IT Plan Refresh	**$0**	$0	$30,000	$0	$0
Total Project Cost	**$0**	$0	$30,000	$0	$0

Timeline



Required Resourcing

IT Director for 3 months

Plan Implementation

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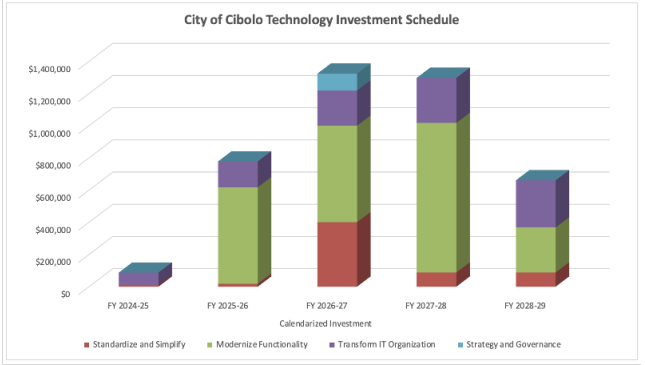
Introduction to Plan Implementation

This section details the investments, resourcing and timeline for the implementation of this plan.

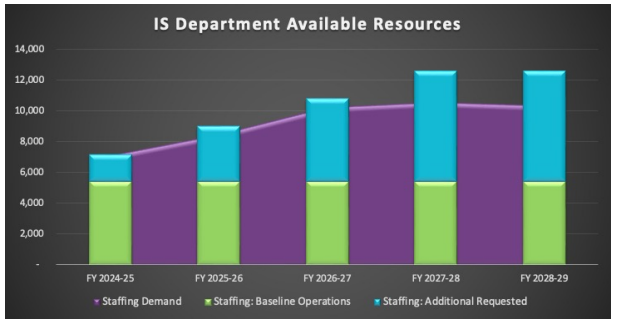
Calendarized Investments

The calendarized investment schedule is shown in the diagram below. It contains the current baseline budget, grown year over year at a five percent increment for planning purposes. In addition, the investments shown for the Initiatives are shown grouped by associated Goal. A **Detailed Calendarization of Initiatives** is also provided.



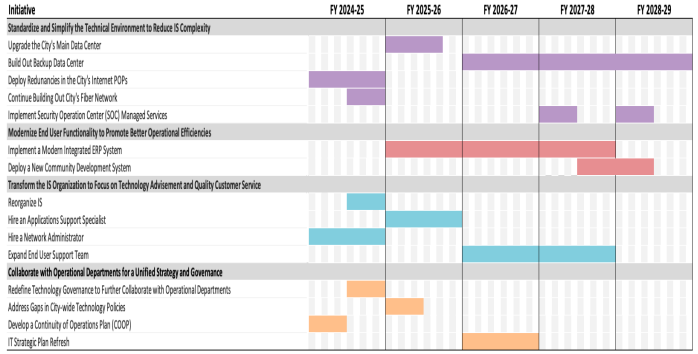
Resource Utilization

The IT Department's available resource hours were evaluated against the demands of normal workload combined with that of the initiatives included in this Plan. The detailed hours allocation is shown by initiative in **Detailed Calendarization of IS Staff Time Allocation by Initiative**.

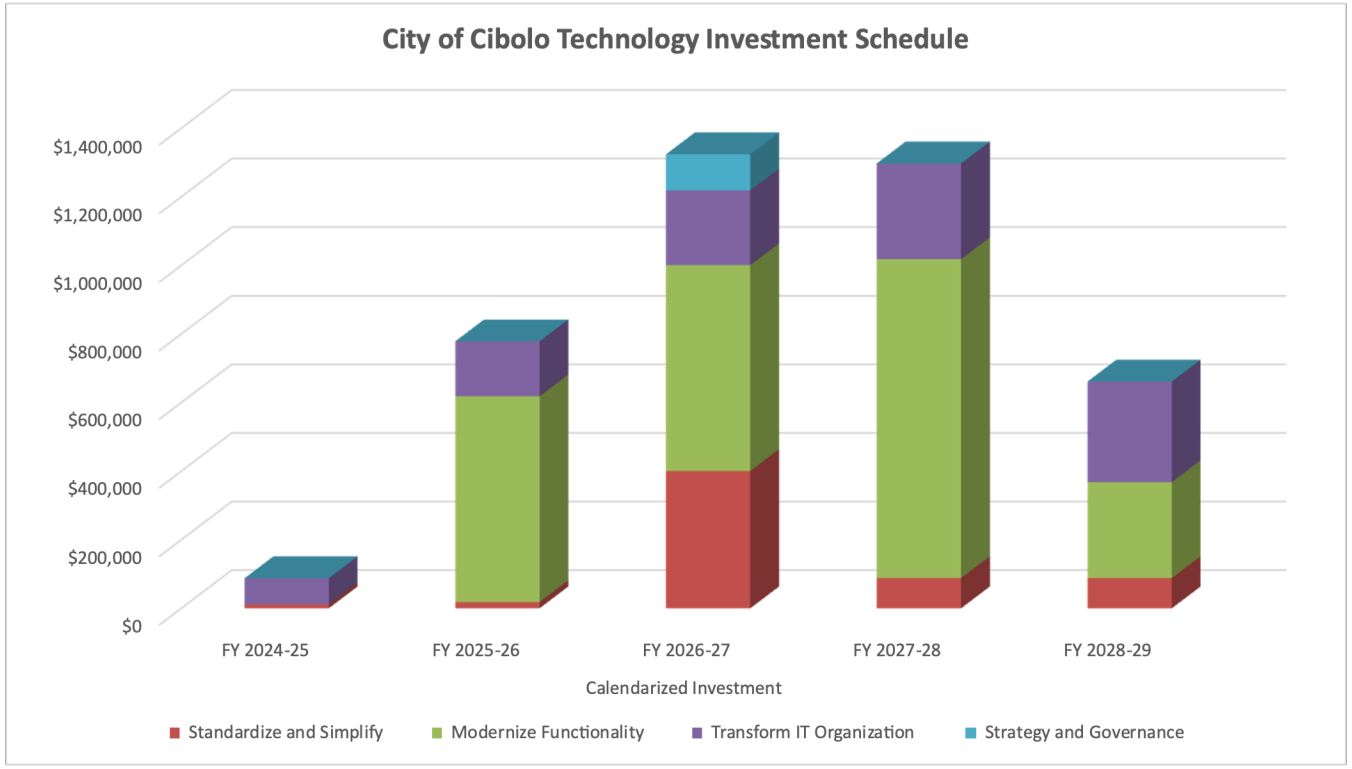


Recommended Implementation Schedule

The recommended implementation schedule for the goals and related initiatives in this Plan is presented in this GANTT chart.



Calendarized Investments

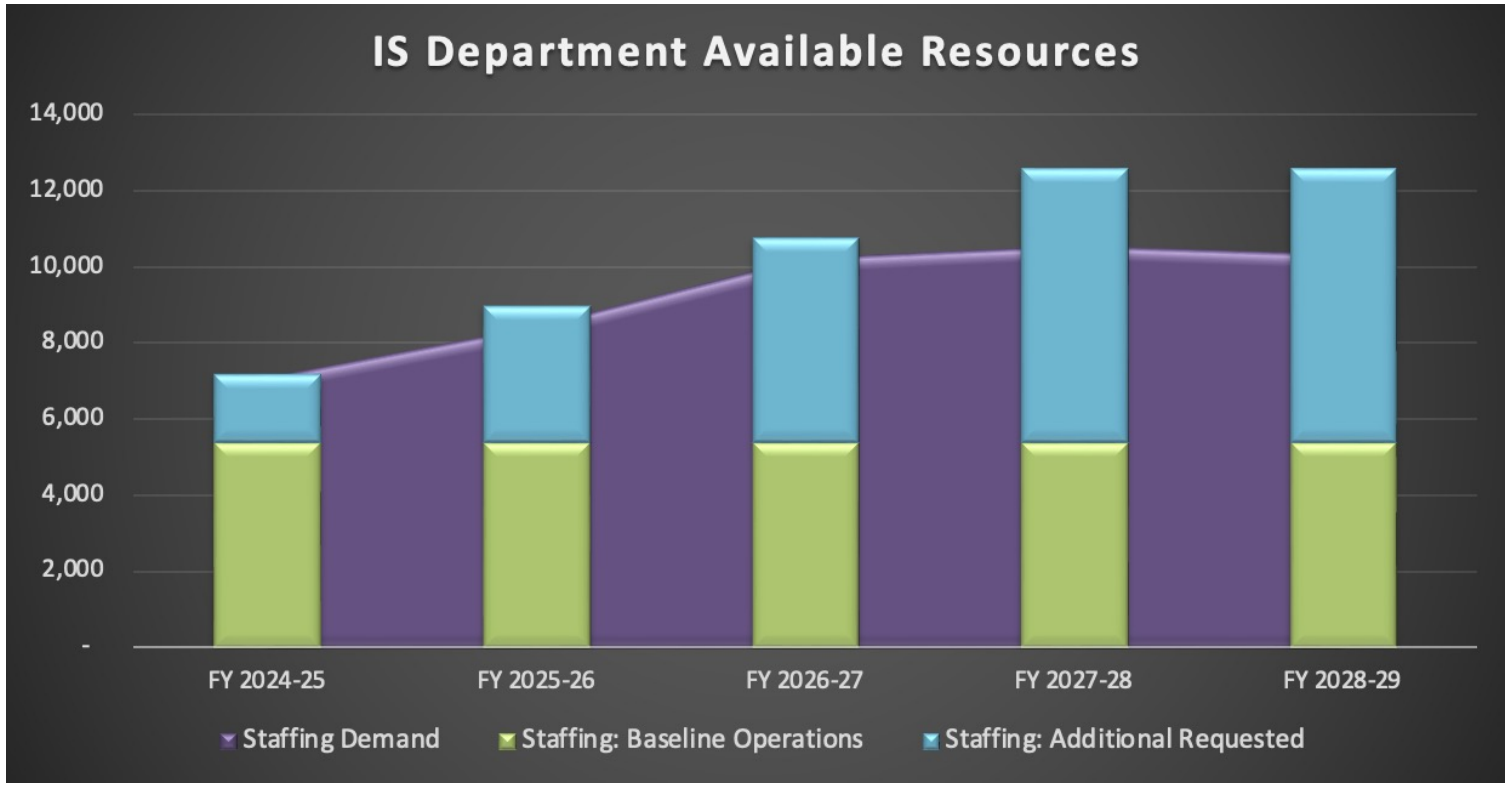


	Calendarized Investment					Total	Annual Average
	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29		
IT Plan Initiatives							
Standardize and Simplify	$12,000	$18,200	$400,500	$88,000	$88,000	$606,700	$121,340
Modernize Functionality	$0	$600,000	$600,000	$930,000	$280,000	$2,410,000	$482,000
Transform IT Organization	$75,600	$160,380	$218,349	$279,217	$293,177	$1,026,723	$205,345
Strategy and Governance	$0	$0	$105,000	$0	$0	$105,000	$21,000
Initiatives Subtotal	$87,600	$778,580	$1,323,849	$1,297,217	$661,177	$4,148,423	$207,421
Baseline IT Operations	$1,169,531	$1,204,617	$1,240,755	$1,277,978	$1,316,317	$6,209,199	$1,241,840
TOTALS	$1,257,131	$1,983,197	$2,564,604	$2,575,195	$1,977,494	$10,357,622	$1,449,261

Detailed Calendarization of Initiatives

#	Goal / Initiative	Estimated 5-Year Cost of Ownership	Project Start FY	Duration of Project (months)	One-Time Costs	Recurring Costs	FY 2024-25		FY 2025-26		FY 2026-27		FY 2027-28		FY 2028-29		5-Year TCO
							One-Time	Recurring	One-Time	Recurring	One-Time	Recurring	One-Time	Recurring	One-Time	Recurring	
	Standardize and Simplify the Technical Environment to Reduce IS Complexity																
A1	Upgrade the City's Main Data Center	$ 9,200	FY 2025-26	9	$ 6,200	$ 3,000	$ -	$ -	$ 6,200	$ -	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ 9,200
A2	Build Out Backup Data Center	$ 387,500	FY 2026-27	36	$ 387,500	$ -	$ -	$ -	$ -	$ -	$ 387,500	$ -	$ -	$ -	$ -	$ -	$ 387,500
A3	Deploy Redunancies in the City's Internet POPs	$ 60,000	FY 2024-25	12		$ 60,000	$ -	$ 12,000	$ -	$ 12,000	$ -	$ 12,000	$ -	$ 12,000	$ -	$ 12,000	$ 60,000
A4	Continue Building Out City's Fiber Network	$ -	FY 2024-25	6	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
A5	Implement Security Operation Center (SOC) Managed Services	$ 150,000	FY 2027-28	6	$ -	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000	$ -	$ 75,000	$ 150,000
	Modernize End User Functionality to Promote Better Operational Efficiencies																
B1	Implement a Modern Integrated ERP System	$ 2,000,000	FY 2025-26	36	$ 1,200,000	$ 800,000	$ -	$ -	$ 400,000	$ 200,000	$ 400,000	$ 200,000	$ 400,000	$ 200,000	$ -	$ 200,000	$ 2,000,000
B2	Deploy a New Community Development System	$ 410,000	FY 2027-28	12	$ 250,000	$ 160,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 250,000	$ 80,000		$ 80,000	$ 410,000
	Transform the IS Organization to Focus on Technology Advisement and Quality Customer Service																
C1	Reorganize IS	$ -	FY 2024-25	6	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
C2	Hire an Applications Support Specialist	$ 349,120	FY 2025-26	6	$ -	$ 349,120	$ -	$ -	$ -	$ 81,000	$ -	$ 85,050	$ -	$ 89,303	$ -	$ 93,768	$ 349,120
C3	Hire a Network Administrator	$ 417,738	FY 2024-25	6	$ -	$ 417,738	$ -	$ 75,600	$ -	$ 79,380	$ -	$ 83,349	$ -	$ 87,516	$ -	$ 91,892	$ 417,738
C4	Expand End User Support Team	$ 259,865	FY 2026-27	12	$ -	$ 259,865	$ -	$ -	$ -	$ -	$ -	$ 49,950	$ -	$ 102,398	$ -	$ 107,517	$ 259,865
	Collaborate with Operational Departments for a Unified Strategy and Governance																
D1	Redefine Technology Governance to Further Collaborate with Operational Departments	$ -	FY 2024-25	6	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
D2	Address Gaps in City-wide Technology Policies	$ -	FY 2025-26	12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
D3	Develop a Continuity of Operations Plan (COOP)	$ 75,000	FY 2026-27	12	$ 75,000	$ -	$ -	$ -	$ -	$ -	$75,000	$ -	$ -	$ -	$ -	$ -	$ 75,000
D4	IT Strategic Plan Refresh	$ 30,000	FY 2026-27	6	$ 30,000	$ -	$ -	$ -	$ -	$ -	$30,000	$ -	$ -	$ -	$ -	$ -	$ 30,000
	TOTAL				$ 1,948,700	$ 2,199,723	$ -	$ 87,600	$ 406,200	$ 372,380	$ 892,500	$ 431,349	$ 650,000	$ 647,217	$ -	$ 661,177	$ 4,148,423

Resource Utilization



	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
Hours Requirements					
Baseline Operations	6,000	6,000	6,000	6,000	6,000
Additional Staffing Requirements from Initiatives	1,080	2,440	4,200	4,540	4,300
Staffing Demand	**7,080**	**8,440**	**10,200**	**10,540**	**10,300**
Hours Availability					
Staffing: Baseline Operations	5,400	5,400	5,400	5,400	5,400
Staffing: Additional Requested	1,800	3,600	5,400	7,200	7,200
Staffing Availability	**7,200**	**9,000**	**10,800**	**12,600**	**12,600**

Detailed Calendarization of IS Staff Time Allocation by Initiative

STAFF TIME ALLOCATION BY INITIATIVE		FY 2024-25					FY 2025-26				
#	Goal / Initiative	MGMT	PM	APP	INF	CS	MGMT	PM	APP	INF	CS
	Standardize and Simplify the Technical Environment to Reduce IS Complexity										
A1	Upgrade the City's Main Data Center	-	-	-	-	-	80	-	-	400	-
A2	Build Out Backup Data Center	-	-	-	-	-	-	-	-	-	-
A3	Deploy Redunancies in the City's Internet POPs	120	-	-	120	-	40	-	-	40	-
A4	Continue Building Out City's Fiber Network	20	-	-	20	-	-	-	-	-	-
A5	Implement Security Operation Center (SOC) Managed Services	-	-	-	-	-	-	-	-	-	-
	Modernize End User Functionality to Promote Better Operational Efficiencies										
B1	Implement a Modern Integrated ERP System	-	-	-	-	-	80	480	160	120	-
B2	Deploy a New Community Development System	-	-	-	-	-	-	-	-	-	-
	Transform the IS Organization to Focus on Technology Advisement and Quality Customer Service										
C1	Reorganize IS	240	-	-	-	-	80	-	-	-	-
C2	Hire an Applications Support Specialist	-	-	-	-	-	80	-	240	-	-
C3	Hire a Network Administrator	80	-	-	240	-	-	-	-	240	-
C4	Expand End User Support Team	-	-	-	-	-	-	-	-	-	-
	Collaborate with Operational Departments for a Unified Strategy and Governance										
D1	Redefine Technology Governance to Further Collaborate with Operational Depa	40	200	-	-	-	40	200	-	-	-
D2	Address Gaps in City-wide Technology Policies	-	-	-	-	-	40	40	-	80	-
D3	Develop a Continuity of Operations Plan (COOP)	-	-	-	-	-	-	-	-	-	-
D4	IT Strategic Plan Refresh	-	-	-	-	-	-	-	-	-	-
	SUBTOTAL INTIATIVES	**500**	**200**	**-**	**380**	**-**	**440**	**720**	**400**	**880**	**-**
	SUBTOTAL FISCAL YEAR					**1,080**					**2,440**

CALENDAR YEAR															
	FY 2026-27					FY 2027-28					FY 2028-29				
	MGMT	PM	APP	INF	CS	MGMT	PM	APP	INF	CS	MGMT	PM	APP	INF	CS
A1	-	-	-	200	-	-	-	-	200	-	-	-	-	200	-
A2	200	200	-	1,000	-	100	100	-	500	-	100	100	-	500	-
A3	40	-	-	40	-	40	-	-	40	-	40	-	-	40	-
A4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A5	-	-	-	-	-	200	-	-	800	-	200	-	-	800	-
B1	80	480	160	120	-	40	240	160	120	-	40	240	160	80	-
B2	-	-	-	-	-	80	480	120	80	-	40	400	120	80	-
C1	80	-	-	-	-	80	-	-	-	-	80	-	-	-	-
C2	-	-	240	-	-	-	-	240	-	-	-	-	240	-	-
C3	-	-	-	240	-	-	-	-	240	-	-	-	-	240	-
C4	80	-	-	-	240	80	-	-	-	240	-	-	-	-	240
D1	40	200	-	-	-	40	200	-	-	-	40	200	-	-	-
D2	40	40	-	40	-	40	40	-	40	-	40	40	-	40	-
D3	80	80	40	40	40	-	-	-	-	-	-	-	-	-	-
D4	20	80	20	20	20	-	-	-	-	-	-	-	-	-	-
-	**660**	**1,080**	**460**	**1,700**	**300**	**700**	**1,060**	**520**	**2,020**	**240**	**580**	**980**	**520**	**1,980**	**240**
					4,200					**4,540**					**4,300**

Recommended Implementation Schedule

Initiative	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
Standardize and Simplify the Technical Environment to Reduce IS Complexity					
Upgrade the City's Main Data Center					
Build Out Backup Data Center					
Deploy Redunancies in the City's Internet POPs					
Continue Building Out City's Fiber Network					
Implement Security Operation Center (SOC) Managed Services					
Modernize End User Functionality to Promote Better Operational Efficiencies					
Implement a Modern Integrated ERP System					
Deploy a New Community Development System					
Transform the IS Organization to Focus on Technology Advisement and Quality Customer Service					
Reorganize IS					
Hire an Applications Support Specialist					
Hire a Network Administrator					
Expand End User Support Team					
Collaborate with Operational Departments for a Unified Strategy and Governance					
Redefine Technology Governance to Further Collaborate with Operational Departments					
Address Gaps in City-wide Technology Policies					
Develop a Continuity of Operations Plan (COOP)					
IT Strategic Plan Refresh					

Appendix A:
IT Technical Risk Assessment Details

Technical Risk Assessment Details

Infrastructure		
Function	**Finding**	**Best Practices**
Perimeter Defense		
Does the organization use firewalls or other network-level access controls at network borders to protect Internet-facing services on the network?	Yes	Firewalls are a first-line defense mechanism and should be placed at all network border locations. Rules implemented on firewalls should be highly restrictive and set on a host-by-host and service-by-service basis. When creating firewall rules and router ACLs (Access Control Lists), focus on first protecting access control devices and the network from attack. + Enforce data flow by use of network ACLs and firewall rules. + Test firewall rules and router ACLs to determine whether or not existing rules contribute to Denial of Service (DoS) attacks. + Deploy one or more DMZs as part of a systematic and formal firewall development. + Place all Internet accessible servers there. Restrict connectivity to and from the DMZs.
Does the organization use host-based firewall software to help protect servers?	Yes	Consider deploying an anti-virus solution to critical file servers initially and then to e-mail, database, and web servers. If you are using Microsoft Exchange, consider using the additional anti-virus and content-filtering capabilities at the mailbox level.
Does the organization use intrusion-detection hardware or software to help identify attacks?	No	Both network- and host-based intrusion-detection systems should be deployed to detect and notify of attacks against corporate systems.
Are anti-virus solutions implemented in the environment?	Yes	Deploy anti-virus solutions throughout the environment on both the server and desktop levels. Deploy specialized anti-virus solutions for specific tasks such as file server scanners, content screening tools, and data upload and download scanners. Configure anti-virus solutions to scan for viruses both entering and leaving the environment. Anti-virus solutions should be implemented first on critical file servers and then extended to mail, database, and Web servers. For desktops and laptops an anti-virus solution should be included in the default build environment. If you are using Microsoft Exchange, use the additional anti-virus and content filtering-capabilities it offers at the mailbox level.
Is remote access to the network available?	No	Workstations are a critical factor in the defense of any environment, especially if there are remote and roaming users that connect to the environment. Tools such as personal firewalls, anti-virus, and remote-access software should be present and properly configured on all workstations. Implement a policy which requires periodic review of these tools to make sure their configurations reflect changes in applications and services being used, but at the same time still keep the workstation resistant to attacks.
Does the network have more than one segment?		Use segmentation to separate specific extranets from vendor, partner, and customer access. Each external network segment should allow only specific application traffic to be routed to the specific application hosts and ports that are used to supply services to customers. Ensure that network controls are in place to restrict access to only what is required for each third-party connection. Restrict access to and from the network services being provided and restrict access between network segments.
Is wireless connectivity to the network available?	No	Best practice for wireless implementation should include ensuring that the network does not broadcast its SSID; that WPA encryption is used; that the network is fundamentally treated as untrustworthy.

Technical Risk Assessment Details

Infrastructure		
Function	**Finding**	**Best Practices**
Authentications		
Are password policies used on various types of accounts such as for administrative accounts, a strict policy that requires the use of complex passwords?	Yes	Both network- and host-based intrusion-detection systems should be deployed to detect and notify of attacks against corporate systems. For administrative accounts, implement a strict policy that requires the use of complex passwords that meet the following criteria: + Alphanumeric + Upper and lower case + At least one special character + Minimum length of 14 characters. To further mitigate the risk of a password attack, implement the following controls: + Password expiration + Account lockout after 7 to 10 failed login attempts + System logging. In addition to implementing complex passwords, consider implementing multifactor authentication. Implement advanced controls around account management (do not allow account sharing) and account-access logging.
Does the organization have processes for reviewing inactive administrative, internal use, vendor and remote user accounts?	No	The use of complex passwords for all accounts is a basic element of Defense-in-Depth. Complex passwords should be 8 to 14 characters in length, with alphanumeric and special characters. Minimum length, history maintenance, lifetime, and pre-expiration of passwords should all be set to provide additional defenses. In general, password expiration should be set to the following: + Maximum length 90 days + New accounts must change password at login + Password history of 8 passwords (8 days minimum). In addition to complex passwords, multifactor authentication is important, especially for administrative and remote user accounts. Account lockout, after 10 failed login attempts, should be enabled on all user accounts. The controls around account lockout can vary from simply being focused on blocking brute-force password attacks to requiring administrator intervention to unlock. It is considered a best practice to enable lockout for administrative accounts, at least for network access. This would not allow the account to be locked out at the console, only from across a network. This may not be appropriate for all organizations, especially those with remote locations. For remote-access accounts, it is best to require an administrator to unlock the account, as attacks could remain undetected for a significant amount of time if other means are not being used to track authentication failures. Consider the following guidelines when implementing controls around account lockout: + Lockout after 7 to 10 failed login attempts for administrative and remote-access accounts + Lockout after at least 10 failed login attempts for regular user accounts + Require administrative access to re-enable for administrator and remote-access accounts and automatically re-enable regular user accounts after 5 minutes.
Management and Monitoring		
Does the organization configure its systems by the hardware supplier/reseller?	No	To help reduce the risk of exposure, formal policies and procedures should exist to govern relationships with third parties. These policies and procedures help to identify security issues and the responsibilities of each party in mitigating them. These policies should include: + Level of connectivity and access + Data presentation and manipulation + Roles and responsibilities (including authority) of each party + Management of the relationship—setup, ongoing, and termination. Formal policies and procedures for all different types of the third-party relationships should be developed and agreed upon across the organization. Involve the various business teams responsible for the relationships while framing these policies. Well-developed policies will reduce the organization's risk of exposure.

Technical Risk Assessment Details

Infrastructure		
Function	**Finding**	**Best Practices**
Management and Monitoring		
Are workstations and laptops builds based on either an image or a formal documented configuration?	No	Implement a documented build process for infrastructure devices, and ensure that the build is kept current as new patches are released.
Are servers built based on either an image or a formal documented configuration?	No	Implement a documented build process for infrastructure devices, and ensure that the build is kept current as new patches are released.
Does the server configuration include "host hardening"?	No	Consider hardened security templates with Group Policies.
Which of the following solutions have been installed on employee workstations and laptops?		
Personal Firewall/Spyware detection and removal software	Yes	Implement a policy which calls for periodic review of default firewall settings, so as to allow for changes in applications or services being used.
Disk Encryption		Consider using disk encryption software in order to prevent data compromise in the event of machine theft.
Remote Control/Management Software	Yes	Consider deploying remote access client software on all individual workstations, if remote connectivity is required. Configure the client software to match the remote access server policy.
Password protected Screen Saver	Yes	Consider requiring all users to have a password-protected screen saver with a short time-out period.
Have physical security controls been deployed to secure the organization's assets?		
Network Equipment	Yes	Networking equipment should be secured in a locked room or closet. Plan to migrate network equipment to a more secure area. Having network equipment in a lockable cabinet/rack further protects against unauthorized tampering. If possible, consider migrating network equipment to lockable enclosures.
Servers stored in a secure location	Yes	Having servers in a lockable cabinet/rack further protects against unauthorized tampering. If possible, consider migrating servers to lockable enclosures.
Are access controls (employee and visitor badges, visitor escorts, visitor logs, entrance controls) implemented?	Yes	Institute physical access controls to guard against unauthorized persons gaining access to the building and to sensitive information. Consider reassessing all physical access controls to ensure they are adequate and are being complied with. Increase staff awareness of the personnel access control policy and encourage the challenging of unrecognized individuals.
Does the organization have formal incident response procedures?	No	Institute procedures for the reporting of and response to security incidents, issues, and concerns. Designate an emergency response team that includes representatives from several disciplines including technology, human resources, and legal for responding to all security incidents and issues. Consider implementing a full incident response program that includes incident response teams, containment management, event correlation and analysis, and incident response procedures.

Technical Risk Assessment Details

Applications		
Function	**Finding**	**Best Practices**
Deployment and Use		
Are Line of business (LOB) applications used (e.g. Finance, HR, Public Works)?	No	Any Line of Business applications should be periodically evaluated for security, backed up regularly, fully documented, and has contingencies in place in case they fail.
Are custom macros used for Office applications (such as Word, Excel, or Access)?	No	Macros are usually written in Visual Basic which may be used for malicious applications. Using custom macros requires that the security settings in Office are downgraded, exposing your office applications to malicious documents. Consider limiting the ability to develop and run custom macros to only those that have a business need.
What mechanisms are in place to ensure high availability of applications? Select all the mechanisms that are deployed from the list below:		
Load Balancing		Consider deploying hardware load balancers in front of the Web servers to achieve higher availability. The load balancer shows a single (virtual) IP address to the outside world, which maps to the addresses of each Web server in the cluster.
Clustering		To ensure high availability for critical databases and file shares, consider deploying clustering mechanisms.
Regular testing of Application and data recovery		Consider implementing an off-site storage policy for backup media and a policy for frequent rotation of this media.
Have third-party vendors developed any of the key applications deployed in your environment?	Yes	The third-party independent software vendor (ISV) should regularly provide patches and upgrades for their application, and they should explain the purpose of patches and any impact you may expect in terms of the functionality, configuration, or security of the application being patched. The third-party ISV should clearly identify critical patches so that they can quickly be applied. The third-party ISV should explain all of the application's security mechanisms and provide up-to-date documentation. The organization should be aware of any configuration requirements necessary to ensure the highest level of security.
Password protected Screen Saver		Consider requiring all users to have a password-protected screen saver with a short time-out period.
Has an in-house team developed any of the key applications deployed in your environment?		The in-house development team should regularly provide patches and upgrades for their application, and they should explain the purpose of patches and any impact you may expect in terms of the functionality, configuration, or security of the application being patched. The development team should clearly identify critical patches so that the organization can quickly apply them. The development team should explain all of the application's security mechanisms and provide up-to-date documentation. The organization should be aware of any configuration requirements necessary to ensure the highest level of security. Consider contracting with an independent third party to review the application's architecture and deployment and identify any security issues of concern.

Technical Risk Assessment Details

Applications		
Function	**Finding**	**Best Practices**
Deployment and Use		
Is security training provided for the development and testing staff?	No	Develop a plan initially for the IT team and development engineers as needed based on your business model to attend appropriate security related training. Jumpstart the plan by having the team attend external training in the form of seminars and topic-specific security training. Draft plan to include some basic level of training for all employees in future.
Application Design		
Do controls exist to enforce password policies in key applications?	Yes	The use of strong passwords is a basic element of Defense-in-Depth. Strong passwords should be 8 to 14 characters in length, with alphanumeric and special characters. Minimum length, history maintenance, lifetime, and pre-expiration of passwords should all be set to provide additional defenses to password strength. In general, password expiration should be set to the following: + Maximum length 90 days + New accounts must change password at login + Password history of 8 passwords (8 days minimum) Administrative access to systems should be protected with the strongest forms of authentication available. Typically, the restrictions around password creation for administrators should be greater than those for normal accounts—if normal accounts require a password length of 8 characters, then administrative accounts should have 14-character passwords. Account lockout, after 10 failed login attempts, should be enabled on all user accounts. The controls around account lockout can vary from simply being focused on blocking brute-force password attacks to as complex as requiring administrator intervention to unlock. Consider the following guidelines when implementing controls around account lockout: + Account lockout after at least 10 failed login attempts for user accounts + Require administrative access to re-enable accounts for critical applications and automatically re-enable regular user accounts after 5 minutes for other applications + 30-minute length to cache failures for regular user accounts
Password Controls include:		
Password Policy	No	It is important to implement a policy for password controls. All external applications and critical internal applications that handle sensitive data should have password policies. Consider implementing a policy that requires complex passwords, password expiration, and account lockout after at least 10 failed login attempts
Complex Passwords	Yes	Consider implementing strong password controls for all applications. A password is considered to be strong if it meets the following criteria: + Alphanumeric + Upper and lower case + At least one special character + Minimum length of 8 characters
Password Expiration	Yes	Consider implementing password expiration for all types of accounts for critical applications based on the guidelines mentioned in the Best Practice column. In general, password expiration should be set to the following: + Maximum length 90 days + New accounts must change password at login + Password history of 8 passwords (8 days minimum)

Technical Risk Assessment Details

Applications		
Function	**Finding**	**Best Practices**
Application Design		
Account Lockout	Yes	Think about implementing account lockout (after 10 failed attempts), initially for all critical external applications. The controls around account lockout can vary from being focused on blocking brute-force password attacks to as complex as requiring administrator intervention to unlock the account. Consider the following guidelines when implementing controls around account lockout: + Lockout after 10 failed login attempts + Require administrative access to re-enable accounts + 30 minute length to cache failures for regular user accounts
Authentication Method Include:		Applications should implement an authorization mechanism that provides access to sensitive data and functionality only to suitably permitted users or clients. Role-based access controls should be enforced at the database level as well as at the application interface. This will protect the database in the event that the client application is exploited. Authorization checks should require prior successful authentication to have occurred. All attempts to obtain access without proper authorization should be logged. Conduct regular testing of key applications that process sensitive data and of the interfaces available to users from the Internet. Include both "black box" and "informed" testing against the application. Determine if users can gain access to data from other accounts.
Do key applications in the environment have mechanisms enabled to restrict access to sensitive data and functionality?	Yes	Work with the application vendor (ISV or in-house development team) to implement authorization and access control mechanisms within the application, initially for critical external applications and then internal applications. Authorization functionality enables administrators to group users into roles, and define specific permissions for each role. Based on verification of credentials users are allowed to access data based on assigned privileges.
Do key applications in the environment record messages in log files for analysis and auditing purposes?	Yes	Logging should be enabled across all applications in the environment. Log file data is important for incident and trend analysis as well as for auditing purposes. The applications should log failed and successful authentication attempts, changes to application data including user accounts, severe application errors, and failed and successful access to resources. When writing log data, the application should avoid writing sensitive data to log files.
Events Logged Include:		
Failed Authentication Attempts	Yes	Consider logging failed authentication attempts in order to be able to detect brute-force attacks.
Successful Authentications	Yes	Consider logging successful authentications in order to track user activity.
Application Errors	Yes	Consider logging application errors in order to be able to troubleshoot and detect any Trojan horses or malicious code.
Access Denied To Resources	Yes	Consider logging access denied to resources in order to be able to detect attempts at privilege escalation.
Successful Access to Resources	No	Consider logging successful access to resources in order to trace malicious behavior after the fact.
Changes To Data	No	Consider logging changes to data in order to track malicious activity.
Changes to User Accounts	Yes	Consider logging changes to user accounts in order to detect privilege escalations and unauthorized new account creations.

Technical Risk Assessment Details

Applications		
Function	**Finding**	**Best Practices**
Application Design		
Is input data validated by the deployed applications?		The application may accept input at multiple points from external sources, such as users, client applications, and data feeds. It should perform validation checks of the syntactic and semantic validity of the input. It should also check that input data does not violate limitations of underlying or dependent components, particularly string length and character set. All user-supplied fields should be validated at the server side.
Data Storage and Communications		
Do key applications encrypt sensitive and business critical data that they process?	No	Sensitive data should be encrypted or hashed in the database and file system. The application should differentiate between data that is sensitive to disclosure and must be encrypted, data that is sensitive only to tampering and for which a keyed hash value (HMAC) must be generated, and data that can be irreversibly transformed (hashed) without loss of functionality (such as passwords). The application should store keys used for decryption separately from the encrypted data. Sensitive data should be encrypted prior to transmission to other components. Verify that intermediate components that handle the data in clear-text form, prior to transmission or subsequent to receipt, do not present an undue threat to the data. The application should take advantage of authentication features available within the transport security mechanism.

Technical Risk Assessment Details

Operations		
Function	**Finding**	**Best Practices**
Environment		
Does the organization use dedicated management hosts for secure administration of systems and devices within the environment?	No	When management packages are used, the administrative consoles should be hardened and physically secured. Harden the management workstations used to manage the network servers and devices. Use SSH or VPN connections to protect clear-text protocols. Test all management systems that utilize SNMP to ensure that they are patched to the latest version and do not use default community strings. Shared systems do not store any management-specific data. Shared workstations are not used to administer network devices or hosts.
Are separate login accounts used for normal activity vs. administrative/management activity?	Yes	Management workstations should be dedicated to specific network and host administrators.
Does the organization grant users administrative access to their workstations and/or laptops?	Yes	Consider deploying separate management workstations to administer the network servers and devices over a secure protocol. Use SSH or VPN for securing clear text management protocols. The management workstations must be hardened, and strong password controls implemented based on host system and management application capabilities.
Is the firewall tested regularly to ensure it performs as expected?	No	Test Firewall regularly
Does the organization maintain formal Disaster Recovery and Business Resumption Plans?	No	Maintain and test disaster recovery / business resumption plans.
Security Policy		
Does a model exist for assigning criticality levels to each component of the computing environment?	No	Assigning criticality levels to each component of the computing infrastructure allows for the most resources to be applied to those determined to be most critical, with those less critical systems receiving less resources. Consequently scarce security resources are most efficiently applied to those systems that need them the most.
Does an information security policy exist to govern the security-related activity of the organization?	No	
Is the security team involved at all stages of the technology lifecycle for all projects?	No	The security team should be involved at all stages of the technology lifecycle, for all projects.
Do policies exist for individual user account management?	No	Individual user accounts should be created for all persons needing access to IT resources. Accounts should not be shared among users. By default, accounts should be created with the minimum required privileges enabled. Network and server administrators should have privileged (administrator) as well unprivileged accounts. Password strength should be enforced and regularly audited and all account modifications should be logged. As an individual's role changes, all account privileges should be reviewed and modified as necessary. When employment is terminated, all accounts should be disabled or removed.

Technical Risk Assessment Details

Operations		
Function	**Finding**	**Best Practices**
Security Policy		
Are any of the following policies being applied towards individual user account management:		
Individual user accounts (accounts are not shared)	Yes	The sharing of login accounts should be expressly forbidden by policy.
Privileged and unprivileged accounts for administrators	Yes	Administrators should be required to use unprivileged accounts for regular work, and only use privileged accounts when needed.
Enforce password strength	Yes	Policy should define a minimum password strength, which should then be enforced by the authentication mechanism.
On employee exit, accounts are disabled	Yes	To protect against malicious ex-employees, all accounts should be immediately disabled on exit.
Do policies exist to govern the computing environment?	Yes	Policies are rules and practices that specify how the computing environment can be properly used. Without any policies, there is no mechanism to define or enforce controls in the environment. Immediately plan to develop the necessary policies in accordance with applicable standards and organization management.
Do documented guidelines exist that govern which protocols and services are allowed on the network?	No	Clearly document the standards and practices regarding which protocols and services are allowed by the organization. Access-control lists should be verified to ensure that all services allowed have a business need for the level of access granted. Identify specific IP addresses/ranges wherever possible. Servers should have their services limited to only those required by the business need. Specifics for protocol version and minimum encryption strength should also be stated in these guidelines. Enforce accepted protocol usage through the use of perimeter devices (routers, gateways, firewalls, etc.), strong authentication, and encrypted communications.
Does the organization have a formal, well-documented process for the disposal of data on electronic media and hardcopy form?	No	Formal procedures should exist so that all users know the proper practices for disposing of electronic and hardcopy information. By not providing guidance and processes for securely destroying information, the confidentiality of information could be compromised.
Does a formal policy exist to govern third-party relationships	No	To help reduce the risk of exposure, formal policies and procedures should exist to govern relationships with third parties. These policies and procedures help to identify security issues and the responsibilities of each party in mitigating them. These policies should include: + Level of connectivity and access + Data presentation and manipulation + Roles and responsibilities (including authority) of each party + Management of the relationship—setup, ongoing, and termination. Based on business needs, either self-management or outsourcing can be viable solutions. If the management is outsourced, security requirements should be addressed in the contract, and service-level agreements (SLAs) used to enforce compliance with those requirements.
Does the organization have a data classification scheme with associated data protection guidelines?	No	It is important to have a data classification scheme with corresponding data protection guidelines. Insufficient information "classification" and segregation can allow staff, business partners, or the public access to information that is sensitive or that they do not have a "need-to-know." This could lead to unauthorized disclosure of sensitive information. Scarce resources used to secure information may also be misallocated without proper information classification.

Technical Risk Assessment Details

Operations		
Function	**Finding**	**Best Practices**
Patch and Update Management		
Does a configuration management process exist?	No	Any changes to the production environment should first be tested for security and compatibility before being released into production, and full documentation should be kept of the configuration of all production systems.
Do accurate logical diagrams and supporting configuration documentation exist for the network infrastructure hosts?	Yes	Current and accurate physical and logical diagrams of the external and internal networks should always be available. Work with the network engineering group to have external network diagrams developed first. Then work on developing diagrams for the internal network.
Does an established patch and update policy and process exist?	No	Security patches and configuration changes should be deployed in a timely fashion (defined by corporate security policy) from when they become available. Whether developed internally or supplied by a third-party, patches and updates should be thoroughly tested in a lab environment before being rolled into production. Additionally, each system should be tested after the patch has been applied to identify conflicts which are unique to that system and may require rollback of the patch.
Does an established policy exist to govern the updating of signature-based detection products?	No	New viruses are constantly being released, and it is imperative to maintain an updated virus-signature list. Your anti-virus solution is only as effective as the virus-signature list will allow.
Do accurate application architecture and data flow diagrams exist for key applications?	No	Application architecture diagrams should depict major components and data flows that map the flow of critical data through the environment, including the systems through which the data passes and how the data is manipulated. As changes are made to the application or the environment that hosts the application, the diagrams should be updated in a timely manner. Work with respective business owners to first prioritize external applications and then any internal applications. When prioritizing applications consider the critical and sensitive nature of the data it handles Application Data Flow Based on the assigned priority, work with the application architecture team and respective business owners to complete the architecture and data flow diagrams for external applications and then any internal applications. Consider setting up a policy for updating these diagrams when changes are made to the environment
Backup and Recovery		
Is logging enabled in the environment to record events on hosts and devices?	Yes	Log files are configured to allow for recording all planned activity without overwriting entries. An automated process should be set up to rotate log files on a daily basis and offload the logs to a secure server within the management network. Access to log files and configuration settings should be restricted to prevent modification and deletion. Log files should be reviewed regularly to ensure that suspicious or anomalous activity is identified. Review should include systems operation, maintenance, and security. Event correlation software and trend analysis should be used to enhance review capability.
Which measures are used to protect the information contained within logs?		
Operating system and applications are configured to not overwrite events	No	

Technical Risk Assessment Details

Operations		
Function	**Finding**	**Best Practices**
Backup and Recovery		
Log files are rotated frequently to ensure sufficient space is available	No	Set up an automated process that rotates log files on a daily basis and offloads the logs to a secure server within the management network. Consider storing the log files in a database so that the security team can perform trend analysis and have access to protected logs in the event an incident occurs.
Access to log files is restricted to administrator-level accounts	Yes	Consider protecting all operating system log files and application log files on the servers in the DMZ and core networks by limiting file access permissions.
Logs are written to a centralized log server	No	Consider logging to a centralized log server in order to preserve data in case a production server is compromised.
Does the organization review log files regularly?	No	The security team should review the log files every day to look for suspicious or anomalous activities. Consider having the log files from the DMZ and core network servers monitored by a log Manager such as MOM (Microsoft Operations Manager). In the event of critical log-file entries being generated, the log manager will send alerts to the appropriate members of the team.
Is critical and sensitive data backed up on a regular basis?	Yes	Full backups should be performed at regular intervals. If feasible, partial intermediary backups should be made between full backups. The backup strategy should address the worst-case scenario of a complete system and application restore. For critical applications, the restore process should result in a fully functioning application in minimal time.
Do policies and procedures exist for storage and handling of backup media?	No	Detailed policies should exist to govern the storage and handling of backup media. These policies should address issues such as: + Onsite/Offsite Storage + Media Rotation + Security Controls + Personnel Access Controls Removable backup media should be stored in locked, fire-proof cabinets and only authorized personnel should have access to these cabinets. Offsite storage locations should be used to offer greater recoverability in the event of disaster.

Technical Risk Assessment Details

Human Resources		
Function	**Finding**	**Best Practices**
Requirements and Assessment		
Is there an individual or group that is responsible for security?	Yes	The organization identifies individuals with subject-matter expertise in security to be involved in all security-related discussions and decisions. The organization identifies what it needs to protect based on the value of the asset, as well as the level of security needed to protect it.
Does the organization perform security assessments of the environment through independent third-parties?	Yes	Third-party assessments should be conducted to gain a valuable and objective view of an organization's security posture. Third-party assessments might also prove beneficial in meeting regulatory, customer, partner, and vendor requirements. Assessments should cover infrastructure, applications, policies, and audit procedures. These assessments should focus not solely on identifying vulnerabilities, but also on auditing for nonsecure configurations and extraneous access privileges. Security policies and procedures should be reviewed and evaluated for gaps
Does the organization perform security assessments of the environment internally?	No	Consider performing frequent security audits by internal staff, but augment these audits with input from a trusted third party.
Policy and Procedures		
Does the organization perform background checks as a component of the hiring process?	Yes	Background checks should be performed to identify any potential issues, thus reducing the risk exposure to the organization and to other employees. This step also helps identify any potential issues and gaps in the candidate's resume. The hiring process should include a review of the candidate's employment and legal history. A candidate's skills should be evaluated against detailed job descriptions and task requirements to understand strengths and weaknesses.
Does a formal employee exit process exist?	Yes	Formal exit procedures ensure that all the necessary steps are undertaken when an employment contract is terminated. These procedures should exist to handle both friendly and unfriendly employee exits. These procedures should include: + Notification to all departments—Human Resources, IT, Physical Security, Help Desk, Finance, etc. + Escorting the employee from the premises + Termination of all accounts and network access + Collection of company property—laptop, PDA, electronic media, confidential documents, etc.

Technical Risk Assessment Details

Human Resources		
Function	**Finding**	**Best Practices**
Training and Awareness		
Does a security awareness program exist?	Yes	A security awareness program helps employees contribute to a company's overall security posture by keeping them up-to-date on security risks. Knowledgeable employees are your best source for reporting security issues. An effective awareness program should take into account all aspects of security—including application, network, and physical—while providing clear guidelines for what employees should do if they witness things that appear to jeopardize the security of any of these elements. Implement policies that regulate employee usage of company resources. Awareness programs should be a part of new employee orientation. Updates and refresher courses should be conducted regularly to ensure all employees are aware of the most current practices and risks. Periodic testing should be implemented to ensure employees have absorbed the material. Consider implementing a formal security awareness program to keep employees informed about IT related security risks. Implement policies that regulate employee usage of company resources and technology and include security awareness as part of new employee orientation. Knowledgeable employees are your best source for reporting security issues.
Which of the following topics does the awareness training cover?		
Security policies and controls	No	Security awareness training should cover all aspects of security, including security policies and controls, reporting suspicious activity, privacy, e-mail security, Internet security, and computer security.
Reporting suspicious activity	Yes	
Privacy	Yes	
E-mail security, including spam and attachment handling	Yes	
Internet security, including web surfing and downloads	Yes	
Computer security, including use of personal firewalls and encryption	Yes	
Is subject-matter-related training offered to employees based on their roles in the organization?	Yes	Work with business owners to determine the acceptable downtime for critical applications. Based on those findings take appropriate measures to meet or even surpass those requirements. Availability and performance of Web-based applications is improved by deploying load balancers in front of the Web servers. To balance server load, a load balancer distributes requests to different nodes within a server cluster with the goal of optimizing system performance. If one Web server in a server cluster fails, then the request is directed to another server to handle the request, providing high availability. Determine acceptable downtime for critical file shares and databases from business owners. Test the failover mechanisms for the applications, and determine if the amount of downtime is acceptable. To minimize downtime, a clustering mechanism should be deployed. Each instance of the clustered application participates in the same security domain, i.e., shares a common user and group database. Management operations within the cluster of machines and within the application instances take effect both in the individual instance and across its peers.

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The City of Cibolo, Texas

Project Recommendations, Budget, and Timeline

IT Strategic Plan Project

January 21st, 2025

Information Technology Strategic Plan Project Recommendations: TOC

Page #	Page Title	Description
The Project Recommendations, Budget, and Timeline deliverable is a detailed overview of the initiatives that will be presented in the Technology Services Strategic Plan. It outlines the main goals of the Plan and its corresponding initiatives along with the budget, timeline, and resource allocation for each. It also provides a user-friendly flexible document that can be modified and updated as the Plan is implemented over the next 5 years.		
3-8	Initiatives	The Initiatives section details the main goals of the Plan and correlating initiatives. A description of each goal and initiative are provided as well as the 5-year cost of ownership, start year, and timeframe of completion.
9	Costs	The Costs page details the estimated costs for each initiative. A year-by-year breakdown with one-time and recurring costs is provided with the 5-Year Total Plan Cost in the bottom right corner.
10	Investments	The Investments page provides a graphical representation of the estimated needed investment throughout the 5-year Plan. TS Operating costs are included to provide context of the Plan's initiatives as it relates to the total TS operating budget.
11-12	FTE Allocation	The FTE Allocation section details the overall resource requirement for each initiative. It is broken down by year and the specific functional resource: Management (MGMT), Project Management (PM), Applications (APP), Infrastructure (INF), Customer Service (CS).
13	GANTT	The GANTT page provides the estimated timeline for the initiatives. They are grouped by their individual goals (colors).
14-20	Detail Project Cost and Effort	The Detailed Project Cost and Effort section provides each initiative's individual cost and resource requirements. Line items of specific costs and function-based resource hours are detailed here.
21	Technology Replacement	The Technology Replacement section breaks down the proposed technology replacement cycle the City should implement in order to stay current and avoid system failure with the end user devices and infrastructure hardware.

#	Initiative	Description	5 YR Cost of Ownership (estimate)	Start FY	Length (Months)
Standardize and Simplify the Technical Environment to Reduce IS Complexity					
In order to meet City staff's and citizen's expectations, the City must maintain the underlying technology infrastructure and protect its investments. In addition, IS needs to devote resources into the standardization, simplification, modernization, and risk mitigation of the City's technology infrastructure. These include: Upgrading the City's main Data Center, building out a backup data center, adding a 2nd internet POP, conntinue building out the City's fiber network, and completing the VoIP Telephone System.					
A1	Upgrade the City's Main Data Center	The City currently relies on a single primary data center located within the Police Department to support all its applications and City data. Although backups are performed in the cloud, there is currently no standardized approach for onsite backups. To address this, the City should establish a secondary backup data center at the newly constructed Fire Station 4. The two data centers should be connected via dedicated fiber to ensure seamless redundancy and continuous operations. Strategic Goal: Improve the backup and recoverability of data in the City.	$9,200	FY 2025-26	9
A2	Build Out Backup Data Center	The City's main data center is located at the Police Department, but without a backup data center, it faces significant risks such as service disruptions, data loss, and extended downtime in the event of hardware failure, security breaches, or natural disasters. To mitigate these risks and ensure business continuity, it is recommended that a Disaster Recovery Site (DRS) be built as part of the new Fire Station #4, providing critical redundancy and improving the City's ability to recover from unforeseen events. Strategic Goal: Ensure operational continuity and data security through improved disaster recovery capabilities.	$387,500	FY 2026-27	36
A3	Deploy Redunancies in the City's Internet POPs	The City's network currently operates with a single Internet Point of Presence (PoP). To enhance the reliability of the City's infrastructure, a second Internet PoP should be established. Initially, this secondary PoP can be located at the Police Department or City Hall, but it should eventually be relocated to the newly constructed Fire Station #4. Strategic Goal: Ensure continuous connectivity and resilience for critical services.	$60,000	FY 2024-25	12
A4	Continue Building Out City's Fiber Network	The City is actively expanding its Fiber Network to ensure all municipal buildings are connected. The final phase of this project focuses on linking the main data center at the Police Department with the disaster recovery backup data center that will be located at the newly constructed Fire Station #4. This critical connection will enhance data stability and continuity, ensuring the City remains operational and maintains reliable communication across all departments. Strategic Goal: Expand Fiber Network for connectivity and resilience.	$0	FY 2024-25	6

A5	Implement Security Operation Center (SOC) Managed Services	The City currently uses Liquid Networx for basic IT and security management. Implementing a Security Operations Center (SOC) managed service will provide continuous 24/7 monitoring, advanced threat detection, and incident response, further enhancing the protection of the City's digital assets. This proactive approach strengthens security, supports compliance through regular audits, and can reduce costs, including lowering cyber insurance premiums. Strategic Goal: Enhance security through SOC managed services for proactive threat detection and response.	$150,000	FY 2027-28	6
Modernize End User Functionality to Promote Better Operational Efficiencies					
With a stable infrastructure and solid workforce in place, the focus ultimately turns to enhancing the City's capabilities through department specific applications and active Citizen Engagement. In order to meet Citizen's expectations and needs, the City should further engage with them through higher level initiatives. With this goal, the City now becomes an enabler of technology innovation for the community and allows data to be more readily available and transparent. In order to achieve this, the City must promote performance management throughout the workplace, accountability to the public, and provide new technologies that better the overall livelihood of its citizens.					
B1	Implement a Modern Integrated ERP System	Several departments in the City have expressed dissatisfaction with the current ERP system, OpenGov. The system fails to fully meet the Finance Department's needs (UB and Purchasing), forcing the City to rely on peripheral systems for processes it cannot manage. Additionally, extracting and sharing data is difficult. The City should explore alternative systems in the marketplace to resolve these issues and better meet the City's needs. Strategic Goal:Streamline operations and enhance functionality across all departments.	$2,000,000	FY 2025-26	36
B2	Deploy a New Community Development System	The City recently implemented My Government Online (MGO), which offers improved performance over the previous system (MyGov). However, it lacks key functionality and customization to meet the specific needs of the department. The department should explore replacing MGO with a system that better aligns with its requirements. Strategic Goal: Optimize community development with a customized, efficient system.	$410,000	FY 2027-28	12

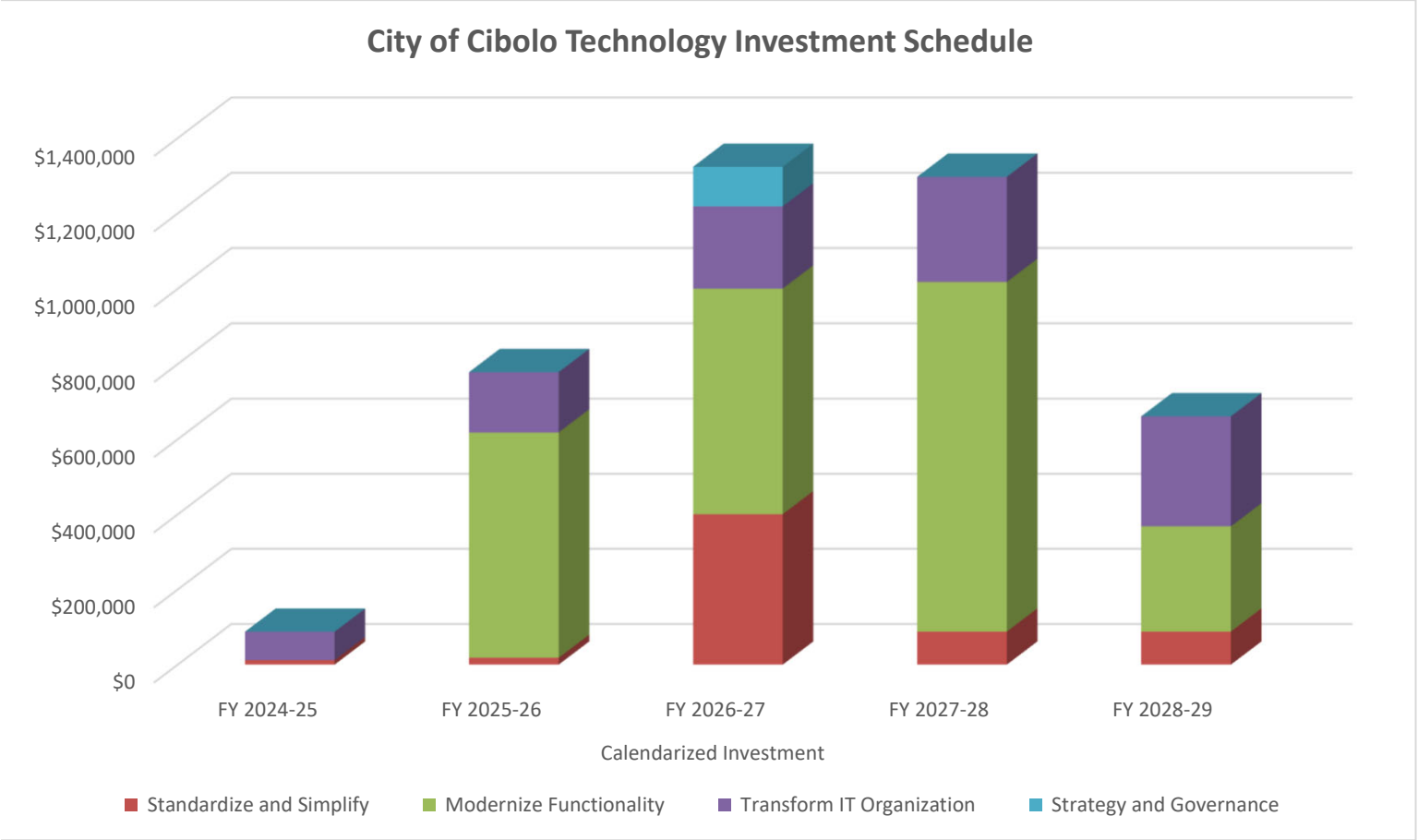
Transform the IS Organization to Focus on Technology Advisement and Quality Customer Service					
These initiatives are designed to develop the IS Department's ability to better serve the changing needs of the City's Operational Departments. The IS Department is an increasingly essential part of the City, and has faced some limitations in its ability to provide and succeed with its current organizational structure. Changes to the focus, organization, and processes will allow the department to surpass these limitations. Some of the overarching recommendations are: Reorganizing IS Department, Hiring an Applications Support Specialist and Network Administrator, and expanding the End User Support Team.					
C1	Reorganize IS	The IT Department needs reorganization to better define roles, improve efficiency, and enhance service delivery. The new structure adds positions, including an Applications Support Specialist, Network Administrator, and End User Support Specialists, while restructuring existing roles like the Systems Administrator and creating an End User Support Manager position. This reorganization addresses both reactive and proactive needs, strengthens operations, and improves communication with end-user departments, ensuring the department is equipped to meet the City's current and future needs. Strategic Goal: Optimize IT operations and service delivery through departmental reorganization.	$0	FY 2024-25	6
C2	Hire an Applications Support Specialist	The IT Department's staffing levels are deficient in specific critical areas, notably Application Support. To improve the efficiency and quality of service to customers, staffing levels need to be brought up to benchmark levels. Hire one (1) Application Support Specialist to maintain, troubleshoot and optimize software applications to ensure they meet orgazational needs and function efficiently. This position is highly beneficial and ideally should be filled before the implementation of new software to ensure a smoother process. This position has a base salary of $60,000 with 35% added for benefits. Strategic Goal: Enhance IT services by optimizing and supporting critical software systems.	$349,120	FY 2025-26	6
C3	Hire a Network Administrator	The IT Department's staffing levels are critically deficient, particularly in Network Administration. To improve service efficiency, reliability, and operational stability, staffing levels must align with industry benchmarks. Hire one (1) Network Administrator to manage, maintain, and optimize the city's network infrastructure, ensuring robust performance and minimizing the risk of disruptions. This position is vital to supporting the city's operations and addressing current and future network demands, with a base salary of $56,000 plus 35% for benefits. Strategic Goal: Ensure reliable and stable network infrastructure by managing and optimizing network systems.	$417,738	FY 2024-25	6

C4	Expand End User Support Team	The IS Department's staffing levels are deficient in critical areas, notably End User Support. To improve efficiency and the quality of service to customers, staffing levels need to align with benchmark standards. Hire one (1) End User Public Safety Specialist, dedicated to supporting the Fire Department and Police Department, and one (1) End User Support Specialist to establish a formal Help Desk that can resolve minor issues and triage more complex problems to the appropriate team member. This addition will significantly enhance the current support capabilities of the IS Department and improve service delivery to operational departments. Each position has a base salary of $37,000 plus 35% for benefits. Strategic Goal: Enhance service delivery by expanding the End User Support team, including dedicated Public Safety support.	$259,865	FY 2026-27	12
Collaborate with Operational Departments for a Unified Strategy and Governance					
These initiatives are designed to develop the IS Department's ability to better serve the changing needs of the City's Operational Departments. The IS Department is a critical partner of the City's Departments, and collaboration is essential to improving the City's ability to serve its citizens. A retooling of the technology governance process will position future City technology projects for success. In addition, further establishing City-wide policies is critical to protecting the City's systems and data.					
D1	Redefine Technology Governance to Further Collaborate with Operational Departments	Develop an IS Governance Committee that includes representation from the City's senior managers to provide direction in the prioritization of the City technology projects to include department specific applications. Strategic Goal: All technology decisions in the City to have IS involvement to ensure a cohesive strategy is being executed and IS is able to support all technology deployed.	$0	FY 2024-25	6
D2	Address Gaps in City-wide Technology Policies	There is a lack of formalized documented IS policies. Develop and maintain new policies identified in the Assessment Report to include: Acceptable Use (computers, internet, etc.), Security (passwords), and customer-centric IT areas (IT asset disposal, IT change management, IT incident response, and IT purchasing). The main areas of focus around policy creation should be new user onboarding, data classification, and IT internal protocols. Once a new policy is finalized, end users should review and sign it to ensure accountability. Strategic Goal: Mature technology policies that are enforced throughout the City to have accountability from City staff and strengthen the security of the City's data.	$0	FY 2025-26	12
D3	Develop a Continuity of Operations Plan (COOP)	Without an IS Continuity of Operations Plan (COOP) in place, the City puts itself at a major risk in the event of an emergency when systems go down for an extended period of time. Develop an COOP that incorporates the City's servers and applications recovery with established methods to be tested at regular intervals. Strategic Goal: A COOP will provide a step-by-step guideline for the IS on what to do when a system goes down. This plan will allow IS to be prepared if system failure occurs to their systems.	$75,000	FY 2026-27	12

D4	IT Strategic Plan Refresh	Provide a bi-annual review and update of the Plan for the upcoming years based upon changing priorities and conditions in advance of budget preparation. A reassessment of the Digital Government Model will also be performed and updated. Strategic Goal: To enable the IT Department to make mid-plan adjustments based upon changing priorities within the City.	$30,000	FY 2026-27	6

Information Technology Strategic Plan Project Recommendations: Costs

#	Goal / Initiative	Estimated 5-Year Cost of Ownership	Project Start FY	Duration of Project (months)	One-Time Costs	Recurring Costs	FY 2024-25		FY 2025-26		FY 2026-27		FY 2027-28		FY 2028-29		5-Year TCO
							One-Time	Recurring	One-Time	Recurring	One-Time	Recurring	One-Time	Recurring	One-Time	Recurring	
	Standardize and Simplify the Technical Environment to Reduce IS Complexity																
A1	Upgrade the City's Main Data Center	$ 9,200	FY 2025-26	9	$ 6,200	$ 3,000	$ -	$ -	$ 6,200	$ -	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ 9,200
A2	Build Out Backup Data Center	$ 387,500	FY 2026-27	36	$ 387,500	$ -	$ -	$ -	$ -	$ -	$ 387,500	$ -	$ -	$ -	$ -	$ -	$ 387,500
A3	Deploy Redunancies in the City's Internet POPs	$ 60,000	FY 2024-25	12		$ 60,000	$ -	$ 12,000	$ -	$ 12,000	$ -	$ 12,000	$ -	$ 12,000	$ -	$ 12,000	$ 60,000
A4	Continue Building Out City's Fiber Network	$ -	FY 2024-25	6	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
A5	Implement Security Operation Center (SOC) Managed Services	$ 150,000	FY 2027-28	6	$ -	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000	$ -	$ 75,000	$ 150,000
	Modernize End User Functionality to Promote Better Operational Efficiencies																
B1	Implement a Modern Integrated ERP System	$ 2,000,000	FY 2025-26	36	$ 1,200,000	$ 800,000	$ -	$ -	$ 400,000	$ 200,000	$ 400,000	$ 200,000	$ 400,000	$ 200,000	$ -	$ 200,000	$ 2,000,000
B2	Deploy a New Community Development System	$ 410,000	FY 2027-28	12	$ 250,000	$ 160,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 250,000	$ 80,000		$ 80,000	$ 410,000
	Transform the IS Organization to Focus on Technology Advisement and Quality Customer Service																
C1	Reorganize IS	$ -	FY 2024-25	6	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
C2	Hire an Applications Support Specialist	$ 349,120	FY 2025-26	6	$ -	$ 349,120	$ -	$ -	$ -	$ 81,000	$ -	$ 85,050	$ -	$ 89,303	$ -	$ 93,768	$ 349,120
C3	Hire a Network Administrator	$ 417,738	FY 2024-25	6	$ -	$ 417,738	$ -	$ 75,600	$ -	$ 79,380	$ -	$ 83,349	$ -	$ 87,516	$ -	$ 91,892	$ 417,738
C4	Expand End User Support Team	$ 259,865	FY 2026-27	12	$ -	$ 259,865	$ -	$ -	$ -	$ -	$ -	$ 49,950	$ -	$ 102,398	$ -	$ 107,517	$ 259,865
	Collaborate with Operational Departments for a Unified Strategy and Governance																
D1	Redefine Technology Governance to Further Collaborate with Operational Departments	$ -	FY 2024-25	6	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
D2	Address Gaps in City-wide Technology Policies	$ -	FY 2025-26	12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
D3	Develop a Continuity of Operations Plan (COOP)	$ 75,000	FY 2026-27	12	$ 75,000	$ -	$ -	$ -	$ -	$ -	$75,000	$ -	$ -	$ -	$ -	$ -	$ 75,000
D4	IT Strategic Plan Refresh	$ 30,000	FY 2026-27	6	$ 30,000	$ -	$ -	$ -	$ -	$ -	$30,000	$ -	$ -	$ -	$ -	$ -	$ 30,000
	TOTAL				$ 1,948,700	$ 2,199,723	$ -	$ 87,600	$ 406,200	$ 372,380	$ 892,500	$ 431,349	$ 650,000	$ 647,217	$ -	$ 661,177	$ 4,148,423



	Calendarized Investment					Total	Annual Average
	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29		
IT Plan Initiatives							
Standardize and Simplify	$12,000	$18,200	$400,500	$88,000	$88,000	$606,700	$121,340
Modernize Functionality	$0	$600,000	$600,000	$930,000	$280,000	$2,410,000	$482,000
Transform IT Organization	$75,600	$160,380	$218,349	$279,217	$293,177	$1,026,723	$205,345
Strategy and Governance	$0	$0	$105,000	$0	$0	$105,000	$21,000

Initiatives Subtotal	$87,600	$778,580	$1,323,849	$1,297,217	$661,177	$4,148,423	$207,421
Baseline IT Operations	$1,169,531	$1,204,617	$1,240,755	$1,277,978	$1,316,317	$6,209,199	$1,241,840
TOTALS	$1,257,131	$1,983,197	$2,564,604	$2,575,195	$1,977,494	$10,357,622	$1,449,261

STAFF TIME ALLOCATION BY INITIATIVE		FY 2024-25					FY 2025-26		
#	Goal / Initiative	MGMT	PM	APP	INF	CS	MGMT	PM	APP
	Standardize and Simplify the Technical Environment to Reduce IS Complexity								
A1	Upgrade the City's Main Data Center	-	-	-	-	-	80	-	-
A2	Build Out Backup Data Center	-	-	-	-	-	-	-	-
A3	Deploy Redunancies in the City's Internet POPs	120	-	-	120	-	40	-	-
A4	Continue Building Out City's Fiber Network	20	-	-	20	-	-	-	-
A5	Implement Security Operation Center (SOC) Managed Services	-	-	-	-	-	-	-	-
	Modernize End User Functionality to Promote Better Operational Efficiencies								
B1	Implement a Modern Integrated ERP System	-	-	-	-	-	80	480	160
B2	Deploy a New Community Development System	-	-	-	-	-	-	-	-
	Transform the IS Organization to Focus on Technology Advisement and Quality Customer Service								
C1	Reorganize IS	240	-	-	-	-	80	-	-
C2	Hire an Applications Support Specialist	-	-	-	-	-	80	-	240
C3	Hire a Network Administrator	80	-	-	240	-	-	-	-
C4	Expand End User Support Team	-	-	-	-	-	-	-	-
	Collaborate with Operational Departments for a Unified Strategy and Governance								
D1	Redefine Technology Governance to Further Collaborate with Operation	40	200	-	-	-	40	200	-
D2	Address Gaps in City-wide Technology Policies	-	-	-	-	-	40	40	-
D3	Develop a Continuity of Operations Plan (COOP)	-	-	-	-	-	-	-	-
D4	IT Strategic Plan Refresh	-	-	-	-	-	-	-	-
	SUBTOTAL INTIATIVES	**500**	**200**	**-**	**380**	**-**	**440**	**720**	**400**
	SUBTOTAL FISCAL YEAR					**1,080**			

INF	CS
400	-
-	-
40	-
-	-
-	-
120	-
-	-
-	-
-	-
240	-
-	-
-	-
80	-
-	-
-	-
880	**-**
	2,440

CALENDAR YEAR														
	FY 2026-27					FY 2027-28					FY 2028-29			
	MGMT	PM	APP	INF	CS	MGMT	PM	APP	INF	CS	MGMT	PM	APP	INF
A1	-	-	-	200	-	-	-	-	200	-	-	-	-	200
A2	200	200	-	1,000	-	100	100	-	500	-	100	100	-	500
A3	40	-	-	40	-	40	-	-	40	-	40	-	-	40
A4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A5	-	-	-	-	-	200	-	-	800	-	200	-	-	800
B1	80	480	160	120	-	40	240	160	120	-	40	240	160	80
B2	-	-	-	-	-	80	480	120	80	-	40	400	120	80
C1	80	-	-	-	-	80	-	-	-	-	80	-	-	-
C2	-	-	240	-	-	-	-	240	-	-	-	-	240	-
C3	-	-	-	240	-	-	-	-	240	-	-	-	-	240
C4	80	-	-	-	240	80	-	-	-	240	-	-	-	-
D1	40	200	-	-	-	40	200	-	-	-	40	200	-	-
D2	40	40	-	40	-	40	40	-	40	-	40	40	-	40
D3	80	80	40	40	40	-	-	-	-	-	-	-	-	-
D4	20	80	20	20	20	-	-	-	-	-	-	-	-	-
-	**660**	**1,080**	**460**	**1,700**	**300**	**700**	**1,060**	**520**	**2,020**	**240**	**580**	**980**	**520**	**1,980**
					4,200					**4,540**				

	TOTAL FOR 5 YEAR PLAN				
CS	MGMT	PM	APP	INF	CS
-	80	-	-	1,000	-
-	400	400	-	2,000	-
-	280	-	-	280	-
-	20	-	-	20	-
-	400	-	-	1,600	-
-	240	1,440	640	440	-
-	120	880	240	160	-
-	560	-	-	-	-
-	80	-	960	-	-
-	80	-	-	1,200	-
240	160	-	-	-	720
-	200	1,000	-	-	-
-	160	160	-	200	-
-	80	80	40	40	40
-	20	80	20	20	20
240	**2,880**	**4,040**	**1,900**	**6,960**	**780**
4,300					**16,560**

Information Technology Strategic Plan Project Recommendations: Detail Project Cost and Effort

#	Project	Cost Estimate	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Level of Effort	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Standardize and Simplify the Technical Environment to Reduce IS Complexity													

A1 Upgrade the City's Main Data Center

Cost Estimate

Cost	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Camera Monitoring	**$0**	$1,200	$500	$500	$500
Server Room Alerting System	**$0**	$5,000	$500	$500	$500
Total Project Cost	**$0**	$6,200	$1,000	$1,000	$1,000

Level of Effort

IT Effort (Hours)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Management		80			
Project Management					
Applications					
Infrastructure		400	200	200	200
Customer Service					
Total Level of Effort	**0**	480	200	200	200

A2 Build Out Backup Data Center

Cost Estimate

Cost	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Nutanix	**$0**	$0	$350,000	$0	$0
Data Center Rack	**$0**	$0	$2,500	$0	$0
UPS and Transfer Switch	**$0**	$0	$15,000	$0	$0
HVAC	**$0**	$0	$20,000	$0	$0
Total Project Cost	**$0**	$0	$387,500	$0	$0

Level of Effort

IT Effort (Hours)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Management			200	100	100
Project Management			200	100	100
Applications					
Infrastructure			1000	500	500
Customer Service					
Total Level of Effort	**0**	0	1400	700	700

A3 Deploy Redunancies in the City's Internet POPs

Cost Estimate

Cost	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
2nd Internet POP	**$12,000**	$12,000	$12,000	$12,000	$12,000
Total Project Cost	**$12,000**	$12,000	$12,000	$12,000	$12,000

Level of Effort

IT Effort (Hours)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Management	**120**	40	40	40	40
Project Management					
Applications					
Infrastructure	**120**	40	40	40	40
Customer Service					
Total Level of Effort	**240**	80	80	80	80

A4 Continue Building Out City's Fiber Network

Cost Estimate

Cost	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
None	**$0**	$0	$0	$0	$0
Total Project Cost	**$0**	$0	$0	$0	$0

Level of Effort

IT Effort (Hours)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Management	**20**				
Project Management					
Applications					
Infrastructure	**20**				
Customer Service					
Total Level of Effort	**40**	0	0	0	0

A5 Implement Security Operation Center (SOC) Managed Services

Cost Estimate

Cost	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
SOC	**$0**	$0	$0	$75,000	$75,000
Total Project Cost	**$0**	$0	$0	$75,000	$75,000

Level of Effort

IT Effort (Hours)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Management				200	200
Project Management					

Applications					
Infrastructure				800	800
Customer Service					
Total Level of Effort	**0**	0	0	1000	1000

Modernize End User Functionality to Promote Better Operational Efficiencies

B1 Implement a Modern Integrated ERP System

Cost Estimate

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Software	**$0**	$200,000	$200,000	$200,000	$200,000
Implementation	**$0**	$400,000	$400,000	$400,000	$0
Total Project Cost	**$0**	$600,000	$600,000	$600,000	$200,000

Level of Effort

IT Effort (Hours)	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Management		80	80	40	40
Project Management		480	480	240	240
Applications		160	160	160	160
Infrastructure		120	120	120	80
Customer Service					
Total Level of Effort	**0**	840	840	560	520

B2 Deploy a New Community Development System

Cost Estimate

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Software	**$0**	$0	$0	$80,000	$80,000
Implementation	**$0**	$0	$0	$250,000	$0
Total Project Cost	**$0**	$0	$0	$330,000	$80,000

Level of Effort

IT Effort (Hours)	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Management				80	40
Project Management				800	400
Applications				120	120
Infrastructure				80	80
Customer Service					
Total Level of Effort	**0**	0	0	1080	640

Transform the IS Organization to Focus on Technology Advisement and Quality Customer Service

C1 Reorganize IS

Cost Estimate

Cost	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
None	$0	$0	$0	$0	$0
Total Project Cost	$0	$0	$0	$0	$0

Level of Effort

IT Effort (Hours)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Management	240	80	80	80	80
Project Management					
Applications					
Infrastructure					
Customer Service					
Total Level of Effort	240	80	80	80	80

C2 Hire an Applications Support Specialist

Cost Estimate

Cost	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Applications Support Specialist I	$0	$81,000	$85,050	$89,303	$93,768
Total Resource Cost	$0	$81,000	$85,050	$89,303	$93,768

Level of Effort

IT Effort (Hours)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Management		80			
Project Management					
Applications		240	240	240	240
Infrastructure					
Customer Service					
Total Level of Effort	0	320	240	240	240

C3 Hire a Network Administrator

Cost Estimate

Cost	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Network Administrator II	$75,600	$79,380	$83,349	$87,516	$91,892
Total Resource Cost	$75,600	$79,380	$83,349	$87,516	$91,892

Level of Effort

IT Effort (Hours)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Management	80				
Project Management					
Applications					
Infrastructure	240	240	240	240	240
Customer Service					
Total Level of Effort	320	240	240	240	240

C4 Expand End User Support Team

Cost Estimate

Cost	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
End User Support Public Safety Specialist	$0	$0	$49,950	$52,448	$55,070
End User Support Specialist	$0	$0	$0	$49,950	$52,448
Total Resource Cost	$0	$0	$49,950	$102,398	$107,517

Level of Effort

IT Effort (Hours)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Management			80	80	
Project Management					
Applications					
Infrastructure					
Customer Service			240	240	240
Total Level of Effort	0	0	320	320	240

Collaborate with Operational Departments for a Unified Strategy and Governance

D1 Redefine Technology Governance to Further Collaborate with Operati

Cost Estimate

Cost	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
None	$0	$0	$0	$0	$0

Level of Effort

IT Effort (Hours)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Management	40	40	40	40	40

Total Project Cost	**$0**	$0	$0	$0	$0

Project Management	**200**	200	200	200	200
Applications					
Infrastructure					
Customer Service					
Total Level of Effort	**240**	240	240	240	240

D2 Address Gaps in City-wide Technology Policies

Cost Estimate

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
None	**$0**	$0	$0	$0	$0
Total Project Cost	**$0**	$0	$0	$0	$0

Level of Effort

IT Effort (Hours)	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Management		40	40	40	40
Project Management		40	40	40	40
Applications					
Infrastructure		80	40	40	40
Customer Service					
Total Level of Effort	**0**	160	120	120	120

D3 Develop a Continuity of Operations Plan (COOP)

Cost Estimate

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Consultant	**$0**	$0	$75,000	$0	$0
Total Project Cost	**$0**	$0	$75,000	$0	$0

Level of Effort

IT Effort (Hours)	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Management			80		
Project Management			80		
Applications			40		
Infrastructure			40		
Customer Service			40		
Total Level of Effort	**0**	0	280	0	0

D4 IT Strategic Plan Refresh

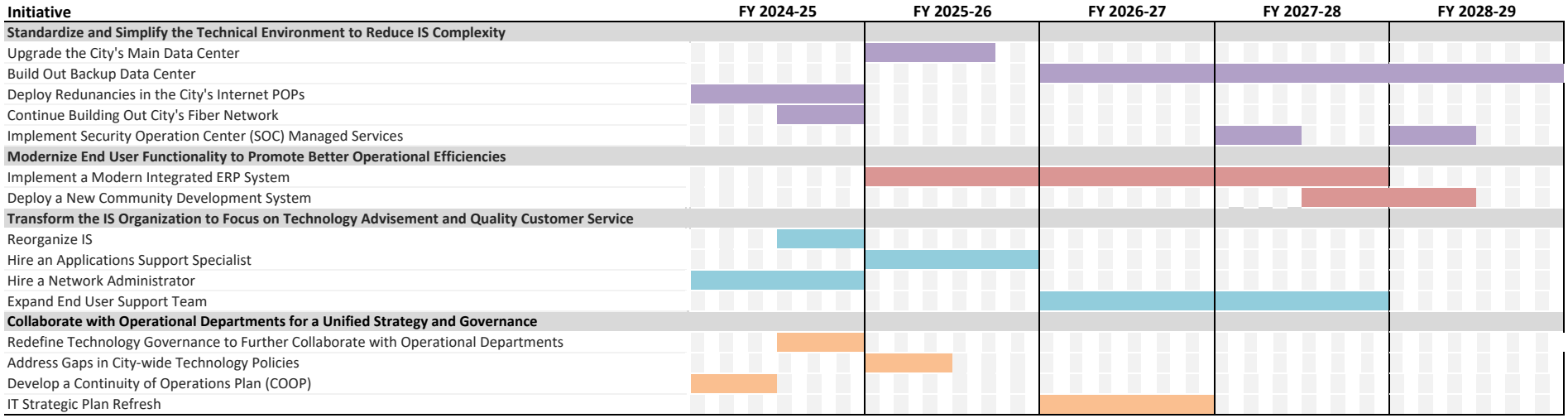
Cost Estimate

Cost	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Plan Refresh	**$0**	$0	$30,000	$0	$0
Total Project Cost	**$0**	$0	$30,000	$0	$0

Level of Effort

IT Effort (Hours)	**FY 2024**	FY 2025	FY 2026	FY 2027	FY 2028
Management			20		
Project Management			80		
Applications			20		
Infrastructure			20		
Customer Service			20		
Total Level of Effort	**0**	0	160	0	0

Projects Timeline



End User Hardware Costs

The chart below depicts a current snapshot of known end user hardware. It provides a high-level overview of estimated costs to replace hardware on a pre-planned cycle.

Technology	Total Inventory	Replacement Cycle (in yrs.)	Total Devices to be Replaced Each Year	Average Cost per Device	Estimated Annual Replacement Cost
Desktops	67	5	13	$ 1,500	$ 20,100
Laptops	66	5	13	$ 1,500	$ 19,800
Tablets	27	5	5	$ 800	$ 4,320
MDCs	42	4	11	$ 3,500	$ 36,750
Desktop Phones	125	8	16	$ 250	$ 3,906
Smartphones	70	2	35	$ 1,000	$ 35,000
Printers	40	4	10	$ 800	$ 8,000
					$ 127,876

Infrastructure Costs

The chart below depicts a current snapshot of known infrastructure. It provides a high-level overview of estimated costs to replace infrastructure on a pre-planned cycle.

Technology	Total Inventory	Replacement Cycle (in yrs.)	Total Devices to be Replaced Each Year	Average Cost per Device	Estimated Annual Replacement Cost
Physical Servers	12	7	1.7	$ 25,000	$ 42,857
Routers	3	10	0.3	$ 7,000	$ 2,100
Core Swtiches	2	10	0.2	$ 40,000	$ 8,000
Non-core Switches	23	10	2.3	$ 15,000	$ 34,500
Wireless Access Points	20	5	4.0	$ 2,400	$ 9,600
Firewalls	2	5	0.4	$ 10,000	$ 4,000
Storage Arrays	2	6	0.3	$ 150,000	$ 50,000
Cradlepoint Routers	35	5	7.0	$ 1,200	$ 8,400
UPS Devices	9	9	1.0	$ 8,000	$ 8,000
					$ 167,457

City of Cibolo

City Council Regular Meeting Staff Report

F. Discussion/Action regarding the Final Plat of Grace Valley Ranch Unit 3A. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11F.

From
Eron Spencer, Assistant Planning Director

Staff Contact(s)
Eron Spencer,

CITY COUNCIL ACTION: Discussion/Action of the above referenced petition

PROPERTY INFORMATION:

Project Name:	PC-25-09-FP
Owners:	Lennar Homes of Texas Land and Construction, Ltd.
Representatives:	Cude Engineers
Area:	24.350 acres
Location:	Near intersection of Weil Road and Lazy Acres Lane
Future Land Use:	Compact Residential
Existing Zoning:	Extraterritorial Jurisdiction (ETJ)
Proposed Use:	111 Residential Lots, 2 Open Space Lots
Utility Providers:	Water, Sewer - GVSUD, Electricity - GVEC

FINDINGS/CURRENT ACTIVITY:

In accordance with Section 20.3.5 of the Unified Development Code (UDC) 'Final Plat' is defined as: "The one official and authentic map of any given subdivision of land prepared from actual field measurement and staking of all identifiable points by a surveyor or engineer, with the subdivision location referenced to a survey corner, and with all boundaries, corners and curves of the land division sufficiently described so that they can be reproduced without additional references."

The Grace Valley Ranch Subdivision lies outside the corporate limits of the City of Cibolo. The proposed Final Plat of Grace Valley Ranch Unit 3A establishes 111 residential lots, each typically 40 feet in width. This follows the approval of the Preliminary Plat on September 27, 2022. In addition, the Land Study for Grace Valley Ranch Subdivision, which allows for a maximum of 222 lots across Units 3A and 3B, was approved on April 9, 2019.

STREETS/MASTER THOROUGHFARE PLAN (MTP):

This plat includes approximately 3,257 linear feet of roadway, which will provide internal circulation and access for Unit 3A. No roadways from this unit are identified on the City's Master Thoroughfare Plan (MTP).

UTILITIES:

Water and sewer for Unit 3A will be provided by Green Valley Special Utility District (GVSUD). Electricity will be provided by Guadalupe Valley Electric Coop (GVEC).

DRAINAGE:

The Stormwater Management Plan (SWMP) for Grace Valley Ranch Units 2, 3A, and 4 was reviewed and approved in August 2022. No portion of the property is located within the FEMA floodplain. To address drainage requirements, the plat establishes two (2) open space drainage lots, designated as Lots 901 and 902. These lots are to designed to accommodate drainage improvements for this phase of the subdivision.

PARKLAND:

Per Section 16.2.2 of the UDC, a minimum of eight (8%) percent of the total tract area must be dedicated for parkland. Based on the total acreage of Unit 3A (24.350 acres), the developer is required to dedicate at least 1.948 acres. The applicant has submitted a letter identifying 2.50 acres of parkland dedication, located within the "900 series open space lots excluding any pond areas." Alternatively, if parkland dedication is not feasible, the developer may fulfill this requirement by paying parkland dedication fees to the City in lieu of land dedication. As outlined in Section 16.2.3 of the UDC, "the final decision on acceptance of parkland shall be made by the City Council."

PLANNING & ZONING COMMISSION RECOMMENDATION:

At its March 12, 2025, regular meeting, the Planning & Zoning Commission voted (7-0) to recommend denial of the Final Plat of Grace Valley Ranch Unit 3A due to outstanding comments pertaining to formatting issues, confirmation of total acreage and parkland dedication, as well as the correction of minor errors on the key notes and map legend.

STAFF RECOMMENDATION:

Following the Commission's consideration of the plat, the applicant submitted a revised plat and supporting documents, which were reviewed by both Staff and the City Engineer. All outstanding comments have been addressed, with the exception of one item—City Council's acceptance of parkland dedication. The revisions now comply with the subdivision regulations set forth in the City's UDC and Section 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code. Therefore, Staff recommends **APPROVAL** of the Final Plat, contingent upon City Council's acceptance of the parkland dedication.

Attachments

Application.pdf
Narrative.pdf
Plat.pdf
Parkland Dedication Letter.pdf
City Engineer Letter.pdf

Docusign Envelope ID: 6D7813AC-E629-49B3-AD6E-C72BF319B122

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

UNIVERSAL APPLICATION - FINAL PLAT

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 Name: Grace Valley Ranch Phase 3A

Total Acres: 22.645 Survey Name: Frailan De La Garza Survey Abstract No.: 143

Project Location (address): Weil Road approximately 7500 linear feet from FM 1103, 78214

Current Zoning: N/A Overlay: ☐ None ☐ Old Town ☐ FM 78

Proposed Zoning: N/A # of Lots: 111 # of Units:

Please Choose One: ■ Single-Family ☐ Multi-Family ☐ Commercial ☐ Industrial

☐ Other

Current Use: Undeveloped Total Proposed Square Footage:

Proposed Use: Single Family (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Essential Housing Asset Management, LLC

Address: 8585 E. Hartford Dr., Suite 118 City: Scottsdale

State: AZ Zip Code: 85255 Phone:

Email: Fax:

**Applicant* *(if different than Owner)*:* Lennar Homes of Texas Land and Construction, LTD (Richard Mott, P.E.)

* Letter of Authorization required

Address: 100 NE Loop 410, Suite 1155 City: San Antonio

State: TX Zip Code: 78216 Phone: 210-403-6200

Email: richard.mott@lennar.com Fax:

Representative: Cude Engineers (Kyle Hudek, P.E.)

Address: 4122 Pond Hill Rd, Suite 100 City: San Antonio

State: TX Zip Code: 78231 Phone: 210-681-2951

Email: khudek@cudeengineers.com Fax:

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

Owner or Representative's Signature

RICHARD MOTT
Typed / Printed Name

State of TEXAS

County of GUADALUPE

Before me, ROBERT D. OESTRICH, on this day personally appeared

Name of Notary Public

RICHARD MOTT, 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 15 day of NOVEMBER 2024

Notary Public Signature (Notary Seal)

City of Cibolo Use Only
Total Fees
Payment Method
Submittal Date
Accepted by
Case Number

1/15/2025

Mrs. Lindsey Walker
City Planner
P.O. Box 826
200 S. Main St.
Cibolo, TX 78108

Grace Valley Ranch, Phase 3A – Final Plat Application Request

Dear Mrs. Walker,

This letter is regarding the final plat application request for the development project known as Grace Valley Ranch, Phase 3A. This development encompasses 22.645 acres and consists of 111 single-family homes located within the City of Cibolo Extraterritorial Jurisdiction, Guadalupe County, Texas.

The purpose of this correspondence is to formally request the review of the Grace Valley Ranch, Phase 3A final plat by the City of Cibolo staff, Planning and Zoning Commission and the City Council.

If you have any questions or need any additional information, please call me for further assistance at 210-681-2951.

Sincerely,

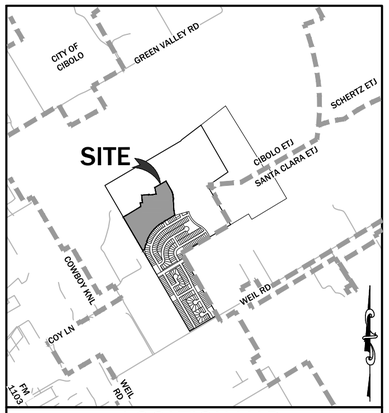
K Hudek

Kyle Hudek, P.E.
Senior Project Manager

111 RESIDENTIAL LOTS & 2 OPEN SPACE (NON-RESIDENTIAL), IN 5 BLOCKS

FINAL PLAT OF GRACE VALLEY RANCH PHASE 3A

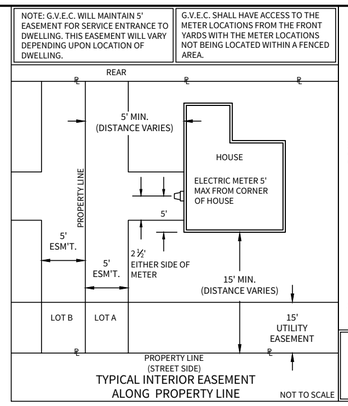
24.350 ACRES OF LAND LOCATED IN THE FRAILAN DE LA GARZA SURVEY 253, ABSTRACT 143, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.57 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202399016958 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



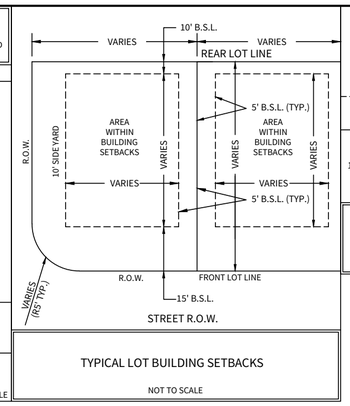
LOCATION MAP N.T.S.

NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

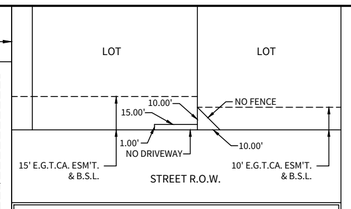
G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



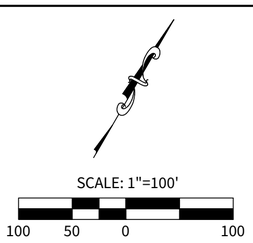
TYPICAL INTERIOR EASEMENT ALONG PROPERTY LINE NOT TO SCALE



TYPICAL LOT BUILDING SETBACKS NOT TO SCALE



NON-FENCE & VEHICULAR NON-ACCESS ESM'T. NOT TO SCALE



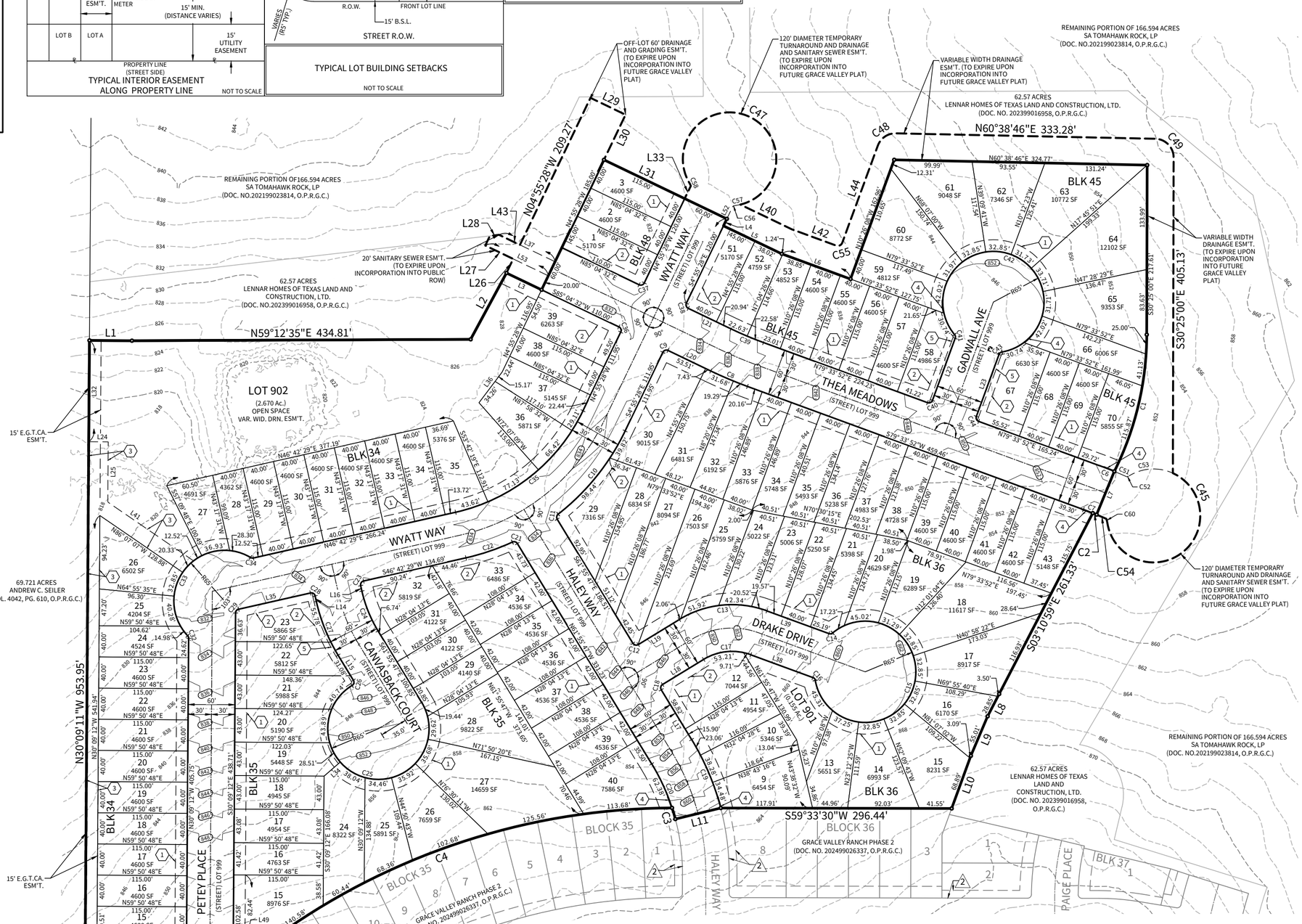
LEGEND

Ac.	= ACRES
BLK.	= BLOCK
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
DOC.	= DOCUMENT
DRN.	= DRAINAGE
ESM'T.	= EASEMENT
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
E.T.J.	= EXTRATERRITORIAL JURISDICTION
G.V.E.C.	= GUADALUPE VALLEY ELECTRIC COOPERATIVE
G.V.S.U.D.	= GREEN VALLEY SPECIAL UTILITY DISTRICT
L1	= LINE NUMBER
L.F.	= LINEAR FEET
MAX.	= MAXIMUM
MIN.	= MINIMUM
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.G.C.	= OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
℄	= PROPERTY LINE
R	= RADIUS
RD.	= ROAD
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SAN. SEW.
S.U.D.	= SPECIAL UTILITY DISTRICT
SF	= SQUARE FEET
TYP.	= TYPICAL
UDC	= UNIFIED DEVELOPMENT CODE
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
800	= EXISTING GROUND MAJOR CONTOUR
800	= EXISTING GROUND MINOR CONTOUR
800	= PROPOSED GROUND CONTOUR
	= EXISTING PROPERTY LINE
	= STREET CENTERLINE
	= CITY LIMIT LINE
	= EASEMENT LINE
	= 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED

KEYNOTES

1. 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
2. 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
3. VARIABLE WIDTH SANITARY SEWER EASEMENT
4. NON-FENCE AND VEHICULAR NON-ACCESS EASEMENT
5. 1' VEHICULAR NON-ACCESS EASEMENT

1. EXISTING 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE (GRACE VALLEY RANCH PHASE 2)
2. EXISTING 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE (GRACE VALLEY RANCH PHASE 2)



OWNER/DEVELOPER:
ESSENTIAL HOUSING ASSET MANAGMENT, LLC
8585 E HARTFORD DR., SUITE 118
SCOTTSDALE, ARIZONA 85255
PHONE: (210) 403-6282
CONTACT PERSON: STEVEN S. BENSON, MANAGER

NOTES:
1. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.
2. SEE NOTES AND SIGNATURE BLOCKS ON SHEET 2 OF 2.
3. SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES.

CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING FIRM #455
TBPELS #10048500

CONTACT: CHRIS CHAFFEE, P.E. **PROJECT #** R03346.006

MARCH 7, 2025 SHEET 1 OF 2

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LOCATION MAP

N.T.S.

CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
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NOTES:
1. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.
2. SEE NOTES AND SIGNATURE BLOCKS ON THIS SHEET.
3. SEE THIS SHEET FOR LINE AND CURVE TABLES.

APPROVED ON THIS THIS _______ DAY OF ______________________, A.D., 2025, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

BY: ____________________________________
CITY ENGINEER, CITY OF CIBOLO

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.

____
REGISTERED PROFESSIONAL ENGINEER
CHRIS J. CHAFFEE, P.E.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _______ DAY OF ___________________, A.D., 2025.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

____
REGISTERED PROFESSIONAL LAND SURVEYOR
CHRIS WALTERSCHEIDT, R.P.L.S.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _______ DAY OF ___________________, A.D., 2025.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF GRACE VALLEY RANCH, PHASE 3A 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 _______ DAY OF ____________________________, A.D., 2025.

BY: ________________________________ CHAIR

BY: ________________________________ VICE CHAIR

THIS PLAT OF GRACE VALLEY RANCH, PHASE 3A 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 _______ DAY OF ____________________________, A.D., 2025.

BY: ________________________________ MAYOR

BY: ________________________________ CITY SECRETARY

NOTES:

1. THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO, ETJ.
2. THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
4. THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING
   WATER - GVSUD
   SEWER - GVSUD
   ELECTRICITY - G.V.E.C.
   TELECOMMUNICATION - AT&T AND SPECTRUM
5. NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 1% ANNUAL CHANCE (100-YEAR) FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PARCEL NUMBER 48187C 0230F, REVISED NOVEMBER 2, 2007.
6. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE.
7. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
8. ALL EXISTING G.V.E.C. OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
9. BEARING REFERENCE SOURCE IS THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (4204), NAD 83 (2011).
10. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CUDE ENGINEERS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND PLASTIC CAPS STAMPED "CUDE", UPON COMPLETION OF CONSTRUCTION.
11. HOMEOWNER(S) ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS.
12. THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
13. LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON (22.645 Ac.).
14. LOTS IN SUBDIVISION PLAT INCLUDE DRAINAGE EASEMENTS AND OPEN SPACE.
15. THIS PLAT CONTAINS APPROXIMATELY 3,257 L.F. OF ROADWAY.
16. 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
17. 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.
18. 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.
19. 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 PUBLIC 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.
20. 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.
21. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATE ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
22. ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRICAL WIRING, NATURAL GAS, TELEPHONE, CABLE, INTERNET, AND SECURITY SYSTEMS, SHALL BE LOCATED IN THE FRONT YARD, SHALL BE INSTALLED UNDERGROUND AND SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CITY CODES AND REGULATIONS FOR SUCH SYSTEMS. ANY UTILITIES REQUIRED TO BE PLACED ABOVE GROUND MUST BE PLACED ON STEEL POLES OR ANOTHER MATERIAL WITH COMPARABLE STRENGTH AND DURABILITY, AS APPROVED BY THE CITY ENGINEER AND AFFECTED UTILITY PROVIDER, MEETING THE REQUIREMENTS OF THE CITY AND THE APPLICABLE UTILITY PROVIDER. ROUTINE MAINTENANCE OF GRASS AND WEEDS IN ALL EASEMENTS SHALL BE THE RESPONSIBLE OF THE OWNER ON WHOSE PROPERTY THE EASEMENT IS LOCATED, EXPECTED WHERE EXPRESSLY STIPULATED TO BE MAINTAINED BY SOME OTHER PARTY.
23. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
24. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, 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.
25. TREE SURVEY WILL BE PROVIDED ON A PHASE TO PHASE BASIS.
26. A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
27. ALL STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR PUBLIC ACCESS, GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER MAINS, AND EMERGENCY ACCESS EASEMENT.
28. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENT. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER IDENTIFIES AND HOLDS THE CITY OF CIBOLO, GUADALUPE COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
29. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE PUBLIC ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS.
30. THE MAINTENANCE OF ALL STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, OR DISTRICT CREATED UNDER TEXAS WATER CODE, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY.
31. THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO ACCESS THE LOTS.
32. EVERY DEED THAT CONVEYS OWNERSHIP OF A LOT MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL STREETS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, OR DISTRICT CREATED UNDER TEXAS WATER CODE, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE; AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES.
33. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.
34. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
35. THE AMOUNT OF PARKLAND DEDICATION PROVIDED BY THIS DEVELOPMENT IS 2.50 Ac. MEETING/EXCEEDING THE EIGHT (8%) PERCENT OF THE TOTAL TRACT ACREAGE AS REQUIRED BY SECTION 16.2.2a OF THE UDC.
36. THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, BY FILING THIS RECORD DOCUMENT, AND ALL FUTURE OWNERS OF THIS PROPERTY, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT GUADALUPE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE STREETS SHOWN ON THIS APPROVED DEVELOPMENT PLAT UNTIL AND UNLESS THE GRACE MEADOWS HOMEOWNERS ASSOCIATION AND/OR THE PROPERTY OCCUPANTS OR TENANTS HAVE IMPROVED THE STREETS TO THE THEN CURRENT STANDARDS REQUIRED BY GUADALUPE COUNTY AND THE STREETS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONS COURT AND THE STREETS, WITH ALL REQUIRED RIGHT-OF-WAY AND BUILDING SETBACKS, HAVE BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS PUBLIC STREETS. UNTIL SUCH TIME, THE GRACE MEADOWS HOMEOWNERS ASSOCIATION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THE LIMITS OF THE APPROVED DEVELOPMENT PLAT SHALL LOOK SOLELY TO THE OWNER, DEVELOPER OR ENTITY CREATED FOR THAT PURPOSE FOR FUTURE MAINTENANCE AND REPAIR OF THE STREETS INCLUDED IN THE DEVELOPMENT PLAT.

GREEN VALLEY S.U.D. NOTES
"EASEMENT CERTIFICATE"

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEMS APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY S.U.D. RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE GREEN VALLEY S.U.D. (G.V.S.U.D.) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: ____
AGENT FOR GREEN VALLEY S.U.D.

111 RESIDENTIAL LOTS & 2 OPEN SPACE (NON-RESIDENTIAL), IN 5 BLOCKS

FINAL PLAT OF GRACE VALLEY RANCH PHASE 3A

24.350 ACRES OF LAND LOCATED IN THE FRAILAN DE LA GARZA SURVEY 253, ABSTRACT 143, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.57 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202399016958 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF ARIZONA
COUNTY OF ____________

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC SPACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESS.

____
AG EHC II (LEN) MULTI STATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: ____
STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA
COUNTY OF _____________

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

__________________ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF _____________________, A.D., 2025.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC SPACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESS.

____
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME L.L.C., A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST) BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER

BY: ____
RICHARD MOTT, P.E., AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF GUADALUPE_____________

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

__________________ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF _____________________, A.D., 2025.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GUADALUPE VALLEY E.C. NOTES
"EASEMENT REQUIREMENTS"

1. G.V.E.C. TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.
2. ANY EASEMENT DESIGNATED AS A G.V.E.C. 20' x 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
3. WHERE UNDERGROUND SERVICES ARE UTILIZED G.V.E.C. WILL POSSESS A 5' WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW TO SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
4. G.V.E.C. SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
5. ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5' X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.
6. ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
7. ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
8. THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF GRACE VALLEY RANCH PHASE 3A HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

BY: ____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	395.00'	26°24'01"	182.01'	S17°13'00"E	180.40'
C2	470.00'	0°38'34"	5.27'	S81°26'32"W	5.27'
C3	270.00'	3°10'03"	14.93'	N47°06'33"W	14.92'
C4	875.00'	40°01'45"	611.31'	S39°12'37"W	598.95'
C5	120.00'	11°15'09"	23.57'	S44°43'04"E	23.53'
C6	530.00'	2°11'54"	20.34'	S80°39'50"W	20.33'
C7	470.00'	2°11'57"	18.04'	S80°39'51"W	18.04'
C8	530.00'	5°30'40"	50.98'	N82°19'12"E	50.96'
C9	5.00'	90°00'00"	7.85'	S40°04'32"W	7.07'
C10	300.00'	26°24'19"	138.26'	N08°16'41"E	137.04'
C11	5.00'	83°24'38"	7.28'	S20°13'28"E	6.65'
C12	5.00'	90°00'00"	7.85'	N73°04'13"E	7.07'
C13	130.00'	51°29'40"	116.84'	S53°49'03"W	112.94'
C14	5.00'	60°00'00"	5.24'	N49°33'52"E	5.00'
C15	65.00'	300°00'00"	340.34'	N10°26'08"W	65.00'
C16	5.00'	60°00'00"	5.24'	N70°26'08"W	5.00'
C17	70.00'	51°29'40"	62.91'	S53°49'03"W	60.82'
C18	5.00'	90°00'00"	7.85'	S16°55'47"E	7.07'
C19	330.00'	16°38'17"	95.83'	N53°36'38"W	95.49'
C20	270.00'	16°24'16"	77.30'	N53°43'39"W	77.04'
C21	5.00'	83°24'38"	7.28'	S76°21'54"W	6.65'
C22	300.00'	12°02'55"	63.09'	N40°41'02"E	62.97'
C23	5.00'	90°00'00"	7.85'	S01°42'29"W	7.07'
C24	170.00'	18°38'17"	55.30'	S52°36'39"E	55.06'
C25	65.00'	270°00'00"	306.31'	N73°04'13"E	91.92'
C26	5.00'	90°00'00"	7.85'	N16°55'47"W	7.07'
C27	230.00'	18°38'17"	74.82'	S52°36'39"E	74.49'
C28	5.00'	90°00'00"	7.85'	N88°17'31"W	7.07'
C29	5.00'	76°51'42"	6.71'	S08°16'39"W	6.22'
C30	120.00'	20°11'26"	42.29'	N40°14'55"W	42.07'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C31	180.00'	21°02'23"	66.10'	S40°40'24"E	65.73'
C32	5.00'	43°37'46"	3.81'	N51°58'05"W	3.72'
C33	65.00'	164°07'14"	186.19'	S08°16'39"W	128.75'
C34	5.00'	43°37'46"	3.81'	N68°31'22"E	3.72'
C35	240.00'	51°37'57"	216.28'	N20°53'31"E	209.03'
C36	5.00'	90°00'00"	7.85'	N49°55'28"W	7.07'
C37	5.00'	90°00'00"	7.85'	N40°04'32"E	7.07'
C38	5.00'	90°00'00"	7.85'	S49°55'28"E	7.07'
C39	470.00'	5°30'40"	45.21'	N82°19'12"E	45.19'
C40	5.00'	90°00'00"	7.85'	N34°33'52"E	7.07'
C41	5.00'	60°00'00"	5.24'	N40°26'08"W	5.00'
C42	65.00'	300°00'00"	340.34'	S79°33'52"W	65.00'
C43	5.00'	60°00'00"	5.24'	S19°33'52"W	5.00'
C44	5.00'	90°00'00"	7.85'	S55°26'08"E	7.07'
C45	60.00'	237°23'37"	248.60'	N22°36'45"E	105.26'
C46	360.00'	16°34'41"	104.16'	S38°27'44"E	103.80'
C47	60.00'	287°38'01"	301.21'	N82°19'36"E	70.84'
C48	24.00'	71°04'53"	29.77'	N25°06'19"E	27.90'
C49	24.00'	88°56'14"	37.25'	S74°53'07"E	33.62'
C50	875.00'	1°31'07"	23.19'	N20°01'14"E	23.19'
C51	530.00'	1°54'37"	17.67'	N82°43'05"E	17.67'
C52	18.00'	10°52'40"	3.42'	N33°44'33"E	3.41'
C53	60.00'	55°36'44"	58.24'	N56°06'35"E	55.98'
C54	470.00'	1°39'06"	13.55'	S82°35'23"W	13.55'
C55	6.00'	90°00'00"	9.42'	S34°33'52"W	8.49'
C56	18.00'	12°54'19"	4.05'	S45°08'21"W	4.05'
C57	60.00'	5°26'54"	5.71'	S48°52'03"W	5.70'
C58	18.00'	12°41'43"	3.99'	N55°08'34"W	3.98'
C59	345.00'	15°56'01"	95.94'	S38°07'13"E	95.63'
C60	18.00'	14°57'37"	4.70'	N46°10'15"W	4.69'

LINE TABLE

LINE	BEARING	LENGTH
L1	N59°50'48"E	54.51'
L2	N02°09'30"W	96.81'
L3	N85°04'32"E	50.00'
L4	S04°55'28"E	10.00'
L5	N85°04'32"E	83.02'
L6	N79°33'52"E	93.99'
L7	S08°14'30"E	60.00'
L8	S03°10'59"E	32.35'
L9	S07°30'59"E	55.01'
L10	S10°33'08"E	71.98'
L11	S45°45'38"W	60.01'
L12	S37°06'35"W	60.04'
L13	S50°55'17"W	49.93'
L14	N43°17'31"W	7.18'
L15	N61°55'47"W	37.59'
L16	S43°17'31"E	7.18'
L17	S61°55'47"E	74.72'
L18	S28°04'13"W	61.77'
L19	N28°04'13"E	61.77'
L20	S85°04'32"W	60.94'
L21	N85°04'32"E	60.94'
L22	N10°26'08"W	84.68'
L23	S10°26'08"E	84.68'
L24	N59°50'48"E	24.99'
L25	S30°09'12"E	77.31'
L26	N04°55'28"W	20.00'
L27	S85°04'32"W	39.80'
L28	N52°55'04"E	11.84'

LINE TABLE

LINE	BEARING	LENGTH
L29	N85°04'32"E	50.00'
L30	S04°55'28"E	64.27'
L31	N85°04'32"E	115.00'
L32	S30°09'11"E	130.00'
L33	N04°55'28"W	18.06'
L34	N18°28'14"E	27.61'
L35	S46°42'29"W	94.51'
L36	N06°28'41"E	49.43'
L37	N85°04'32"E	79.78'
L38	S79°33'52"W	84.76'
L39	N79°33'52"E	40.00'
L40	N85°04'32"E	73.68'
L41	S86°07'07"E	133.47'
L42	N79°33'52"E	60.36'
L43	N85°04'32"E	29.78'
L44	N10°26'08"W	132.85'
L45	N50°34'16"E	112.84'
L46	N50°34'16"E	109.45'
L47	S30°09'12"E	62.76'
L48	S30°09'12"E	102.83'
L49	N59°19'22"E	4.82'
L50	S30°40'38"E	23.32'
L51	N50°34'16"E	2.78'
L52	N04°55'28"W	18.03'
L53	N85°04'32"E	89.80'

P:\03346\006\2-Drawings\00_plat - final.dwg 2025/03/07 1:24pm msandoval

March 14, 2025

Ms. Lindsey Walker
City Planner II
201 W. Loop 539
Cibolo, TX 78108

Re: Grace Valley Ranch, Phase 3A – Parkland Dedication

Dear Ms. Walker,

This letter is regarding Grace Valley Ranch, Phase 3A and compliance with Article 16. Dedication of Parklands of the City of Cibolo Unified Development Code (UDC). The parkland dedication for Grace Valley Ranch exceeds eight (8%) percent of the total tract acreage as required by Section 16.2.2.a of the UDC. A general note stating the amount of parkland dedicated by this development has been included on the Final Plat. The total amount of required parkland requirped by Grace Valley Ranch (169.2 acres) is 13.54 acres. A breakdown of parkland dedication by phase is below.

Grace Valley Ranch			
Phase	Total Acreage	Provided Parkland (Ac.)	Description
1	28.9	2.00	- 900 series open space lots excluding any pond areas - Lot 16, Block 30
2	31.4	3.47	- 900 series open space lots excluding any pond areas - Lot 83, Block 38
3A	22.7	2.50	- 900 series open space lots excluding any pond areas
3B	20.7	1.48	- 900 series open space lots excluding any pond areas
4	31.5	3.95	- 900 series open space lots excluding any pond areas
5	34.0	1.54	- 900 series open space lots excluding any pond areas
Total	169.2	14.93	

If you have any questions or need any additional information, please call me for further assistance at 210-681-2951.

Sincerely,

Kyle Hudek, P.E.
Senior Project Manager

3421 Paesanos Pkwy., Ste. 200 San Antonio Tx 78231
Main: 877 627 3772

Colliers Engineering & Design

March 14, 2025

On behalf of the:

City of Cibolo
Attn: Lindsey Walker
200 S. Main Street
Cibolo, Texas 78108

Re: Final Plat Review
Grace Valley Ranch 3A (PC-25-09-FP)

Ms. Walker,

Colliers Engineering & Design has completed its review of the referenced project. We find that the development is in conformance with the City of Cibolo Unified Development Code and flood ordinances. We have no further comments.

Our review of the subdivision does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo

City of Cibolo

City Council Regular Meeting Staff Report

G. Discussion/Action regarding the Land Study for the Neill Tract Subdivision. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11G.

From
Eron Spencer, Assistant Planning Director

Staff Contact(s)
Eron Spencer,

CITY COUNCIL ACTION: Discussion/Action of the above referenced petition

PROPERTY INFORMATION:

Project Name: LS-25-01

Owner: Larry Neill

Representatives: Jason Townsley, KB Homes Lonestar, Inc.; Nicholas Gower, LJA Engineering

Area: 67.589 acres

Location: Schmoekel Road

Zoning (map): Extraterritorial Jurisdiction (ETJ)

Proposed Use: Multi-Family Residential

Utility Providers: Water, Sewer – GVSUD, Electricity – GVEC

FINDINGS/CURRENT ACTIVITY:

According to Section 20.3.2 of the City of Cibolo's Unified Development Code (UDC), a 'Land Study' serves as *"the first or introductory plan of a proposed subdivision."* It is required when a *"developer intends to develop and record only an individual portion to such subdivision."* The Land Study is used as an aid to show the proposed development of the entire subdivision and to assess the adequacy of public facilities and services needed to serve the proposed subdivision.

This Land Study is for the proposed Neill Tract Subdivision, located on Schmoekel Road, west of the intersection of Schmoekel Road and Santa Clara Road, in the City of Cibolo's Extraterritorial Jurisdiction (ETJ). The Land Study is proposing a four-phase development consisting of 67.589 acres and 337 multi-family residential units featuring townhomes and condominiums.

The Land Study submittal proposes the subdivision will be served by Guadalupe Valley Electric Cooperative (GVEC) for electricity and Guadalupe Valley Special Utility District (GVSUD) for water and sewer. The applicant provided letters of certification (LOCs), as required by Section 20.3.2.A of the UDC, from the following utility providers: GVEC, GVSUD, AT&T, and Spectrum Cable.

Per Section 20.3.2.C.2 of the UDC, *"the City Council shall review and evaluate the Land Study to determine whether the proposed development conforms to the Future Land Use Plan, Future Thoroughfare Plan, the UDC and other applicable ordinances of the City."*

Future Land Use Map (FLUM): The City of Cibolo's Future Land Use Map (FLUM) was adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, under Ordinance 1465. The FLUM is the community's visual guide for development decisions and includes the logical and orderly placement of PlaceTypes in the City and ETJ. It does not constitute zoning regulations or establish zoning district boundaries.

The Neill Tract Subdivision is designated as Neighborhood Commercial on the City's recently adopted FLUM. The character and intent of the Neighborhood Commercial PlaceType includes *"small, free-standing buildings containing one or more businesses…Business types may include restaurants, local retail, medical offices, banks, and other retail and service uses."* Primary land uses in Neighborhood Commercial consist of *"Neighborhood Retail, Office."* Therefore, the proposed Neill Tract Subdivision does not align with the Neighborhood Commercial PlaceType.

However, the proposed development would align more closely with the Compact Residential PlaceType, which allows *"a variety of housing types, including…multifamily."* Some local examples provided of *"Multifamily Complexes"* within this PlaceType include *"Grand at Cibolo, Trophy Oak"*.

Master Thoroughfare Plan (MTP): The City of Cibolo's Master Thoroughfare Plan (MTP) was also adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, under Ordinance 1465. The MTP identifies transportation improvements and needs in the City and ETJ, focusing on the existing and proposed arterial and collector network that will serve the community as it grows over time. The MTP will ensure that future rights-of-way are set aside for growing the City's transportation network.

The Neill Tract Subdivision is located on Schmoekel Road which has an existing 50-foot right-of-way. Schmoekel Road is classified as a collector on the MTP. The right-of-way requirement for collectors is currently 80 feet. The Land Study proposes a 20-foot right-of-way dedication along the property's frontage on Schmoekel Road.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At its March 12, 2025, regular meeting, the Planning & Zoning Commission voted (7-0) to recommend denial of the Land Study for the Neill Tract Subdivision based on the following findings:

1. The analysis is geared toward single-family and not multi-family;
2. The easement information is inconsistent;
3. The Land Study does not reflect the regulations in the City's Unified Development Code (UDC);
4. The Engineering Design Report is incomplete; and
5. The Land Study does not depict or confirm required parkland dedication.

CITY COUNCIL ACTION:

The following are sample motions that can be made by City Council regarding this agenda item.

1. **Approve** the Land Study for the Neill Tract Subdivision.
2. **Approve** the Land Study for the Neill Tract Subdivision, ***with conditions***.
3. **Deny** the Land Study for the Neill Tract Subdivision, ***with findings***.

For a Land Study, Section 20.3.2.C.3 of the UDC allows City Council to impose conditions of approval that:

a. *Govern the timing (phasing) or sequencing of the development to ensure that the development is built-out in accordance with a schedule of public improvements to ensure that the development adequately adheres to the City's minimum design criteria for public improvements;*
b. *Pertain to proposed parkland dedication;*
c. *Pertain to the conformity of the proposed Land Study to this UDC;*
d. *Pertains to any issue related to the public health, safety or general welfare of the City; or*
e. *Additional information to be submitted to supplement the submittal of a Preliminary Plat.*

STAFF ANALYSIS:

Section 20.3.2.E of the UDC provides direction to the Planning & Zoning Commission and City Council when considering a Land Study by outlining the following criteria for approval:

1. ***The Study/Plan will be consistent with all zoning requirements for the property, if within the City corporate limits, or any development regulations approved as part of a Development Agreement;***

   STAFF FINDING: There is no zoning on the subject property as it is located in Cibolo's ETJ. No development agreement exists for the Neill Tract. Therefore, the proposed development must comply with the UDC.

2. ***The proposed provision and configuration of roads, water, wastewater; drainage and park facilities will be adequate to serve each phase of the development;***

   ROADS/ MTP: The Land Study proposes a 20-foot right-of-way dedication along Schmoekel Road, which is identified as a collector (80' ROW) on the City's MTP. Internal streets of the proposed subdivision will have a 50-foot right-of-way.

   Section 20.3.2 of the UDC requires that documentation be submitted with the Land Study that identifies which level of a Traffic Impact Analysis (TIA) will be submitted at the time of platting. The applicant has provided a TIA with their submittal and will be required to have a scoping meeting with the City to further determine the parameters of the analysis.

   UTILITIES: The applicant provided LOCs from GVEC, GVSUD, AT&T, and Spectrum.

   The Land Study includes a utility plan showing a proposed wastewater line within the southeastern portion of the subdivision. This line is proposed to extend off-site for approximately 1,759 linear feet east of the subdivision, running through adjacent properties via easements, before tying into an existing, off-site 18-inch wastewater main located in "Kayden Springs Unit 1," east of Santa Clara Road. Additionally, the utility plan indicates a 12-inch water line proposed within the Neill Tract Subdivision, which will connect to an existing 16-inch water main, approximately 500 feet west of the property, along Schmoekel Road.

   The Engineering Design Report includes GVSUD feasibility studies for water and wastewater services. However, these studies are based on "351 Residential EDUs" for single-family detached housing, rather than a multi-family use.

   DRAINAGE: The northeastern corner of the proposed subdivision is within the FEMA floodplain. Outside of the floodplain, within the northeastern portion of the site, the Neill Tract Subdivision is proposing one on-site detention pond to mitigate runoff. The Engineering Design Report indicates that *"water from the detention pond will flow into the earthen drainage channel along the south side of Schmoekel Road and into Santa Clara Tributary 6."*

PARKLAND: Section 16.2.2 of the UDC requires a minimum parkland dedication of *"eight (8%) percent of the total tract."* Considering the total acreage of the Neill Tract is 67.589 acres, the developer is required to dedicate at least 5.40 acres for parkland. Although the Engineering Design Report states that *"the total parkland dedication will be greater or equal to 5.41 acres,"* the Land Study does not depict any designated parkland. Therefore, without this information shown on the Land Study, the minimum acreage for parkland dedication cannot be confirmed as being satisfied.

STAFF FINDING: Due to parkland dedication not being shown on the Land Study as well as the inconsistencies found between the Land Study and the Engineering Design Report, staff finds that the proposed Land Study does not meet this requirement for approval.

3. ***The schedule of development is feasible and prudent and assures that the proposed development will progress to completion within the time limits proposed or allowed prior to Study/Plan expiration;***

   STAFF FINDING: The Neill Tract is proposed as a four-phase, multi-family residential subdivision. No development schedule was provided by the applicant. However, a Land Study is valid *"for a period of five (5) years from the date of approval"* per Section 20.3.2.D.2 of the UDC.

4. ***If the land lies within the extra territorial jurisdiction and/or is part of an approved Development Agreement, the proposed Study/Plan conforms to the provision of the Development Agreement and is consistent with the incorporated Conceptual Plan or any development regulations contained in the approved Development Agreement; and***

   STAFF FINDING: The subject property is located in Cibolo's ETJ. No development agreement exists for the Neill Tract. Therefore, the proposed Land Study must comply with all applicable regulations in the City's UDC.

5. ***The location, size and sequence of the phases of development proposed assures orderly and efficient development of the land subject to the plan.***

   STAFF FINDING: Although the Neill Tract is proposed as a four-phase subdivision, the applicant did not indicate the timing or sequencing of development in their Land Study submittal to ensure orderly and efficient development of the land.

STAFF RECOMMENDATION:

Staff and the City Engineer reviewed the Land Study and its associated documents. As outlined in the attached review memo, there are outstanding comments on the Land Study and Engineering Design Report that must be addressed.

Therefore, Staff recommends **DENIAL** of the Land Study as it does not conform with the subdivision regulations in Section 20.3.2 of the Cibolo Unified Development Code (UDC) due to the absence of information on easements, lack of details for proposed parkland dedication, and discrepancies in the Engineering Design Report, which references single-family residential instead of the multi-family units as proposed in the Land Study.

Attachments

Application.pdf
Letter of Authorization.pdf
Land Study Exhibit.pdf
Engineering Design Report.pdf
City Engineer Letter.pdf

City of Cibolo

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

UNIVERSAL APPLICATION - LAND STUDY/MIXED USE PLAN

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 Name: Neill Subdivision

Total Acres: 67.589 Survey Name: F. Garcia Survey No. 231 Abstract No.: 141

Project Location (address): Schmoekel Rd

Current Zoning: OCL Overlay: ☐ None ☐ Old Town ☐ FM 78

Proposed Zoning: OCL # of Lots: 1 # of Units: 337

Please Choose One: ☐ Single-Family ■ Multi-Family ☐ Commercial ☐ Industrial

☐ Other

Current Use: Farming Total Proposed Square Footage:

Proposed Use: Multi-Family Residential (Commercial/Industrial only)

Applicant Information:

Property Owner Name: KB Homes Lone Star Inc.

Address: 4800 Fredericksburg Road, Suite 100 City: San Antonio

State: Texas Zip Code: 78229 Phone: 210-301-2815

Email: jtownsley@kbhome.com Fax:

**Applicant (if different than Owner) :* LJA Engineering

* Letter of Authorization required

Address: 9830 Colonnade Boulevard, Suite 300 City: San Antonio

State: Texas Zip Code: 78230 Phone: 210-503-2700

Email: ngower@lja.com Fax:

Representative: Jason Townsley

Address: 4800 Fredericksburg Road, Suite 100 City: San Antonio

State: Texas Zip Code: 78229 Phone: 210-301-2815

Email: jtownsley@kbhome.com Fax:

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

Owner or Representative's Signature

Typed / Printed Name

State of

County of

Before me, _____, on this day personally appeared

Name of Notary Public

_____, 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 _____ day of _____,

Notary Public Signature (Notary Seal)

City of Cibolo Use Only

Total Fees

Payment Method

Submittal Date

Accepted by

Case Number

October 9, 2024

City of Cibolo
P.O. Box 826
Cibolo, TX 78108

Re: Letter of Agent Authorization

Agent: LJA Engineering
9830 Colonnade Blvd #300, San Antonio, TX 78230

Project: Neill Tract

To whom this may concern,

The purpose of this correspondence is to act as a Letter of Agent Authorization for LJA Engineering, to serve as a duly authorized Agent for KB Home Lonestar INC. The Agent is authorized to act on our behalf for all documents pertaining to the submittal of the Land Use Study, Land Plan, Preliminary Plat, Plan and Final Plat to the City of Cibolo.

Respectfully,

Jason Townsley
Sr. Director of Land Development

STATE OF Texas §
§
COUNTY OF Bexar §

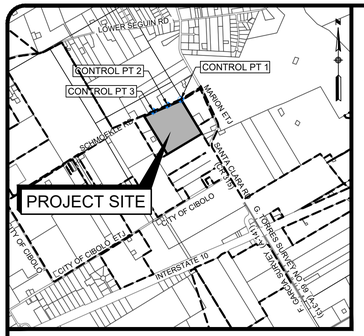
The foregoing authorization was acknowledged before me this 11th day of October 2024 by Jason Townsley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

MICHELE J CASTILLO
Notary Public
STATE OF TEXAS
ID# 6540228
My Comm. Exp. January 7, 2027

NOTARY PUBLIC

Print Name: Michele Castillo

My Commission Expires:

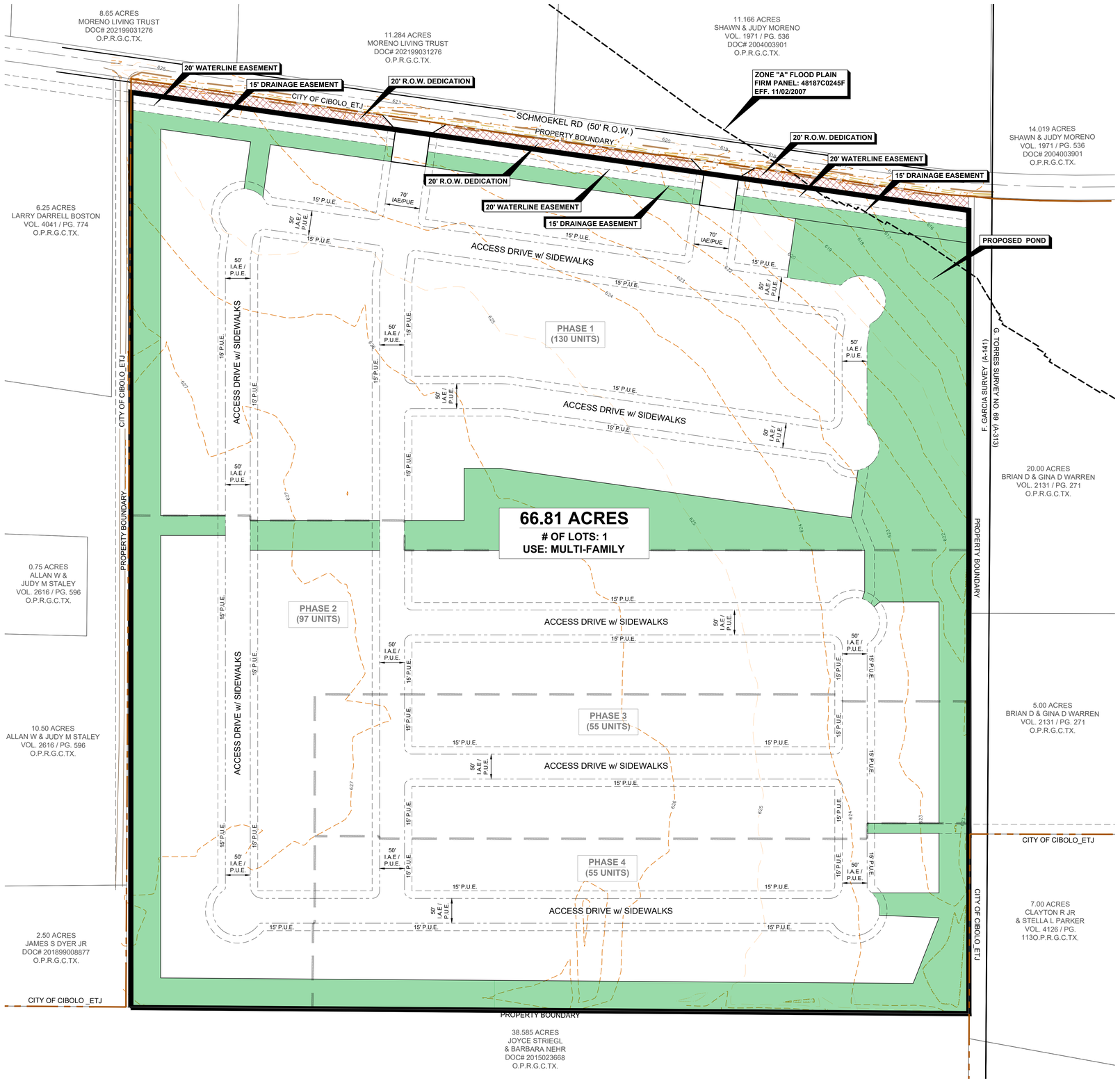


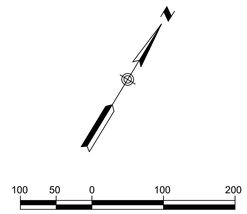
LOCATION MAP
N.T.S.

NOTES

1. PER FEMA FLOOD PANEL 48187C0245F, A PORTION OF THE SITE IS WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN.
2. THE SITE IS LOCATED WITHIN THE CITY OF CIBOLO ETJ.

NEILL SUBDIVISION			
UNIT	AREA (AC)	# OF UNITS	DENSITY
1	30.99	130	4.19
2	17.44	97	5.56
3	8.51	55	6.46
4	10.65	55	5.16
TOTALS	67.59	337	4.99





SCALE IN FEET
SCALE: 1"=100'

LEGEND

- OPEN SPACE / DRAINAGE
- RIGHT-OF-WAY DEDICATION (20')
- PHASE LINE
- SUBDIVISION BOUNDARY
- 15' PUBLIC UTILITY EASEMENT
- IREVOCABLE ACCESS EASEMENT & PUBLIC UTILITY EASEMENT

DEVELOPER:	KB HOME 4800 FREDERICKSBURG ROAD, SUITE 100 SAN ANTONIO, TX 78229 CONTACT PERSON: JASON TOWNSLEY PHONE # (210) 301-2815
ENGINEER:	LJA ENGINEERING, INC. 9830 COLONNADE BLVD. SUITE 300 SAN ANTONIO, TEXAS 78230 CONTACT PERSON: PRISCILLA G. FLORES, P.E. PHONE # (210) 503-2700

DATE OF PREPARATION: 02/04/2025

NEILL SUBDIVISION

LAND STUDY
PROPOSED USE PLAN

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 2/4/2025
DESIGNED BY: NG
DRAWN BY: HEW
CHECKED BY: NG
DRAWING NAME: sh_Prop Use Plan.dwg

STATE OF TEXAS
NICHOLAS GOWER
139260
LICENSED PROFESSIONAL ENGINEER
02/07/2025

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TBPE No. F-1386

JOB NUMBER: SA164-2402

SHEET NO. 1.1
OF -- SHEETS

K:\SA164 KB Heron\2402 Neill Tract\426 Site Development Plan\DWG-Exhibit\Land Study\sh_Prop Use Plan.dwg
User: hwinnick
Last Modified: Feb. 05, 25 - 15:08
Plot Style/Pen: Fri, Feb. 07, 25 - 16:42:33

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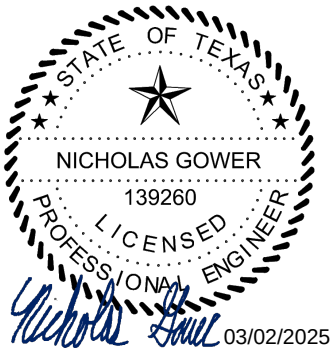
9830 Colonnade Boulevard, Suite 300, San Antonio, Texas 78230

ENGINEERING DESIGN REPORT

FOR

NEILL SUBDIVISION

MARCH 2ND, 2025



Prepared By:

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LJA FILE NO. SA3856-040

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ENGINEERING DESIGN REPORT

IN CITY OF CIBOLO EXTRATERRITORIAL JURISDICTION, GUADALUPE COUNTY, TEXAS

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1.0 Executive Summary

Neill Subdivision will be a multi-family (townhomes/condominiums) subdivision that will be constructed in four phases totaling 337 units situated on 67.59 acres. Phase 1 will consist of 130 units situated on 30.99 acres, Phase 2 will consist of 97 units situated on 17.44 acres, Phase 3 will consist of 55 units situated on 8.51 acres, and Phase 4 will consist of 55 units situated on 10.65 acres. This development will consist of the design of water, wastewater, streets, and drainage produced by LJA Engineering.

1.1 Site Summary

Neill Subdivision is located within the City of Cibolo's extraterritorial jurisdiction (ETJ), Guadalupe County, Texas. Neill Subdivision is located on the south side of Schmoekel Road with the northeastern corner of the Neill Subdivision parcel located approximately 1,000 linear feet southwest of the intersection of Schmoekel Road and Santa Clara Road (Exhibit 2.1). The project site is currently two parcels in Guadalupe County Appraisal District numbered 63975 and 63974. Neill Subdivision has approximately 1,700 linear feet of frontage along Schmoekel Road on the north side of the property, is bounded by rural residential homes to the east and west of the project site, and farmland to the south of the project site. The project site is in Marion Independent School District. The project site is a 67.59-acre tract out the F. Garcia survey, Abstract 141, Guadalupe County, Texas. A chain-of-title document was prepared by RPS Title, LLC (Appendix 3.9). The Deed of gift has been filed 13 August 1993, in Volume 1054, Page 0449, of the Official Public Records of Guadalupe County, Texas (Appendix 3.10). Since the project site is within the City's ETJ, there is no zoning associated with the development. The lot will have a front setback of 15 feet minimum, side setback of 5 feet minimum, and a back setback of 10 feet minimum.

The subject tract is currently cultivated farmland with mature trees along the eastern and southern tract boundaries and slopes ranging from 1% to 3% slopes. The site predominately drains from south to north into the Santa Clara Tributary 6 which ultimately discharges into the Santa Clara Creek. There is an abandoned hand-dug water well on site which was filled to approximately four feet from the surface with sediment (Appendix 3.2). According to the Soil Conservation Service (SCS) Soil Survey of Guadalupe County, Texas, the soil type present on

the subject tract is Branyon clay (BrA & BrB) (Appendix 3.1). Branyon clay (BrA) consists of slopes ranging from 0 to 1 percent, and Branyon clay (BrB) consists of slopes ranging from 1 to 3 percent (Appendix 3.1).

1.2 Water Infrastructure

The water purveyor is Green Valley Special Utility District (GVSUD). Neill Subdivision water infrastructure will be designed in accordance to GVSUDs standard waterline specification and details. Currently GVSUD is planning a 16-inch distribution that will be located approximately 500 feet west of the project site. The existing 16-inch water will be the connection point for the proposed water main that services Neill Subdivision. Per the GVSUD Water Service Feasibility Study (Appendix 3.5), the proposed 12” water main will extend across the Schmoekel Road frontage and end at the eastern boundary of Neill Subdivision. Neill Subdivision will tie into the 12” water main at the two entrances of the subdivision with 8-inch water main (Exhibit 2.11). GVSUD currently has adequate water supply to meet the Neill Subdivision demand request, per the Water Service Feasibility Study.

1.3 Wastewater Infrastructure

The wastewater purveyor is Green Valley Special Utility District (GVSUD). Neill Subdivision wastewater infrastructure will be designed according to the GVSUD wastewater design criteria and the Texas Commission of Environmental Quality (TCEQ). The nearest existing wastewater infrastructure is east of Santa Clara Road, which is located approximately 1,000 linear feet from the east side of site. This existing wastewater line was designed by Westwood Professional Services, Inc. in San Antonio, TX. The construction documents are titled “Off-site Sanitary Sewer Construction Plans for Kayden Springs Unit 1”. This existing wastewater line is the proposed connection point for the Neill Subdivision wastewater infrastructure, per GVSUD coordination. The wastewater line is currently on the east side of Santa Clara Road. No upsizing of the existing wastewater will be necessary. Neill Subdivision proposes an 8-inch wastewater main to connect to the 18-inch wastewater main and extend offsite via easements through parcels 120838 and 153797 (Exhibit 2.11). No lift stations or force mains will be required.

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1.4 Street Infrastructure

Neill Subdivision has 1,700 linear feet of frontage along Schmoekel Road (county road). Schmoekel Road is a two-lane undivided, 20-foot wide asphalt paved road with no pavement markings within a 50' right-of-way. The nearest intersection from our project site is Santa Clara Road, approximately 1,000 linear feet east from our project site. Santa Clara Road is an existing two lane, 24-foot wide asphalt paved road with yellow center line pavement markings within an 80' right-of-way. There are no apparent existing driveways to access the project site. The current condition of the site is crops without any fencing, therefore, it is assumed the owner accesses the site along any point of the Schmoekel Road frontage.

Per the City of Cibolo and Guadalupe County Major Thoroughfare Plans, 20-foot of right-of-way will be dedicated to Schmoekel Road with the construction of the proposed development for a future ROW width of 90-foot. Neill Subdivision is proposing two driveways along Schmoekel Road frontage. The internal of the multi-family site will be connected by an Irrevocable Access Easement.. All streets are required to have sidewalks meet the requirements for the Americans with Disabilities Act (ADA), the International Building Code (IBC), and the Texas Accessibility Standards (TAS), as enforced by the Texas Department of Licensing and Regulation (TDLR).

The Neill Subdivision streets have been designed using the City of Cibolo Street Design Criteria., consisting of HMAC, flexible base, and compacted subgrade as determined by the geotechnical report. There are no future roads to be built though the Neill Subdivision project site according to the Guadalupe County and City of Cibolo Major Thoroughfare maps (Exhibit 2.9). Per the Traffic Impact Analysis, the intersection of Santa Clara Road and Lower Seguin Road will need to be converted to an all-way stop-control at full build-out of subdivision. Construction of a 180 linear foot eastbound right-turn lane on Schmoekel Road onto Santa Clara Road at full build-out of the subdivision. Also, a westbound 365 linear foot left-turn lane along Schmoekel Rd at full build out will need to be constructed at the eastern access point into Neill Subdivision (Appendix 3.8).

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1.5 Drainage Analysis

1.5.1 Summary

Neill Subdivision storm water design will be designed according to the City of Cibolo Stormwater Design Guidelines. Drainage analysis will include the anticipated storm water runoff associated with the existing, proposed, and fully developed conditions for the 2-year, 5-year, 10-year, 25-year, 50-year, and 100-year flood conditions and mitigate any increases in storm water runoff leaving the site. The drainage analysis will be using the SCS method, which is acceptable within the City of Cibolo Unified Development Code. The on-site and off-site drainage areas were delineated using survey and lidar data. The site will utilize earthen channels and other drainage structures to reduce the runoff back to existing conditions for the overall tributary.

1.5.2 Existing Conditions

The Neill Subdivision project site is currently farmland with crops planted throughout the site with minimal slopes (Exhibit 2.12). The drainage associated with our property flows from the western portion of the site to the east. There is a small portion of the project site in FEMA Flood Zone A at the northeast corner of the project site per FEMA Pannel 48187C0245F Eff. 11/2/2007 (Exhibit 2.7). The rest of the project site is outside of any FEMA Floodplain boundaries. The stormwater from the development will flow into Santa Clara Tributary 6 which will then flow into Santa Clara Creek. There is an existing earthen swell that runs parallel to the eastern border of the project site starting approximately midway into the project site and ending at Schmoekel Road. There is also an existing off-site earthen swell on the southern side of Schmoekel Road. The entire site is Soil Type D (Exhibit 2.4).

The existing drainage area is a total of 132.10 acres encompassing the entirely of the project site and a portion of several parcels to the west of the project site. The existing drainage area with all parcels included consists of 25.11 acres of farmstead and 106.99 acres of crops with slopes less than 2%.

1.5.3 Ultimate Conditions

Neill Subdivision will be developed as a multi-family residential subdivision. Neill Subdivision drainage concept will include the use of earthen drainage channels along all four boundaries of the project site as well as in the center of the project site (Exhibit 2.13). This drainage system

will ultimately flow to a proposed detention pond at the northeast corner of the development that will discharge at 80% of the existing flow.

1.5.4 Pond Analysis

Neill Subdivision proposes one on-site detention basin on the northeastern corner of the project site to mitigate the increase in runoff to 80% of existing conditions. The hydraulic path to be used for time of concentration calculations utilizes the TR-55 method with a lag time using a 0.6 coefficient. The Soil Conservation Service (SCS) method will be used for the Hydrology Method for the analysis of ultimate storm water flow. The water from the detention pond will flow into the earthen drainage channel along the south side of Schmoekel road and into Santa Clara Tributary 6. Water quality requirements as prescribed by the TCEQ Technical Guidance Manual will be met with the detention basin design.

1.5.5 Drainage Conclusion

The proposed Neill Subdivision development has been analyzed and has resulted in all anticipated existing peak flows resulting from the 2-year, 5-year, 10-year, 25-year, and 100-year storm events have been reduced with the use of the proposed on-site detention and drainage facilities. In conclusion, Neill Subdivision will not produce significant adverse impact to other properties, habitable structures, or drainage systems downstream.

EXISTING WATERSHED	ULTIMATE WATERSHED w/ Detention	STORM FREQUENCY	EXISTING RUNOFF (CFS)	PROPOSED RUNOFF (CFS)
J-3	J-3	2-YR	284.2	190.8
		5-YR	372.1	247
		10-YR	431.4	295.4
		25-YR	508.1	357.3
		100-YR	635.7	470
J-2	J-2	2-YR	1912.5	1910.9
		5-YR	2774.5	2769.9
		10-YR	3378.3	3375
		25-YR	4074.5	4072.9
		100-YR	5328.8	5327
		2-YR	1955.3	1949.4

J-1	J-1	5-YR	2836.7	2827.9
		10-YR	3454.9	3447.1
		25-YR	4166.8	4160.2
		100-YR	5449.9	5442.8

Table 2 - Existing vs. Proposed Conditions Runoff Comparison

1.6 Gas & Electric Service

Electric service will be provided by GVEC. Both Spectrum and AT&T can provide cable, phone, and internet service. GVEC has existing overhead single-phase primary electric along the northern, eastern, and western property line and three-phase along Santa Clara Rd (Exhibit 2.10)**.** AT&T has an existing buried cable line on the northern property boundary. Will-serve letters from GVEC, Spectrum, and AT&T are provided in (Appendix 3.3). Gas service will not be provided in this development.

1.7 Parkland Dedication

The City of Cibolo has parkland dedication requirements for the proposed major subdivision. The subject property will have a dedication or mitigation requirement of at least eight (8%) percent of the total tract, excluding any commercial or industry land uses that may be in the tract, of which no more than 60% may be floodplain. Based on our 67.59-acre tract, the total parkland dedication will be greater or equal to 5.41 acres. The land plan has been designed to meet the required parkland dedication requirements.

1.8 Tree Preservation

The City of Cibolo does have tree preservation and landscaping requirements. This project site currently has one existing tree on the north side of the property and dozens of shrubs along the eastern and southern project boundaries. There will be no existing trees to be preserved with this development. Development will follow City of Cibolo tree planting requirements for Multi-family.

1.9 Conclusion

Neill Subdivision has been preliminarily studied on all civil engineering aspects that will affect the project and has been deemed to be able to develop the 67.59-acre project site to a single-

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family residential subdivision with approximately 337 units as shown on the Land Plan (Exhibit 2.14).

EXHIBIT 2.1

SITE LOCATION MAP

0 1,000 2,000 4,000 FEET

PROJECT BOUNDARY

N

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San Antonio, Texas 78230
Phone 210.503.2700
LJA.com

NEILL SUBDIVISION

LOCATION EXHIBIT

DATE: 9/30/2024

EXHIBIT 2.2

AERIAL MAP

0 250 500 1,000 FEET

PROJECT BOUNDARY

N

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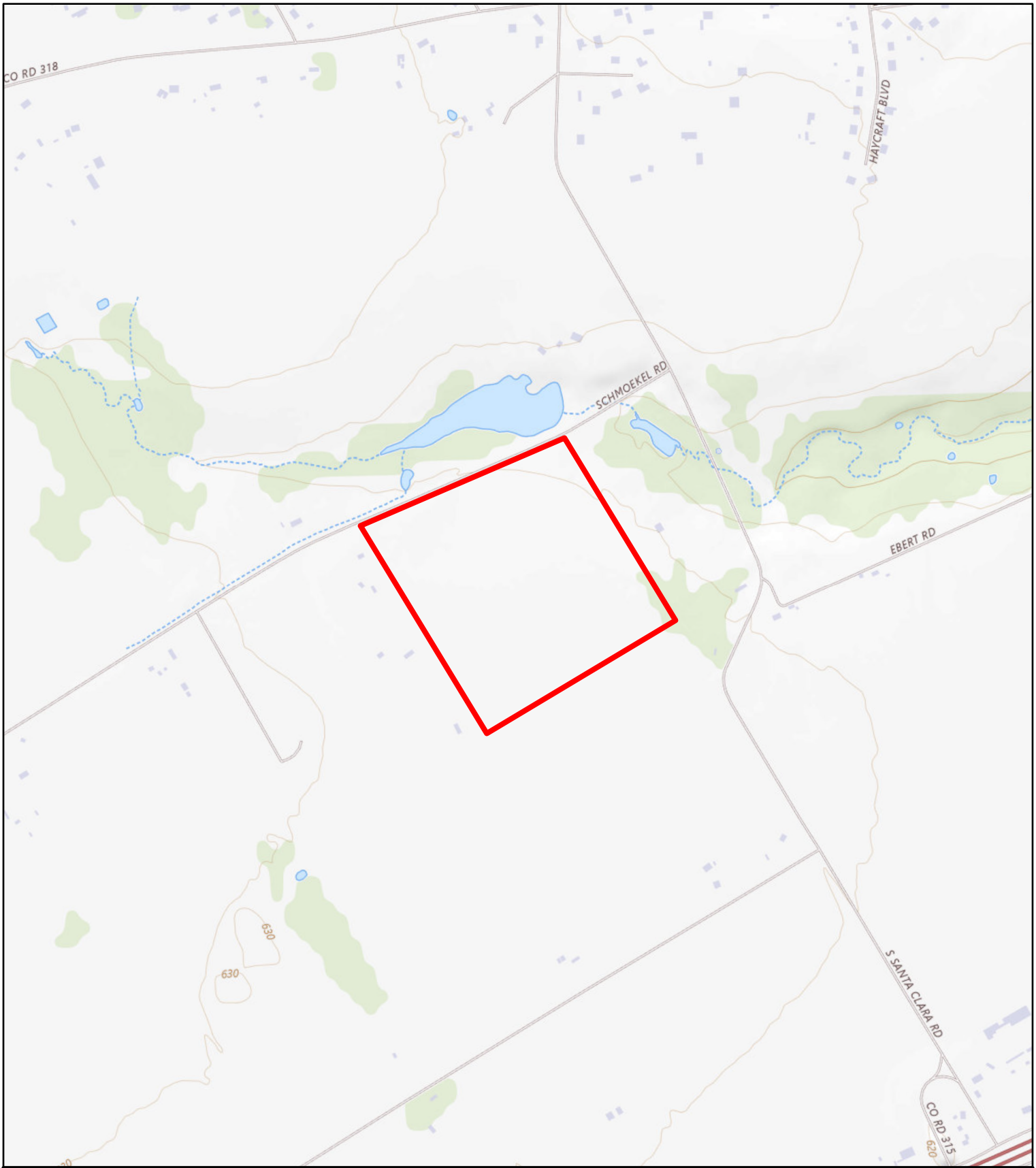
NEILL SUBDIVISION

AERIAL EXHIBIT

DATE: 9/30/2024

EXHIBIT 2.3

USGS QUIADRANGLE



0 500 1,000 2,000 FEET

PROJECT BOUNDARY

N

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LJA.com

NEILL SUBDIVISION

USGS EXHIBIT

DATE: 9/30/2024

3 OF 9

EXHIBIT 2.4

SOILS MAP

PROJECT BOUNDARY

D,BRANYON CLAY, 0 TO 1 PERCENT SLOPES

D,BRANYON CLAY, 1 TO 3 PERCENT SLOPES

D,TINN CLAY, 0 TO 1 PERCENT SLOPES, FREQUENTLY FLOODED

D,WATER

0 250 500 1,000 FEET

N

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LJA.com

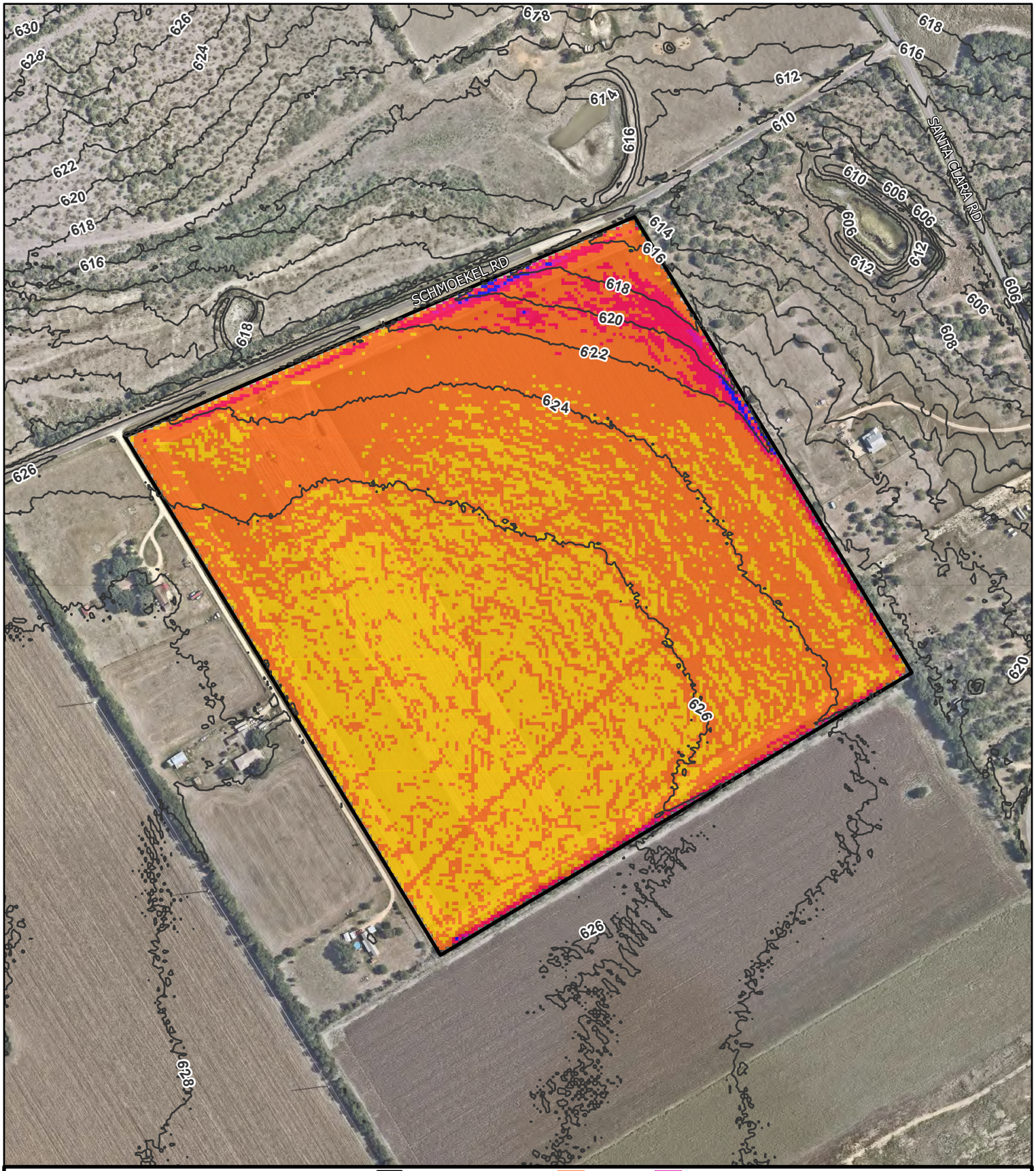
SPRINGS PHASE II

NRCS SOILS EXHIBIT

DATE: 9/30/2024

EXHIBIT 2.5

SLOPE MAP



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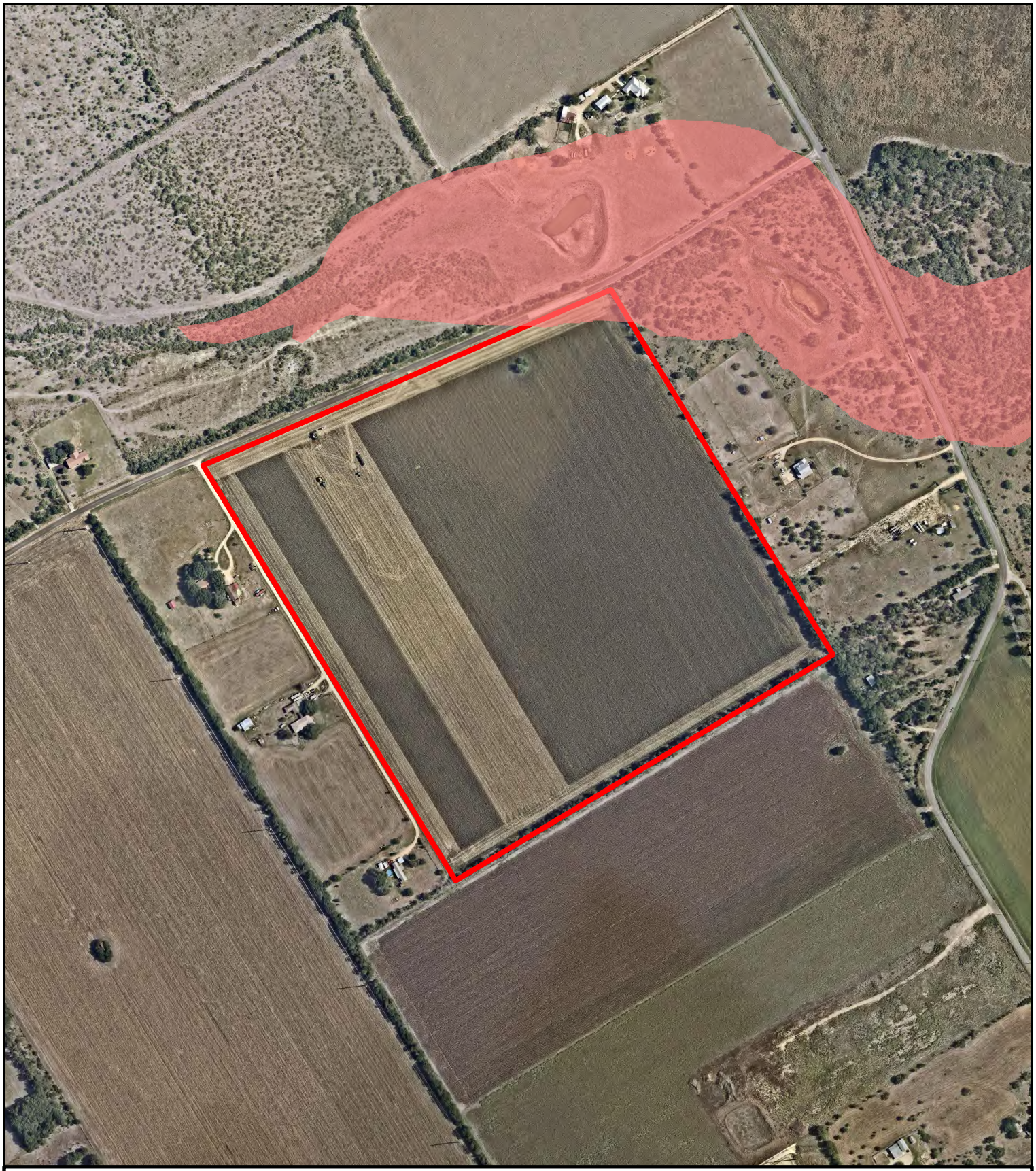
NEILL SUBDIVISION

SLOPE EXHIBIT

DATE: 9/30/2024

EXHIBIT 2.7

FEMA FLOOD INSURANCE RATE MAP



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LJA.com

NEILL SUBDIVISION

FEMA EXHIBIT

DATE: 9/30/2024

EXHIBIT 2.8

ZONING MAP

0 250 500 1,000 FEET

PROJECT BOUNDARY

PF-I,PUBLIC FACILITY - INSTITUTIONAL

AG,AGRICULTURAL

SF2,LOW DENSITY SINGLE-FAMILY RESIDENTIAL

N

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LJA.com

NEILL SUBDIVISION

ZONING EXHIBIT

DATE: 9/30/2024

EXHIBIT 2.9

MAJOR THOROUGHFARE MAP

0 500 1,000 2,000 FEET

PROJECT BOUNDARY FREEWAY MINOR ARTERIAL COLLECTOR

N

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NEILL SUBDIVISION

SITE LOCATION EXHIBIT

DATE: 10/1/2024

EXHIBIT 2.10

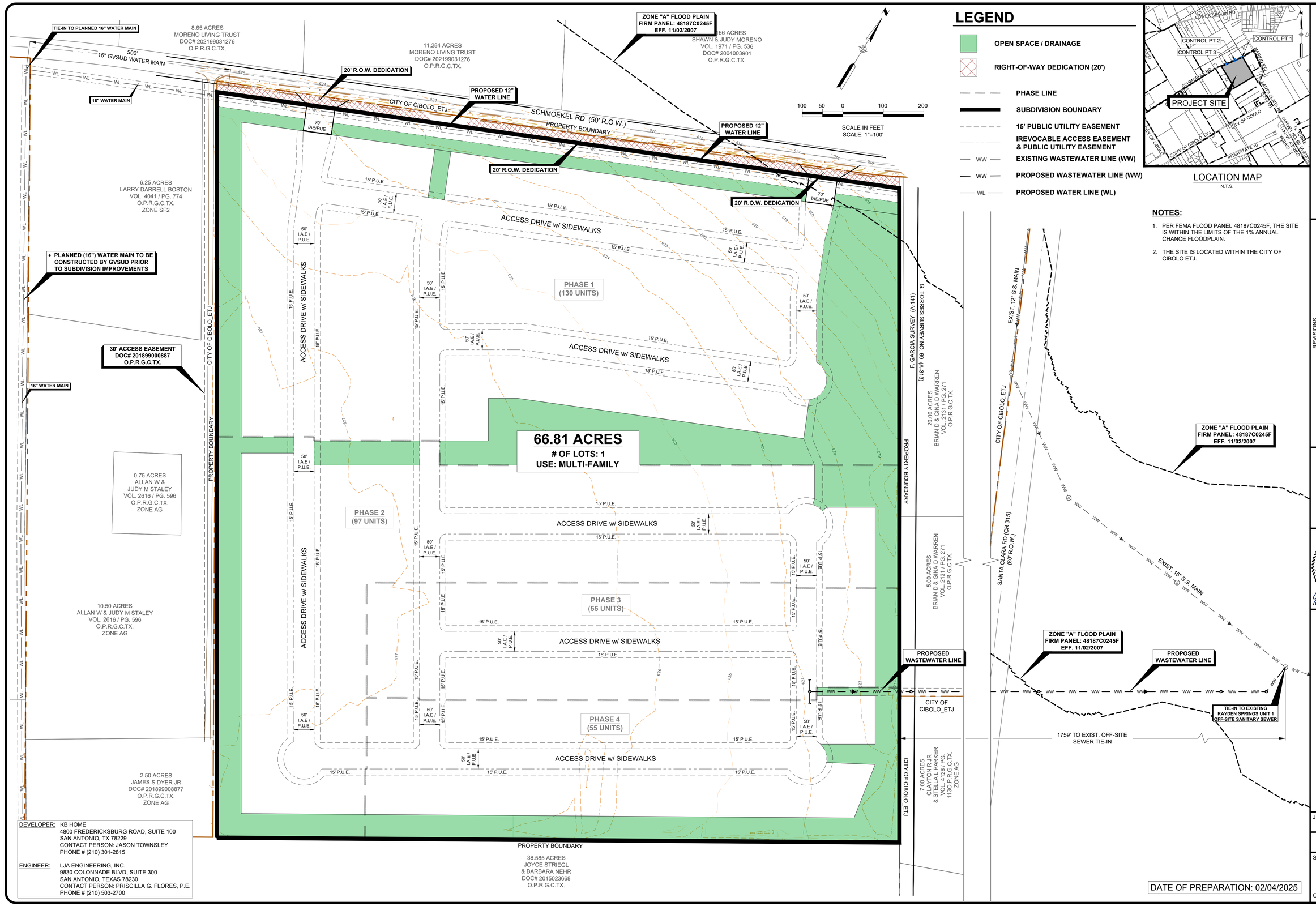
EXISTING ELECTRIC MAP

This map is for assessment and informational purposes only. It is not intended to be used for property descriptions, conveyances, authoritative definitions of legal boundaries, or property title. This is not a survey grade product and although we strive to ensure the data is as accurate as possible, we cannot guarantee the accuracy of the data.

City of Cibolo, Texas, BCAD, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

EXHIBIT 2.11

PRELIMINARY UTILITY LAYOUT



LEGEND

- OPEN SPACE / DRAINAGE
- RIGHT-OF-WAY DEDICATION (20')
- PHASE LINE
- SUBDIVISION BOUNDARY
- 15' PUBLIC UTILITY EASEMENT
- IREVOCABLE ACCESS EASEMENT & PUBLIC UTILITY EASEMENT
- WW — EXISTING WASTEWATER LINE (WW)
- WW — PROPOSED WASTEWATER LINE (WW)
- WL — PROPOSED WATER LINE (WL)

LOCATION MAP
N.T.S.

NOTES:

1. PER FEMA FLOOD PANEL 48187C0245F, THE SITE IS WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN.
2. THE SITE IS LOCATED WITHIN THE CITY OF CIBOLO ETJ.

DEVELOPER: KB HOME
4800 FREDERICKSBURG ROAD, SUITE 100
SAN ANTONIO, TX 78229
CONTACT PERSON: JASON TOWNSLEY
PHONE # (210) 301-2815

ENGINEER: LJA ENGINEERING, INC.
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SAN ANTONIO, TEXAS 78230
CONTACT PERSON: PRISCILLA G. FLORES, P.E.
PHONE # (210) 503-2700

DATE OF PREPARATION: 02/04/2025

NEILL SUBDIVISION

LAND STUDY
PRELIMINARY UTILITY PLAN

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 2/28/2025
DESIGNED BY: NG
DRAWN BY: HEW
CHECKED BY: NG
DRAWING NAME: sh_Prelim Util Plan.dwg

STATE OF TEXAS
NICHOLAS GOWER
139260
LICENSED PROFESSIONAL ENGINEER
03/02/2025

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TBPE No. F-1386

JOB NUMBER: SA164-2402

SHEET NO. 1.2
OF -- SHEETS

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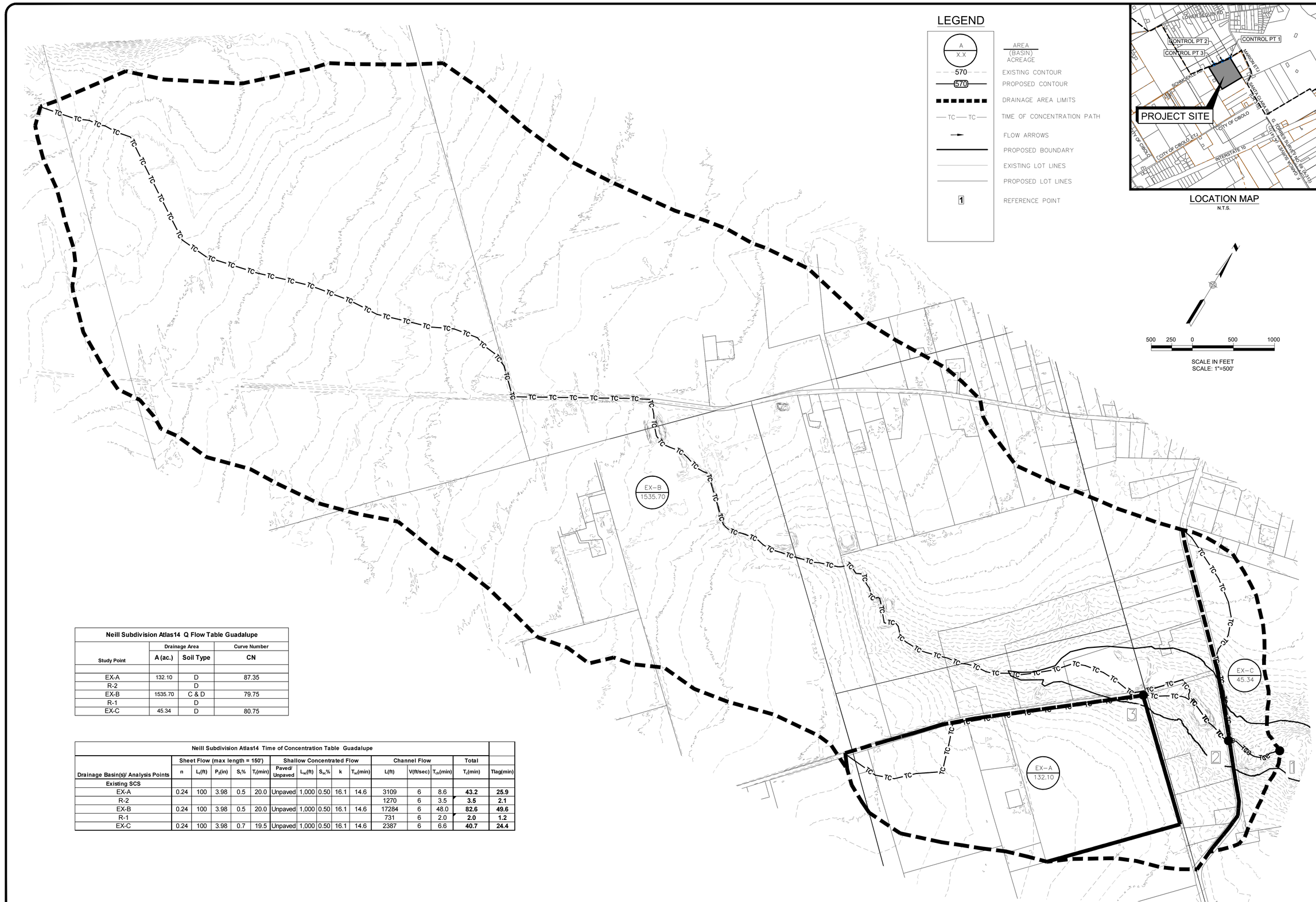
Plot Date/Time: Feb. 28, 25 - 11:04:47

EXHIBIT 2.12

EXISTING DRAINAGE AREA MAP



Neill Subdivision Atlas14 Q Flow Table Guadalupe			
	Drainage Area		Curve Number
Study Point	A (ac.)	Soil Type	CN
EX-A	132.10	D	87.35
R-2		D	
EX-B	1535.70	C & D	79.75
R-1		D	
EX-C	45.34	D	80.75

Neill Subdivision Atlas14 Time of Concentration Table Guadalupe															
	Sheet Flow (max length = 150')					Shallow Concentrated Flow					Channel Flow			Total	
Drainage Basin(s)/ Analysis Points	n	L_t(ft)	P_2(in)	S_t%	T_t(min)	Paved/ Unpaved	L_{sc}(ft)	S_{sc}%	k	T_{sc}(min)	L(ft)	V(ft/sec)	T_{ch}(min)	T_c(min)	Tlag(min)
Existing SCS															
EX-A	0.24	100	3.98	0.5	20.0	Unpaved	1,000	0.50	16.1	14.6	3109	6	8.6	**43.2**	**25.9**
R-2											1270	6	3.5	**3.5**	**2.1**
EX-B	0.24	100	3.98	0.5	20.0	Unpaved	1,000	0.50	16.1	14.6	17284	6	48.0	**82.6**	**49.6**
R-1											731	6	2.0	**2.0**	**1.2**
EX-C	0.24	100	3.98	0.7	19.5	Unpaved	1,000	0.50	16.1	14.6	2387	6	6.6	**40.7**	**24.4**

NEILL TRACT

EXISTING DRAINAGE AREA MAP

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 10/08/2024
DESIGNED BY: NG
DRAWN BY: HEW
CHECKED BY: NG
DRAWING NAME: SCS_DAM.dwg

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JOB NUMBER: SA164

SHEET NO. EX1
OF XX SHEETS

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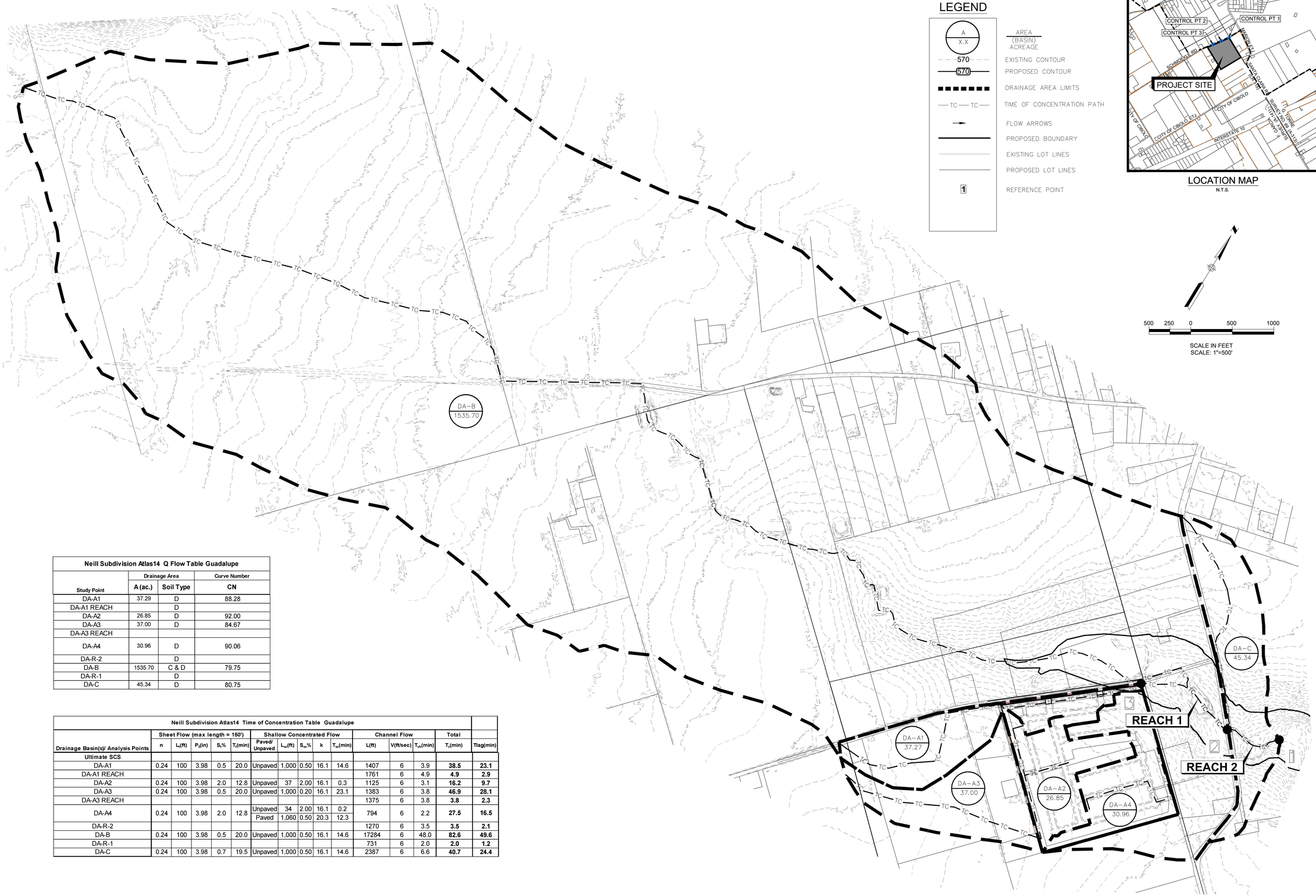
User: lmorgan
Last Modified: Dec 11, 24 - 15:00
Plot Style/Time: Dec 11, 24 - 15:00:00

EXHIBIT 2.13

ULTIMATE DRAINAGE AREA MAP



Neill Subdivision Atlas14 Q Flow Table Guadalupe			
	Drainage Area		Curve Number
Study Point	A (ac.)	Soil Type	CN
DA-A1	37.29	D	88.28
DA-A1 REACH		D	
DA-A2	26.85	D	92.00
DA-A3	37.00	D	84.67
DA-A3 REACH			
DA-A4	30.96	D	90.06
DA-R-2		D	
DA-B	1535.70	C & D	79.75
DA-R-1		D	
DA-C	45.34	D	80.75

Neill Subdivision Atlas14 Time of Concentration Table Guadalupe															
	Sheet Flow (max length = 150')					Shallow Concentrated Flow					Channel Flow			Total	
Drainage Basin(s)/ Analysis Points	n	L_t(ft)	P_2(in)	S_t%	T_t(min)	Paved/ Unpaved	L_{sc}(ft)	S_{sc}%	k	T_{sc}(min)	L(ft)	V(ft/sec)	T_{ch}(min)	T_c(min)	Tlag(min)
Ultimate SCS															
DA-A1	0.24	100	3.98	0.5	20.0	Unpaved	1,000	0.50	16.1	14.6	1407	6	3.9	**38.5**	**23.1**
DA-A1 REACH											1761	6	4.9	**4.9**	**2.9**
DA-A2	0.24	100	3.98	2.0	12.8	Unpaved	37	2.00	16.1	0.3	1125	6	3.1	**16.2**	**9.7**
DA-A3	0.24	100	3.98	0.5	20.0	Unpaved	1,000	0.20	16.1	23.1	1383	6	3.8	**46.9**	**28.1**
DA-A3 REACH											1375	6	3.8	**3.8**	**2.3**
DA-A4	0.24	100	3.98	2.0	12.8	Unpaved	34	2.00	16.1	0.2	794	6	2.2	**27.5**	**16.5**
						Paved	1,060	0.50	20.3	12.3					
DA-R-2											1270	6	3.5	**3.5**	**2.1**
DA-B	0.24	100	3.98	0.5	20.0	Unpaved	1,000	0.50	16.1	14.6	17284	6	48.0	**82.6**	**49.6**
DA-R-1											731	6	2.0	**2.0**	**1.2**
DA-C	0.24	100	3.98	0.7	19.5	Unpaved	1,000	0.50	16.1	14.6	2387	6	6.6	**40.7**	**24.4**

NEILL TRACT

ULTIMATE DRAINAGE AREA MAP

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 10/08/2024
DESIGNED BY: NG
DRAWN BY: HEW
CHECKED BY: NG
DRAWING NAME: x-24x36.dwg

LJA Engineering, Inc.
9630 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA164

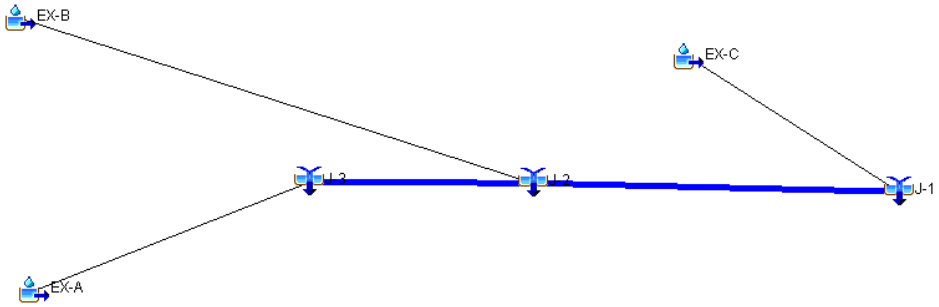
SHEET NO. EX2

K:\SA164 KB Homes\2402 Neill Tract\1-626 Site Development Plans\DWG-Exhibit\SCS_DAM.dwg
User: mpeer
Last Modified: Jan 09, 25 - 15:21
Plot Style/Time: Apr 07, 25 - 15:17

EXHIBIT 2.14

HEC-HMS RESULTS

EXISTING



Global Summary Results for Run "002 YR"

Project: Neill Exist Simulation Run: 002 YR

Start of Run: 01Jan2024, 00:00
End of Run: 02Jan2024, 00:00
Compute Time: 10Dec2024, 21:19:54

Basin Model: EX
Meteorologic Model: 002 Yr
Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) AC-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
EX-B	2.400	1743.9	01Jan2024, 12:55	2.40
J-3	0.206	284.2	01Jan2024, 12:30	3.11
EX-A	0.206	284.2	01Jan2024, 12:30	3.11
R-2	0.206	280.7	01Jan2024, 12:30	3.11
J-2	2.606	1912.5	01Jan2024, 12:55	2.45
R-1	2.606	1912.0	01Jan2024, 12:55	2.45
EX-C	0.071	82.1	01Jan2024, 12:30	2.50
J-1	2.677	1955.3	01Jan2024, 12:55	2.45

Global Summary Results for Run "005 YR"

Project: Neill Exist Simulation Run: 005 YR

Start of Run: 01Jan2024, 00:00
End of Run: 02Jan2024, 00:00
Compute Time: 10Dec2024, 21:19:56

Basin Model: EX
Meteorologic Model: 005 Yr
Control Specifications: Control 1

Show Elements: All Elements | Volume Units: (•) IN ( ) AC-FT | Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
EX-B	2.400	2544.7	01Jan2024, 12:55	3.87
J-3	0.206	372.1	01Jan2024, 12:30	4.71
EX-A	0.206	372.1	01Jan2024, 12:30	4.71
R-2	0.206	368.7	01Jan2024, 12:30	4.71
J-2	2.606	2774.5	01Jan2024, 12:50	3.94
R-1	2.606	2773.2	01Jan2024, 12:55	3.94
EX-C	0.071	114.4	01Jan2024, 12:30	4.01
J-1	2.677	2836.7	01Jan2024, 12:50	3.94

Global Summary Results for Run "010 Yr"

Project: Neill Exist Simulation Run: 010 Yr

Start of Run: 01Jan2024, 00:00
End of Run: 02Jan2024, 00:00
Compute Time: 10Dec2024, 21:19:57

Basin Model: EX
Meteorologic Model: 010 Yr
Control Specifications: Control 1

Show Elements: All Elements | Volume Units: (•) IN ( ) AC-FT | Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
EX-B	2.400	3104.4	01Jan2024, 12:55	4.96
J-3	0.206	431.4	01Jan2024, 12:30	5.87
EX-A	0.206	431.4	01Jan2024, 12:30	5.87
R-2	0.206	428.1	01Jan2024, 12:30	5.86
J-2	2.606	3378.3	01Jan2024, 12:50	5.03
R-1	2.606	3375.9	01Jan2024, 12:55	5.03
EX-C	0.071	136.1	01Jan2024, 12:30	5.11
J-1	2.677	3454.9	01Jan2024, 12:50	5.03

Global Summary Results for Run "025 Yr"

Project: Neill Exist Simulation Run: 025 Yr

Start of Run: 01Jan2024, 00:00
End of Run: 02Jan2024, 00:00
Compute Time: 10Dec2024, 21:19:59

Basin Model: EX
Meteorologic Model: 025 Yr
Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) AC-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
EX-B	2.400	3747.5	01Jan2024, 12:55	5.90
J-3	0.206	508.1	01Jan2024, 12:30	6.85
EX-A	0.206	508.1	01Jan2024, 12:30	6.85
R-2	0.206	504.4	01Jan2024, 12:30	6.84
J-2	2.606	4074.5	01Jan2024, 12:50	5.98
R-1	2.606	4068.9	01Jan2024, 12:55	5.98
EX-C	0.071	162.9	01Jan2024, 12:30	6.06
J-1	2.677	4166.8	01Jan2024, 12:50	5.98

Global Summary Results for Run "100 Yr"

Project: Neill Exist Simulation Run: 100 Yr

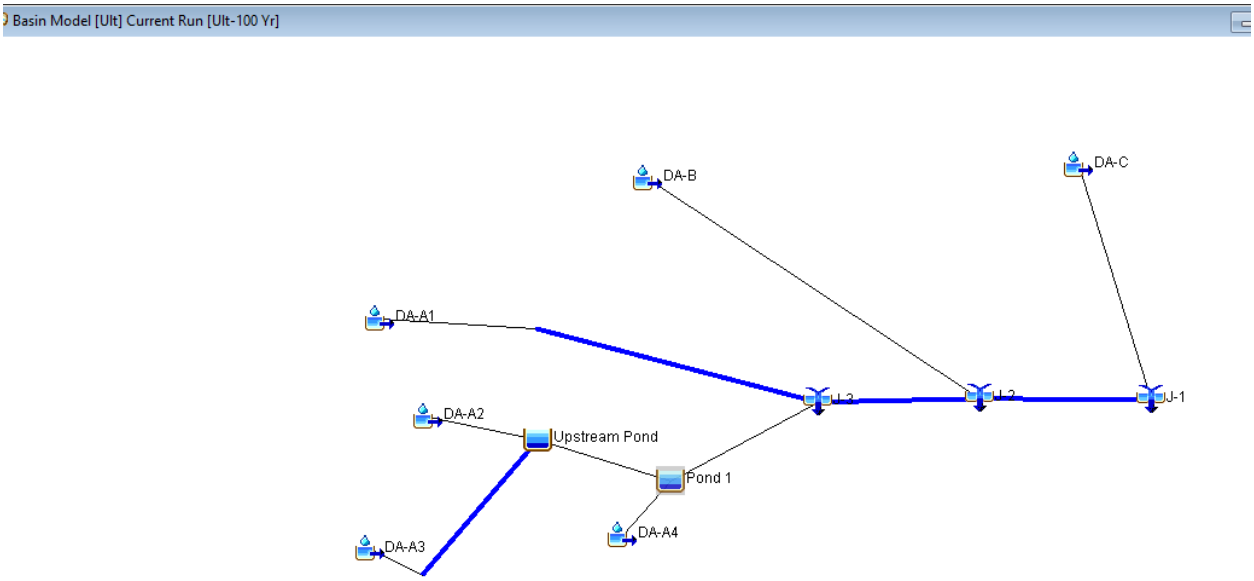
Start of Run: 01Jan2024, 00:00
End of Run: 02Jan2024, 00:00
Compute Time: 10Dec2024, 21:20:01

Basin Model: EX
Meteorologic Model: 100-yr
Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) AC-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
EX-B	2.400	4905.7	01Jan2024, 12:55	8.34
J-3	0.206	635.7	01Jan2024, 12:30	9.38
EX-A	0.206	635.7	01Jan2024, 12:30	9.38
R-2	0.206	631.8	01Jan2024, 12:30	9.38
J-2	2.606	5328.8	01Jan2024, 12:50	8.42
R-1	2.606	5313.4	01Jan2024, 12:50	8.42
EX-C	0.071	209.7	01Jan2024, 12:30	8.53
J-1	2.677	5449.9	01Jan2024, 12:50	8.42

ULTIMATE



Global Summary Results for Run "Ult-002 Yr"

Project: Neill Subd Simulation Run: Ult-002 Yr

Start of Run: 01Jan2024, 00:00
End of Run: 02Jan2024, 00:00
Compute Time: 11Dec2024, 00:24:48

Basin Model: Ult
Meteorologic Model: 002 YR
Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) AC-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
J-3	0.2060	190.8	01Jan2024, 12:35	3.22
J-2	2.6060	1910.9	01Jan2024, 12:55	2.46
J-1	2.6770	1949.4	01Jan2024, 12:55	2.46
Pond 1	0.1477	118.4	01Jan2024, 12:50	3.22
Upstream Pond	0.0993	105.1	01Jan2024, 12:35	3.16
DA-A1	0.0583	82.3	01Jan2024, 12:30	3.20
DA-A1 REACH	0.0583	82.3	01Jan2024, 12:30	3.20
DA-A2	0.0420	97.9	01Jan2024, 12:10	3.59
DA-A3	0.0573	69.3	01Jan2024, 12:30	2.85
DA-A3 REACH	0.0573	69.3	01Jan2024, 12:35	2.85
DA-A4	0.0484	89.5	01Jan2024, 12:20	3.39
DA-R-2	0.2060	189.7	01Jan2024, 12:35	3.21
DA-B	2.4000	1743.9	01Jan2024, 12:55	2.40
DA-R-1	2.6060	1906.0	01Jan2024, 12:55	2.46
DA-C	0.0710	82.1	01Jan2024, 12:30	2.50

Global Summary Results for Run "Ult-005 Yr"

Project: Neill Subd Simulation Run: Ult-005 Yr

Start of Run: 01Jan2024, 00:00
End of Run: 02Jan2024, 00:00
Compute Time: 11Dec2024, 00:25:08

Basin Model: Ult
Meteorologic Model: 005 YR
Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) AC-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
J-3	0.2060	247.0	01Jan2024, 12:40	4.83
J-2	2.6060	2769.9	01Jan2024, 12:55	3.95
J-1	2.6770	2827.9	01Jan2024, 12:55	3.95
Pond 1	0.1477	160.1	01Jan2024, 12:50	4.84
Upstream Pond	0.0993	145.8	01Jan2024, 12:30	4.77
DA-A1	0.0583	106.9	01Jan2024, 12:30	4.81
DA-A1 REACH	0.0583	106.9	01Jan2024, 12:30	4.81
DA-A2	0.0420	119.9	01Jan2024, 12:10	5.25
DA-A3	0.0573	93.8	01Jan2024, 12:30	4.42
DA-A3 REACH	0.0573	93.5	01Jan2024, 12:35	4.42
DA-A4	0.0484	112.5	01Jan2024, 12:20	5.02
DA-R-2	0.2060	246.7	01Jan2024, 12:40	4.83
DA-B	2.4000	2544.7	01Jan2024, 12:55	3.87
DA-R-1	2.6060	2765.0	01Jan2024, 12:55	3.95
DA-C	0.0710	114.4	01Jan2024, 12:30	4.01

Global Summary Results for Run "Ult-010 Yr"

Project: Neill Subd Simulation Run: Ult-010 Yr

Start of Run: 01Jan2024, 00:00
End of Run: 02Jan2024, 00:00
Compute Time: 11Dec2024, 00:25:28

Basin Model: Ult
Meteorologic Model: 010 Yr
Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) AC-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
J-3	0.2060	295.4	01Jan2024, 12:40	5.99
J-2	2.6060	3375.0	01Jan2024, 12:55	5.04
J-1	2.6770	3447.1	01Jan2024, 12:55	5.04
Pond 1	0.1477	193.9	01Jan2024, 12:50	6.00
Upstream Pond	0.0993	174.5	01Jan2024, 12:30	5.92
DA-A1	0.0583	123.5	01Jan2024, 12:30	5.97
DA-A1 REACH	0.0583	123.5	01Jan2024, 12:30	5.97
DA-A2	0.0420	134.9	01Jan2024, 12:10	6.43
DA-A3	0.0573	110.4	01Jan2024, 12:30	5.55
DA-A3 REACH	0.0573	109.8	01Jan2024, 12:35	5.55
DA-A4	0.0484	128.0	01Jan2024, 12:20	6.20
DA-R-2	0.2060	295.0	01Jan2024, 12:40	5.99
DA-B	2.4000	3104.4	01Jan2024, 12:55	4.96
DA-R-1	2.6060	3370.0	01Jan2024, 12:55	5.04
DA-C	0.0710	136.1	01Jan2024, 12:30	5.11

Global Summary Results for Run "Ult-025 Yr"

Project: Neill Subd Simulation Run: Ult-025 Yr

Start of Run: 01Jan2024, 00:00
End of Run: 02Jan2024, 00:00
Compute Time: 11Dec2024, 00:26:59

Basin Model: Ult
Meteorologic Model: 025 Yr
Control Specifications: Control 1

Show Elements: All Elements | Volume Units: (•) IN ( ) AC-FT | Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
J-3	0.2060	357.3	01Jan2024, 12:40	6.97
J-2	2.6060	4072.9	01Jan2024, 12:55	5.99
J-1	2.6770	4160.3	01Jan2024, 12:55	5.99
Pond 1	0.1477	236.0	01Jan2024, 12:50	6.98
Upstream Pond	0.0993	208.9	01Jan2024, 12:30	6.90
DA-A1	0.0583	145.1	01Jan2024, 12:30	6.96
DA-A1 REACH	0.0583	145.1	01Jan2024, 12:30	6.96
DA-A2	0.0420	155.9	01Jan2024, 12:10	7.43
DA-A3	0.0573	131.0	01Jan2024, 12:30	6.52
DA-A3 REACH	0.0573	130.2	01Jan2024, 12:35	6.52
DA-A4	0.0484	149.1	01Jan2024, 12:20	7.18
DA-R-2	0.2060	356.7	01Jan2024, 12:40	6.97
DA-B	2.4000	3747.5	01Jan2024, 12:55	5.90
DA-R-1	2.6060	4067.9	01Jan2024, 12:55	5.99
DA-C	0.0710	162.9	01Jan2024, 12:30	6.06

Global Summary Results for Run "Ult-100 Yr"

Project: Neill Subd Simulation Run: Ult-100 Yr

Start of Run: 01Jan2024, 00:00
End of Run: 02Jan2024, 00:00
Compute Time: 11Dec2024, 00:27:19

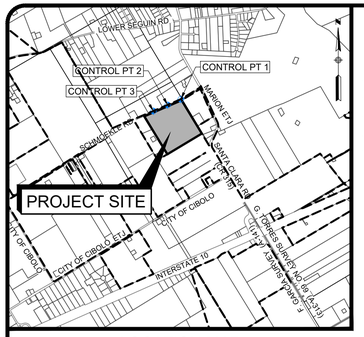
Basin Model: Ult
Meteorologic Model: 100-yr
Control Specifications: Control 1

Show Elements: All Elements | Volume Units: (•) IN ( ) AC-FT | Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
J-3	0.2060	472.8	01Jan2024, 12:40	9.51
J-2	2.6060	5328.2	01Jan2024, 12:55	8.43
J-1	2.6770	5444.2	01Jan2024, 12:55	8.44
Pond 1	0.1477	317.5	01Jan2024, 12:45	9.52
Upstream Pond	0.0993	265.3	01Jan2024, 12:30	9.43
DA-A1	0.0583	181.0	01Jan2024, 12:30	9.50
DA-A1 REACH	0.0583	181.0	01Jan2024, 12:30	9.50
DA-A2	0.0420	189.9	01Jan2024, 12:10	10.00
DA-A3	0.0573	166.2	01Jan2024, 12:30	9.03
DA-A3 REACH	0.0573	165.0	01Jan2024, 12:35	9.03
DA-A4	0.0484	183.4	01Jan2024, 12:20	9.74
DA-R-2	0.2060	472.2	01Jan2024, 12:40	9.51
DA-B	2.4000	4905.7	01Jan2024, 12:55	8.34
DA-R-1	2.6060	5325.6	01Jan2024, 12:55	8.43
DA-C	0.0710	209.7	01Jan2024, 12:30	8.53

EXHIBIT 2.15

PRELIMINARY LAND PLAN



LOCATION MAP
N.T.S.

NOTES

1. PER FEMA FLOOD PANEL 48187C0245F, A PORTION OF THE SITE IS WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN.
2. THE SITE IS LOCATED WITHIN THE CITY OF CIBOLO ETJ.

NEILL SUBDIVISION				
UNIT	AREA (AC)	RESIDENTIAL LOTS	RESIDENTIAL ACREAGE	RESIDENTIAL DENSITY
1	30.99	130	16.07	8.09
2	17.44	97	11.68	8.30
3	8.51	55	6.51	8.45
4	10.65	55	6.48	8.49
TOTALS	67.59	337	40.74	8.27

8.65 ACRES
MORENO LIVING TRUST
DOC# 202199031276
O.P.R.G.C.TX.

11.284 ACRES
MORENO LIVING TRUST
DOC# 202199031276
O.P.R.G.C.TX.

11.166 ACRES
SHAWN & JUDY MORENO
VOL. 1971 / PG. 536
DOC# 2004003901
O.P.R.G.C.TX.

ZONE "A" FLOOD PLAIN
FIRM PANEL: 48187C0245F
EFF. 11/02/2007

14.019 ACRES
SHAWN & JUDY MORENO
VOL. 1971 / PG. 536
DOC# 2004003901
O.P.R.G.C.TX.

PROPOSED POND

6.25 ACRES
LARRY DARRELL BOSTON
VOL. 4041 / PG. 774
O.P.R.G.C.TX.

30' ACCESS EASEMENT
DOC# 201899000887
O.P.R.G.C.TX.

0.75 ACRES
ALLAN W &
JUDY M STALEY
VOL. 2616 / PG. 596
O.P.R.G.C.TX.

10.50 ACRES
ALLAN W & JUDY M STALEY
VOL. 2616 / PG. 596
O.P.R.G.C.TX.

2.50 ACRES
JAMES S DYER JR
DOC# 201899008877
O.P.R.G.C.TX.

20.00 ACRES
BRIAN D & GINA D WARREN
VOL. 2131 / PG. 271
O.P.R.G.C.TX.

5.00 ACRES
BRIAN D & GINA D WARREN
VOL. 2131 / PG. 271
O.P.R.G.C.TX.

7.00 ACRES
CLAYTON R JR
& STELLA L PARKER
VOL. 4126 / PG.
113O.P.R.G.C.TX.

38.585 ACRES
JOYCE STRIEGL
& BARBARA NEHR
DOC# 2015023668
O.P.R.G.C.TX.

SCHMOEKEL RD (50' R.O.W.)
PROPERTY BOUNDARY
CITY OF CIBOLO ETJ
REMEDY AVE
UPP ST
ULRICH AVE
TRAMMEL RD
RIEWE RD
SARTORI AVE
RATCHFORD ST
HOGAN AVE
LILENTHALL DR
AURELIUS AVE
G. TORRES SURVEY NO. 69 (A-141)
F. GARCIA SURVEY (A-313)
UNIT 1
UNIT 2
UNIT 3
UNIT 4

100 50 0 100 200
SCALE IN FEET
SCALE: 1"=100'

LEGEND

- OPEN SPACE / DRAINAGE
- RIGHT-OF-WAY DEDICATION (20')
- PHASE LINE
- SUBDIVISION BOUNDARY

DEVELOPER: KB HOME
4800 FREDERICKSBURG ROAD, SUITE 100
SAN ANTONIO, TX 78229
CONTACT PERSON: JASON TOWNSLEY
PHONE # (210) 301-2815

ENGINEER: LJA ENGINEERING, INC.
9830 COLONNADE BLVD. SUITE 300
SAN ANTONIO, TEXAS 78230
CONTACT PERSON: PRISCILLA G. FLORES, P.E.
PHONE # (210) 503-2700

DATE OF PREPARATION: 10/07/2024

NEILL SUBDIVISION
LAND STUDY
PROPOSED USE PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 02/16/2024
DESIGNED BY: NG
DRAWN BY: HEW
CHECKED BY: NG
DRAWING NAME: sh_Prop Use Plan.dwg

STATE OF TEXAS
NICHOLAS GOWER
139260
LICENSED
PROFESSIONAL ENGINEER
12/11/2024

LJA Engineering, Inc.
9830 Colonnade Boulevard
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER: SA164-2402

SHEET NO. 1.1
OF -- SHEETS

K:\SA164 KB Homes\2402 Neill Tract\426 Site Development Plans\GWG-Exhibits\Land Study\sh_Prop Use Plan.dwg
User: ngower
Last Modified: Dec. 11, 24 - 09:50
Plot Style/Plotted: Dec. 11, 24 - 09:51

EXHIBIT 2.16

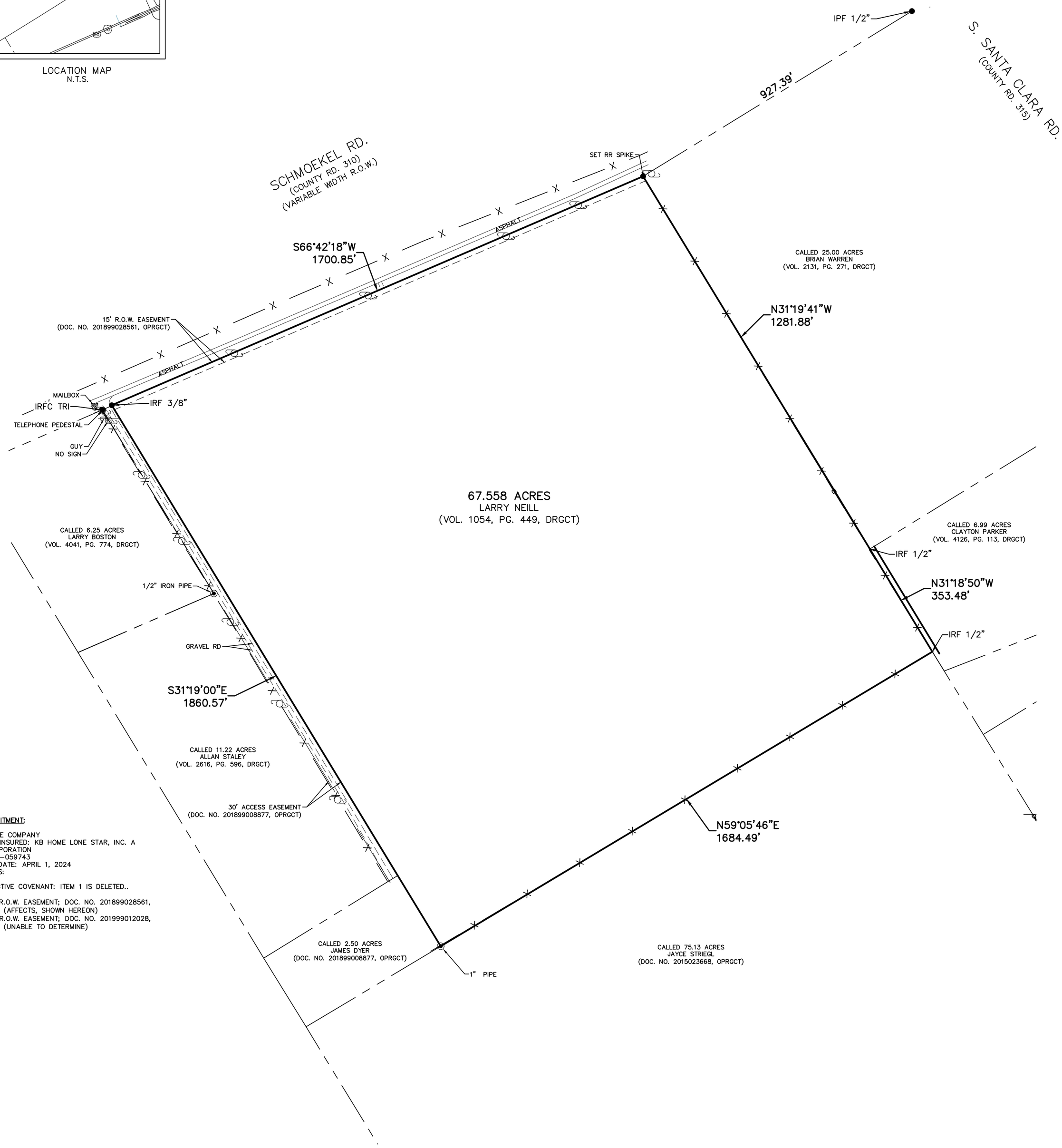
ALTA/ ACSM LAND TITLE SURVEY

CATEGORY 1A SURVEY

BEING 67.558 ACRES OF LAND OUT OF THE F. GARCIA SURVEY NO. 231, ABSTRACT 141, GUADALUPE COUNTY, TEXAS AND BEING A REMAINDER OF THE CALLED 104 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1054, PAGE 449 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS.

LEGEND:

- ○ = (IPS) SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
- ● = (IPF) FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- ( ) = RECORD INFORMATION
- DRGCT = DEED RECORDS OF GUADALUPE COUNTY, TEXAS
- OPRGCT = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- = POWER POLE



TITLE COMMITMENT:

ALAMO TITLE COMPANY
PROPOSED INSURED: KB HOME LONE STAR, INC. A TEXAS CORPORATION
GF NO.: 24-059743
EFFECTIVE DATE: APRIL 1, 2024
REFERENCES:

1. RESTRICTIVE COVENANT: ITEM 1 IS DELETED..
2. 10.(c.) R.O.W. EASEMENT; DOC. NO. 201899028561, OPRGCT (AFFECTS, SHOWN HEREON)
3. 10.(d.) R.O.W. EASEMENT; DOC. NO. 201999012028, OPRGCT (UNABLE TO DETERMINE)

D'AMAWYER LAND SURVEYING
5151 W. SH 46
NEW BRAUNFELS, TX 78132
PH: 830.730.4449
DREWM@DAM-TX.COM
FIRM #10191500

DATE: JUNE 2024 JOB: LJA087

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
2. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

ADDRESS:
SCHMOEKEL RD
MARION, TX 78124

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

THIS ____ DAY OF_____ 2024

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

Drawing Name: C:\Users\MandiMawyer\LJAM Survey Dropbox\Mandi\Projects\LJA- LJA Engineering\LJA087/- Neill Tract\LJA087/- Neill Tract.dwg User: MandiMawyer Jun 26, 2024 - 1:44pm

APPENDIX 3.1

SCS SOIL SURVEY REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Guadalupe County, Texas

Neil Tract

October 1, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map (Neil Tract)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Guadalupe County, Texas
Survey Area Data: Version 20, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 15, 2020—Dec 25, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (Neil Tract)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrA	Branyon clay, 0 to 1 percent slopes	60.2	89.0%
BrB	Branyon clay, 1 to 3 percent slopes	7.4	11.0%
Totals for Area of Interest		**67.6**	**100.0%**

Map Unit Descriptions (Neil Tract)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Guadalupe County, Texas

BrA—Branyon clay, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2shgv
Elevation: 290 to 1,050 feet
Mean annual precipitation: 31 to 38 inches
Mean annual air temperature: 65 to 70 degrees F
Frost-free period: 238 to 288 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Branyon and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Branyon

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Microfeatures of landform position: Circular gilgai
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Calcareous clayey alluvium derived from mudstone of pleistocene age

Typical profile

Ap - 0 to 12 inches: clay
Bkss - 12 to 72 inches: clay
BCkss - 72 to 80 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 7.0
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: D
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

Minor Components

Houston black

Percent of map unit: 5 percent
Landform: Ridges
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Microfeatures of landform position: Circular gilgai
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

Lewisville

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R086AY007TX - Southern Clay Loam
Hydric soil rating: No

Burleson

Percent of map unit: 5 percent
Landform: Stream terraces, stream terraces
Landform position (three-dimensional): Tread
Microfeatures of landform position: Circular gilgai, circular gilgai
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

BrB—Branyon clay, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2shgw
Elevation: 290 to 1,040 feet
Mean annual precipitation: 33 to 39 inches
Mean annual air temperature: 66 to 70 degrees F
Frost-free period: 243 to 288 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Branyon and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Branyon

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Microfeatures of landform position: Circular gilgai
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Calcareous clayey alluvium derived from mudstone of pleistocene age

Typical profile

Ap - 0 to 12 inches: clay
Bkss - 12 to 72 inches: clay
BCkss - 72 to 80 inches: clay

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 7.0
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: D
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

Minor Components

Houston black

Percent of map unit: 5 percent
Landform: Ridges
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Microfeatures of landform position: Circular gilgai
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

Burleson

Percent of map unit: 5 percent
Landform: Stream terraces, stream terraces
Landform position (three-dimensional): Tread

Microfeatures of landform position: Circular gilgai, circular gilgai
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

Lewisville

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R086AY007TX - Southern Clay Loam
Hydric soil rating: No

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APPENDIX 3.2

PHASE 1 ESA & SOIL SAMPLING

Horizon™
Environmental Services

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
NEILL 67.5-ACRE PROPERTY
SCHMOEKEL ROAD
MARION, GUADALUPE COUNTY, TEXAS
HJN 24110.001PI

PREPARED FOR:

KB HOME
SAN ANTONIO, TEXAS

PREPARED BY:

HORIZON ENVIRONMENTAL SERVICES

28 JUNE 2024

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EXECUTIVE SUMMARY

ASTM-SCOPE FINDINGS AND RECOMMENDATIONS

Per request by KB Home of San Antonio, Texas (the User), Horizon Environmental Services (Horizon) has performed a Phase I Environmental Site Assessment (ESA) for the Neill 67.5-Acre Property located off Schmoekel Road in Marion, Guadalupe County, Texas (the Property). All work was done in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-21 (ASTM, 2021). Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

The following findings are worthy of note but are not considered recognized environmental conditions:

NON-REC FINDINGS

Figure 6-1 Map ID	Appendix C Photo Number(s)	Description	REC, CREC, or HREC?*
A	5	Evidence of an abandoned hand-dug water well was observed on the northern portion of the Property. The well was filled to approximately 4 feet from the surface with sediment.	No
N/A	6 to 8	Overhead powerlines were observed adjacent to the northern and western Property boundaries. Pole-mounted electrical transformers serving adjacent single-family residences were observed on the powerlines along the western boundary. The transformers appeared to be of recent construction (unlikely to contain polychlorinated biphenyl oils [PCBs]) and did not exhibit any signs of leakage. Evidence of a buried cable line was observed adjacent to the northern Property boundary.	No

* REC = recognized environmental condition
CREC = controlled recognized environmental condition
HREC = historical recognized environmental condition

Based upon a review of regulatory records, historical use information, interviews, User-provided information, and a site reconnaissance, the Property was found to have a low probability for environmental risk related to significant levels of hazardous substances or petroleum products, and further assessment is not warranted at this time. However, Horizon has the following recommendations for certain conditions identified during this assessment:

RECOMMENDATIONS

Figure 6-1 Map ID	Feature/Condition	Recommendation	REC, CREC, or HREC?*
A	Water well	Properly cap/abandon according to Texas Commission on Environmental Quality (TCEQ) rules if not intended for future use.	No

* REC = recognized environmental condition
CREC = controlled recognized environmental condition
HREC = historical recognized environmental condition

NON-ASTM-SCOPE FINDINGS AND RECOMMENDATIONS

Threatened or Endangered Species Habitat

It is Horizon's opinion that the Property does not provide habitat or exhibit preferred habitat characteristics for any of the federally listed threatened or endangered (T/E) species known to occur in Guadalupe County. It is Horizon's opinion that any occurrence of T/E migratory bird species listed as potentially occurring throughout the state would be temporary, and that development of the Property would have no direct impact on the species.

Wetlands and Jurisdictional "Waters of the United States"

The determination process revealed that the Property does not contain areas subject to jurisdiction under Section 404 of the Clean Water Act (CWA) and associated guidance.

Cultural Resources

No documented cultural resources are located within or immediately adjacent to the boundaries of the Property. Based on the physiographic setting of the Property on a gently rolling upland landform situated adjacent to an unnamed tributary of Santa Clara Creek, it is Horizon's opinion that there exists a moderate potential for undocumented prehistoric archeological resources within the boundaries of the Property. Based on the absence of historic-age structures within the Property boundaries on historical aerial photographs and topographic maps, it is Horizon's opinion that there exists a low potential for historic-age architectural and/or archeological resources within the boundaries of the Property.

Radon

Texas Department of Health data indicate that radon levels in Guadalupe County are average indoor levels and below US Environmental Protection Agency (EPA) levels of concern. However, a low mean radon level does not mean that every structure in that county will have a low radon measurement.

Asbestos-Containing Materials and Lead-Based Paint

No potential occurrences of asbestos-containing materials (ACMs) or lead-based paint were observed on the Property during the site reconnaissance.

1.0 INTRODUCTION

Per request by KB Home of San Antonio, Texas (the User), Horizon Environmental Services (Horizon) has performed a Phase I Environmental Site Assessment (ESA) for the Neill 67.5-Acre Property located off Schmoekel Road in Marion, Guadalupe County, Texas (the Property). All work was done in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-21 (ASTM, 2021). This assessment was conducted under the supervision or responsible charge of Scott Flesher, Environmental Professional. James Pittman, Environmental Professional, performed the site reconnaissance on 3 May 2024.

Horizon has pursued all appropriate inquiry (AAI) into previous ownership and uses of the Property according to customarily accepted, sound professional practices and procedures as defined in 40 Code of Federal Regulations (CFR) Part 312. Horizon has obtained as much information as is "reasonably ascertainable," as defined by ASTM Practice E1527-21. Horizon assumes no responsibility for the accuracy of information provided by the User (or User's agent) or federal, state, or local agency file information. Horizon is not required to verify independently the accuracy of information obtained during this Phase I ESA, but has relied on the information unless Horizon has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained during the Phase I ESA or otherwise actually known to Horizon. Horizon did compare information obtained from different sources for consistency.

Horizon has observed the Property in an effort to identify recognized environmental conditions. The site reconnaissance included observation of physical conditions of the land, as well as any structures on or improvements of the Property, as accessible, for potential indicators of recognized environmental conditions. Horizon also observed adjoining properties, to the extent physically possible from the boundary of the Property, in an effort to detect the presence of recognized environmental conditions that may have the potential to impact the Property.

1.1 PURPOSE

ASTM Practice E1527-21 is intended to satisfy one of the requirements to qualify for the "innocent landowner" defense to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability. The purpose of the Phase I ESA is to identify "recognized environmental conditions" in connection with the Property. This includes the presence or likely presence of any hazardous substances or petroleum products, as defined by CERCLA (42 USC §9601), on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, groundwater, or surface water of the Property.

The term "recognized environmental conditions" includes hazardous substances or petroleum products, even under conditions in compliance with laws. However, the term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that, generally, would not be the subject of an enforcement

action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions. Some substances may be present on the Property in quantities and under conditions that may lead to contamination of the Property or of nearby properties, but are not included in the CERCLA definition of hazardous substances or do not otherwise present potential CERCLA liability.

1.2 SCOPE OF SERVICES

Horizon performs its Phase I ESAs in conformance with the scope and limitations of ASTM Practice E1527-21. A detailed scope of this service is provided in Appendix A. Any significant data gaps or deviations from this scope are reported in Sections 7.0 and 8.0 of this document. Horizon did conduct additional, non-ASTM-scope assessments during this Phase I ESA at the request of the User (see Section 12.0 of this report).

1.3 USER RELIANCE

Within the scope and limitations of ASTM Practice E1527-21, KB Home may rely on the results of this Phase I ESA regarding the potential for hazardous substance liabilities on the Property as of the date of its preparation. Horizon assumes no responsibility for liabilities or costs that may arise in the future due to features/conditions that could not have been reasonably identified at the time the work reported herein was performed.

1.4 PHASE I ESA REPORT EFFECTIVE PERIOD

Per ASTM Practice E1527-21, this Phase I ESA report is effective for a 180-day period beginning on the earliest date of the five main AAI components that were conducted. The five main AAI components with applicable Phase I ESA report sections and associated dates are listed in the table below.

TABLE 1-1
AAI COMPONENTS

AAI Component	Report Section	Description	Date Completed
Government Records Review	4.1 – Standard Environmental Records Sources, Federal and State	Regulatory Database Search	31 May 2024
Recorded Environmental Cleanup Lien Search	4.4 - Historical Use Information	Chain-of-Title Search/ Review of Title Commitment	5 May 2024
Site Reconnaissance/Visual Inspection	6.0 - Site Reconnaissance	Visual inspection of the Property and adjoining lands	3 May 2024
Interviews with Owners, Operators, and Occupants	5.0 - Interviews	Interviews	24 May 2024
Declaration by the Environmental Professional	11.0 – Signature of Environmental Professional	Names, titles, and signature dates	28 June 2024

2.0 DESCRIPTION OF THE PROPERTY

2.1 LOCATION AND LEGAL DESCRIPTION

The Property is located off Schmoekel Road in Marion, Guadalupe County, Texas (Figure 2-1). Per a commitment for title insurance document provided by the User, the Property is legally described as "A 23.5000 acre tract and a 44.000 acre tract, out of a 104 acre Tract in the Guadalupe Torres Survey Abstract 313, and the Francisco Garcia Survey Abstract 141, in Guadalupe County, Texas."

A copy of the document containing this legal description is included in Appendix B.

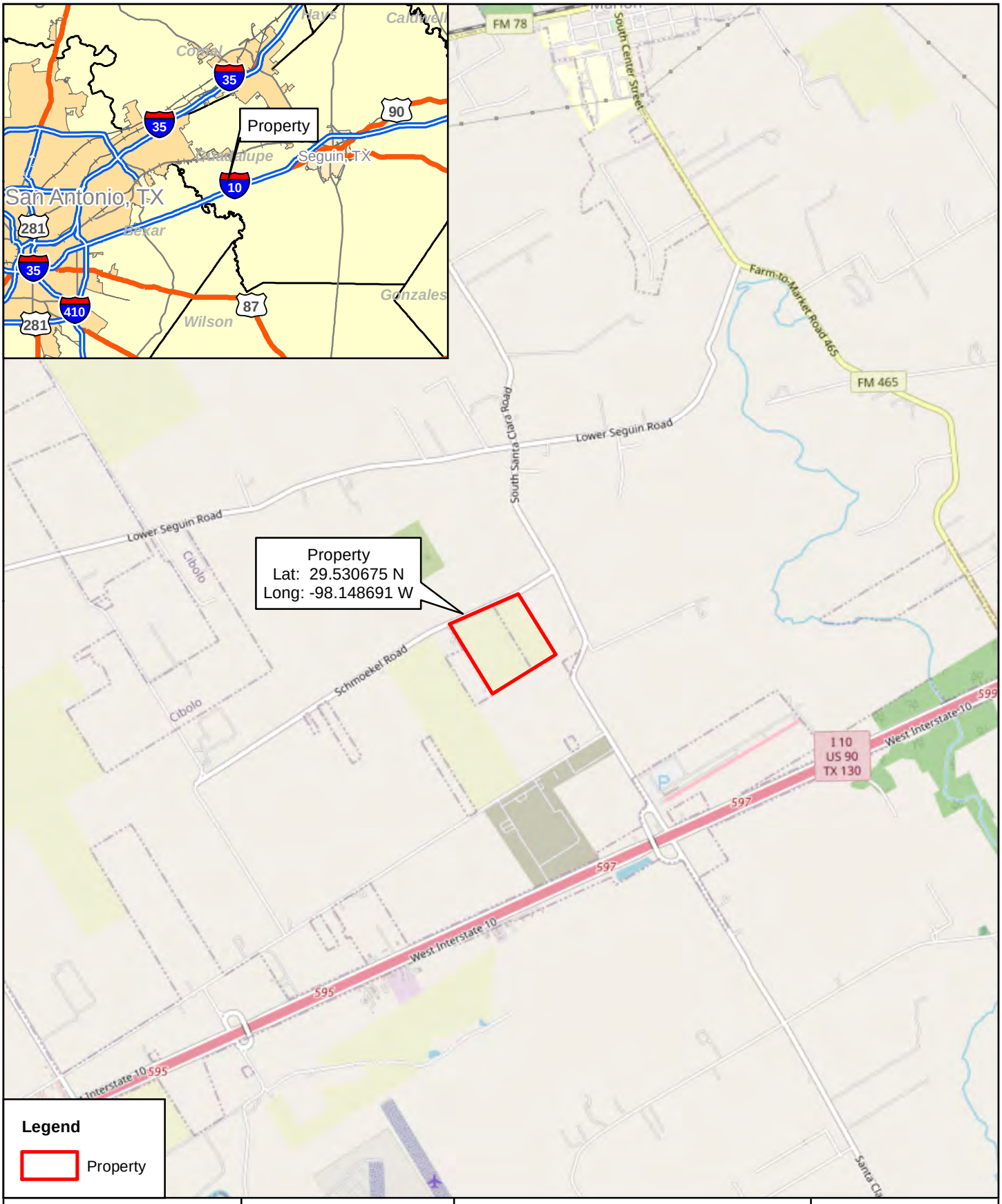
2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Property consists of approximately 67.5 acres of row-planted cropland located within an area characterized by agricultural, residential, and commercial land use. On-site photographs are provided in Appendix C.

2.3 CURRENT USE OF THE PROPERTY

Current land use on the Property is agricultural (row-planted cropland).

Any structures, roads, and/or improvements of the Property, as well as current uses of adjoining properties, are discussed within Section 6.2 of this report. An aerial view of the Property and adjacent land use, dated 2023, is provided in Section 4.4.1.2.



Date:	06/04/2024
Drawn:	KRW
HJN NO:	24110 PI
Source:	OSM, 2024

Horizon Environmental Services

Figure 2-1

Vicinity Map
Neill 67.5-Acre Property
Schmoekel Road
Marion, Guadalupe County, Texas

0 1,500 3,000
Feet

24110--Neill_67.5_Acre_Property\Graphics\24110-001PI_01A_Vicinity

3.0 USER-PROVIDED INFORMATION

3.1 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The User identified Larry Neill as the current owner of the Property. An interview conducted with Mr. Neill on 24 May 2024 indicated that the Property has been in his family since approximately 1951, and he inherited it in approximately 1992 (see Appendix F).

There were no occupants associated with the Property at the time of Horizon's assessment.

3.2 TITLE RECORDS

Per the User's request, Horizon acquired historical chain-of-title documentation on the Property for this assessment. The chain-of-title review is discussed in Section 4.4.1 (Standard Historical Sources), and a copy is provided in Appendix E (Historical Research Documentation).

3.3 RESPONSE TO ASTM-REQUIRED QUESTIONS

The User responded to the following ASTM-required questions by completing a Phase I ESA User Questionnaire. The User-completed copy of this form is included in Appendix B.

3.3.1 Environmental Liens or Activity and Use Limitations

The User reported no knowledge of any environmental liens or activity and use limitations (AULs) for the Property. The User reported that a search for environmental liens and/or AULs was not conducted prior to this assessment.

3.3.2 Specialized Knowledge

No specialized knowledge or experience related to the Property or nearby properties was reported to Horizon by the User.

3.3.3 Purchase Price vs. Fair Market Value

The User reported that the purchase price being paid for the Property reasonably reflects the fair market value of the Property if it were not contaminated.

3.3.4 Commonly Known or Reasonably Ascertainable Information

The User reported having no commonly known or reasonably ascertainable information about the Property that would help Horizon to identify conditions indicative of releases or threatened releases.

3.3.5 Obvious Indicators of Contamination

The User reported having no knowledge of any obvious indicators that point to the presence or likely presence of contamination at the Property.

3.3.6 Litigation, Administrative Proceedings, or Notices from Government Entities

The User reported having no knowledge of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Property. The User reported having no knowledge of any notice from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

3.3.7 Reason for Requesting the Phase I ESA

The User requested performance of the Phase I ESA for due diligence/feasibility purposes.

4.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the Property. Accuracy and completeness of record information vary among information sources. Horizon makes a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that were obvious when compared to other information reviewed or based on actual knowledge.

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Horizon commissioned Environmental Risk Information Services (ERIS) of Austin, Texas, to review state and federal agency records required by ASTM Practice E1527-21. ERIS conducted its data search using minimum search distances outlined in the ASTM standard (ASTM, 2021). ERIS's search results for Standard Environmental Records can be found within its complete Database Report, provided in Appendix D.

ERIS found the following recorded incidents within the ASTM-prescribed search distances:

TABLE 4-1
SUMMARY OF STANDARD ENVIRONMENTAL RECORD FINDINGS

Database	Acronym	Last Updated	Minimum Search Distance (miles)	Findings
Permitted Solid Waste Facilities	SWF/LF	28 July 2024	0.5	2

Permitted Solid Waste Facilities

ERIS reviewed the list of active, inactive, and post-closure Municipal Solid Waste landfills and processing facilities (SWF/LF) issued permits and authorizations, as well as pending, withdrawn, or denied application registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 330. ERIS identified no SWF/LF facilities on the Property. Two SWF/LF sites were identified within a 0.5-mile radius of the Property.

Both SFW/LF listings were associated with a site identified as Mulch-Compost Storage Yard, located approximately 0.25 miles southeast of the Property at 3330 South Santa Clara Road, Marion, Texas. The SFW/LF site is reportedly a brush recycling facility and would not be considered a recognized environmental condition for the Property.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

4.2.1 Additional Federal and State Environmental Records

In addition to the ASTM-required Standard Environmental Records, ERIS provided data from additional federal and state environmental record sources, using search areas ranging from on the Property to 1 mile from the Property. ERIS's search results for Additional Environmental Records can be found within its complete Database Report, provided in Appendix D.

After reviewing ERIS's Additional Environmental Records findings, it is Horizon's opinion that none of the facilities/incidents listed are likely to have current or former releases of hazardous substances and/or petroleum products with the potential to migrate to the Property; therefore, they would not be considered recognized environmental conditions for the Property at this time.

4.2.2 Oil and Gas Activity

Railroad Commission of Texas (RRC) records were investigated to determine if current or past oil and/or gas exploration and production (E&P) activity may exist on or within 1000 feet from the Property. The records reviewed did not indicate the presence of any of these structures on the Property. A dry hole is documented on adjacent land east of the Property (RRC, 2024).

4.2.3 Documented Water Wells

A review of the records of the Texas Water Development Board (TWDB) revealed no documented water wells on the Property; six water wells are documented within a 0.5-mile radius from the Property (TWDB, 2024). Evidence of an abandoned hand-dug water well was observed on the northern portion of the Property. The well was filled to approximately 4 feet from the surface with sediment.

If the on-site well is not intended for future use, it should be capped or properly abandoned according to the Administrative Rules of the Texas Department of Licensing and Regulation (TDLR), 16 Texas Administrative Code (TAC), Chapter 76. TCEQ publication RG-347, "Landowner's Guide to Plugging Abandoned Water Wells," provides specific guidance. If a well is intended for use, it must comply with 16 TAC §76.

The results of this assessment do not preclude the existence of additional undocumented/abandoned wells. If a water well or casing is encountered during construction, work should be halted near the feature until the TCEQ is contacted.

4.3 PHYSICAL SETTING SOURCES

The Property is mapped on the US Geological Survey (USGS) Marion, Texas, topographic quadrangle (USGS, 1992) (Figure 4-1). Topography on the Property is generally flat, with surface elevation ranging from approximately 615 to 625 feet above mean sea level. The Property is in the Lower Santa Clara Creek watershed (EPA, 2024), with surface water flowing northeast via overland sheet flow. The northeastern corner of the Property associated with an unnamed tributary of Santa Clara Creek lies within a Federal Emergency Management Agency (FEMA) designated 100-year floodplain (FEMA, 2007) (Figure 4-2).

The Property is located within the Blackland Prairie ecological area of Texas (Gould, 1975) and the “Crops” vegetational area of Texas (McMahan et al., 1984).

Geologically, the Property is underlain by the following:

TABLE 4-2
GEOLOGY

Unit	Period	Epoch	Description
Leona Formation (Qle)	Quaternary	Pleistocene	Fine calcareous silt grading down into coarse gravel; type locality first wide terrace of Nueces and Leona Rivers below level of Uvalde Gravel. May correlate with Onion Creek Marl of Austin sheet

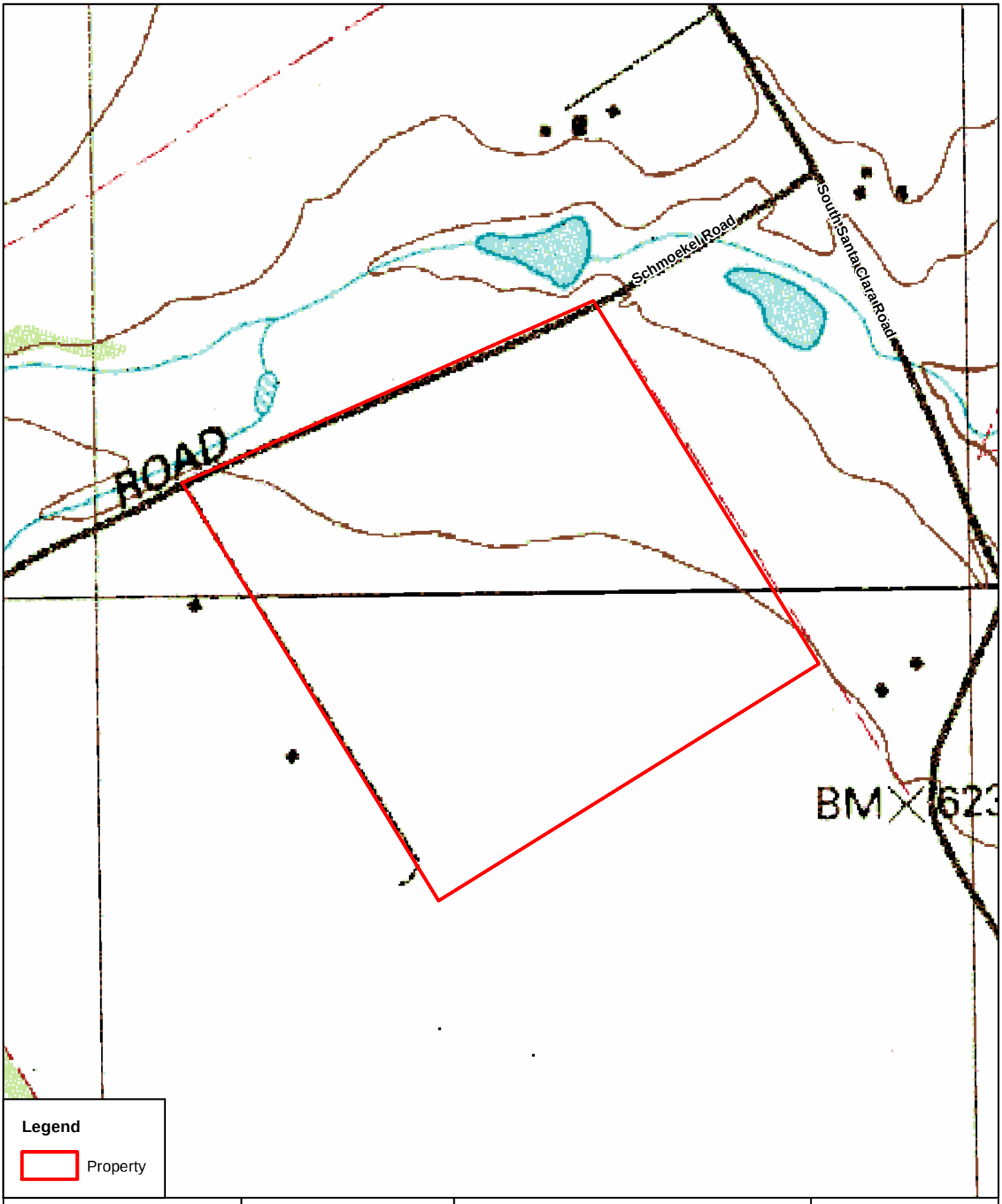
Source: UT-BEG, 1983

Mapped soils on the Property include the following:

TABLE 4-3
SOILS

Soil Name	Soil Type	Soil Depth (feet)	Underlying Material	Permeability	Available Water Capacity	Shrink-Swell Capacity
Branyon clay, 0 to 1% slopes (BrA)	clay	5.0	mottled clay	very slow to moderate	high	very high
Branyon clay, 1 to 3% slopes (BrB)	clay	5.0	mottled clay	very slow to moderate	very low	very high

Source: NRCS, 2024



Date:	06/04/2024
Drawn:	KRW
HJN NO:	24110 PI
Source:	USGS, 1992

Horizon Environmental Services

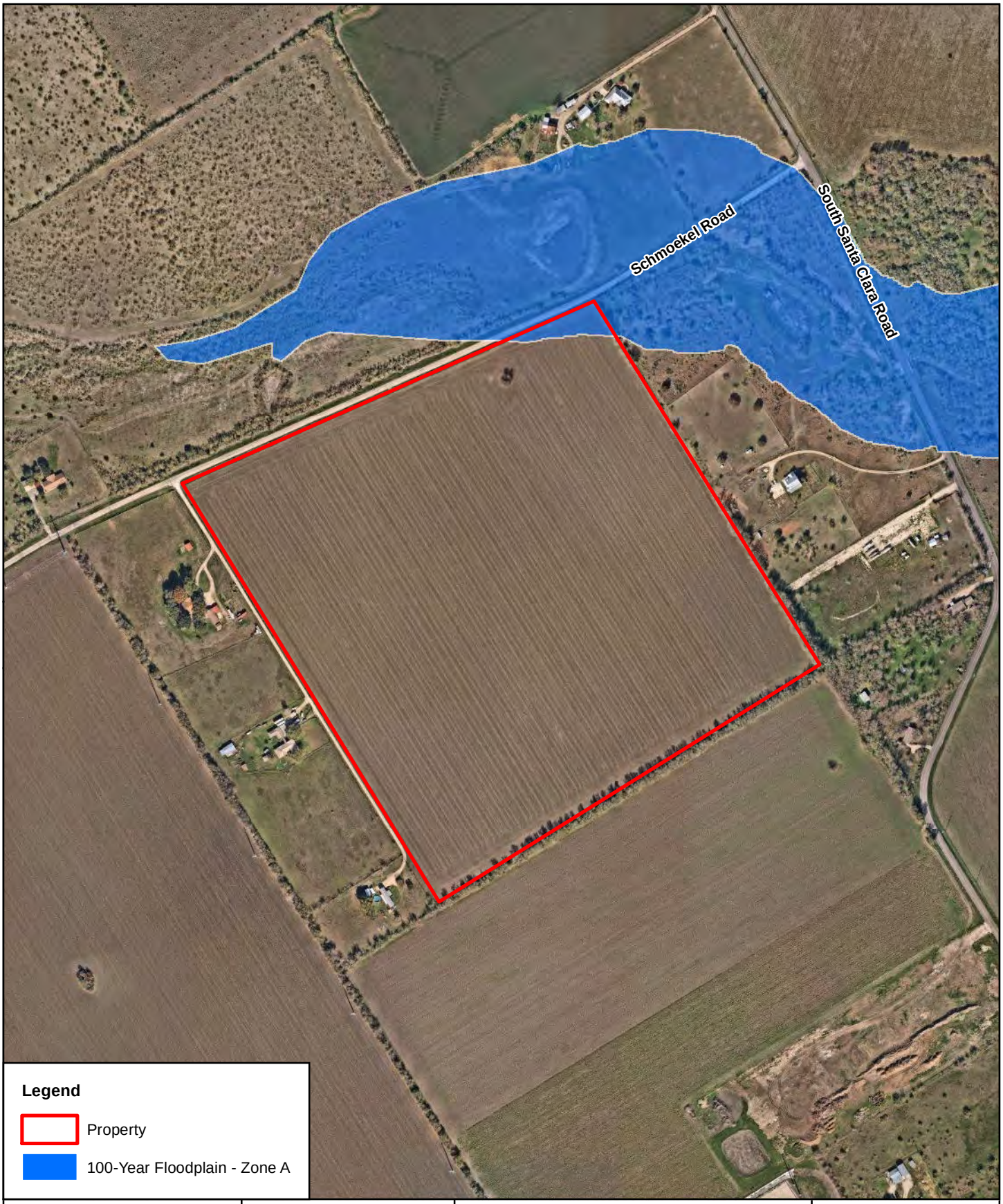
Figure 4-1

Topographic Map
Neill 67.5-Acre Property
Schmoekel Road
Marion, Guadalupe County, Texas

N

0 250 500
Feet

24110--Neill_67.5_Acre_Property\Graphics\24110-001PI_02A_Topo



Horizon™ Environmental Services

Date:	06/04/2024
Drawn:	KRW
HJN NO:	24110 PI
Source:	FEMA, 2007; Nearmap, 2023

Figure 4-2

Flood Hazard Map
Neill 67.5-Acre Property
Schmoekel Road
Marion, Guadalupe County, Texas

N

0 250 500
Feet

24110--Neill_67.5_Acre_Property\Graphics\24110-001PI_03A_Flood

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY AND ADJOINING PROPERTIES

Horizon conducted an examination of available historical use information, including ownership records, aerial photography, and historical topographic maps to develop a history of the previous uses of the Property and the surrounding area to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property. ASTM Practice E1527-21 calls for identification of all obvious uses of the Property from the present to the Property's obvious first "developed use" or 1940, whichever is earlier. For the purpose of identifying the historical uses of the Property, Section 8.3.2 of ASTM Practice E1527-21 defines the term "developed use" to include agricultural uses and placement of fill onto the Property. Section 8.3.2.1 of ASTM Practice E1527-21 does not require a review of standard historical sources at less than approximately 5-year intervals. If the specific use of the site appears unchanged over a period longer than 5 years, then ASTM Practice E1527-21 does not require research of the use during that period. A standard historical source may be excluded if the source is not reasonably ascertainable, or if past experience indicates that the source is not likely to be sufficiently useful, accurate, or complete.

4.4.1 Standard Historical Sources

4.4.1.1 Title Records

Historical ownership records are reviewed to develop a history of the previous uses of the Property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property, as well as to identify any environmental liens associated with the Property.

Horizon obtained historical chain-of-title documentation for the Property at the User's request. The chain-of-title document was prepared by RPS Title, LLC, Kyle, Texas (Appendix E). The records indicate that the Property has been owned by private individuals since 1947, and that the Property is currently owned by Larry Robert Neill, as recorded in a warranty deed filed 13 August 1993, in Volume 1054, Page 0449, of the Deed Records of Guadalupe County, Texas. A review of the ownership information produced no evidence suggesting an owner who may have conducted activities resulting in recognized environmental conditions for the Property. No easements or leases of environmental concern and no environmental liens were noted during the title research.

4.4.1.2 Historical Aerial Photography

Horizon reviewed historical aerial photographs dated 1938, 1944, 1950, 1959, 1964, 1973, 1983, 1991, 1995, 2004, 2005, 2008, 2010, 2012, 2014, 2016, 2018, 2020, and 2023, supplied by ERIS. The historical aerial photography supplied by ERIS can be viewed in Appendix E.

In the 1938 aerial photograph, the Property appears to be used for agriculture. A structure is visible near the central portion of the Property. A roadway is located adjacent to the northern Property boundary. Surrounding lands appear to be used for agriculture and rural residences. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

The 1944 aerial photograph revealed no significant visible changes to the Property or immediately surrounding lands. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

In the 1950 aerial photograph, the structure near the center of the Property has been removed. The aerial photograph revealed no significant visible changes to the immediately surrounding lands. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

The 1959 aerial photograph revealed no significant visible changes to the Property. A pond was constructed on adjacent land north of the Property. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

The 1964 and 1973 aerial photographs revealed no significant visible changes to the Property or immediately surrounding lands. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photographs.

The 1983 aerial photograph revealed no significant visible changes to the Property. Three residential sites and an access road are visible on adjacent land west of the Property. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

The 1991, 1995, 2004, 2005, 2005, 2008, 2010, and 2012 aerial photographs revealed no significant visible changes to the Property or immediately surrounding lands. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photographs.

The 2014 aerial photograph revealed no significant visible changes to the Property. Minor land clearing and development occurred on adjacent land east of the Property. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

The 2016, 2018, 2020, and 2023 aerial photographs revealed no significant visible changes to the Property or immediately surrounding lands. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photographs.

Horizon also reviewed Nearmap aerial photography dated 6 December 2023 (Nearmap, 2023) (Figure 4-3). The aerial photo revealed no significant visible changes to the Property or immediately surrounding lands. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

4.4.1.3 Historical USGS Topographic Maps

Horizon reviewed historical topographic maps of the Property, dated 1927, 1958, 1973, 1992, 2016, and 2019, supplied by ERIS. The historical USGS topographic maps supplied by ERIS can be viewed in Appendix E.

The topographic maps did not indicate any specific land use of the Property. Roadways and structures are depicted on surrounding lands.

4.4.1.4 Fire Insurance Maps

The Sanborn Company published fire insurance maps for urban areas designed for use by companies offering fire insurance policies. The maps show the size, shape, and construction materials of a structure; land use; and other independent improvements, such as gasoline storage tanks. The maps were originally published in the 1930s and updated periodically through at least the 1950s. Because Sanborn maps were limited to the core of major metropolitan areas, it is highly unlikely any maps would be available for the Property. Therefore, Horizon did not review published fire insurance maps for the Property.

4.4.1.5 Local Street Directories

Local street directories are published by private (or sometimes government) sources and show ownership and/or use of a specific property for each year by reference to its street address. The ownership and/or use of a specific property listed in the local street directory are used to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property. With the exception of rural single-family residences, the immediately adjacent properties do not appear to have been previously developed for occupied purposes. As such, local street directories are unlikely to provide useful historical information about the Property, so Horizon did not review them during this assessment.

4.4.1.6 Prior Assessment

Neither the User nor the landowner indicated knowledge of any prior ESAs conducted on the Property.

4.4.2 Data Failure

The historical research objectives of ASTM Practice E1527-21 were met during the review of standard historical sources; data failure was not encountered.

Horizon Environmental Services

Date:	06/04/2024
Drawn:	KRW
HJN NO:	24110 PI
Source:	Nearmap, 2023

Figure 4-3

2023 Aerial Photograph
Neill 67.5-Acre Property
Schmoekel Road
Marion, Guadalupe County, Texas

N

0 250 500
Feet

24110--Neill_67.5_Acre_Property\Graphics\24110-001PI_04A_2023Aerial

5.0 INTERVIEWS

5.1 INTERVIEW WITH OWNER/KEY SITE MANAGER

A Phase I ESA Landowner/Occupant Interview Questionnaire was completed on 24 May 2024 by the current landowner, Mr. Larry Neill. Mr. Neill's responses to the interview questions indicated that he had no knowledge of any potential recognized environmental conditions in connection with the Property. The completed Landowner/Occupant Interview Questionnaire is provided in Appendix F.

5.2 INTERVIEWS WITH CURRENT OCCUPANTS

As no occupants are currently associated with the Property, occupant interviews were not conducted.

5.3 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

Horizon contacted the Guadalupe County Fire Marshal to request information on recorded incidents that may indicate a release of hazardous materials or petroleum products on the Property or adjacent properties. At the date of this report, the Guadalupe County Fire Marshal had not responded to the request. In the event the Guadalupe County Fire Marshal later provides significant information about the Property, Horizon will notify the User.

6.0 SITE RECONNAISSANCE

Horizon conducted a site reconnaissance on 3 May 2024. Horizon also reviewed immediately adjacent lands, to the extent possible from the boundaries of the Property, to observe any existing or potential sources of off-site contamination that may affect the Property. Horizon's Phase I ESA Site Reconnaissance Checklist is provided in Appendix G. On-site photographs are provided in Appendix C.

6.1 METHODOLOGY AND LIMITING CONDITIONS

A pedestrian reconnaissance of the Property was conducted, as well as visual observation of immediately adjacent lands from the boundaries of the Property. No conditions were encountered that would have limited Horizon's ability to observe the Property.

6.2 GENERAL SITE SETTING

The Property is generally described as approximately 67.5 acres of row-planted cropland located within an area characterized by agricultural, residential, and commercial land use.

6.2.1 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

Observable geologic, hydrogeologic, hydrologic, and topographic conditions on the Property were generally consistent with the findings of our literature review (see Section 4.3).

6.2.2 Property Uses

6.2.2.1 Current Use of the Property

Current land use on the Property is agricultural (row-planted cropland).

6.2.2.2 Past Uses of the Property

Information obtained during the review of standard historical sources, participant interviews, and the site reconnaissance indicates that past use of the Property was likely limited to agriculture. It is Horizon's opinion that this past use is unlikely to have involved the use, treatment, storage, disposal, or generation of significant quantities of hazardous substances or petroleum products on the Property.

6.2.2.3 Current/Past Uses of Adjoining Properties

An aerial view of the Property and adjoining land use, dated 2023, is provided in Section 4.4.1.2 (see Figure 4-3).

During the site reconnaissance, Horizon observed the following land uses on adjoining properties:

NORTH: Schmoekel Road, agricultural, and residential;
SOUTH: Agricultural;
EAST: Agricultural and residential; and
WEST: Agricultural and residential.

On adjoining properties, Horizon did not observe any industrial uses or other uses likely to involve the use, treatment, storage, or generation of significant quantities of hazardous substances or petroleum products.

The review of historical aerial photography and participant interviews indicates that past uses of adjoining properties were likely agricultural and residential. No evidence of potential recognized environmental conditions on adjacent properties was revealed through a review of historical sources, interviews, or visual inspection from the Property's boundaries during the site reconnaissance.

6.2.2.4 Current/Past Uses of Surrounding Area

The surrounding area in general is dominated by agricultural, residential, and commercial land use. The surrounding area appears to have been historically used for agricultural and rural residential purposes.

6.2.3 Improvements

Man-made improvements observed on the Property or its boundaries include the following:

TABLE 6-1
IMPROVEMENTS OBSERVED

Figure 6-1 Map ID	Appendix C Photo Number(s)	Description
Property	1 to 4	The Property has been improved for agriculture (row-planted cropland).
A	5	Evidence of an abandoned hand-dug water well was observed on the northern portion of the Property. The well was filled to approximately 4 feet from the surface with sediment.
N/A	6 to 8	Overhead powerlines were observed adjacent to the northern and western Property boundaries. Pole-mounted electrical transformers serving adjacent single-family residences were observed on the powerlines along the western boundary. Evidence of a buried cable line was observed adjacent to the northern Property boundary.

Figure 6-1 Map ID	Appendix C Photo Number(s)	Description
N/A	8	Schmoekel Road is located adjacent to the northern Property boundary. A gravel-based road providing access to adjacent homesites is located along the western Property boundary.

No structures, potable water supply sources, or sewage disposal systems were observed on the Property or its boundaries during the site reconnaissance.

6.3 SITE FINDINGS

6.3.1 Exterior Observations

On or immediately adjacent to the Property, Horizon observed the following exterior features or conditions, which ASTM Practice E1527-21 identifies as potential recognized environmental conditions:

TABLE 6-2
EXTERIOR FEATURES/CONDITIONS OBSERVED

Figure 6-1 Map ID	Appendix C Photo Number(s)	Description	REC, CREC, or HREC?*
A	5	Evidence of an abandoned hand-dug water well was observed on the northern portion of the Property. The well was filled to approximately 4 feet from the surface with sediment.	No
N/A	6 to 8	Overhead powerlines were observed adjacent to the northern and western Property boundaries. Pole-mounted electrical transformers serving adjacent single-family residences were observed on the powerlines along the western boundary. The transformers appeared to be of recent construction (unlikely to contain polychlorinated biphenyl oils [PCBs]) and did not exhibit any signs of leakage. Evidence of a buried cable line was observed adjacent to the northern Property boundary.	No

* REC = recognized environmental condition
CREC = controlled recognized environmental condition
HREC = historical recognized environmental condition

It is Horizon's opinion that the features listed in Table 6-2 above do not meet the ASTM definition of a recognized environmental condition, controlled recognized environmental condition, or historical recognized environmental condition.

Horizon™ Environmental Services

Date:	06/04/2024
Drawn:	KRW
HJN NO:	24110 PI
Source:	FEMA, 2007; Nearmap, 2023

Figure 6-1

ASTM-Scope Findings Map
Neill 67.5-Acre Property
Schmoekel Road
Marion, Guadalupe County, Texas

N

0 250 500
Feet

24110--Neill_67.5_Acre_Property\Graphics\24110-001PI_05A_SFM

Horizon did *not* observe any of the following exterior conditions on or immediately adjacent to the Property:

- Evidence of current or past industrial or manufacturing uses
- Pits, ponds, or lagoons
- Stained soil or pavement
- Stressed vegetation
- Oil/gas wells
- Evidence of pipelines
- Septic systems
- Piles of debris or other evidence of solid waste disposed on site
- Evidence of wastewater discharges within, onto, or off of the Property
- Hazardous substances, petroleum products, or associated containers
- Storage drums
- Unidentified substance containers
- Storage tanks, vent pipes, or fill pipes
- Hydraulic equipment or other equipment likely to contain polychlorinated biphenyl oils (PCBs)
- Strong, pungent, or noxious odors
- Pools of liquid suspected of containing hazardous materials or petroleum products

6.3.2 Interior Observations

As no structures were observed on the Property, interior inspections prescribed by ASTM Practice E1527-21 were not conducted during the site reconnaissance.

7.0 DATA GAPS

According to ASTM Practice E1527-21, a “data gap” occurs when the environmental professional is unable to obtain information required by the practice despite good-faith efforts to gather such information.

No significant data gaps were encountered in the process of conducting this Phase I ESA that would affect Horizon’s ability to identify recognized environmental conditions.

8.0 LIMITING CONDITIONS/DEVIATIONS

There were no limiting conditions, deletions, or deviations from ASTM Practice E1527-21 in connection with this Phase I ESA.

9.0 FINDINGS AND CONCLUSIONS

Horizon has performed a Phase I ESA of the Property in conformance with the scope and limitations of ASTM Practice E1527-21. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

The following findings are worthy of note but are not considered recognized environmental conditions:

TABLE 9-1
NON-REC FINDINGS

Figure 6-1 Map ID	Appendix C Photo Number(s)	Description	REC, CREC, or HREC?*
A	5	Evidence of an abandoned hand-dug water well was observed on the northern portion of the Property. The well was filled to approximately 4 feet from the surface with sediment.	No
N/A	6 to 8	Overhead powerlines were observed adjacent to the northern and western Property boundaries. Pole-mounted electrical transformers serving adjacent single-family residences were observed on the powerlines along the western boundary. The transformers appeared to be of recent construction (unlikely to contain polychlorinated biphenyl oils [PCBs]) and did not exhibit any signs of leakage. Evidence of a buried cable line was observed adjacent to the northern Property boundary.	No

* REC = recognized environmental condition
CREC = controlled recognized environmental condition
HREC = historical recognized environmental condition

10.0 OPINION OF ENVIRONMENTAL PROFESSIONAL

Based upon a review of regulatory records, historical use information, interviews, User-provided information, and a site reconnaissance, the Property was found to have a low probability for environmental risk related to significant levels of hazardous substances or petroleum products, and further assessment is not warranted at this time. However, Horizon has the following recommendations for certain conditions identified during this assessment:

TABLE 10-1
RECOMMENDATIONS

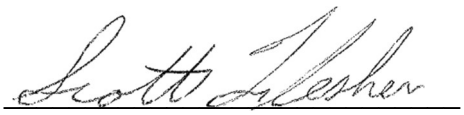
Figure 6-1 Map ID	Feature/Condition	Recommendation	REC, CREC, or HREC?*
A	Water well	Properly cap/abandon according to TCEQ rules if not intended for future use.	No

* REC = recognized environmental condition
CREC = controlled recognized environmental condition
HREC = historical recognized environmental condition

11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

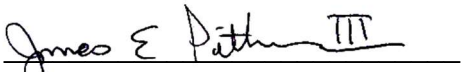
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR §312.10. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

For Horizon Environmental Services



28 June 2024

Scott Flesher — Date
Vice President, Ecological Program Manager, EP[1]



28 June 2024

James Pittman — Date
Ecological Project Manager, EP

[1] Qualified Environmental Professional under ASTM Practice E1527-21

12.0 ADDITIONAL, NON-ASTM-SCOPE ASSESSMENTS

12.1 THREATENED OR ENDANGERED SPECIES HABITAT

Literature and agency file searches were conducted to identify the potential occurrence of any federally listed threatened or endangered (T/E) species in the vicinity of the Property. The search included information from the US Fish and Wildlife Service (USFWS), the Texas Parks and Wildlife Department (TPWD) Natural Diversity Database, and The University of Texas Bureau of Economic Geology (UT-BEG).

Federally listed T/E species for Guadalupe County that are potentially affected by activities within the Property are presented in the following table:

TABLE 12-1
T/E SPECIES LISTED FOR GUADALUPE COUNTY

Common Name	Scientific Name	Federal Status
Tricolored bat	*Perimyotis subflavus*	Proposed Endangered
Piping plover	*Charadrius melodus*	Threatened
Rufa red knot	*Calidris canutus rufa*	Threatened
Whooping crane	*Grus americana*	Endangered

Source: USFWS, 2024a

Tricolored Bat

Tricolored bats are associated with forested landscapes, where they forage near trees (including forest perimeters) and along waterways. Maternity and other summer roosts are typically in dead or live tree foliage (including attached lichen clumps such as *Usnea* sp. and "Spanish moss"). Caves, mines, and rock crevices may be used as night roosts between foraging forays. Maternity colonies also may utilize human-made structures (i.e., buildings, bridges) or tree cavities (NatureServe, 2024). Due to the lack of forested habitat and mature woodland species on or within the vicinity of the Property, it is Horizon's opinion that the Property does not provide habitat for the tricolored bat.

Piping Plover

The piping plover is indicated by the USFWS as a potential transitory migrant species for most of Texas, including Guadalupe County. The piping plover winters on the Texas coast, occupying beaches and tidal mud flats. Its migratory path from its breeding grounds in the northern plains, Great Lakes, and northern Atlantic coast to the Texas coast carries it primarily through the eastern third of Texas, where it may occasionally stop over during migration. It occasions lake shores and marshes along its migratory path (NatureServe, 2024). No suitable habitat for the piping plover (lake shores or marshes) was observed on the Property. It is

Horizon's opinion that any occurrence of the piping plover would only be temporary and development of the Property would have no direct impact on this species.

Rufa Red Knot

The rufa red knot is a migratory shorebird which nests in the Arctic and winters mainly in southern South America (NatureServe, 2024). Rufa red knots are commonly found along sandy, gravel, or cobble beaches, tidal mudflats, salt marshes, shallow coastal impoundments and lagoons, and peat banks. Red knots forage on beaches, oyster reefs, and exposed bay bottoms and roost on high sand flats, reefs, and other sites protected from high tides (NatureServe, 2024). No shorelines or adequate water sources were observed on the Property; therefore, it is Horizon's opinion that the Property does not provide habitat for this species.

Whooping Crane

The whooping crane is a migratory bird species listed as potentially occurring in many or all Texas counties. Whooping cranes nest in dense emergent vegetation in shallow water bodies and migratory stopover points include large expanses of wetlands and rural agricultural fields. In Texas, whooping cranes winter at Aransas National Wildlife Refuge and Matagorda and St. Joseph's islands in Aransas, Calhoun, and Matagorda counties. Habitat for loafing and foraging includes flooded tidal flats and mud or sand in shallow bays and channels (NatureServe, 2019). The Property is located within the path of migration for the whooping cranes during their 2600-mile flight each spring (late March to late April) and fall (mid-October to late November) (Oberholser, 1974); however, no suitable habitat was observed by Horizon on the Property or the immediately adjacent properties. It is Horizon's opinion that any occurrence of the whooping crane would only be temporary and development of the Property would have no direct impact on this species.

Additional Resources Reviewed

The USFWS's Critical Habitat Mapper did not indicate critical habitat for a listed species on or within a 0.5-mile radius of the Property (USFWS, 2024b).

Examination of the TPWD Natural Diversity Database indicated no documented occurrence(s) of listed species on or within a 0.5-mile radius of the Property (TPWD, 2024).

T/E Species Summary and Recommendations

Horizon did not observe potentially suitable habitat on the Property for any of the federally listed T/E species of Guadalupe County.

12.2 WETLANDS AND JURISDICTIONAL "WATERS OF THE US"

Horizon's jurisdictional determination of wetlands (officially referred to as "waters of the US" [WOTUS]) consisted of a pre-field literature review and a site assessment conducted

according to the general methodologies prescribed by the 1987 US Army Corps of Engineers (USACE) *Wetlands Delineation Manual* and Regional Supplement: Great Plains Region (Version 2.0) (March 2010); USACE Regulatory Guidance Letter (RGL) No. 05-05 (7 December 2005); USACE Regulatory Guidance Letter (RGL) No. 05-05 (7 December 2005); 2008 CWA Jurisdictional Determination Guidance (*Rapanos* Guidance); and Horizon's interpretation of the US Supreme Court's decision in *Sackett v. Environmental Protection Agency* (EPA).

The pre-field evaluation included a review of US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) published soil survey information for Guadalupe County (NRCS, 2024); the USGS Marion, Texas, topographic quadrangle map (USGS, 1992); FEMA Flood Insurance Rate Map (FEMA, 2007); USFWS National Wetlands Inventory (NWI) map (2024c); and historical aerial photography dated 1938, 1944, 1950, 1959, 1964, 1973, 1983, 1991, 1995, 2004, 2005, 2008, 2010, 2012, 2014, 2016, 2018, 2020, and 2023.

Based on the pre-field literature review and field investigation, Horizon did not observe areas on the Property that would be considered jurisdictional WOTUS and be subject to regulation by the USACE.

The professional opinions expressed in this report are based on Horizon's interpretation of the currently applicable statutory and regulatory provisions, as implemented by the EPA and USACE (Agencies). These provisions have undergone a variety of changes in recent years. Since the 2006 US Supreme Court (the Court) case *Rapanos v. United States*, there have been two primary evaluation methods for evaluating aquatic resources: the "relatively permanent" and the "significant nexus" standards (formalized by the Agencies in 2008). Various rules, notably those published in 2015 and in 2020, have sought to redefine the regulatory scope of the Clean Water Act (CWA) by leaning more on one standard or the other to narrow or expand the Agencies' regulatory authority.

In early 2023 the Agencies published a revised definition of WOTUS (88 FR 3004), effective 20 March 2023. However, on 19 March a federal district court in Texas granted a preliminary injunction preventing this rule from going into effect in Texas and Idaho. Other lawsuits similarly prevented this rule's implementation in an additional 25 states. On 25 May 2023, the Court issued a long-awaited decision in the case of *Sackett v. Environmental Protection Agency*.

This ruling struck down the "significant nexus" standard, a major component of the Agencies' March 2023 rule. To comply with the Court's ruling, the Agencies published an amended version of their March 2023 rule (88 FR 61964) known as "Revised Definition of 'Waters of the United States'; Conforming" (the conforming rule) on 8 September 2023.

The previously mentioned injunctions remain in effect as of this date and prevent the conforming rule from going into effect in 27 states, including Texas. Therefore, the effective rule for Texas is the preceding 2008 *Rapanos* guidance (sometimes referred to as the pre-2015 regulations and guidance). However, per the *Sackett* ruling, the "significant nexus" portion of this guidance legally should not be enforced. As a result, there remains considerable uncertainty at

this time on how to classify the jurisdictional status of aquatic features. Additionally, individual USACE districts may have their own interpretations of various regulatory aspects. Until the EPA and USACE issue official guidance and the USACE begins issuing Approved Jurisdictional Determinations, Horizon will evaluate all aquatic resources based on our understanding of current guidance, the *Sackett* ruling, and our experience with the preceding pre-2015 regulations and guidance.

The USACE and the EPA are the final authority over the jurisdictional status of wetlands, streams, and other potential WOTUS per Section 404 of the CWA. The findings discussed in this report are solely the opinion of Horizon and have not been verified by the aforementioned regulatory Agencies. Although the USACE and EPA are applying this legal standard at present, recent history and ongoing litigation demonstrate the likelihood that legal circumstances may change in the future. Thus, Horizon recommends following up prior to closing or starting work on the site in order to determine what rules are in place at that time.

12.3 CULTURAL RESOURCES

Database Review

Archival research conducted on the Texas Historical Commission's (THC) online *Texas Archeological Sites Atlas* (TASA) web site indicates the presence of two previously recorded cemeteries within an approximately 1.0-mile radius of the Property. These documented cultural resources and their distances from the Property are summarized in Table 12-2 below. No documented cultural resources, including any archeological sites, cemeteries, or historic properties listed on the National Register of Historic Places (NRHP) and/or designated as State Antiquities Landmarks (SAL), are located within or immediately adjacent to the boundaries of the Property.

TABLE 12-2
PREVIOUSLY RECORDED CULTURAL SITES WITHIN 1.0 MILES OF THE PROPERTY

Site No./Name	Site Type	NRHP/SAL Eligibility Status	Distance/Direction from Property	Potential to be Impacted by Project?
Cemeteries				
Ebert Cemetery (GU-C074)	Cemetery	Historic Texas Cemetery	0.8 miles east	No
Gutz Cemetery (GU-C177)	Cemetery	N/A	1.0 mile north)	No

NRHP = National Register of Historic Places; SAL = State Antiquities Landmark; SHPO = State Historic Preservation Office

Source: THC, 2024

Examination of historical USGS topographic maps dating from 1927 to the present and aerial photographs dating from 1955 to the present indicate that no standing structures of potentially historic age (i.e., 50 years of age or older) are located within the boundaries of the Property. Historical land use within the Property appears to have been predominantly agricultural.

Based on the TASA database, no prior cultural resources surveys have been conducted within the limits of the Property.

Probability Assessment

Prehistoric archeological sites are commonly found in upland areas and on alluvial terraces near stream/river channels or drainages. Based on the physiographic setting of the Property on a gently rolling upland landform situated adjacent to an unnamed tributary of Santa Clara Creek, it is Horizon's opinion that there exists a moderate potential for undocumented prehistoric archeological resources within the boundaries of the Property.

Based on the absence of historic-age structures within the Property boundaries on historical aerial photographs and topographic maps, it is Horizon's opinion that there exists a low potential for historic-age architectural and/or archeological resources within the boundaries of the Property.

Governing Regulations

Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, requires federal agencies to take into consideration the effects of their actions (funding or permitting) on historic properties. Historic properties include prehistoric archeological sites and historic-era structures, engineering features, and sites that are listed on, considered eligible for listing on, or have the potential for being eligible for listing on the NRHP, including previously unidentified properties. With this in mind, if the development of the Property would require the use of federal permits, licenses, or funding, such as Nationwide Permits (NWP) or Individual Permits (IP) issued by the USACE, funding provided by the US Department of Housing and Urban Development (HUD), or if the project would occur on federal lands, federal agencies may require a cultural resources survey of any portions of the Property that fall within their jurisdiction.

Specific to NWPs, General Condition 20(c) of the 2012 NWPs requires non-federal permittees to notify the USACE under the Pre-Construction Notification (PCN) procedures if a proposed project subject to Section 404 jurisdiction may have the potential to cause effects to any historic properties. In order to make this determination, the USACE may require a cultural resources survey in the immediate vicinity of any Section 404 regulated activity if at least a moderate potential for the occurrence of historic or prehistoric properties exists.

Additionally, General Condition 21 of the 2012 NWPs requires persons conducting an activity authorized by NWP to stop work and immediately notify the USACE if a previously

unknown prehistoric or historic property (remains or artifacts) is discovered during the construction process.

Regarding state regulations, if any part of the Property is located on publicly owned land, permitting agencies may require a cultural resources survey in compliance within the Antiquities Code of Texas (ACT).

In the event that the undertaking does not require any federal permitting/funding and it is not located on publicly owned land, cultural resources are not afforded protection under the regulations of Section 106 of the NHPA or the ACT. However, unmarked burial sites (both prehistoric and historic-era) are still protected under the Texas Health and Safety Code.

Recommendations

Based on the assessed moderate potential for undocumented prehistoric archeological resources on the Property, it is Horizon's opinion that a formal cultural resources survey of the portions of the Property within any federal agency's jurisdiction would be warranted to comply with Section 106 of the NHPA if the development of the Property would require the usage of any federal permits or funding. Similarly, if any portion of the Property is located on publicly owned land, it is Horizon's further opinion that a formal cultural resources survey of the portions of the Property located on public property would be warranted in compliance with the ACT.

If no federal permitting or coordination is required for the undertaking and the undertaking is located entirely on privately owned land, field personnel should still be made aware of the unmarked burial regulations within the Texas Health and Safety Code. Specifically, if any human remains or grave objects are encountered at any point during development, maintenance, or ongoing use of the Property, all work at the location of the inadvertent discovery should cease immediately. Following the cessation of activity, the THC (and possibly also the county coroner) should be notified immediately and a qualified archeologist should be contacted to assess the find.

12.4 POTENTIAL FOR THE OCCURRENCE OF RADON

In 1992, the Texas Department of Health, Bureau of Radiation Control (TDH-BRC), conducted statewide indoor air quality surveys to learn the average levels of radon gas within homes of each county (Smith et al., 1992). Radon is an odorless, colorless, naturally occurring radioactive gas produced by the radioactive decay of uranium in geological formations. Radon can readily migrate through permeable rocks and soils and eventually seep into buildings or be released into the atmosphere.

Radon further decays into radioactive, chemically reactive particles that can attach themselves to other particles, such as dust, in a home environment. If inhaled, these now-

radioactive particles may cause damage to lung tissues and increase the risk of lung cancer. The radon level threshold of concern established by the EPA is 4 pico curies per liter (pCi/l) of air. The average indoor radon level is estimated to be about 1.3 pCi/l and about 0.4 pCi/l is normally found in the outside air (EPA et al., 1992). Texas homes, when viewed on a statewide basis, have a relatively low level of radon, averaging 1.2 pCi/l of air (Smith et al., 1992). Such levels are not a major public health concern, as it would be extremely costly and difficult to achieve lower average residential levels on a statewide basis. This Texas average is within the national norms, where US homes have been reported to have averaged indoor radon levels between 1.0 and 2.0 pCi/l of air. However, when examined on a county basis, Texas counties that have a higher potential for residential radon are found in the West Texas Panhandle region; the Big Bend area; the Llano Uplift area; and inland from the coastal bend in South Texas, where underground formations of ancient Mesozoic beach sands, rich in uranium, can be found. All the counties with higher levels of radon were found to have geology that supports their higher potential.

Residential radon measurements for Guadalupe County are as follows:

TABLE 12-3
RADON MEASUREMENTS

Mean (pCi/l)	No. of Houses Surveyed	Percent > 4 pCi/l	Percent > 20 pCi/l	Minimum Value (pCi/l)	Maximum Value (pCi/l)
1.3	17	5.9	0.0	<0.5	5.4

Source: Smith et al., 1992

The above data indicate that radon levels in Guadalupe County are average indoor levels and below EPA levels of concern. However, a low mean radon level does not mean that all houses in that county will have a low radon measurement. Unique construction techniques, such as underground or berm-surrounded homes, as well as energy-efficient or tightly sealed homes, may show higher indoor radon levels. Percentages measured within individual counties, however, can be used as determinants of the potential radon problem for that county, because all residents within a specific county have an equal chance of being chosen for the survey.

When a house is discovered with elevated indoor radon levels, and mitigation efforts are determined necessary, the following general methods are available: (1) sealing off entry routes into the home by covering exposed dirt in floors or basements with concrete or gas-proof liners, sealing cracks and holes in slabs, and covering sumps in untrapped floor drains; (2) increasing the ventilation rate in a house by either passive or active means; or (3) increasing soil ventilation by drawing away radon gas from the soil before it reaches the house, such as with below-slab suction. Technical guidance for incorporating radon resistance into a new structure is available from the EPA Radon Office at 1-800-SOS-RADON or by contacting the EPA Region 6 in Dallas, Texas, at (214) 665-2760.

12.5 ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT

The EPA defines asbestos-containing materials (ACMs) as any material or product that contains greater than 1% asbestos. In general, the EPA classifies ACMs into the 3 categories outlined below.

- Surfacing, which includes sprayed-on or troweled-on materials
- Thermal, which includes insulation and materials associated with heating, hot/cold water systems, and HVAC systems
- Miscellaneous, which includes ceiling and floor tiles, roofing materials, and all other materials that do not fall into the 2 previous categories

In addition, identified ACMs are further defined as “Friable” or “Non-friable.” “Friable” material is defined as material that, when dry, can easily be pulverized, crushed, or reduced to powder by hand pressure. “Non-friable” material is defined as those materials containing asbestos that are firmly bound by matrix such as plastic, cement, etc., that, if handled carefully, will not become friable.

No potential occurrences of ACMs were observed on the Property during the site visit. No potential occurrences of lead-based paints were observed on the Property during the site visit.

13.0 PARTICIPATING PERSONNEL

Horizon's participating personnel for this Phase I ESA are listed below. Qualifications of the Environmental Professional are provided in Appendix H.

PERSON	PARTICIPATION
Scott Flesher, Vice President, Ecological Program Manager, EP[1]	Project Manager Technical Review Drafting
James Pittman, Ecological Project Manager, EP	Field Investigation Records Search Report Author Drafting
Karlie Wilson, GIS Specialist	Drafting
Jesse Owens, Archeology Program Manager, RPA[2]	Cultural Resources Section
Bridgette Miller, Technical Editor	Final Report Preparation

[1] Qualified Environmental Professional under ASTM Practice E1527-21
[2] Registered Professional Archeologist

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APPENDIX A

PHASE I ESA
SCOPE OF SERVICES AND LIMITED GLOSSARY OF TERMS

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SCOPE OF WORK
PHASE I ENVIRONMENTAL SITE ASSESSMENT

The following presents the 4 principal components of Horizon's scope of work for the performance of a Phase I Environmental Site Assessment (ESA). Horizon's Phase I ESA is performed in conformance with the scope and limitations of ASTM Practice E1527-21.

1.0 Records Review

A review of reasonably ascertainable environmental and historical use information from corporate and/or governmental records related to the Property is performed. Standard sources of information (e.g., various federal, state, local, and tribal governmental agencies) and search distances from the Property adhere to those specified in ASTM Practice E1527-21, as applicable. Sources of information reviewed include the following, as applicable and reasonably ascertainable:

1.1 Standard Environmental Record Sources (Federal and State)
- 1.1.1 National Priority List Database
- 1.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System Database
- 1.1.3 Resource Conservation and Recovery Information System Database
- 1.1.4 Emergency Response Notification System Database
- 1.1.5 Texas Voluntary Cleanup Program and the Texas Innocent Owner/Operator Program
- 1.1.6 Texas State Superfund Database
- 1.1.7 TCEQ Solid Waste Facilities and Unauthorized and Unpermitted Landfill Sites
- 1.1.8 TCEQ Registered Storage Tanks
- 1.1.9 TCEQ Spills List
- 1.1.10 Brownfields
- 1.1.11 Dry Cleaners

1.2 Additional Environmental Record Sources
- 1.2.1 Oil and gas activity records
- 1.2.2 Documented water wells and information concerning known or potentially contaminated wells
- 1.2.3 Other local record sources as applicable and reasonably ascertainable

1.3 Physical Setting Sources
- USGS topographic map and description of general topography
- USDA mapped soils information
- FEMA flood hazard mapping information

1.4 Standard Historical Sources
- Historical chain-of-title documentation
- Historical aerial photography
- Fire insurance maps
- Local street directories
- Other standard historical sources (may include sources such as USGS topographic maps, property tax files, local building department records, local zoning/land use records, or information from prior ESAs conducted on the Property)

2.0 Interviews

Horizon makes a reasonable attempt to interview current owners and occupants of the Property. Selection of persons to be interviewed follows the guidance provided in ASTM Practice E1527-21.

2.1 Interview with Owner/Key Site Manager
2.2 Interview(s) with current occupants
2.3 Interview(s) with local government officials
2.4 Interview(s) with others, as deemed necessary by the Environmental Professional under ASTM Practice E1527-21

3.0 Site Reconnaissance

A site reconnaissance is performed on the Property, including observation of physical conditions of the land and any structures or improvements on the Property, and immediately adjacent properties as accessible or visible, for potential indicators of recognized environmental conditions. Representative photographs of the Property and immediately adjacent properties are taken to document conditions existing at the time of the site reconnaissance. Observed indications of current and past uses of the Property and adjoining properties, as accessible or visible, are noted. Certain features/conditions that may exist on the Property are documented, including, but not limited to, the following:

3.1 General Site Setting
- 3.1.1 Geologic, hydrogeologic, hydrologic, and topographic conditions
- 3.1.2 Property uses
  - Current/past uses of the Property
  - Current/past uses of adjoining properties
  - Current/past uses of surrounding area
- 3.1.3 Structures on the Property
- 3.1.4 Roads and parking areas on the Property
- 3.1.5 Potable water supply
- 3.1.6 Sewage disposal system

3.2 Exterior Observations
- 3.2.1 Pits, ponds, or lagoons
- 3.2.2 Stained soil or pavement
- 3.2.3 Stressed vegetation
- 3.2.4 Evidence of solid waste
- 3.2.5 Evidence of wastewater discharges
- 3.2.6 Wells
- 3.2.7 Septic systems
- 3.2.8 Hazardous substances or petroleum products
- 3.2.9 Hazardous substance or petroleum products containers
- 3.2.10 Storage tanks, vent pipes, and fill pipes
- 3.2.11 Equipment likely to contain polychlorinated biphenyl oils (PCBs)
- 3.2.12 Strong, pungent, or noxious odors
- 3.2.13 Pools of liquid

3.3 Interior Observations
- 3.3.1 Heating/cooling facilities
- 3.3.2 Stains or corrosion
- 3.3.3 Floor drains and sumps
- 3.3.4 Hazardous substances or petroleum products
- 3.3.5 Hazardous substance or petroleum products containers

3.3.6 Storage tanks, vent pipes, and fill pipes
3.3.7 Equipment likely to contain PCBs
3.3.8 Strong, pungent, or noxious odors
3.3.9 Pools of liquid

4.0 Report

Two copies of a written report are prepared presenting the findings of the Phase I ESA. The report includes the following:

4.1 Description of the Property
- 4.1.1 Location and legal description
- 4.1.2 Site and vicinity general characteristics
- 4.1.3 Current use of the Property
- 4.1.4 Description of structures, roads, and other improvements on the Property
- 4.1.5 Current uses of the adjoining properties

4.2 User-provided Information
- 4.2.1 Historical chain-of-title documentation
- 4.2.2 Environmental liens or activity and use limitations (AULs)
- 4.2.3 Specialized knowledge
- 4.2.4 Commonly known or reasonably ascertainable information
- 4.2.5 Purchase price vs. fair market value of the Property
- 4.2.6 Owner, property manager, and occupant information
- 4.2.7 Reason for performing the Phase I ESA
- 4.2.8 Other User-provided information

4.3 Discussion of findings from Records Review, Interviews, and Site Reconnaissance
4.4 Identification of any significant data gaps
4.5 Identification of any deviations from ASTM Practice E1527-21
4.6 Findings and Conclusions
4.7 Opinion of the Environmental Professional
4.8 Signature of the Environmental Professional
4.9 Qualifications of the Environmental Professional

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PHASE I ESA LIMITED GLOSSARY OF TERMS

The terms below may be found in the Phase I ESA report. They are defined by ASTM Standard Practice E1527-21 as follows. This should not be considered a comprehensive list of terms.

activity and use limitations (AULs) – legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property.

controlled recognized environmental condition – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

data failure – a failure to achieve the historical research objectives prescribed by the practice, even after reviewing standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap. Data failure is not uncommon in trying to identify the use of the property at 5-year intervals back to first use or 1940 (whichever is earlier).

data gap – a lack of or inability to obtain information required by the practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the practice.

***de minimis* condition** – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

environmental lien – a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property.

historical recognized environmental condition – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

recognized environmental condition – the presence of hazardous substances or petroleum products in, on, or at the subject property: (1) due to a release to the environment; (2) the likely

presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.

user – the party seeking to use Practice E1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of the practice.

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APPENDIX B

USER-PROVIDED INFORMATION DOCUMENTS

Phase I ESA User Questionnaire
Title Commitment (Legal Description of Property)

Horizon Environmental Services

Please return completed form to:
sflesher@horizon-esi.com

Horizon Use Only
Project: _____

PHASE I ESA USER QUESTIONNAIRE

ASTM Practice E1527-21 defines the User as the party seeking to use Practice E1527-21 to complete an environmental site assessment of the Property. In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must provide the following information (if available) to the Environmental Professional. **Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.** This form, as completed by the User, will be attached to the Phase I ESA report.

1. **Environmental cleanup liens against the Property** (40 CFR 312.25)
   Have you conducted a search for environmental cleanup liens against the Property that are filed or recorded under federal, tribal, state, or local law? ☐ Yes ☒ No
   Are you aware of any environmental cleanup liens against the Property that are filed or recorded under federal, tribal, state, or local law? ☐ Yes (Explain below) ☐ No

2. **Activity and land use limitations (AULs) on the Property** (40 CFR 312.25)
   Have you conducted a search for AULs such as engineering controls, land use restrictions, or institutional controls that are in place for the Property, or filed/recorded in any registry under federal, tribal, state, or local law?
   ☐ Yes ☒ No
   Are you aware of any AULs that are in place for the Property or filed/recorded in such registries?
   ☐ Yes (Explain below) ☒ No

3. **Specialized knowledge or experience of person seeking to qualify for the LLP** (40 CFR 312.28)
   As the User of this ESA, do you have any specialized knowledge or experience related to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? ☐ Yes (Explain below) ☒ No

4. **Relationship of purchase price to fair market value** (40 CFR 312.29)
   Does the purchase price being paid for the Property reasonably reflect the fair market value of an uncontaminated Property? ☒ Yes ☐ No

   If not, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Property? ☐ Yes ☒ No

5. **Commonly known or reasonably ascertainable information about the Property** (40 CFR 312.30)
   Are you aware of commonly known or reasonably ascertainable information about the Property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases? For example, as User,

   (a.) Do you know the past uses of the Property? ☐ Yes (Explain below) ☒ No

   (b.) Do you know of specific chemicals that are present or once were present at the Property?
   ☐ Yes (Explain below) ☒ No

   (c.) Do you know of spills or other chemical releases that have taken place at the Property?
   ☐ Yes (Explain below) ☒ No

(d.) Do you know of any environmental cleanups that have taken place at the Property?

☐ Yes (Explain below) ☒ No

6. **Degree of obviousness of the presence or likely presence of contamination at the Property, and the ability to detect the contamination by appropriate investigation** (40 CFR 312.31)

As the User of this ESA, based on your knowledge and experience related to the Property, are there any obvious indicators that point to the presence or likely presence of contamination at the Property?

☐ Yes (Explain below) ☒ No

7. **Litigation, administrative proceedings, or notices from government entities** (ASTM E 1527-21 §10.9)

As the User, are you aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Property? ☐ Yes (Explain below) ☒ No

Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? ☐ Yes (Explain below) ☒ No

8. **Reason for requesting the Phase I ESA** (ASTM E 1527-21 §6.7)

As the User, are you requesting this ESA be performed for the purpose of qualifying for one of the Landowner Liability Protections to CERCLA liability? ☐ Yes ☒ No

If no, please explain reason for requesting performance of the Phase I ESA:

Due Dilligence/Feasibilty period.

Have you requested Horizon to conduct additional, non-ASTM-scope services in conjunction with this Phase I ESA?

☒ No ☐ Yes (describe):

REQUIRED INFORMATION:

IDENTIFICATION OF USER AND SIGNATURE OF PERSON COMPLETING USER QUESTIONNAIRE

Signature: Bernhard, Michael Digitally signed by Bernhard, Michael Date: 2024.05.23 16:49:21 -05'00'

Printed Name: Ryan Bernhard

Representing: KB Home *(Organization)*

Title: Land Acq. Manager

Date: 5.23.24

Address: 4800 Fredericksburg Rd. Suite 100

City, State, ZIP: San Antonio, TX 78229

PLEASE COMPLETE, SIGN, AND RETURN TO: sflesher@horizon-esi.com

This form has been developed using the standards in ASTM Practice E1527-21 for the purpose of supporting a Phase I Environmental Site Assessment to satisfy the federal "All Appropriate Inquiries" rule.

References:

(ASTM) American Society for Testing and Materials. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Designation E1527-21. West Conshohocken, Pennsylvania: ASTM, 2021.

US Environmental Protection Agency. "Standards and Practices for All Appropriate Inquiries; Final Rule." 40 CFR Part 312. 1 November 2005.

COMMITMENT FOR TITLE INSURANCE

Issued By

Alamo Title Insurance

SCHEDULE A

Effective Date: **April 1, 2024, 8:00 am** GF No. **24-059743**

Commitment No. _____, issued **April 10, 2024, 8:00 am**

1. The policy or policies to be issued are:
   (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
   (Not applicable for improved one-to-four family residential real estate)
   Policy Amount: **$3,500,000.00**
   PROPOSED INSURED: **KB Home Lone Star Inc., a Texas corporation**
   (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
   - ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
   Policy Amount:
   PROPOSED INSURED:
   (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
   Policy Amount:
   PROPOSED INSURED:
   Proposed Borrower:
   (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
   Policy Amount:
   PROPOSED INSURED:
   Proposed Borrower:
   (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
   Binder Amount:
   PROPOSED INSURED:
   Proposed Borrower:
   (f) OTHER
   Policy Amount:
   PROPOSED INSURED:
2. The interest in the land covered by this Commitment is: **Fee Simple**
3. Record title to the land on the Effective Date appears to be vested in:
   Larry Robert Neill
4. Legal description of the land:
   A 23.5000 acre tract and a 44.000 acre tract, out of a 104 acre Tract in the Guadalupe Torres Survey Abstract 313, and the Francisco Garcia Survey Abstract 141, in Guadalaupe County, Texas.

   SUBJECT TO THE REQUIREMENT FOR A SURVEY.

   Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

Countersigned
San Antonio Title Co.

By

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APPENDIX C

PHOTOGRAPHS FROM SITE RECONNAISSANCE

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PHOTO 1
Typical site conditions on the Property

PHOTO 2
Typical site conditions on the Property

PHOTO 3
Typical site conditions on the Property

PHOTO 4
Typical site conditions on the Property

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PHOTO 5
Abandoned well located on the northern portion of the Property (Figure 6-1, Item A)

PHOTO 6
Evidence of buried cable line observed along the northern Property boundary

PHOTO 7
Overhead powerlines located along the northern Property boundary

PHOTO 8
Overhead powerlines and access road located along the western Property boundary

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APPENDIX D

GOVERNMENT AGENCY RECORDS

ERIS Environmental Data Search Report

DATABASE REPORT

Project Property:	*Neill 67.5-Acre Property* *Schmoekel Road* *Marion TX*
Project No:	*24110.001PI*
Report Type:	*Database Report*
Order No:	*24052900480*
Requested by:	*Horizon Environmental Services*
Date Completed:	*May 31, 2024*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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Executive Summary

Property Information:

Project Property:		*Neill 67.5-Acre Property* *Schmoekel Road Marion TX*
Project No:		*24110.001PI*
Coordinates:		
	Latitude:	*29.53169768*
	Longitude:	*-98.14920051*
	UTM Northing:	*3,267,197.22*
	UTM Easting:	*582,441.74*
	UTM Zone:	*14R*
Elevation:		*621 FT*

Order Information:

Order No:	*24052900480*
Date Requested:	*May 29, 2024*
Requested by:	*Horizon Environmental Services*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials (with Project Boundaries)*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Topographic Map	*Topographic Maps*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0
State								
SUPERFUND	Y	1	0	0	0	0	0	0
SHWS	Y	1	0	0	0	0	0	0
SDA	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	**2**	-	**2**
CLI	Y	0.5	0	0	0	0	-	0
HGAC CLI	Y	0.5	0	0	0	0	-	0
AACOG CLI	Y	0.5	0	0	0	0	-	0
IHW	Y	0.25	0	0	0	-	-	0
IHW RECEIVER	Y	0.5	0	0	0	0	-	0
RWS	Y	0.5	0	0	0	0	-	0
LPST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
PST	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	0	0	-	-	0
UST AUSTIN	Y	0.25	0	0	0	-	-	0
PETROL CAVERN	Y	0.25	0	0	0	-	-	0
DTNK	Y	0.25	0	0	0	-	-	0
AUL	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
VCP RRC	Y	0.5	0	0	0	0	-	0
OP CLEANUP	Y	0.5	0	0	0	0	-	0
IOP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
BROWN RRC	Y	0.5	0	0	0	0	-	0
MSD	Y	0.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0
County	***No County standard environmental record sources available for this State.***							
Additional Environmental Records								
Federal								
PFAS GHG	Y	0.5	0	0	0	0	-	0
OSC RESPONSE	Y	0.125	0	0	-	-	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	**1**	0	0	**1**
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
PRIORITY CLEAN	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
GWCC	Y	0.125	0	0	-	-	-	0
GWCC HIST	Y	0.125	0	0	-	-	-	0
APAR	Y	0.5	0	0	0	0	-	0
SPILLS	Y	0.125	0	0	-	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
IHW CORR ACTION	Y	1	0	0	0	0	0	0
LAND APPL	Y	0.25	0	0	0	-	-	0
NOV	Y	0.25	0	0	0	-	-	0
NOE	Y	0.25	0	0	0	-	-	0
LIENS	Y	PO	0	-	-	-	-	0
ORD	Y	0.25	0	0	0	-	-	0
HIST RCRA NONRCRA	Y	0.5	0	0	0	0	-	0
RTOL	Y	0.25	0	0	0	-	-	0
UIC	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
IHW GENERATOR	Y	0.125	0	0	-	-	-	0
IHW TRANSPORT	Y	0.125	0	0	-	-	-	0
AIR PERMITS	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	0	0	-	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
EDWARDS AQUIFER	Y	PO	0	-	-	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County	***No County additional environmental record sources available for this State.***							
Total:			0	0	**1**	**2**	0	**3**

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	FUDS	NEIL, ET AL, PROPERTIES	MARION TX ***FUDS Property No:*** K06TX1120	ENE	0.15 / 796.41	-19	17
2	SWF/LF	MULCHCOMPOST STORAGE YARD	3330 S SANTA CLARA RD MARION TX	SE	0.25 / 1,324.35	1	17
2	SWF/LF	MULCH-COMPOST STORAGE YARD	3330 S SANTA CLARA RD MARION TX	SE	0.25 / 1,324.35	1	18

Executive Summary: Summary by Data Source

Standard

State

SWF/LF - Permitted Solid Waste Facilities

A search of the SWF/LF database, dated Jul 28, 2023 has found that there are 2 SWF/LF site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MULCHCOMPOST STORAGE YARD	3330 S SANTA CLARA RD MARION TX	SE	0.25 / 1,324.35	2
MULCH-COMPOST STORAGE YARD	3330 S SANTA CLARA RD MARION TX	SE	0.25 / 1,324.35	2

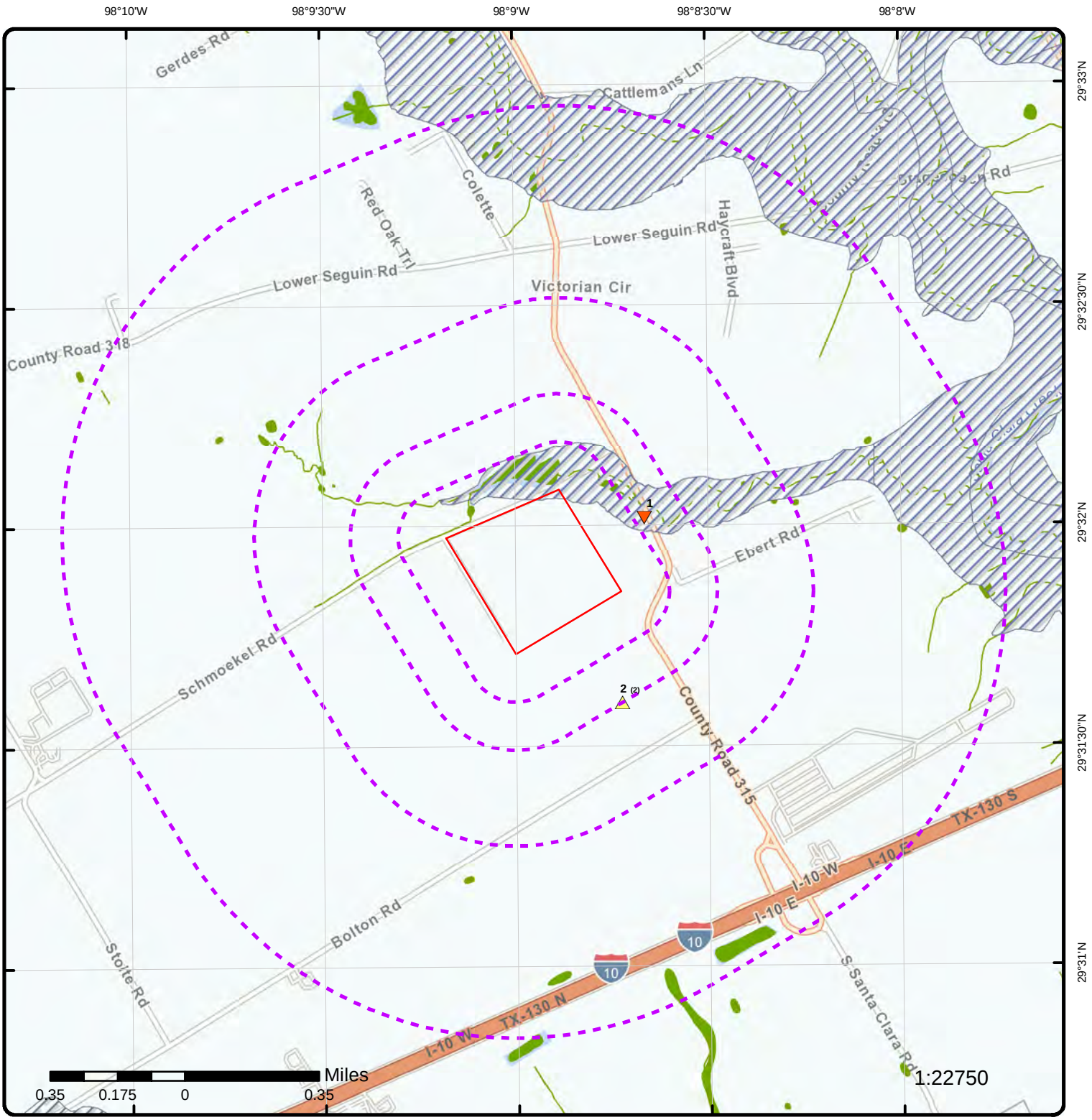
Non Standard

Federal

FUDS - Formerly Used Defense Sites

A search of the FUDS database, dated May 15, 2023 has found that there are 1 FUDS site(s) within approximately 1.00miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
NEIL, ET AL, PROPERTIES	MARION TX ***FUDS Property No**: K06TX1120*	ENE	0.15 / 796.41	1



Map: 1.0 Mile Radius

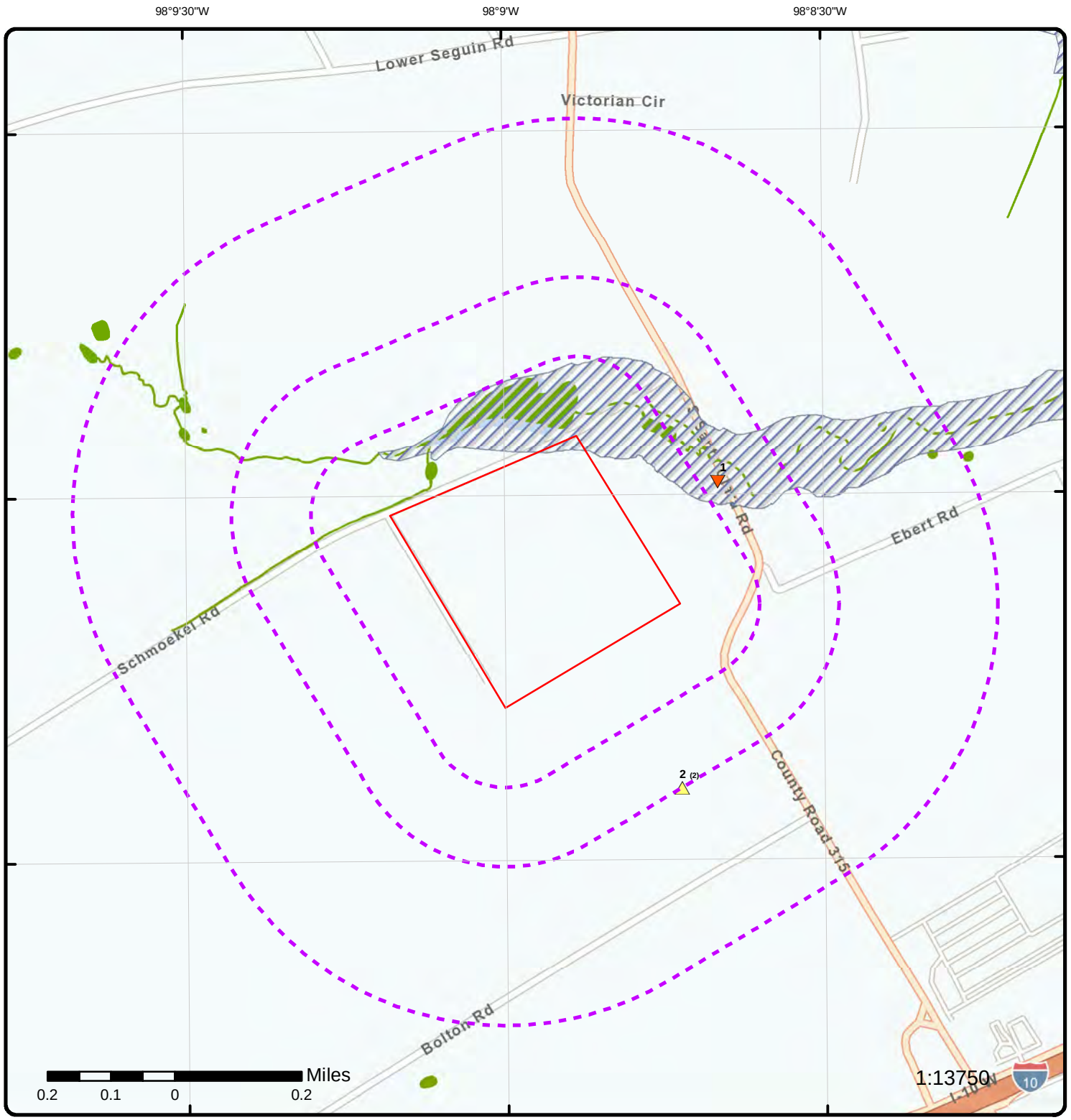
Order Number: 24052900480

Address: Schmoekel Road, Marion, TX

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

© ERIS Information Inc.



Map: 0.5 Mile Radius

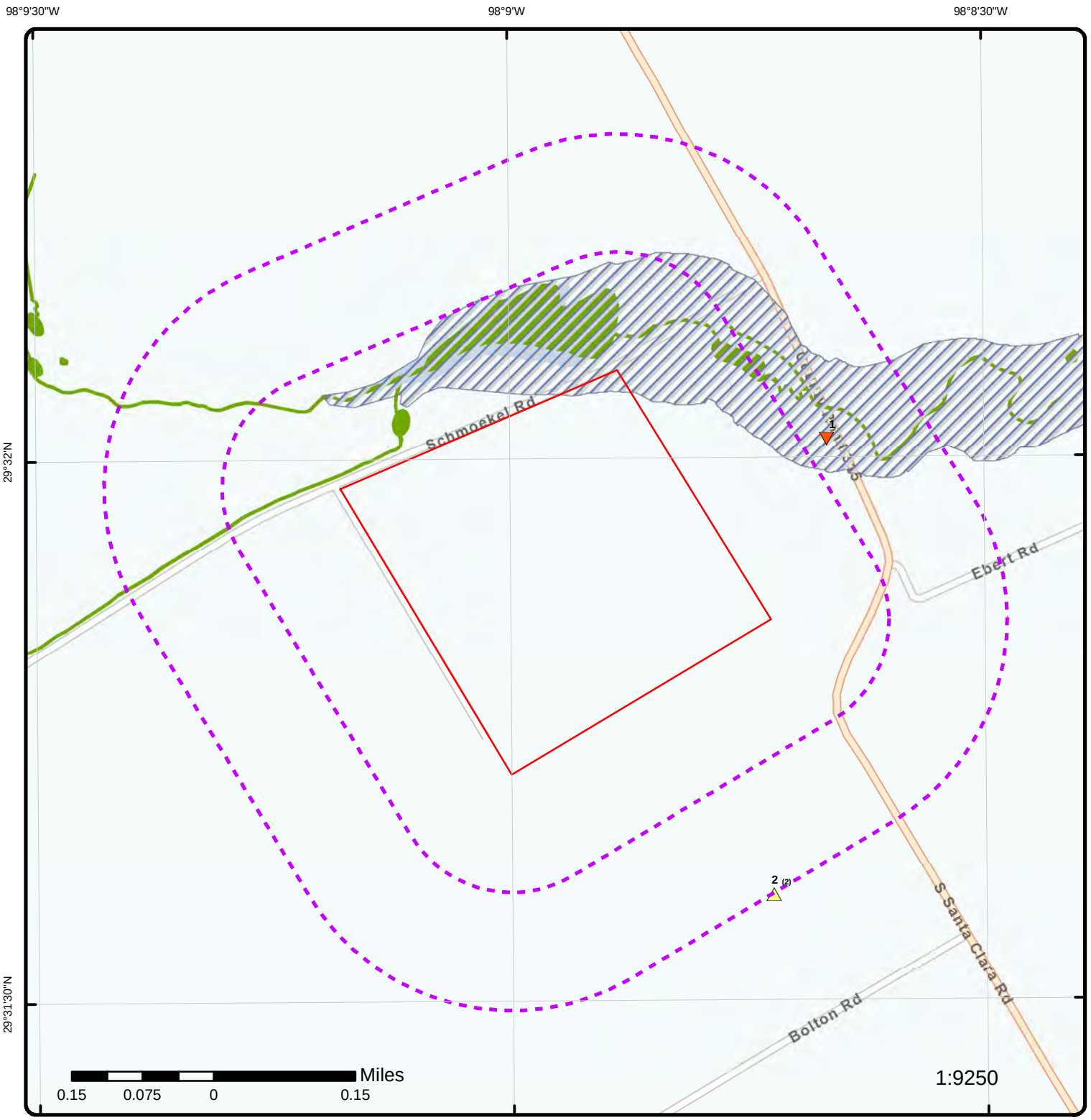
Order Number: 24052900480

Address: Schmoekel Road, Marion, TX

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

© ERIS Information Inc.



Map: 0.25 Mile Radius

Order Number: 24052900480

Address: Schmoekel Road, Marion, TX

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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Aerial **Year: 2019**

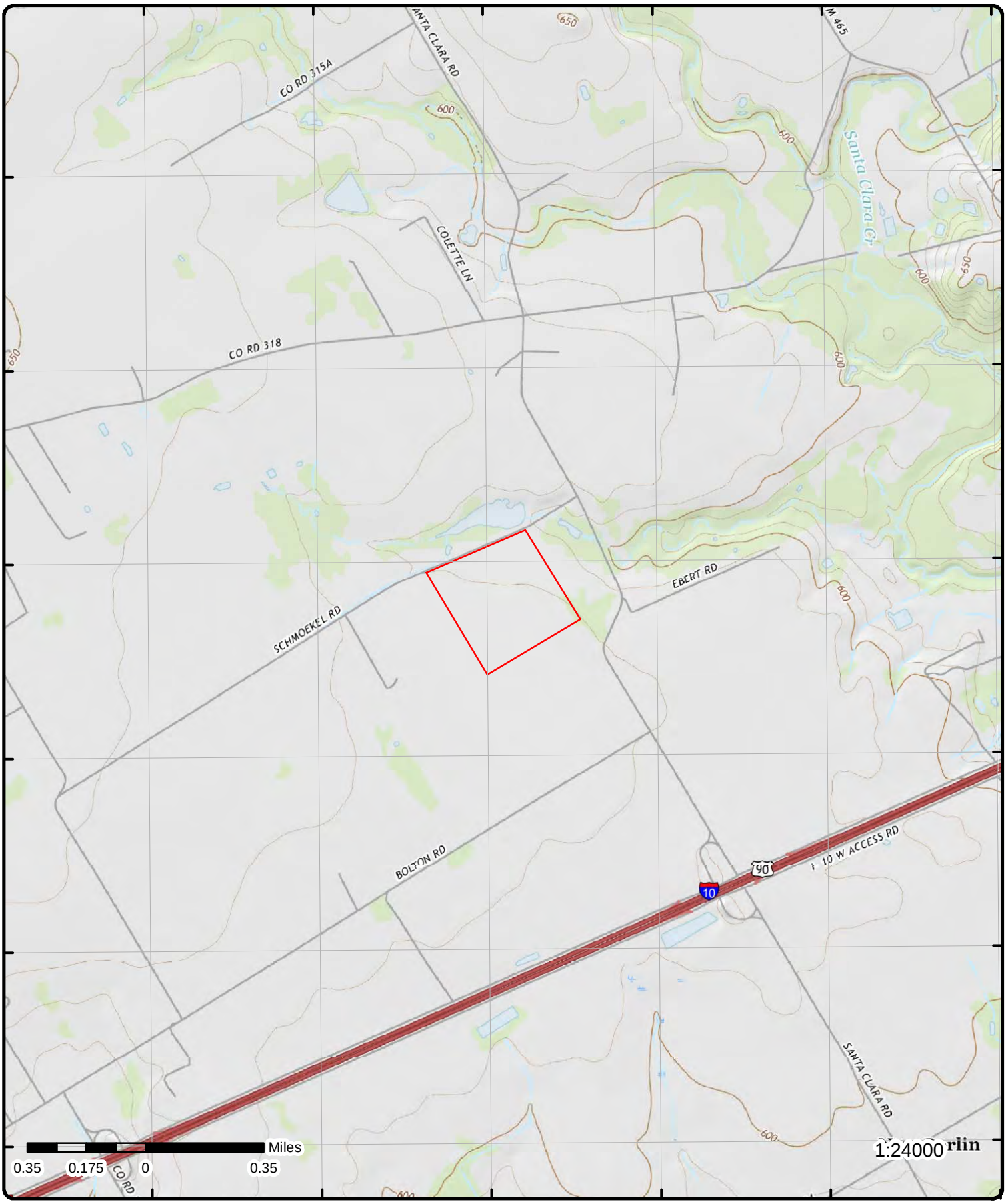
Address: Schmoekel Road, Marion, TX

Source: ESRI World Imagery

Order Number: 24052900480

ERIS

© ERIS Information Inc.



Topographic Map

Year: 2019

Order Number: 24052900480

Address: Schmoekel Road, TX

Quadrangle(s): Marion TX, McQueeney TX, Saint Hedwig TX

Source: USGS Topographic Map

© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of1	ENE	0.15 / 796.41	602.35 / -19	NEIL, ET AL, PROPERTIES MARION TX	FUDS

FUDS Property No: K06TX1120
EMS Map Link: https://fudsportal.usace.army.mil/ems/inventory/map?id=54113
FUDS INST ID: TX69799FA11200
Status: Properties without projects
SDS ID:
NPL Status Code:
Eligibility: Eligible
Site Eligib:
Current Owner: PRIV: PRIVATE several private owners, Neil family owns largest portion of former site.
Has Project: No
DOD FUDS Pro: K06TX1120
Project Required: No
No Further Action:
Congressional District: 28
Congressional Dist 117: 15
Media ID:
Metadata ID:
Feature Desc:
EPA Region: 06
County: GUADALUPE
Latitude: 29.53361111
Longitude: -98.14444444
Fiscal year: 2021
USACE Division: SWD
USACE District: Fort Worth District (SWF)
Centroid Lat:
Centroid Long:
Se Anno Cad Data:
Shape Length:
Shape Area:
Shape Len:
X: -98.144470215
Y: 29.5336303710001
Data Source: U.S. Army Corps of Engineers Geospatial Open Data
Feature Description:

Gov. leased 113.61 acres at an unknown date. Army declared the site surplus on 24 March 1945. Army terminated leases and returned land to original owners. Land is curently under cultivation.

Property History:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of2	SE	0.25 / 1,324.35	622.04 / 1	MULCHCOMPOST STORAGE YARD 3330 S SANTA CLARA RD MARION TX	SWF/LF

ID: 100453
RN: RN109281584
Data Source: MSW: Revoked or Not Issued (Web)
Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Historical Documents: Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/
Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf
ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html

MSW - Active/Closed/Revoked/Not Issued

RN:	RN109281584	**Additional ID:**	100453
Program:	MSW-NOI	**County:**	GUADALUPE
Legal Status:	WITHDRAWN	**Region:**	REGION 13 - SAN ANTONIO
Legal Status Date:	12/5/2016	**Latitude:**	29.527239
Phys Site Status:	NOT CONSTRUCTED	**Longitude:**	-98.147018
Physical Type Code:	5RR		
Physical Type:	RESOURCE RECOVERY/RECYCLING FACILITY		
Site Name:	MULCHCOMPOST STORAGE YARD		
Phys Addr Line 1:	3330 S SANTA CLARA RD		
Phys Addr Line 2:			
Phys Addr State:	TX		
Phys Addr ZIP:	78124		
Phys Addr ZIP 4:	4035		
Phys Addr City:	MARION		
Near Phys Loc:			
Near Phys Loc City:	MARION		
Near Phy Loc State:	TX		
Near Phys Loc ZIP:	78124		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	2 of2	SE	0.25 / 1,324.35	622.04 / 1	MULCH-COMPOST STORAGE YARD 3330 S SANTA CLARA RD MARION TX	SWF/LF

ID:	100473
RN:	RN109281584
Data Source:	MSW: Facilities (Web)
Note:	Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/ Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf
Historical Documents:	ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html

MSW - Active/Closed/Revoked/Not Issued

RN:	RN109281584	**Additional ID:**	100473
Program:	MSW-NOI	**County:**	GUADALUPE
Legal Status:	ACKNOWLEDGED	**Region:**	REGION 13 - SAN ANTONIO
Legal Status Date:	1/17/2017	**Latitude:**	29.527239
Phys Site Status:	ACTIVE	**Longitude:**	-98.147018
Physical Type Code:	5RCX		
Physical Type:	Notice of Intent to Operate a Recycling Facility, Composting		
Site Name:	MULCH-COMPOST STORAGE YARD		
Phys Addr Line 1:	3330 S SANTA CLARA RD		
Phys Addr Line 2:			
Phys Addr State:	TX		
Phys Addr ZIP:	78124		
Phys Addr ZIP 4:	4035		
Phys Addr City:	MARION		
Near Phys Loc:			
Near Phys Loc City:	MARION		
Near Phy Loc State:	TX		
Near Phys Loc ZIP:	78124		

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID

No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Apr 22, 2024

National Priority List - Proposed: PROPOSED NPL

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Apr 22, 2024

Deleted NPL: DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Apr 22, 2024

SEMS List 8R Active Site Inventory: SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the EPA's Facility Registry Service map tool.

Government Publication Date: Mar 27, 2024

SEMS List 8R Archive Sites: SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Mar 27, 2024

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Apr 8, 2024

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

Government Publication Date: Apr 8, 2024

RCRA Generator List: RCRA LQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Apr 8, 2024

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Apr 8, 2024

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Apr 8, 2024

RCRA Non-Generators: RCRA NON GEN

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Apr 8, 2024

RCRA Sites with Controls: RCRA CONTROLS

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Apr 8, 2024

Federal Engineering Controls-ECs: FED ENG

List of Engineering controls (ECs) made availabe by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Apr 22, 2024

Federal Institutional Controls- ICs: FED INST

List of Institutional controls (ICs) made available by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Apr 22, 2024

Land Use Control Information System: LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites: NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: Apr 22, 2024

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Feb 20, 2024

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Feb 7, 2024

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: Jan 9, 2024

Delisted Facility Response Plans: DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Jan 9, 2024

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Feb 28, 2024

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from the Federal Communications Commission Data hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Sep 22, 2023

LIEN on Property: SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Mar 27, 2024

Superfund Decision Documents: SUPERFUND ROD

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Mar 27, 2024

Formerly Utilized Sites Remedial Action Program: DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

State

Superfund Sites Boundaries: SUPERFUND

List of sites that may constitute an imminent and substantial endangerment to public health and safety or the environment due to a release or threatened release of hazardous substances into the environment provided by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Aug 10, 2021

State Superfund Registry: SHWS

List of sites identified or evaluated by the Texas Commission on Environmental Quality (TCEQ) which may constitute an imminent and substantial endangerment to public health and safety or to the environment due to a release or threatened release of hazardous substances into the environment. The TCEQ updates the state Superfund sites list in accordance with the Texas Health and Safety Code (THSC). This database is state equivalent NPL.

Government Publication Date: Mar 4, 2024

Superfund Site Discovery and Assessment Program: SDA

List of active and inactive Superfund Site Discovery and Assessment Program sites queried from the Texas Commission on Environmental Quality (TCEQ) Central Registry and IDA databases by the Remediation Division.

Government Publication Date: Feb 27, 2024

Delisted State Superfund Registry List: DELISTED SHWS

List of sites that once appeared on - and have since been removed from - the State Superfund Registry made available by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Mar 6, 2024

Permitted Solid Waste Facilities: SWF/LF

List of active, inactive, and post-closure Municipal Solid Waste landfills and processing facilities with issued permits and authorizations, as well as pending, withdrawn, or denied applications registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 330.

Government Publication Date: Jul 28, 2023

Closed Landfill Inventory: CLI

Inventory of permitted and unauthorized closed or abandoned municipal solid waste landfills throughout Texas compiled by the Texas Commission on Environmental Quality (TCEQ), in collaboration with regional Councils of Government (COG).

Government Publication Date: Late 1990's

Houston-Galveston Closed Landfill Inventory: HGAC CLI

List of closed and abandoned landfill sites which fall under the Houston Galveston Area Council of Government. Texas Councils of Governments (COGs) are required to maintain an inventory of closed municipal solid waste landfills for their regional solid waste management plans.

Government Publication Date: Oct 19, 2022

AACOG Closed Landfill Inventory: AACOG CLI

A list of permitted and unpermitted closed landfill sites made available by the Alamo Area Council of Governments (AACOG). Alamo Area Council of Governments (AACOG) is requested to maintain an inventory of closed municipal solid waste landfills for their regional solid waste management plans.

Government Publication Date: Feb 6, 2020

Commercial Management Facilities for Hazardous Waste and Industrial Solid Wastes: IHW

This publication lists facilities that have permits or authorizations from the Texas Commission on Environmental Quality (TCEQ) to receive, on a commercial basis, and manage hazardous waste, industrial nonhazardous waste, or both.

Government Publication Date: Oct 31, 2022

Industrial and Hazardous Waste - Receivers: IHW RECEIVER

List of active, inactive, and post-closure Industrial and Hazardous Waste Receiver Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335.

Government Publication Date: Mar 14, 2024

Radioactive Waste Sites: RWS

This Texas Commission on Environmental Quality (TCEQ) database contains all sites in the State of Texas designated as Radioactive Waste sites as of 2006. The TCEQ no longer maintains this site listing.

Government Publication Date: Jul 11, 2006

Leaking Petroleum Storage Tank Database: LPST

List of cleanup sites where contamination was caused by spills, leaks, or other releases of petroleum or hazardous substances from underground and/or aboveground storage tanks regulated by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Mar 4, 2024

Delisted Leaking Storage Tanks: DELISTED LST

List of cleanup sites that once appeared on - and have since been removed from - the list of Leaking Petroleum Storage Tank Cleanups made available by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Mar 4, 2024

Underground Petroleum Storage Tanks: UST

List of facilities that have one or more Underground Storage Tank (UST)s registered and regulated by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Apr 22, 2024

Aboveground Storage Tanks: AST

List of facilities that have one or more Aboveground Storage Tank (AST)s registered and regulated by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Apr 22, 2024

Petroleum Storage Tanks Database: PST

List of facilities included on the list of tank facilities made available by the Texas Commission on Environmental Quality (TCEQ) that have no association as either underground or aboveground tanks.

Government Publication Date: Apr 22, 2024

Historical Tank Construction Notification: HIST TANK

A list of facilities with historic petroleum storage tank construction notification activity made available by the Texas Commission on Environmental Quality (TCEQ). Any person who intends either to install a new or replacement undergound storage tank (UST), to remove a UST from the ground, to conduct a permanent abandonment in-place of a UST, or make any repairs or improvements of a UST must submit a Construction Notification Form.

Government Publication Date: Apr 22, 2024

Austin Underground Storage Tanks: UST AUSTIN

A list of underground gas storage tanks both current and historical from the City of Austin Open Data Portal. Data provided by Planning and Zoning, City of Austin.

Government Publication Date: Apr 7, 2024

Salt Caverns for Petroleum Storage: PETROL CAVERN

Listing of salt caverns for petroleum storage, made available by the Railroad Commission of Texas. Salt caverns, constructed in naturally occurring salt domes or salt beds, are used as storage for hydrocarbons including crude oil and natural gases.

Government Publication Date: Sep 1, 2006

Delisted Storage Tanks: DTNK

List of tank facilities that once appeared on - and have since been removed from - the Petroleum Storage Tanks Database made available by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Apr 22, 2024

Sites with Controls: AUL

Sites under several Texas Commission on Environmental Quality (TCEQ) remediation programs which have institutional or engineering controls.

Government Publication Date: Mar 5, 2024

Voluntary Cleanup Program: VCP

List of sites which have participated or are currently participating in the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ). The VCP provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas.

Government Publication Date: Mar 25, 2024

Texas Railroad Commission Voluntary Cleanup Program: VCP RRC

List of facilities which have participated in or are currently participating in the Voluntary Cleanup Program (VCP) operated by the Railroad Commission of Texas (RRC). The RRC VCP provides an incentive to remediate Oil & Gas related pollution.

Government Publication Date: May 13, 2024

Operator Cleanup Program: OP CLEANUP

A list of sites in the Texas Railroad Commission (RRC)'s Operator Cleanup Program (OCP). The OCP, under the Site Remediation Section, is tasked with oversight of complex pollution cleanups performed by the oil and gas industry. Complex sites include those that occur in sensitive environmental areas as defined by 16 TAC3.91 (SWR 91) and may require site specific cleanup levels based on risk. When cleanup activities are successfully completed by the operator, Commission staff may issue a "No Further Action" letter acknowledging completion.

Government Publication Date: Mar 6, 2024

Innocent Owner/Operator Program: IOP

A list of sites in the Innocent Owner/Operator Program (IOP) made available by Texas Commission of Environmental Quality (TCEQ) . IOP provides certificates to innocent owners or operators whom their properties are contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.

Government Publication Date: Mar 18, 2024

Brownfields Site Assessments Database: BROWNFIELDS

The Texas Commission on Environmental Quality (TCEQ) Brownfields Site Assessment Program (BSA) layer is used to identify the geographic location of all "Active and Inactive BSA" sites within the State of Texas.

Government Publication Date: Mar 11, 2024

Texas Railroad Commission Brownfields: BROWN RRC

List of sites which have participated or are currently participating in the Railroad Commission of Texas (RRC) Brownfields Response Program (BRP). The RRC BRP provides technical and financial support for redevelopment of abandoned oil and gas sites.

Government Publication Date: May 13, 2024

Municipal Setting Designation: MSD

Municipal Setting Designations (MSD) list is maintained by Texas Commission on Environmental Quality (TCEQ). An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level.

Government Publication Date: Apr 10, 2024

Tribal

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands: INDIAN LUST

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 6, which includes Texas, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 6, 2017

Underground Storage Tanks on Tribal/Indian Lands: INDIAN UST

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 6, which includes Texas, is provided by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 24, 2023

Delisted Tribal Leaking Storage Tanks: DELISTED INDIAN LST

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 25, 2023

Delisted Tribal Underground Storage Tanks: DELISTED INDIAN UST

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 25, 2023

County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

Federal

PFAS Greenhouse Gas Emissions Data: PFAS GHG

The U.S. Environmental Protection Agency's Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO2e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. Includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures by DSSTox. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time.
Government Publication Date: May 9, 2024

On-Scene Coordinator Response Sites: OSC RESPONSE

This list of On-Scene Coordinator (OSC) Response Sites is provided by the U.S. Environmental Protection Agency (EPA). OSCs are the federal officials responsible for monitoring or directing responses to all oil spills and hazardous substance releases reported to the federal government. OSCs coordinate all federal efforts with, and provide support and information to local, state, and regional response communities. An OSC is an agent of either EPA or the U.S. Coast Guard (USCG), depending on where the incident occurs. EPA's OSCs have primary responsibility for spills and releases to inland areas and waters. USCG OSCs have responsibility for coastal waters and the Great Lakes. In general, an OSC has the following key responsibilities during and after a response: Assessment, Monitoring, Response Assistance, and Evaluation.
Government Publication Date: Apr 4, 2024

Facility Registry Service/Facility Index: FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).
Government Publication Date: Feb 9, 2024

Toxics Release Inventory (TRI) Program: TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment. This database includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.
Government Publication Date: Sep 20, 2023

PFOA/PFOS Contaminated Sites: PFAS NPL

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.
Government Publication Date: Mar 19, 2024

Federal Agency Locations with Known or Suspected PFAS Detections: PFAS FED SITES

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from 2022 to 2024. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.
Government Publication Date: Apr 1, 2024

SSEHRI PFAS Contamination Sites: PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map, credited to the Northeastern University's PFAS Project Lab, Silent Spring Institute, and the PFAS-REACH team. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: https://pfasproject.com/pfas-sites-and-community-resources/

Government Publication Date: May 19, 2023

National Response Center PFAS Spills: ERNS PFAS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam, "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Apr 17, 2024

PFAS NPDES Discharge Monitoring: PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: May 6, 2024

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment. This listing includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

Perfluorinated Alkyl Substances (PFAS) Water Quality: PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

PFAS TSCA Manufacture and Import Facilities: PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest : PFAS E-MANIFEST

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Apr 29, 2024

PFAS Industry Sectors: PFAS IND

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Apr 15, 2024

Hazardous Materials Information Reporting System: HMIRS

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

Government Publication Date: Nov 26, 2023

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Nov 30, 2023

Toxic Substances Control Act: TSCA

The U.S. Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule. The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI). EPA CDR collections occur approximately every four years and reporting requirements change per collection.

Government Publication Date: May 12, 2022

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Apr 22, 2024

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: Aug 26, 2023

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Jan 20, 2024

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Jan 20, 2024

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.

Government Publication Date: May 15, 2023

FUDS Munitions Response Sites: FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: May 6, 2024

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Feb 5, 2024

Surface Mining Control and Reclamation Act Sites: SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into eAMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: Jun 13, 2023

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites: LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Tile II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Dec 12, 2023

Alternative Fueling Stations: ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Apr 30, 2024

Superfunds Consent Decrees: CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Cases filed since 2010 limited to the following: Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS); and applicable ENRD's Environmental Defense Section (EDS) CERCLA Cases with "Consent" in History Note. CMS may not reflect the latest developments in a case, nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Sep 15, 2023

Air Facility System: AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments: SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Feb 29, 2024

Polychlorinated Biphenyl (PCB) Transformers: PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: May 23, 2024

State

Dry Cleaner Remediation Program Prioritization List: PRIORITY CLEAN

The Texas Commission on Environmental Quality (TCEQ) implements environmental standards for dry cleaners. The Dry Cleaner Remediation Program (DCRP) establishes a prioritization list of dry cleaner sites and administers the Dry Cleaning Remediation fund to assist with remediation of contamination caused by dry cleaning solvents. Includes prioritized sites identified under the DCRP, as well as sites closed under the DCRP.

Government Publication Date: Mar 1, 2024

Registered Dry Cleaning Facilities: DRYCLEANERS

The Texas Commission of Environment Quality (TCEQ) maintains a statewide registration list of current dry cleaners.

Government Publication Date: May 20, 2024

Delisted Drycleaning Facility List: DELISTED DRYCLEANERS

A list of sites which were have been removed from the list of dry cleaning facilities registered with the Texas Commission of Environment Quality (TCEQ). Sites are removed when they are no longer used as dry cleaning facilities.

Government Publication Date: May 20, 2024

Groundwater Contamination Cases: GWCC

List of sites present in the TCEQ Groundwater Contamination Viewer, which represent groundwater contamination cases in Texas as per TCEQ publication SFR-056 (current and some previous years). The Joint Groundwater Monitoring and Contamination Report (SFR-056) was designed and produced by the Texas Groundwater Protection Committee in fulfillment of requirements given in Section 26.406 of the Texas Water Code. The information does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Government Publication Date: Dec 31, 2022

Historical Groundwater Contamination Cases: GWCC HIST

List of sites from a Joint Groundwater Monitoring and Contamination Report provided by the Texas Commission on Environmental Quality (TCEQ) with the Railroad Commission of Texas (RRC). The annual report describes the status of groundwater monitoring activities conducted or required by each agency at regulated facilities or associated with regulated activities. The report provides a general overview of groundwater monitoring by participating members on a program by program basis. Groundwater contamination is broadly defined in the report as any detrimental alteration of the naturally occurring quality of groundwater.

Government Publication Date: Dec 31, 2018

Affected Property Assessment Reports: APAR

List of sites for which an Affected Property Assessment Report has been submitted to the Texas Commission on Environmental Quality (TCEQ). An APAR is required when a person is addressing a release of COCs under 30 TAC Chapter 350, the Texas Risk Reduction Program (TRRP). The purpose of the APAR is to document all relevant affected property information to identify all release sources and chemicals of concern (COCs), determine the extent of all COCs, identify all transport/exposure pathways, and to determine if any response actions are necessary.

Government Publication Date: Mar 24, 2023

Spills Database: SPILLS

List of Spills reported to Emergency Response Division of the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Apr 24, 2024

Per- and Polyfluoroalkyl Substances (PFAS): PFAS

A list of sites from the Central Registry and ARTS databases where Per- and Polyfluoroalkyl substances (PFAS) containing materials may be of concern. This list is made available by the Remediation Division of the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Nov 7, 2023

Industrial and Hazardous Waste Sites with Corrective Actions: IHW CORR ACTION

List of Industrial and Hazardous Waste sites with Corrective Actions made available by the Texas Commission of Environmental Quality (TCEQ). The mission of the industrial and hazardous waste (IHW) corrective action program is to oversee the cleanup of sites contaminated from industrial and municipal hazardous and industrial nonhazardous wastes.

Government Publication Date: Mar 4, 2024

Land Application Permits: LAND APPL

Texas Land Application Permits are a requirement from the Texas Commission on Environmental Quality for any domestic facility that disposes of treated effluent by land application such as surface irrigation, evaporation, drainfields or subsurface land application.

Government Publication Date: Apr 18, 2024

Notice of Violation: NOV

List of sites that have been sent a Notice of Violation (NOV) by the Texas Commission on Environmental Quality (TCEQ) Office of Compliance and Enforcement. A Notice of Violation is sent out when a site falls out of compliance and has a prescribed time period to return to compliance.

Government Publication Date: May 2, 2022

Notices of Enforcement: NOE

Listing of investigations resulting in a Notice of Enforcement (NOE), made available by the Texas Commission on Environmental Quality, Office of Compliance & Enforcement. Multiple violations may be due to identified noncompliance with different regulatory requirements (citations).

Government Publication Date: Jun 15, 2023

Environmental Liens Listing: LIENS

List of sites/facilities against which the Texas Commission on Environmental Quality (TCEQ) has placed liens to recover cleanup costs associated with Federal or State Superfund cleanup activities.

Government Publication Date: Mar 5, 2024

Court Orders & Administrative Orders: ORD

List of sites that have been sent an Administrative Order or Court Order by the Texas Commission on Environmental Quality (TCEQ) Office of Compliance and Enforcement.

Government Publication Date: Mar 14, 2024

Inactive RCRA and Non-RCRA Facilities: HIST RCRA NONRCRA

A list of inactive or no longer registered Resource Conservation and Recovery Act (RCRA) and non-RCRA facilities, provided by the Texas Commission on Environmental Quality (TCEQ). This list includes both hazardous and non-hazardous waste generators, transporters, and receivers. If an unregistered/inactive industrial site generates less than 220 pounds of hazardous or Class 1 industrial waste, it does not have to notify or report to the TCEQ.

Government Publication Date: Mar 11, 2024

Recycle Texas Online Program: RTOL

A list of recycling facilities under the Recycle Texas Online service/program made available by the Texas Commission of Environmental Quality (TCEQ). This program allowed facilities to self-report and post their own company/facility information. This program is no longer maintained and these data will not be updated.

Government Publication Date: Oct 10, 2011

Underground Injection Control: UIC

List of underground injection control (UIC) permits in the Texas Commission on Environmental Quality (TCEQ) Central Registry database. Includes Class I, Class III, Class IV, Class 5, and non permitted UICs; does not include injection wells regulated by the Railroad Commission of Texas.

Government Publication Date: Jan 24, 2024

Industrial and Hazardous Waste - Generators: IHW GENERATOR

List of active, inactive, and post-closure Industrial and Hazardous Waste Generator Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335.

Government Publication Date: Mar 14, 2024

Industrial and Hazardous Waste - Transporters: IHW TRANSPORT

List of active, inactive, and post-closure Industrial and Hazardous Waste Transporter Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335.

Government Publication Date: Mar 14, 2024

New Source Review (NSR) Permits: AIR PERMITS

A list of facilities that have applied for New Source Review air permits made available by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Mar 19, 2024

Point Source Emissions Inventory: EMISSIONS

A list of Texas Commission on Environmental Quality (TCEQ) Point Source Emissions Inventory sites. The Point Source Emissions Inventory is an annual survey of chemical plants, refineries, electric utility plants and other industrial sites that meet the reporting criteria in the TCEQ emissions inventory rule (30 TAC §101.10Exit the TCEQ).

Government Publication Date: Sep 13, 2023

Tier 2 Report: TIER 2

Historica listing of facilities in Texas that store hazardous chemicals and are required to report them under the Emergency Planning and Community Right-to-Know Act (EPCRA) of 1986. This data was provided by the Department of State Health Services (DSHS) and contains facility reports for the 2005 through the 2012 calendar years. Since 2012, agencies are unable to release this listing, as Tier II information is confidential under Texas Government Code Chapter 418, the Texas Disaster Act (TDA). Site specific inquiries can be made to the Texas Commission on Environmental Quality Tier II Chemical Reporting Division.

Government Publication Date: Dec 31, 2012

Edwards Aquifer Permits: EDWARDS AQUIFER

Listing of Edward Aquifer permits made available by the Texas Commission on Environmental Quality (TCEQ). The Edwards Aquifer is home to diverse fauna and is a drinking water source for the city of San Antonio and surrounding central Texas communities. Before building on the recharge, transition, or contributing zones of the Edwards Aquifer, a plan must first be reviewed and approved by the TCEQ Edwards Aquifer Protection Program.

Government Publication Date: Jul 6, 2023

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

Horizon
Environmental Services

APPENDIX E

HISTORICAL RESEARCH DOCUMENTATION

Historical Chain of Title
Historical Aerial Photography
Historical Topographic Maps

RPS TITLE, LLC

P.O. Box 1176, Kyle, Texas 78640 Telephone No. 281-419-5954

Date: May 14, 2024

Client: Horizon Environmental Services
Attn: James Pittman
RPS #: 202401351
Client Search #: 202401351

Through Date: May 5, 2024

SUBJECT PROPERTY:

Parcel No. 63974, Being 44 acres of land in the F. GARCIA SURVEY, ABSTRACT 141, Guadalupe County, Texas.

Parcel No. 63975, Being 23.50 acres of land in the F. GARCIA SURVEY, ABSTRACT 141, Guadalupe County, Texas.

Deed of Gift
Grantee(s): Larry Robert Neill
Grantor(s): Berta E. Neill, a Widow
Volume/Page: 1054-0449
File Date: 08/13/1993

Probate
Grantee(s): Mrs. Berta Neill
Grantor(s): The Estate of George G. Schumacher, deceased
Volume/Page: 478-562
File Date: 12/21/1973
Note: Mr. Schumacher died October 18, 1972

Probate
Grantee(s): George G. Schumacher
Grantor(s): The Estate of Emilie Schumacher, deceased
Volume/Page: 478-547
File Date: 12/21/1973
Note: Mrs. Schumacher died August 2, 1970

Warranty Deed (1/2 interest)
Grantee(s): Berta Neill
Grantor(s): George Schumacher
Volume/Page: 456-569
File Date: 08/14/1972

Deed (124 acres)
Grantee(s): George Schumacher
Grantor(s): R.N. Briggs and wife, Frances Briggs
Volume/Page: 257-468
File Date: 04/24/1952

Warranty Deed (124 acres out of 232.1 acres)
Grantee(s): R.N. Briggs and wife, Francis Briggs
Grantor(s): Ben C. Krueger
Volume/Page: 250-428
File Date: 03/12/1951

Warranty Deed (232.1 acres out of 506 acres)
Grantee(s): Ben C. Krueger
Grantor(s): C.A. Krueger and wife, Ida Krueger
Volume/Page: 227-487
File Date: 10/16/1947

Deed (506 acres)
Grantee(s): C.A. Krueger
Grantor(s): Edgar Weyel
Volume/Page: 227-492
File Date: 10/16/1947

EASEMENTS:

No easements of environmental concern noted during research.

LEASES:

None noted during research.
ENVIRONMENTAL LIENS:

None noted during research.

This search is provided to the above client for use in the historical background analysis of the subject property. Its use by third parties for any purpose is strictly prohibited. The information contained herein was obtained from the Deed Records of Guadalupe County, Texas and Real Property Services does not warranty or guaranty the accuracy or content of these records.

HISTORICAL AERIALS

Project Property: Neill 67.5-Acre Property
Schmoekel Road
Marion TX

Project No: 24110.001PI

Requested By: Horizon Environmental Services

Order No: 24052900480

Date Completed: May 31,2024

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

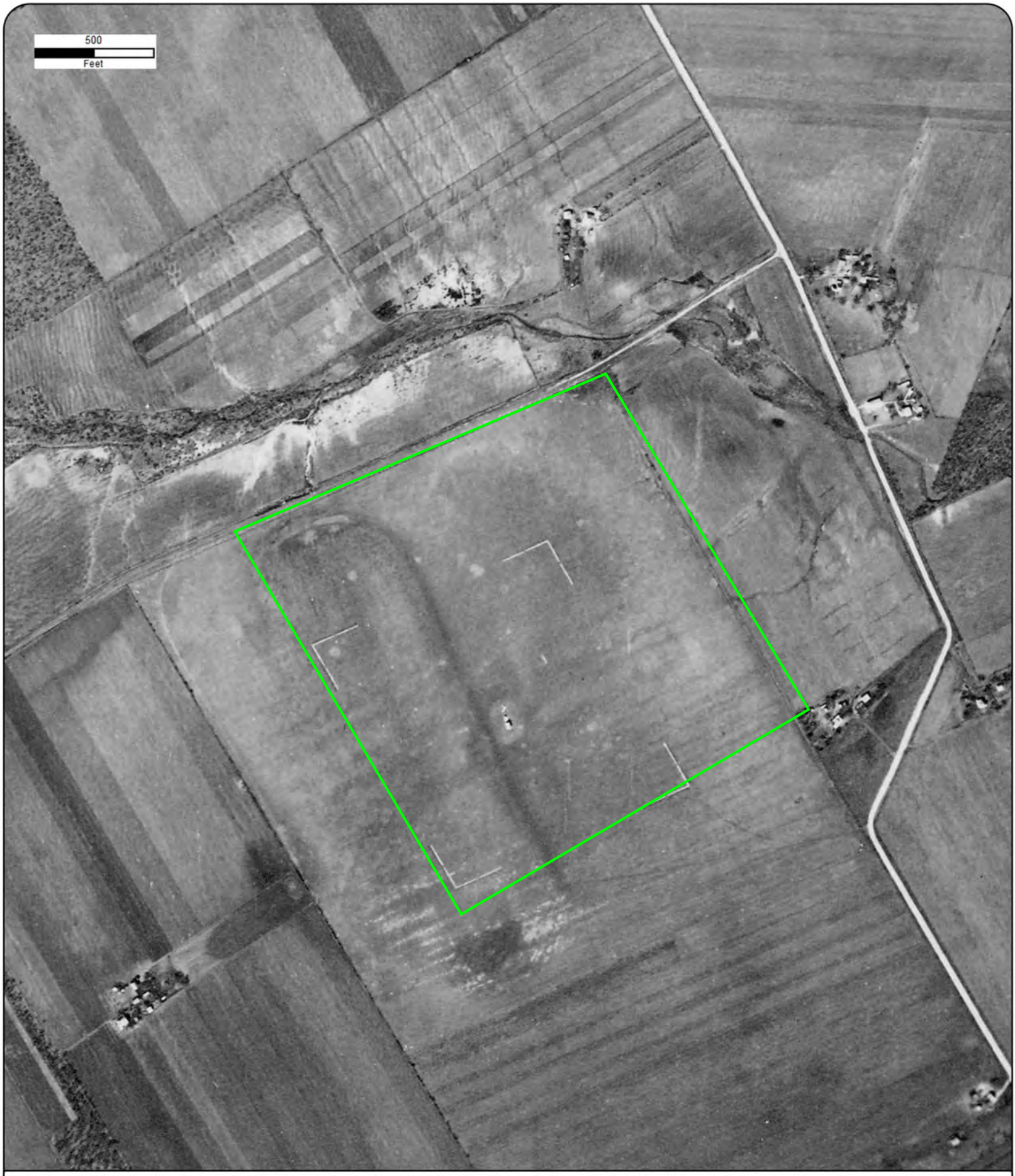
Date	Source	Scale	Comments
1938	Agricultural Stabilization & Conserv. Service	1" = 500'	
1944	Agricultural Stabilization & Conserv. Service	1" = 500'	
1950	Agricultural Stabilization & Conserv. Service	1" = 500'	
1959	Agricultural Stabilization & Conserv. Service	1" = 500'	
1964	Agricultural Stabilization & Conserv. Service	1" = 500'	Photo Index-Best Available
1973	United States Geological Survey	1" = 500'	
1983	United States Geological Survey	1" = 500'	
1991	Texas Department of Transportation	1" = 500'	
1995	United States Geological Survey	1" = 500'	
2004	United States Department of Agriculture	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
2008	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2012	United States Department of Agriculture	1" = 500'	
2014	United States Department of Agriculture	1" = 500'	
2016	United States Department of Agriculture	1" = 500'	
2018	United States Department of Agriculture	1" = 500'	
2020	United States Department of Agriculture	1" = 500'	
2023	Maxar Technologies	1" = 500'	

Year: 1938
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services



Year: 1944
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

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Year: 1950
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 1959
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 1964
Source: ASCS
Scale: 1" = 500'
Comment: Photo Index-Best Available

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 1973
Source: USGS
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 1983
Source: USGS
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 1991
Source: TXDOT
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 1995
Source: USGS
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 2004
Source: USDA
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 2008
Source: USDA
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 2010
Source: USDA
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 2012
Source: USDA
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 2014
Source: USDA
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 2016
Source: USDA
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 2018
Source: USDA
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 2020
Source: USDA
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

Year: 2023
Source: MAXAR
Scale: 1" = 500'
Comment:

Address: Schmoekel Road, Marion, TX
Approx Center: -98.14920051,29.53169768

Order No: 24052900480

Horizon™
Environmental Services

TOPOGRAPHIC MAPS

Project Property:	Neill 67.5-Acre Property
	Schmoekel Road
	Marion TX None
Project No:	24110.001PI
Requested By:	Horizon Environmental Services
Order No:	24052900480
Date Completed:	May 29, 2024

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
1927	15
1958	7.5
1973	7.5
1992	7.5
2016	7.5
2019	7.5

Topographic Map Symbology for the maps may be available in the following documents:

Pre-1947

Page 223 of 1918 Topographic Instructions

Page 130 of 1928 Topographic Instructions

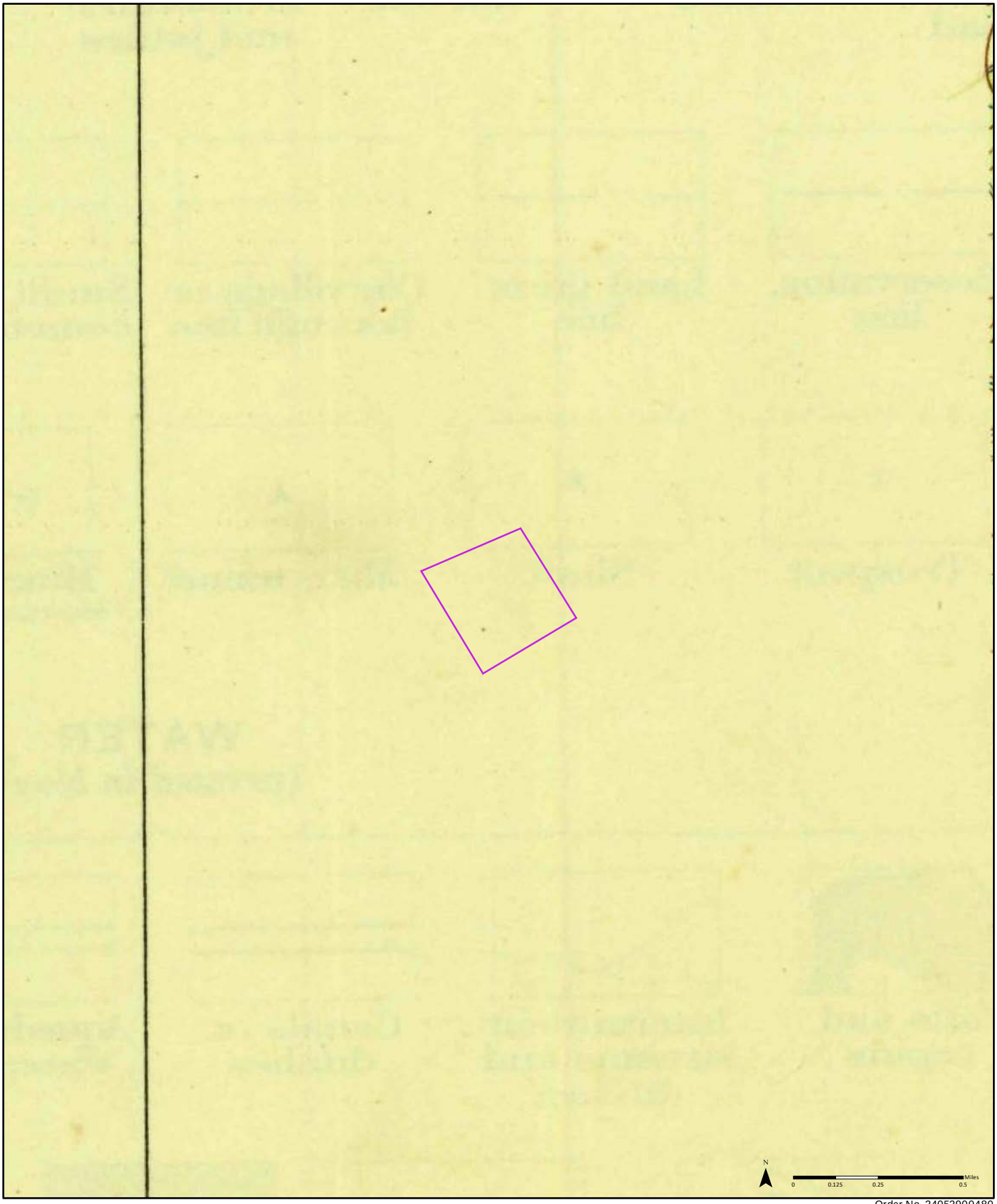
1947-2009

Topographic Map Symbols

2009-present

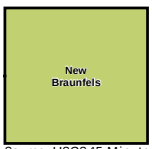
US Topo Map Symbols

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.
No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc.(in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.



1927

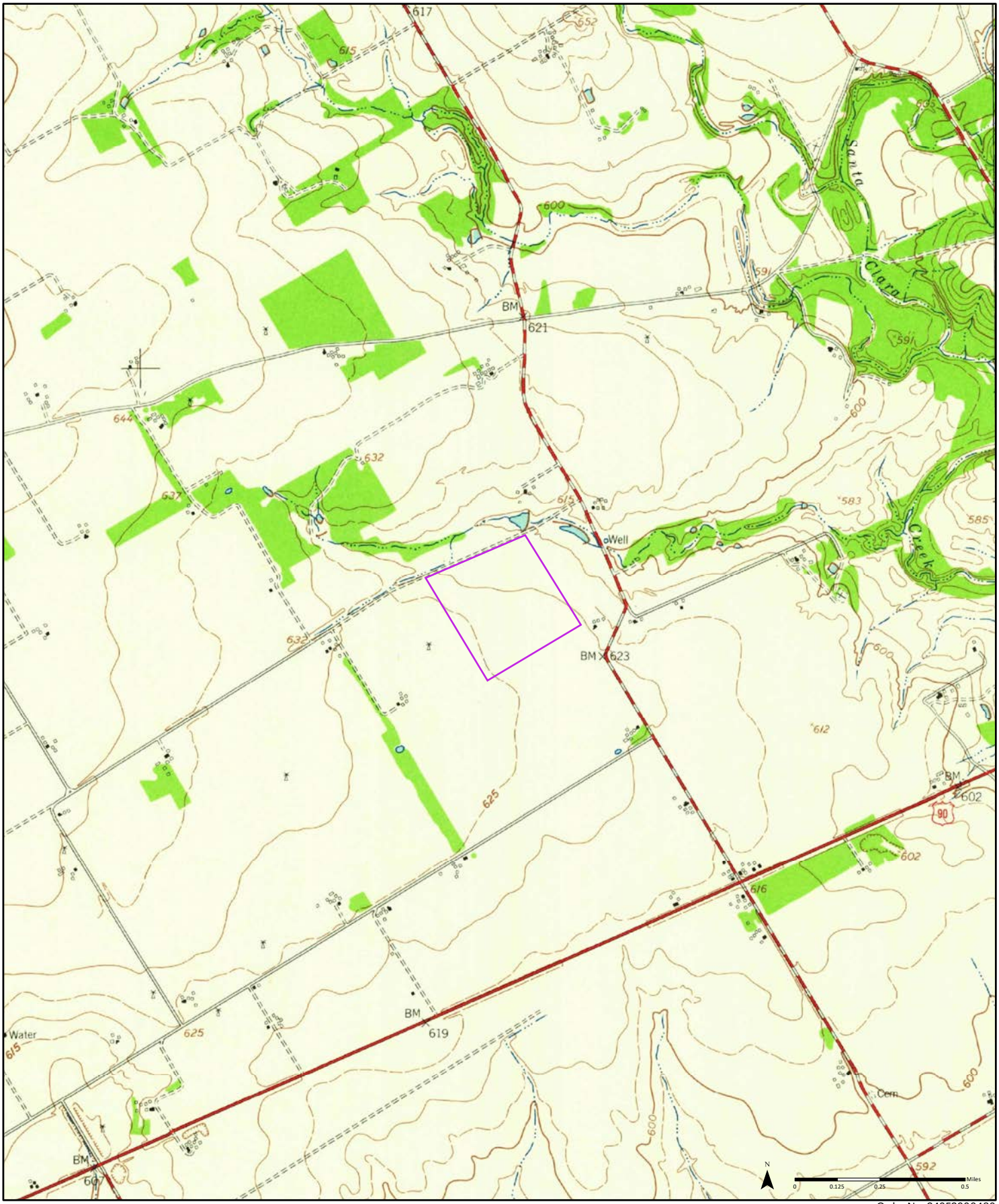
Order No. 24052900480



Available Quadrangle(s): New Braunfels, TX

Source: USGS 15 Minute Topographic Map

Horizon™
Environmental Services

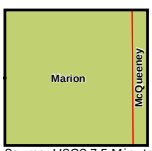


1958

(1-1958) *Aerial Photo Year: 1956*

(2-1958) *Aerial Photo Year: 1956*

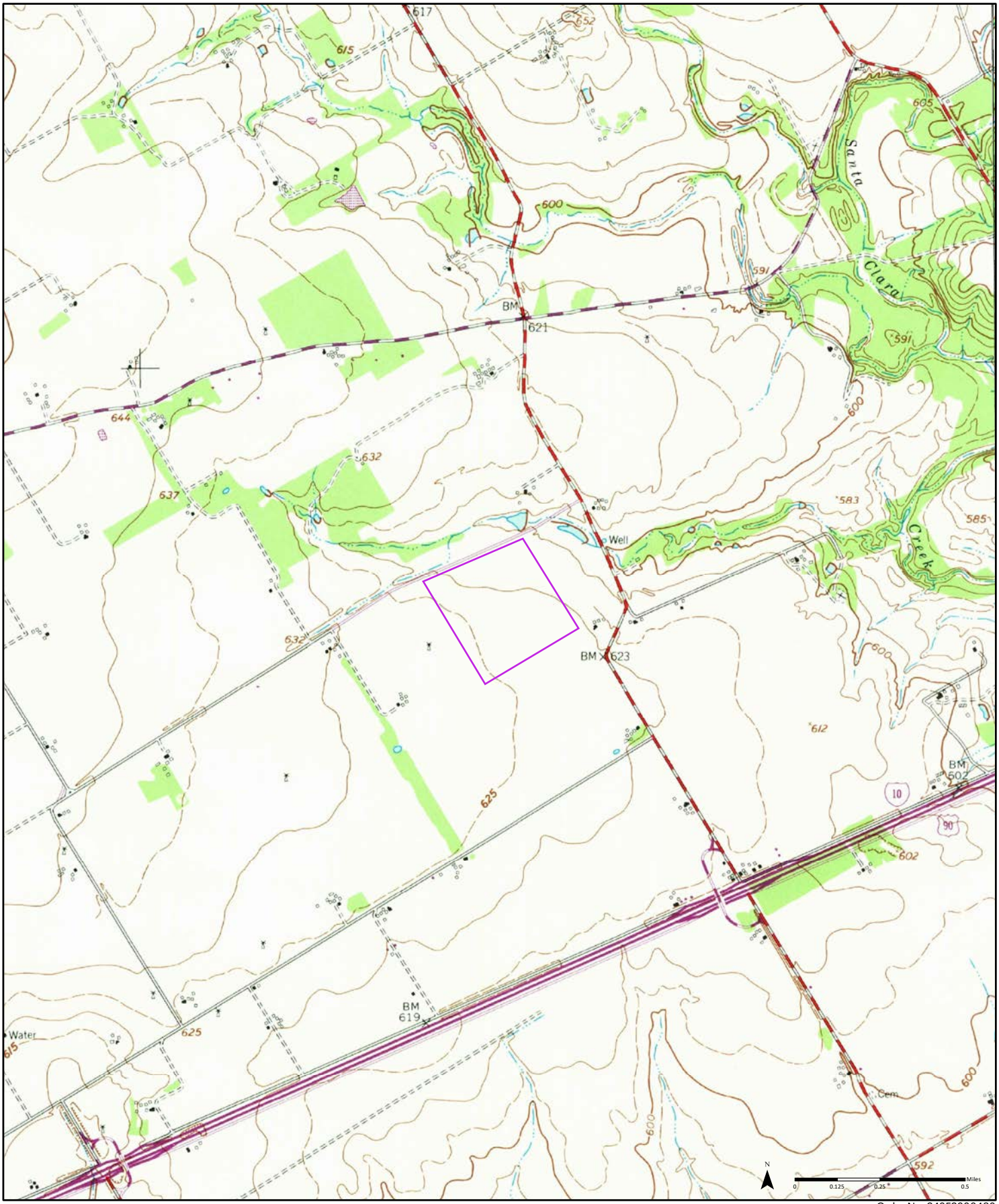
Order No. 24052900480



Available Quadrangle(s): Marion, TX (2-1958)
McQueeney, TX (1-1958)

Source: USGS 7.5 Minute Topographic Map

Horizon™ Environmental Services

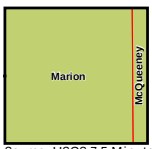


1973

(1-1973)
Aerial Photo Year: 1973
Photo Revision Year: 1973

(2-1973)
Aerial Photo Year: 1973
Photo Revision Year: 1973

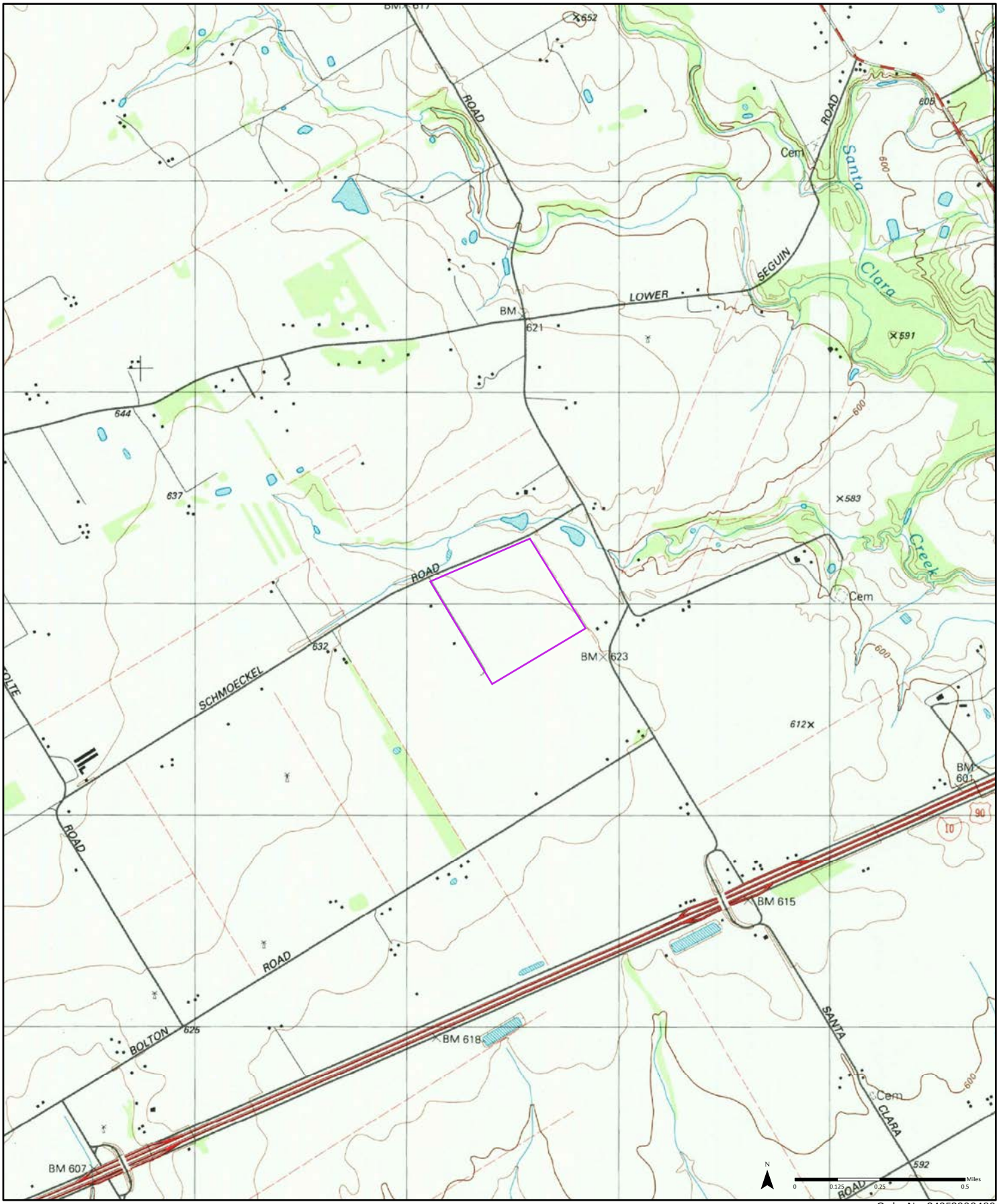
Order No. 24052900480



Available Quadrangle(s): Marion, TX(1-1973)
McQueeney, TX(2-1973)

Source: USGS 7.5 Minute Topographic Map

Horizon™ Environmental Services

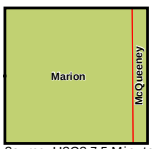


1992

(1-1992)
Aerial Photo Year: 1986

(2-1973)
Aerial Photo Year: 1973
Photo Revision Year: 1973

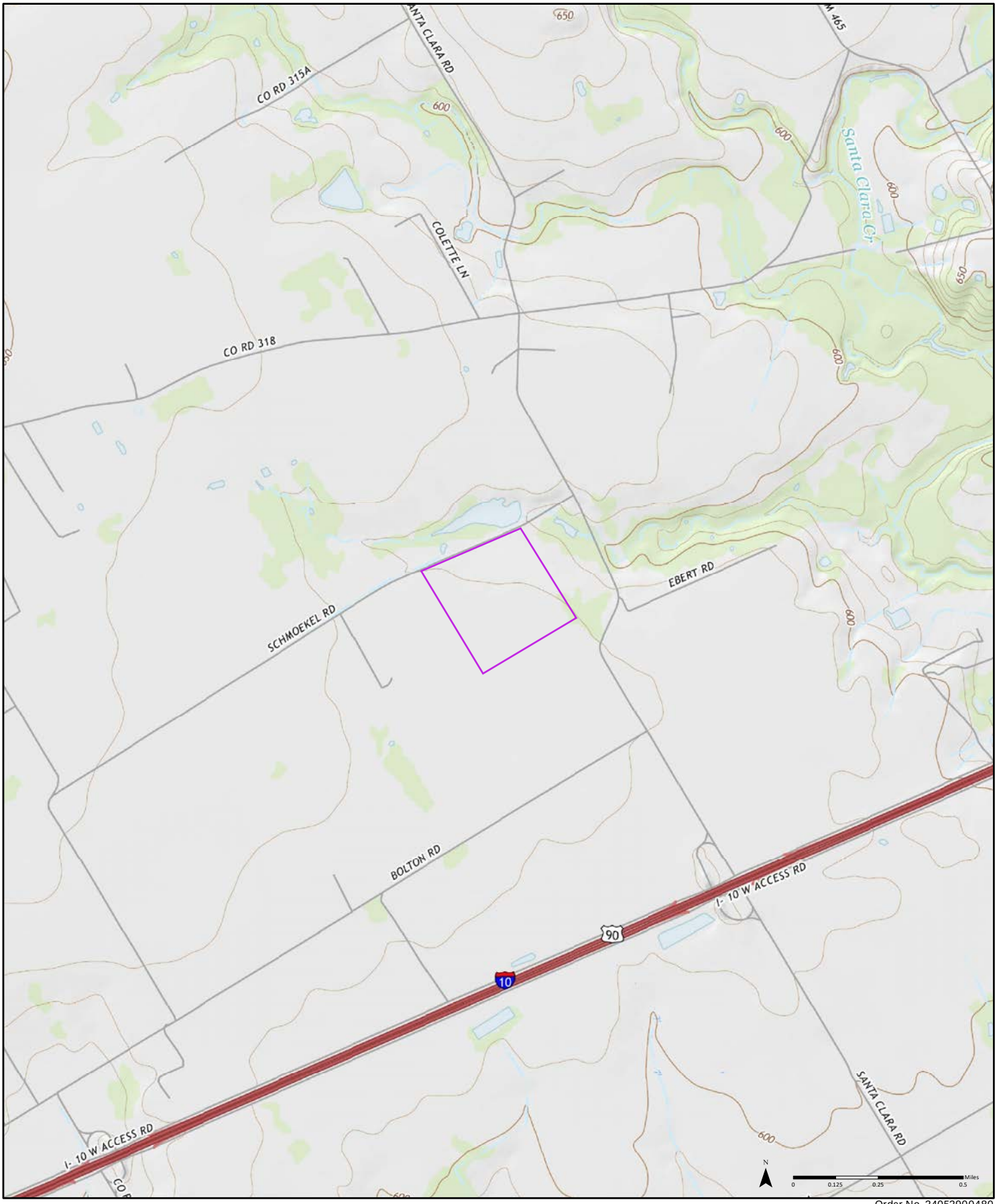
Order No. 24052900480



Available Quadrangle(s): Marion, TX(1-1992)
McQueeney, TX(2-1973)

Source: USGS 7.5 Minute Topographic Map

Horizon™ Environmental Services



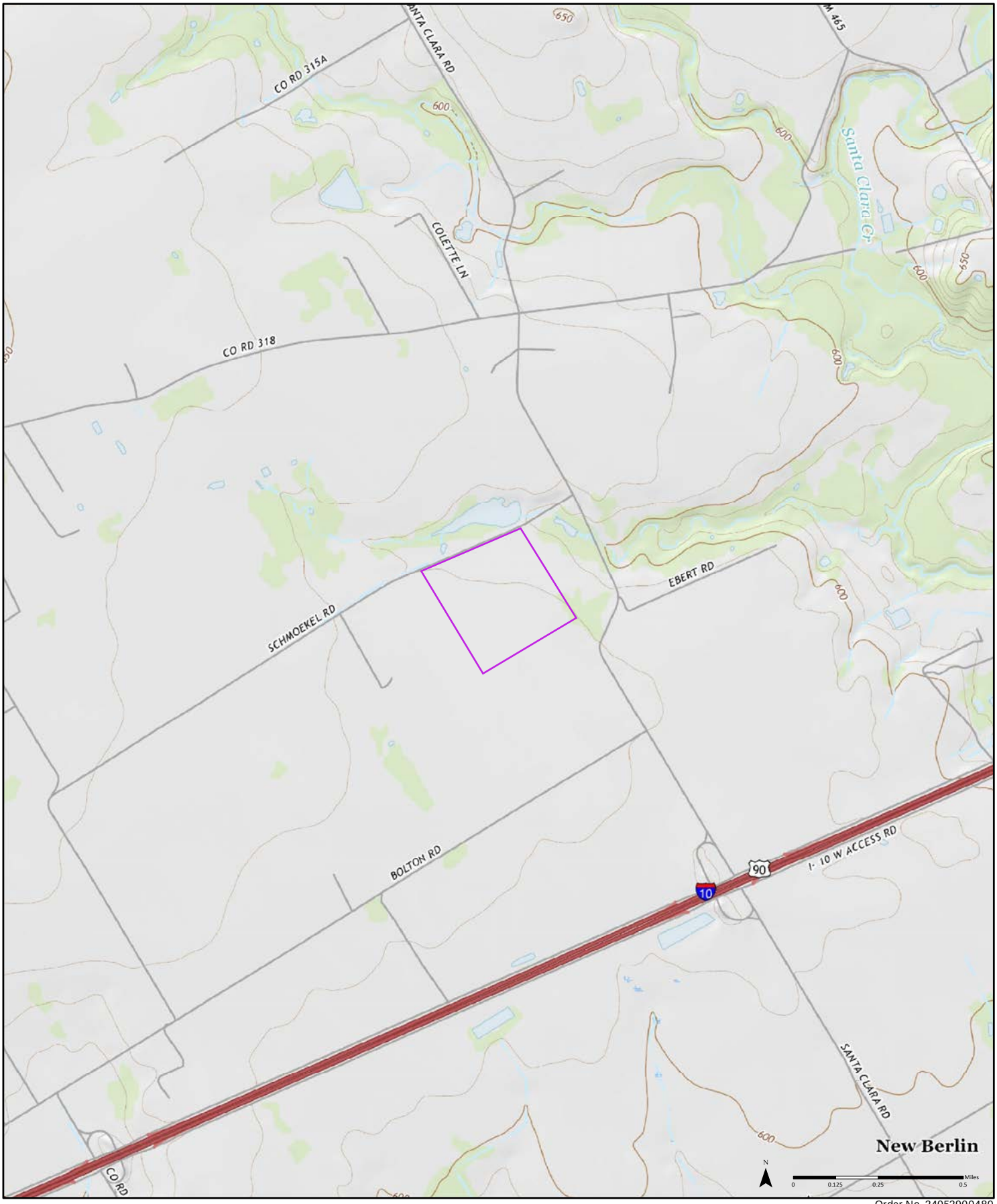
2016

Order No. 24052900480

Available Quadrangle(s): Marion, TX
McQueeney, TX

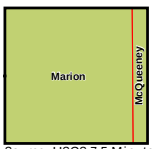
Source: USGS 7.5 Minute Topographic Map

Horizon Environmental Services



2019

Order No. 24052900480



Available Quadrangle(s): Marion, TX
McQueeney, TX

Source: USGS 7.5 Minute Topographic Map

Horizon™ Environmental Services

Horizon
Environmental Services

APPENDIX F

INTERVIEW DOCUMENTATION

Attachment 'C'

Horizon Environmental Services

Horizon Use Only

Proj. Name: _____

HJN: _____ *PM:* _____

PHASE I ENVIRONMENTAL SITE ASSESSMENT
LANDOWNER/OCCUPANT INTERVIEW QUESTIONNAIRE

Instructions:

- Complete Landowner/Occupant Information section below.
- Respond to all questions (1 through 25).
- Sign on page 4 and return to: sflesher@horizon-esi.com

Landowner/Occupant Information

Name: LARRY R NEILL LINDA S NEILL

Representing: ROSENBLATT LAW
(Name of firm, if any)

Title: OWNERS

Address: 5838 LOWER SEGUIN RD

City, State, ZIP: CIBOLO, TX 78108

Phone: 210-273-1204

E-mail: LSN91678@GMAIL.COM

Relationship to Property:

- [x] Current Owner
- [ ] Site Manager
- [ ] Occupant
- [ ] Past Owner
- [ ] Other:

1. How long have you owned, occupied, or been associated with the Property?

LAND IN FAMILY SINCE APPROXIMATELY 1951. INHERITED IN APPROXIMATELY 1992

2. Please describe in general what you know about the current use of the Property:

SINCE 1992, USED FOR GROWING CORN

3. Please describe in general what you know about any past uses of the Property:

PRIOR TO 1992, FAMILY RAISED CATTLE

4. Please describe in general what you know about the current use of adjoining properties:

APPEARS ADJOINING NEIGHBORS ONLY LIVE ON LAND NOW

5. Please describe in general what you know about any past uses of adjoining properties:

PREVIOUS ADJOINING PROPERTY OWNERS RASIED CATTLE

6. Have you observed evidence of or do you have knowledge of any current or previous use of the Property or any adjoining property for industrial uses? [ ] Yes (Explain below) [x] No

7. Have you observed evidence of or do you have knowledge of any current or previous use of the Property or any adjoining property as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? [ ] Yes (Explain below) [x] No

DocuSign Envelope ID: 38BC17C4-A109-43DB-9613-9AA2CF61DF7A

8. Have you observed evidence of or do you have knowledge of any current or previous storage or use of damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gallons in volume or 50 gallons in the aggregate on the Property?
☐ Yes (Explain below) ☒ No

9. Have you observed evidence of or do you have knowledge of any current or previous storage or use of industrial drums (typically 55-gallon) or sacks of chemicals on the Property?
☐ Yes (Explain below) ☒ No

10. Have you observed evidence of or do you have knowledge that fill dirt has been brought onto the Property that originated from a contaminated site or that is of an unknown origin?
☐ Yes (Explain below) ☒ No

11. Have you observed evidence of or do you have knowledge of any current or previous pits, ponds, or lagoons located on the Property in connection with waste treatment or waste disposal?
☐ Yes (Explain below) ☒ No

12. Have you observed evidence of or do you have knowledge of any current or previous stained soil on the Property? ☐ Yes (Explain below) ☒ No

13. Have you observed evidence of or do you have knowledge of any current or previous registered or unregistered storage tanks (above or under ground) located on the Property?
☐ Yes (Explain below) ☒ No

14. Have you observed evidence of or do you have knowledge of any current or previous vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the Property? ☐ Yes (Explain below) ☒ No

15. Have you observed evidence of or do you have knowledge of any current or previous leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the Property? ☐ Yes (Explain below) ☒ No

16. a. To your knowledge, is the Property served by a private well or non-public water system?

☐ Yes (answer parts b. and c.) ☒ No (proceed to item no. 17) ☐ Unknown (proceed to item no. 17)

b. Have you observed evidence of or do you have knowledge of contaminants being identified in the well or system that exceed guidelines applicable to the water system?

☐ Yes (Explain below) ☐ No

c. Have you observed evidence of or do you have knowledge of the well or system being designated as contaminated by any government environmental/health agency?

☐ Yes (Explain below) ☐ No

17. Do you have knowledge of any environmental liens or governmental notifications regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products on the Property? ☐ Yes (Explain below) ☒ No

18. Do you know of any Activity/Use Limitations (AULs) such as land use restrictions, engineering controls, or institutional controls that are in place for the Property, or filed/recorded in a registry under federal, tribal, state, or local law? ☐ Yes (Explain below) ☒ No

19. Have you ever been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the Property or any facility located on the Property?

☐ Yes (Explain below) ☒ No

20. Are you aware of commonly known or reasonably ascertainable information about the Property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases of hazardous substances or materials? For example,

a. Do you know the past uses of the Property? ☐ Yes (Explain below) ☒ No

b. Do you know of specific chemicals that are present or once were present at the Property?

☐ Yes (Explain below) ☒ No

c. Do you know of spills or other chemical releases that have taken place at the Property?

☐ Yes (Explain below) ☒ No

DocuSign Envelope ID: 38BC17C4-A109-43DB-9613-9AA2CF61DF7A

d. Do you know of any environmental cleanups that have taken place at the Property?
☐ Yes (Explain below) ☒ No

21. Do you have any knowledge of an environmental assessment of the Property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the Property, or recommended further assessment of the Property? ☐ Yes (Explain below) ☒ No

22. Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Property?
☐ Yes (Explain below) ☒ No

23. Have you observed evidence of or do you have knowledge of the discharge of wastewater (not including sanitary waste or stormwater) from the Property onto or adjacent to the Property and/or into a sanitary waste or stormwater system? ☐ Yes (Explain below) ☒ No

24. Have you observed evidence of or do you have knowledge that any hazardous substances or petroleum products, cattle dipping troughs, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials have been dumped above grade, buried, and/or burned on the Property?
☐ Yes (Explain below) ☒ No

25. Have you observed evidence of or do you have knowledge of any transformers, capacitors, or hydraulic equipment currently or previously located on the Property for which there are any records indicating the presence of PCBs? ☐ Yes (Explain below) ☒ No

Form Completed by

Signature: DocuSigned by: Larry R. Neill 34721E0A5EC84E4... DocuSigned by: Linda S Neill 34721E0A5EC84E4...

Print Name: LARRY R NEILL; LINDA S NEILL

Date: 5/24/2024 5/24/2024 5/24/2024

Please Return to:

sflesher@horizon-esi.com

This form has been developed using the standards established in ASTM Practice E1527-21 for the purpose of supporting a Phase I Environmental Site Assessment to satisfy the federal "All Appropriate Inquiries" rule.

References:

(ASTM) American Society for Testing and Materials. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Designation E1527-21. West Conshohocken, Pennsylvania: ASTM, 2021.

US Environmental Protection Agency. "Standards and Practices for All Appropriate Inquiries; Final Rule." 40 CFR Part 312. 1 November 2005.

Horizon
Environmental Services

APPENDIX G

PHASE I ESA
SITE RECONNAISSANCE CHECKLIST

Horizon Environmental Services
Phase I ESA Site Reconnaissance Checklist

Project Name: Neill 67.5-Acre Property | Job No.: 24110.001PI | Date of Site Visit: 3 May 2024

Location: Schmoekel Road, Marion, Guadalupe County | Acreage: 67.5

Site Contact: Michael Bernhard | Inspector(s): James Pittman

1) Land Use	Site	Adjacent N	Adjacent S	Adjacent E	Adjacent W
Vacant	☐	☐	☐	☐	☐
Residential	☐	☒	☐	☒	☒
Commercial	☐	☐	☐	☐	☐
Agricultural	☒	☒	☒	☒	☒
Industrial	☐	☐	☐	☐	☐
Other: _____	☐	☐	☐	☐	☐

2) Topography
- ☒ Flat
- ☐ Rolling
- ☐ Steep
- ☐ _____
- ☐ _____
- ☐ _____

3) Site Access
- ☐ Locked fence
- ☐ Security
- ☒ Open
- ☐ Denied
- ☐ _____
- ☐ _____

4) Vegetation
- ☐ Sparse
- ☐ Moderate
- ☒ Dense
- ☐ Void/dead areas
- ☐ None

5) Sewage Treatment
- ☒ None
- ☐ Private
- ☐ Municipal
- ☐ Unknown
- ☐ _____

6) Water Supply
- ☐ None
- ☐ Well(s)
- ☐ Municipal
- ☐ Unknown
- ☒ Filled hand dug well

7) Buildings
- ☐ Occupied
- ☐ Accessed
- ☒ None
- ☐ Evidence of previous structures
- ☐ _____

8) Easements
- ☐ Pipeline
- ☒ Electric
- ☐ Water Supply
- ☐ Sewer Service
- ☐ _____

9) Hydrologic Features
- ☐ Ditch
- ☐ Creek
- ☐ Bayou
- ☐ Lake
- ☐ Pond
- ☐ Seep
- ☐ Spring
- ☐ Other natural feature
- ☐ Other manmade feature
- ☐ _____

10) Roads
- ☐ Paved, onsite
- ☒ Paved, bordering
- ☐ Unpaved, onsite
- ☒ Unpaved, bordering

11) Estimated Percent of Total Acreage
- ____ % Buildings/Structures
- ____ % Roads/Parking (paved or unpaved)
- 100 % Agricultural/Vacant
- ____ % _____

Other ASTM-Specific Features

	None	On-Site	Adjacent
Exterior:			
12) Pits, ponds, or lagoons	☒	☐	☐
13) Stained soil or pavement	☒	☐	☐
14) Stressed vegetation	☒	☐	☐
15) Oil/gas wells or pipelines	☒	☐	☐
16) Water wells	☐	☒	☐
17) Septic systems	☒	☐	☐
18) Debris piles/evidence of solid waste disposal	☒	☐	☐
19) Evidence of wastewater discharges	☒	☐	☐
Exterior OR Interior:			
20) Evidence of current or past industrial/ manufacturing uses	☒	☐	☐
21) Hazardous substance/petroleum products or containers	☒	☐	☐
22) Storage drums (5+ gallon capacity)	☒	☐	☐
23) Unidentified substance containers	☒	☐	☐
24) Storage tanks, vent pipes or fill pipes	☒	☐	☐
25) Electric/hydraulic equipment (potential PCBs)	☒	☐	☐
26) Strong, pungent, or noxious odors	☒	☐	☐
27) Suspect pools of liquid	☒	☐	☐
Interior:			
28) Heating/cooling facilities	☒	☐	☐
29) Stains or corrosion on floors, walls, or ceilings	☒	☐	☐
30) Drains/sumps	☒	☐	☐

Project Name: Neill 67.5-Acre Property Job No.: 24110.001PI Date of Site Visit: 3 May 2024

Pg. 1 Item No.	Comment:
6,16	Evidence of an abandoned hand-dug water well was observed on the northern portion of the Property. The well was filled to approximately 4 feet from the surface with sediment.
8,25	Overhead powerlines were observed adjacent to the northern and western Property boundaries. Pole-mounted electrical transformers serving adjacent single-family residences were observed on the powerlines along the western boundary. Evidence of a buried cable line was observed adjacent to the northern Property boundary.
10	Schmoekel Road is located adjacent to the northern Property boundary. A gravel-based road providing access to adjacent homesites is located along the western Property boundary.

Other:

Documented by: James E Pittman III
Signature
James E. Pittman III
Printed name
Ecological Project Manager, EP
Title
3 May 2024
Date

Reviewed by: Scott Flesher
Signature
Scott Flesher
Printed name
VP, Ecological Program Manager, EP
Title
3 May 2024
Date

APPENDIX H

QUALIFICATIONS OF THE ENVIRONMENTAL PROFESSIONAL

Scott B. Flesher
Vice President/Ecological Program Manager

Horizon™ Environmental Services

Education

BS, Environmental Science, Texas A&M University, Corpus Christi

Areas of Relevant Expertise

- ✓ Wetland Determination/Delineation
- ✓ Section 404/10 Permitting
- ✓ USACE HGM, TXRAM, and Stream Analysis
- ✓ Endangered Species Habitat Assessments, Surveys, and Permitting
- ✓ Mitigation Plans and Monitoring
- ✓ Phase I ESA (ASTM Practice E1527-21)
- ✓ TxDOT Categorical Exclusion and EAs
- ✓ Public Meetings and Coordination
- ✓ ESRI ArcGIS Desktop

Qualifications and Training

- ✓ Wetland Delineator Certification Program, Wetland Training Institute
- ✓ USFWS Permit ESPER0004032 (Golden-cheeked warbler)
- ✓ Qualified Environmental Professional (EP) under ASTM Practice E1527-21
- ✓ Texas Freshwater Mussel Identification Workshops and Classes

TxDOT Precertifications

1.9.1 Geographic Information System (GIS) and Data Analysis
2.3.1 Wetland Delineation
2.3.2 Conditional/Functional Assessment
2.4.1 Nationwide Permit
2.4.2 Clean Water Act Section 404 Permits
2.4.3 US Coast Guard and Corps of Engineers Permits
2.6.2 Impact Evaluation Assessments (Retired Category)
2.6.5 Protected Species Evaluations
2.13.1 Hazardous Materials Initial Site Assessment

Years of Experience

With This Firm: 17
With Other Firms: 2

Experience Summary

Mr. Flesher is a graduate of Texas A&M University – Corpus Christi, where he studied Environmental Science. As the Vice President for Horizon™, Mr. Flesher has over 19 years of experience in the field of wildlife biology, project management, permitting, and consulting. He is skilled and experienced in on-site investigations, including habitat assessments, wetland determinations and delineations, and Phase I and Phase II Environmental Site Assessments, as well as recognition of karst characteristics, recharge features, and suitable endangered species habitats. He has completed a wide variety NEPA and Cat Ex documents for various agencies including TxDOT, TWDB, USDA, USFS, and HUD. Mr. Flesher has also prepared numerous applications for Section 404/10 nationwide and individual permits for the US Army Corps of Engineers (USACE), which included conducting Hydrogeomorphic Model (HGM) and Texas Rapid Assessment Method (TXRAM) analyses for wetland impacts and mitigation. He has experience utilizing Trimble Geo HX (sub-foot accurate handheld GPS unit) for various field applications. He has participated in presence/absence surveys for various threatened or endangered species and is permitted by the US Fish and Wildlife Service (USFWS) to survey for golden-cheeked warblers. Mr. Flesher also contributes to Horizon's GIS mapping services, preparing presentation graphics for technical reports and permitting packages for a variety of project types and phases.

Education

Master of Science Candidate, Agriculture (Range and Wildlife Management),
Texas A&M University – Kingsville, 2010

Bachelor of Science, Agriculture (Range and Wildlife Management),
Texas A&M University – Kingsville, 2008

Areas of Relevant Expertise

- ✓ Wetland Determination/Delineation
- ✓ Endangered Species Habitat Assessments, Surveys, Permitting, and Relocation
- ✓ Phase I Environmental Site Assessments (ESA) (ASTM Practice E1527-21)
- ✓ NEPA Permitting
- ✓ Vegetation Identification and Composition Analysis
- ✓ City of Austin Environmental Resource Inventory
- ✓ GIS Technology

Training and Certifications

- ✓ Qualified Environmental Professional (EP) under ASTM Practice E1527-21
- ✓ Wetland Delineator Certification Program, Wetland Training Institute (2011)
- ✓ ARSC Reciprocal Basic Orientation Plus, Houston Area Safety Council (2012)
- ✓ Technical Service Advisor Training, Western Association of Fish and Wildlife Agencies (2014)

Years of Experience

With This Firm: 2.5
With Other Firms: 9

Experience Summary

Mr. Pittman is a graduate of Texas A&M University – Kingsville, where he studied Range and Wildlife Science. He has 11.5 years of experience conducting environmental field assessments and preparing technical reports for clients as well as local, state, and federal permit applications related to the National Environmental Policy Act (NEPA). He is skilled in on-site investigations including habitat assessments, wetland determinations and delineations, and Phase I ESAs. Mr. Pittman has prepared numerous applications for Section 404 and Section 10 permitting nationwide in addition to individual permits for the US Army Corps of Engineers (USACE), which includes conducting Hydrogeomorphic Model (HGM) and Texas Rapid Assessment Method (TXRAM) analyses for wetland impacts and mitigation. He has participated in presence/absence surveys for various threatened or endangered species, including freshwater mussels and the golden-cheeked warbler. Mr. Pittman also contributes to Horizon's geographic information system (GIS) mapping services by providing graphics support for Section 404 jurisdictional delineations and various other projects.

Horizon
Environmental Services

APPENDIX I

HORIZON ENVIRONMENTAL SERVICES
CORPORATE DESCRIPTION

Horizon
Environmental Services

CORPORATE DESCRIPTION

Horizon Environmental Services (Horizon) is particularly well qualified to provide both the technical and administrative support required for project planning and permitting efforts related to various federal, state, and local permits and/or approvals. Horizon's capabilities and experience are very broad in the area of National Environmental Policy Act (NEPA) compliance support, particularly as related to multidisciplinary Environmental Assessments/Environmental Impact Statements (EAs/EISs), jurisdictional wetlands, endangered species, cultural resources issues, and expert testimony.

Services that Horizon provides for various clients include multidisciplinary EAs/EISs in support of federal and state environmental reviews; jurisdictional wetland determinations; endangered species habitat assessments and surveys; archeological surveys and mitigation (prehistoric and historic); ecological risk and damage assessments; wildlife habitat and wetlands restoration/creation; baseline aquatic and terrestrial investigations (inland and coastal); geologic resource assessments; real estate environmental site assessments; environmental constraints analyses for alternative project sites, routes, and land development scenarios ("fatal flaw" analyses); post-project land use planning and mitigation; and permit management, including preparation, agency coordination, and expert testimony.

Horizon was founded in 1987, is currently based in Austin, Texas, and provides services nationally. Composed of senior professional personnel with many years of applied experience and specific training in environmental assessments, permitting, and management, members of Horizon's staff have worked on the majority of energy development and reservoir projects, either proposed or developed, in Texas and Louisiana from 1976 to the present. Our staff's experience and background have allowed Horizon to gain an applied knowledge of the environmental requirements of various federal and state regulations and permits affecting natural resource development and an excellent identity with agency personnel.

Horizon's key personnel assigned to various work efforts are committed to being available from work initiation through expert testimony, if required. Depending on the scope of environmental investigations required for a given project, Horizon may network with other qualified firms, not only to provide both environmental and engineering services in a cost- and time-efficient manner, but to assure that only the most technically qualified and experienced persons are providing personal attention to the work effort.

Horizon™
Environmental Services

28 June 2024

Michael Bernhard
Land Acquisitions Analyst
KB Home
4800 Fredericksburg Road, Suite 100
San Antonio, Texas 78229

RE: Limited Soil Sampling Investigation
Neill 67.5-Acre Property
Schmoekel Road, Marion, Guadalupe County, Texas
HJN 24110.001SS

Dear Mr. Bernhard:

Horizon Environmental Services (Horizon) has conducted a limited soil sampling investigation for the Neill 67.5-Acre Property located off Schmoekel Road in Marion, Guadalupe County, Texas (the Property) (Appendix A, Figure 1).

Horizon conducted a site visit on 3 May 2024 and collected soil samples from three areas within the Property boundaries (S-1, S-2, and S-3) (Appendix A, Figure 2). Horizon took composite grab samples from within the top 6 to 10 inches of soil, sealed the samples in sterile jars, and placed them on ice. The samples were transported to a certified and accredited laboratory on 3 May 2024. A proper chain of custody was maintained, and the samples were analyzed for arsenic and chlorinated pesticides (chemicals of concern [COCs]).

Following receipt of the lab analysis results, Horizon compared them to the Texas Commission on Environmental Quality (TCEQ) May 2023 Texas Risk Reduction Program (TRRP) Tier I Protective Concentration Levels (PCLs) for Residential and Commercial/Industrial Soils (see Table 1, page 2). The Tier I PCLs are the default cleanup standards for the TRRP (TCEQ, 2023). The lab analysis results are summarized as follows:

Sample S-1:

- Showed a detectable concentration of arsenic that is below the TCEQ cleanup standard for residential and/or commercial use. Chlorinated pesticides were not detected.

Sample S-2:

- Showed a detectable concentration of arsenic that is below the TCEQ cleanup standard for residential and/or commercial use. Chlorinated pesticides were not detected.

Sample S-3:

- Showed a detectable concentration of arsenic that is below the TCEQ cleanup standard for residential and/or commercial use. Chlorinated pesticides were not detected.

Table 1
Laboratory Results vs. TCEQ Tier I PCLs

Chemical of Concern (COC)	Sample S-1 (mg/Kg)	Sample S-2 (mg/Kg)	Sample S-3 (mg/Kg)	Tier 1 PCL: Residential Soil (mg/Kg)*	Tier 1 PCL: Commercial/ Industrial Soil (mg/Kg)*	Median Background Concentration (mg/Kg)
Arsenic	**6.35**	**7.07**	**6.10**	24	200	5.9
4,4'-DDD	<0.00247	<0.00243	<0.00255	14	100	N/A
4,4'-DDE	<0.00247	<0.00243	<0.00255	10	73	N/A
4,4'-DDT	<0.00247	<0.00243	<0.00255	5.4	71	N/A
Aldrin	<0.00247	<0.00243	<0.00255	0.05	1.0	N/A
alpha-BHC	<0.00247	<0.00243	<0.00255	0.26	3.3	N/A
alpha-Chlordane	<0.00247	<0.00243	<0.00255	13	54	N/A
beta-BHC	<0.00247	<0.00243	<0.00255	0.93	12	N/A
Chlordane (Technical)	<0.0123	<0.0122	<0.0128	6	66	N/A
delta-BHC	<0.00247	<0.00243	<0.00255	2.9	12	N/A
Dieldrin	<0.00247	<0.00243	<0.00255	0.15	1.2	N/A
Endosulfan I	<0.00247	<0.00243	<0.00255	91	1400	N/A
Endosulfan II	<0.00247	<0.00243	<0.00255	270	4100	N/A
Endosulfan sulfate	<0.00247	<0.00243	<0.00255	380	4100	N/A
Endrin	<0.00247	<0.00243	<0.00255	9	200	N/A
Endrin aldehyde	<0.00247	<0.00243	<0.00255	19	200	N/A
Endrin ketone	<0.00247	<0.00243	<0.00255	19	200	N/A
gamma-BHC	<0.00247	<0.00243	<0.00255	1.1	18	N/A
gamma-Chlordane	<0.00247	<0.00243	<0.00255	7.4	53	N/A
Heptachlor	<0.00247	<0.00243	<0.00255	0.13	3.3	N/A
Heptachlor epoxide	<0.00247	<0.00243	<0.00255	0.24	2.0	N/A
Methoxychlor	<0.00247	<0.00243	<0.00255	270	3400	N/A
Toxaphene	<0.0987	<0.0973	<0.102	1.2	17	N/A

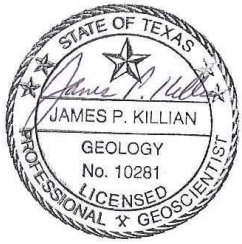
*PCLs are listed based on a 0.5-acre source area.

N/A – Not Applicable

Based on the results of this limited investigation, it is Horizon's opinion that significant concentrations of arsenic and chlorinated pesticides are unlikely to exist within soils on the Property.

Sincerely,
For Horizon Environmental Services

Scott Flesher
VP | Ecological Program Director



James Killian, PG[1]
Principal Geoscientist

[1] Registered Professional Geoscientist, State of Texas

References

(Nearmap) Nearmap US, Inc. Nearmap Vertical™ digital orthographic photograph, <https://go.nearmap.com>. Imagery date 10 January 2024.

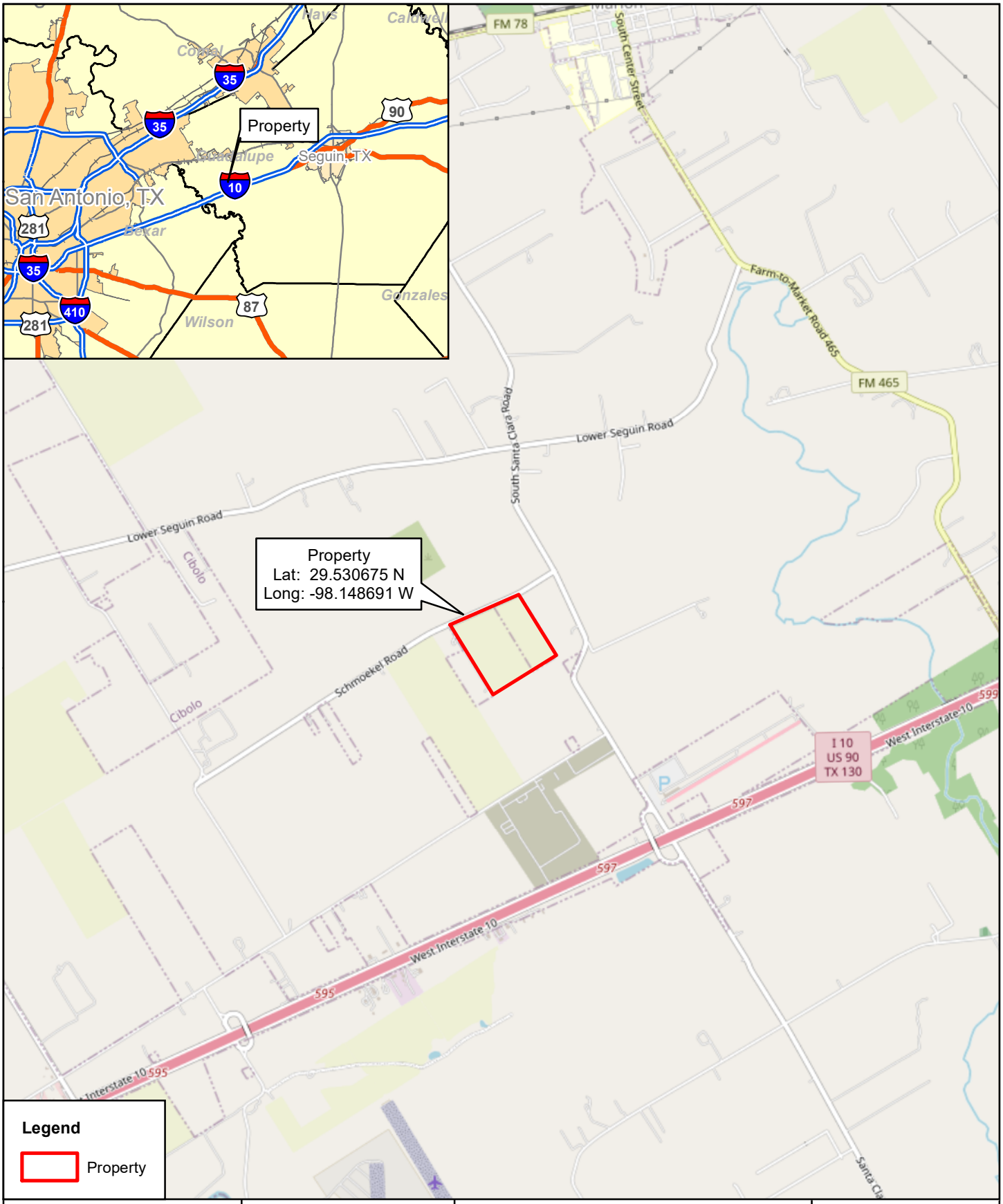
(OSM) OpenStreetMap contributors. OpenStreetMap, <http://www.openstreetmap .org>. Available under the Open Database License (www.opendatacommons.org/licenses/odbl). Accessed 5 June 2024.

(TCEQ) Texas Commission on Environmental Quality. TRRP Tier 1 Protective Concentration Levels, <https://www.tceq.texas.gov/remediation/trrp/trrppcls.html>. Published 10 May 2023. Accessed 13 June 2024.

Horizon
Environmental Services

Appendix A

Vicinity Map
Soil Sample Locations Map



Date:	06/04/2024
Drawn:	KRW
HJN NO:	24110 SS
Source:	OSM, 2024

Horizon Environmental Services

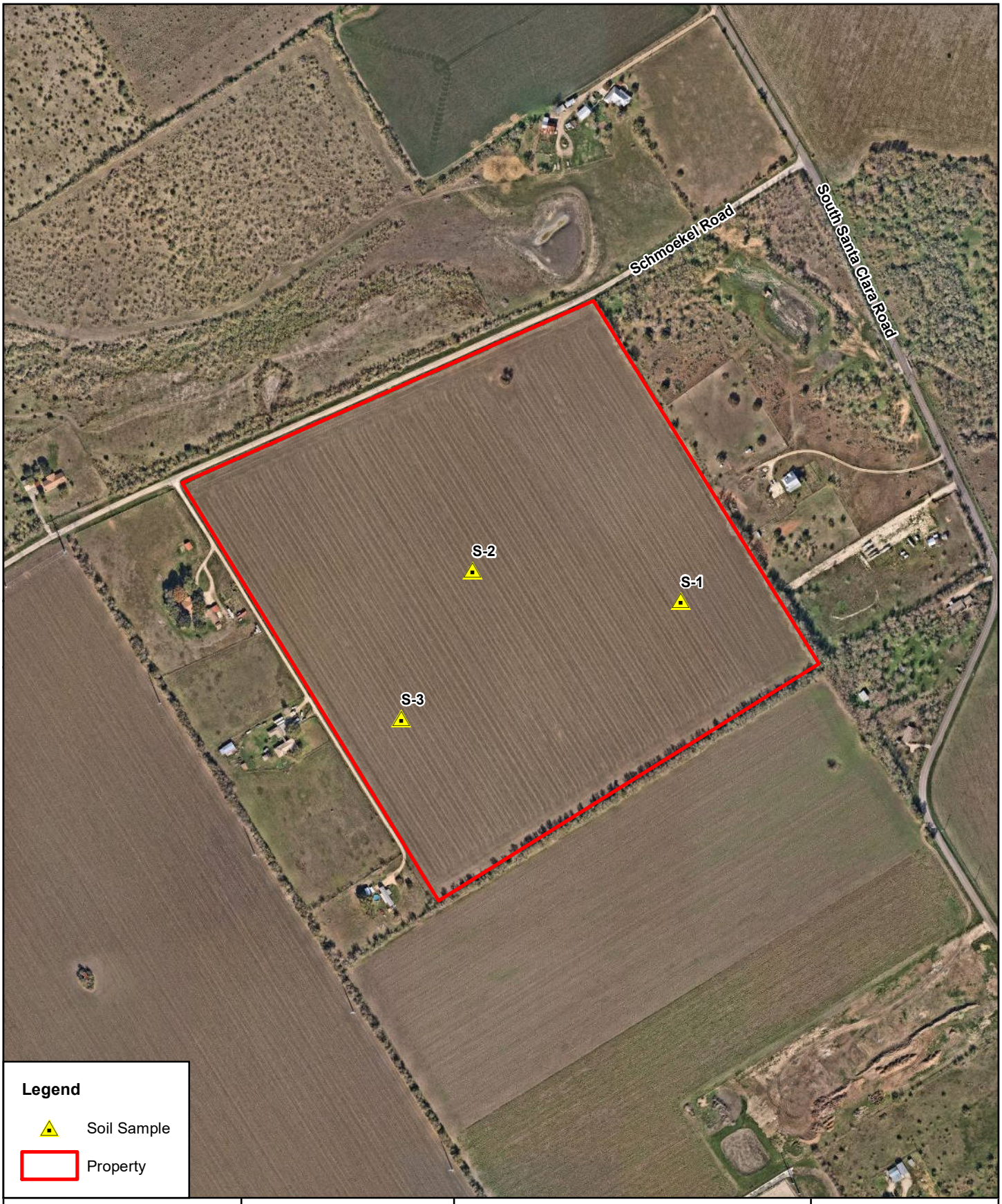
Figure 1

Vicinity Map
Neill 67.5-Acre Property
Schmoekel Road
Marion, Guadalupe County, Texas

N

0 1,500 3,000
Feet

24110–Neill_67.5_Acre_Property\Graphics\24110-001SS_01A_Vicinity



Horizon™ Environmental Services

Date:	06/13/2024
Drawn:	KRW
HJN NO:	24110 SS
Source:	Nearmap, 2023

Figure 2

Soil Sample Map
Neill 67.5-Acre Property
Schmoekel Road
Marion, Guadalupe County, Texas

N

0 250 500
Feet

24110–Neill_67.5_Acre_Property\Graphics\24110-001SS_02A_SoilSample

Horizon
Environmental Services

Appendix B

Laboratory Results
Chain of Custody

May 13, 2024

James Pittman
Horizon Environmental Services, Inc.
1507 S Interstate 35
Austin, TX 78741
TEL: (512) 328-2430
FAX:

Order No.: 2405059

RE: Larry Neill Property

Dear James Pittman:

DHL Analytical, Inc. received 3 sample(s) on 5/3/2024 for the analyses presented in the following report.

There were no problems with the analyses and all data met requirements of NELAP except where noted in the Case Narrative. All non-NELAP methods will be identified accordingly in the case narrative and all estimated uncertainties of test results are within method or EPA specifications.

If you have any questions regarding these tests results, please feel free to call. Thank you for using DHL Analytical.

Sincerely,

John DuPont
General Manager

This report was performed under the accreditation of the State of Texas Laboratory Certification Number: T104704211 - TX-C24-00120

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Analytical Report 2405059 ..... **9**

AnalyticalQCSummaryReport 2405059 ..... **12**

DHL ANALYTICAL
2300 Double Creek Dr. Round Rock, TX 78664
Phone 512.388.8222
Web: **www.dhlanalytical.com**
Email: **login@dhlanalytical.com**

CHAIN-OF-CUSTODY

CLIENT: Horizon Environmental
ADDRESS: 1507 I-H 35, Austin, TX
PHONE: 512-328-2430 EMAIL: sflesher@horizon-esi.com
DATA REPORTED TO: James Pittman
ADDITIONAL REPORT COPIES TO: jpittman@horizon-esi.com

DATE: May 3, 2024
PO#:

LAB USE ONLY
DHL WORKORDER #: 2405059

PROJECT LOCATION OR NAME: Larry Neill Property
CLIENT PROJECT # 24110 COLLECTOR: James Pittman

Authorize 5% surcharge for TRRP report? ☐ Yes ☐ No

W=WATER L=LIQUID S=SOIL SO=SOLID SE=SEDIMENT P=PAINT SL=SLUDGE

Field Sample I.D.	DHL Lab #	Collection Date	Collection Time	Matrix	Container Type	# of Containers	PRESERVATION: HCl ☐	H_3PO_4 ☐	HNO_3	H_2SO_4	NaOH ☐	Zn Acetate ☐	ICE ☐	UNPRESERVED ☐	ANALYSES: BTEX ☐ MTBE ☐ [METHOD 8260]	TPH 1005 ☐ TPH 1006 ☐ HOLD 1006 ☐	GRO 8015 ☐ DRO 8015 ☐	VOC 8260 ☐ VOC 624.1 ☐	SVOC 8270 ☐ SVOC 625.1 ☐	PAH 8270 ☐ HOLD PAH ☐	PEST 8270 ☐ 625.1 ☐ O-P PEST 8270 ☐	PCB 8082 ☐ 608.3 ☐ PCB 8270 ☐ 625.1 ☐	HERB 8321 ☐ T PHOS ☐ AMMONIA ☐	METALS 6020 ☐ 200.8 ☐ DISS. METALS ☐	RCRA 8 ☐ TX11 ☐ ____	pH☐ HEX CHROM☐ ALKALINITY☐ COD☐	ANIONS 300 ☐ 9056 ☐ ____	TCLP-SVOC ☐ VOC ☐ PEST ☐ HERB ☐	TCLP-METALS ☐ RCRA 8 ☐ TX-11 ☐ Pb ☐	RCI ☐ IGN ☐ DGAS ☐ OIL&GREASE ☐	TDS ☐ TSS ☐ % MOIST ☐ CYANIDE ☐	Arsenic			FIELD NOTES
S-1	01	5-3-24	0915	S	jar	1															X											X			
S-2	02	5-3-24	0935	S	jar	1															X											X			
S-3	03	5-3-24	0950	S	jar	1															X											X			

Relinquished By: (Sign) James Pittman DATE/TIME May 3, 2024 / 13:55 Received by:
Relinquished By: (Sign) DATE/TIME Received by:
Relinquished By: (Sign) DATE/TIME Received by:

TURN AROUND TIME (CALL FIRST FOR RUSH)
RUSH-1 DAY☐ RUSH-2 DAY☐ RUSH-3 DAY☐
NORMAL ☒ OTHER ☐
DUE DATE _____ ☐

LAB USE ONLY
RECEIVING TEMP (°C): 1.2 **THERMO #:** 78
IF >6°C, ARE SAMPLES ON ICE AND JUST COLLECTED? YES / NO
CUSTODY SEALS ON ICE CHEST: ☐ BROKEN ☐ INTACT ☒ NOT USED
CARRIER: ☐ LSO ☐ FEDEX ☐ UPS ☐ COURIER ☒ HAND DELIVERED

☐ **DHL DISPOSAL @ $10.00 each**

DHL Analytical, Inc.

Sample Receipt Checklist

Client Name: **Horizon Environmental Services, Inc.** Date Received: **5/3/2024**

Work Order Number: **2405059** Received by: **EL**

Checklist completed by: 5/3/2024 (Signature / Date) Reviewed by: JH 5/3/2024 (Initials / Date)

Carrier name: Hand Delivered

Shipping container/cooler in good condition?	Yes ☑	No ☐	Not Present ☐
Custody seals intact on shipping container/cooler?	Yes ☐	No ☐	Not Present ☑
Custody seals intact on sample bottles?	Yes ☐	No ☐	Not Present ☑
Chain of custody present?	Yes ☑	No ☐	
Chain of custody signed when relinquished and received?	Yes ☑	No ☐	
Chain of custody agrees with sample labels?	Yes ☑	No ☐	
Samples in proper container/bottle?	Yes ☑	No ☐	
Sample containers intact?	Yes ☑	No ☐	
Sufficient sample volume for indicated test?	Yes ☑	No ☐	
All samples received within holding time?	Yes ☑	No ☐	
Water - VOA vials have zero headspace?	Yes ☐	No ☐	No VOA vials submitted ☑ NA ☐
Water - pH<2 acceptable upon receipt?	Yes ☐	No ☐	NA ☑ LOT #
	Adjusted?		Checked by
Water - ph>9 (S) or ph>10 (CN) acceptable upon receipt?	Yes ☐	No ☐	NA ☑ LOT #
	Adjusted?		Checked by
Container/Temp Blank temperature in compliance?	Yes ☑	No ☐	

Cooler # 1

Temp °C 1.2

Seal Intact NP

Any No response must be detailed in the comments section below.

Client contacted: Date contacted: Person contacted:

Contacted by: Regarding:

Comments:

Corrective Action:

DHL Analytical, Inc. **Date:** *13-May-24*

CLIENT: Horizon Environmental Services, Inc.
Project: Larry Neill Property
Lab Order: 2405059

CASE NARRATIVE

Samples were analyzed using the methods outlined in the following references:

Method SW6020B - Metals Analysis
Method SW8270E-SIMSCAN - Pesticide Analysis
Method D2216 - Percent Moisture Analysis

LOG IN

The samples were received and log-in performed on 5/3/24. A total of 3 samples were received. The samples arrived in good condition and were properly packaged.

PESTICIDE ANALYSIS

For Pesticide analysis performed on 5/6/24 the matrix spike and matrix spike duplicate recoveries were slightly above control limits for up to four compounds. These are flagged accordingly in the QC summary report. The sample selected for the matrix spike and matrix spike duplicate was from this work order. The LCS was within control limits for these compounds. No further corrective actions were taken.

For Pesticide analysis performed on 5/6/24 the surrogate recovery for the method blank was slightly above control limits for 4-Terphenyl-d14. This is flagged accordingly. The remaining surrogate was within control limits. No further corrective actions were taken.

DHL Analytical, Inc.

Date: *13-May-24*

CLIENT: Horizon Environmental Services, Inc.
Project: Larry Neill Property
Lab Order: 2405059

Work Order Sample Summary

Lab Smp ID	Client Sample ID	Tag Number	Date Collected	Date Recved
2405059-01	S-1		05/03/24 09:15 AM	05/03/2024
2405059-02	S-2		05/03/24 09:35 AM	05/03/2024
2405059-03	S-3		05/03/24 09:50 AM	05/03/2024

Lab Order: 2405059
Client: Horizon Environmental Services, Inc.
Project: Larry Neill Property

PREP DATES REPORT

Sample ID	Client Sample ID	Collection Date	Matrix	Test Number	Test Name	Prep Date	Batch ID
2405059-01A	S-1	05/03/24 09:15 AM	Soil	D2216	Moisture Preparation	05/06/24 09:40 AM	115277
	S-1	05/03/24 09:15 AM	Soil	SW3550C	Soil Prep Sonication: Pest	05/06/24 09:28 AM	115276
	S-1	05/03/24 09:15 AM	Soil	SW3050B	Soil Prep Total Metals: ICP-MS	05/09/24 11:05 AM	115337
2405059-02A	S-2	05/03/24 09:35 AM	Soil	D2216	Moisture Preparation	05/06/24 09:40 AM	115277
	S-2	05/03/24 09:35 AM	Soil	SW3550C	Soil Prep Sonication: Pest	05/06/24 09:28 AM	115276
	S-2	05/03/24 09:35 AM	Soil	SW3050B	Soil Prep Total Metals: ICP-MS	05/09/24 11:05 AM	115337
2405059-03A	S-3	05/03/24 09:50 AM	Soil	D2216	Moisture Preparation	05/06/24 09:40 AM	115277
	S-3	05/03/24 09:50 AM	Soil	SW3550C	Soil Prep Sonication: Pest	05/06/24 09:28 AM	115276
	S-3	05/03/24 09:50 AM	Soil	SW3050B	Soil Prep Total Metals: ICP-MS	05/09/24 11:05 AM	115337

Lab Order: 2405059
Client: Horizon Environmental Services, Inc.
Project: Larry Neill Property

ANALYTICAL DATES REPORT

Sample ID	Client Sample ID	Matrix	Test Number	Test Name	Batch ID	Dilution	Analysis Date	Run ID
2405059-01A	S-1	Soil	D2216	Percent Moisture	115277	1	05/07/24 08:40 AM	PMOIST_240506A
	S-1	Soil	SW8270E-SimScan	Pesticide by GC/MS -Soil	115276	1	05/06/24 06:49 PM	GCMS10_240506B
	S-1	Soil	SW6020B	Trace Metals: ICP-MS - Solid	115337	5	05/13/24 11:08 AM	ICP-MS5_240513A
2405059-02A	S-2	Soil	D2216	Percent Moisture	115277	1	05/07/24 08:40 AM	PMOIST_240506A
	S-2	Soil	SW8270E-SimScan	Pesticide by GC/MS -Soil	115276	1	05/06/24 07:16 PM	GCMS10_240506B
	S-2	Soil	SW6020B	Trace Metals: ICP-MS - Solid	115337	5	05/13/24 10:21 AM	ICP-MS5_240513A
2405059-03A	S-3	Soil	D2216	Percent Moisture	115277	1	05/07/24 08:40 AM	PMOIST_240506A
	S-3	Soil	SW8270E-SimScan	Pesticide by GC/MS -Soil	115276	1	05/06/24 07:44 PM	GCMS10_240506B
	S-3	Soil	SW6020B	Trace Metals: ICP-MS - Solid	115337	5	05/13/24 11:11 AM	ICP-MS5_240513A

DHL Analytical, Inc.

Date: *13-May-24*

CLIENT:	Horizon Environmental Services, Inc.	**Client Sample ID:**	S-1
Project:	Larry Neill Property	**Lab ID:**	2405059-01
Project No:	24110	**Collection Date:**	05/03/24 09:15 AM
Lab Order:	2405059	**Matrix:**	SOIL

Analyses	Result	MDL	RL	Qual	Units	DF	Date Analyzed
TRACE METALS: ICP-MS - SOLID		**SW6020B**					Analyst: **SP**
Arsenic	6.35	0.597	1.19		mg/Kg-dry	5	05/13/24 11:08 AM
PESTICIDE BY GC/MS -SOIL		**SW8270E-SIMSCAN**					Analyst: **DEW**
4,4´-DDD	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
4,4´-DDE	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
4,4´-DDT	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
Aldrin	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
alpha-BHC	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
alpha-Chlordane	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
beta-BHC	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
Chlordane	<0.0123	0.0123	0.0370		mg/Kg-dry	1	05/06/24 06:49 PM
delta-BHC	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
Dieldrin	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
Endosulfan I	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
Endosulfan II	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
Endosulfan sulfate	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
Endrin	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
Endrin aldehyde	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
Endrin ketone	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
gamma-BHC	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
gamma-Chlordane	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
Heptachlor	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
Heptachlor epoxide	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
Methoxychlor	<0.00247	0.00247	0.00740		mg/Kg-dry	1	05/06/24 06:49 PM
Toxaphene	<0.0987	0.0987	0.308		mg/Kg-dry	1	05/06/24 06:49 PM
Surr: 2-Fluorobiphenyl	89.6	0	43-125		%REC	1	05/06/24 06:49 PM
Surr: 4-Terphenyl-d14	115	0	32-125		%REC	1	05/06/24 06:49 PM
PERCENT MOISTURE		**D2216**					Analyst: **KES**
Percent Moisture	20.3	0	0		WT%	1	05/07/24 08:40 AM

Qualifiers:	*	Value exceeds TCLP Maximum Concentration Level	C	Sample Result or QC discussed in the Case Narrative
	DF	Dilution Factor	E	TPH pattern not Gas or Diesel Range Pattern
	J	Analyte detected between MDL and RL	MDL	Method Detection Limit
	ND	Not Detected at the Method Detection Limit	RL	Reporting Limit
	S	Spike Recovery outside control limits	N	Parameter not NELAP certified

DHL Analytical, Inc.

Date: *13-May-24*

CLIENT:	Horizon Environmental Services, Inc.	**Client Sample ID:**	S-2
Project:	Larry Neill Property	**Lab ID:**	2405059-02
Project No:	24110	**Collection Date:**	05/03/24 09:35 AM
Lab Order:	2405059	**Matrix:**	SOIL

Analyses	Result	MDL	RL	Qual	Units	DF	Date Analyzed
TRACE METALS: ICP-MS - SOLID		**SW6020B**					Analyst: **SP**
Arsenic	7.07	0.543	1.09		mg/Kg-dry	5	05/13/24 10:21 AM
PESTICIDE BY GC/MS -SOIL		**SW8270E-SIMSCAN**					Analyst: **DEW**
4,4´-DDD	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
4,4´-DDE	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
4,4´-DDT	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
Aldrin	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
alpha-BHC	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
alpha-Chlordane	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
beta-BHC	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
Chlordane	<0.0122	0.0122	0.0365		mg/Kg-dry	1	05/06/24 07:16 PM
delta-BHC	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
Dieldrin	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
Endosulfan I	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
Endosulfan II	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
Endosulfan sulfate	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
Endrin	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
Endrin aldehyde	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
Endrin ketone	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
gamma-BHC	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
gamma-Chlordane	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
Heptachlor	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
Heptachlor epoxide	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
Methoxychlor	<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM
Toxaphene	<0.0973	0.0973	0.304		mg/Kg-dry	1	05/06/24 07:16 PM
Surr: 2-Fluorobiphenyl	98.6	0	43-125		%REC	1	05/06/24 07:16 PM
Surr: 4-Terphenyl-d14	124	0	32-125		%REC	1	05/06/24 07:16 PM
PERCENT MOISTURE		**D2216**					Analyst: **KES**
Percent Moisture	19.2	0	0		WT%	1	05/07/24 08:40 AM

Qualifiers:

*	Value exceeds TCLP Maximum Concentration Level	C	Sample Result or QC discussed in the Case Narrative
DF	Dilution Factor	E	TPH pattern not Gas or Diesel Range Pattern
J	Analyte detected between MDL and RL	MDL	Method Detection Limit
ND	Not Detected at the Method Detection Limit	RL	Reporting Limit
S	Spike Recovery outside control limits	N	Parameter not NELAP certified

DHL Analytical, Inc.

Date: *13-May-24*

CLIENT:	Horizon Environmental Services, Inc.	**Client Sample ID:**	S-3
Project:	Larry Neill Property	**Lab ID:**	2405059-03
Project No:	24110	**Collection Date:**	05/03/24 09:50 AM
Lab Order:	2405059	**Matrix:**	SOIL

Analyses	Result	MDL	RL	Qual	Units	DF	Date Analyzed
TRACE METALS: ICP-MS - SOLID		**SW6020B**					Analyst: **SP**
Arsenic	6.10	0.589	1.18		mg/Kg-dry	5	05/13/24 11:11 AM
PESTICIDE BY GC/MS -SOIL		**SW8270E-SIMSCAN**					Analyst: **DEW**
4,4´-DDD	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
4,4´-DDE	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
4,4´-DDT	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
Aldrin	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
alpha-BHC	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
alpha-Chlordane	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
beta-BHC	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
Chlordane	<0.0128	0.0128	0.0383		mg/Kg-dry	1	05/06/24 07:44 PM
delta-BHC	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
Dieldrin	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
Endosulfan I	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
Endosulfan II	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
Endosulfan sulfate	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
Endrin	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
Endrin aldehyde	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
Endrin ketone	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
gamma-BHC	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
gamma-Chlordane	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
Heptachlor	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
Heptachlor epoxide	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
Methoxychlor	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM
Toxaphene	<0.102	0.102	0.319		mg/Kg-dry	1	05/06/24 07:44 PM
Surr: 2-Fluorobiphenyl	100	0	43-125		%REC	1	05/06/24 07:44 PM
Surr: 4-Terphenyl-d14	126	0	32-125	S	%REC	1	05/06/24 07:44 PM
PERCENT MOISTURE		**D2216**					Analyst: **KES**
Percent Moisture	22.1	0	0		WT%	1	05/07/24 08:40 AM

Qualifiers:

*	Value exceeds TCLP Maximum Concentration Level	C	Sample Result or QC discussed in the Case Narrative
DF	Dilution Factor	E	TPH pattern not Gas or Diesel Range Pattern
J	Analyte detected between MDL and RL	MDL	Method Detection Limit
ND	Not Detected at the Method Detection Limit	RL	Reporting Limit
S	Spike Recovery outside control limits	N	Parameter not NELAP certified

CLIENT: Horizon Environmental Services, Inc.
Work Order: 2405059
Project: Larry Neill Property

ANALYTICAL QC SUMMARY REPORT

RunID: ICP-MS5_240513A

The QC data in batch 115337 applies to the following samples: 2405059-01A, 2405059-02A, 2405059-03A

Sample ID: **MB-115337**	Batch ID: **115337**	TestNo: **SW6020B**	Units: **mg/Kg**
SampType: **MBLK**	Run ID: **ICP-MS5_240513A**	Analysis Date: **5/13/2024 10:10:00 AM**	Prep Date: **5/9/2024**

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
Arsenic	<0.500	1.00								

Sample ID: **LCS-115337**	Batch ID: **115337**	TestNo: **SW6020B**	Units: **mg/Kg**
SampType: **LCS**	Run ID: **ICP-MS5_240513A**	Analysis Date: **5/13/2024 10:13:00 AM**	Prep Date: **5/9/2024**

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
Arsenic	49.3	1.00	50.00	0	98.6	80	120			

Sample ID: **LCSD-115337**	Batch ID: **115337**	TestNo: **SW6020B**	Units: **mg/Kg**
SampType: **LCSD**	Run ID: **ICP-MS5_240513A**	Analysis Date: **5/13/2024 10:15:00 AM**	Prep Date: **5/9/2024**

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
Arsenic	50.3	1.00	50.00	0	101	80	120	2.00	25	

Sample ID: **2405059-02A SD**	Batch ID: **115337**	TestNo: **SW6020B**	Units: **mg/Kg-dry**
SampType: **SD**	Run ID: **ICP-MS5_240513A**	Analysis Date: **5/13/2024 10:23:00 AM**	Prep Date: **5/9/2024**

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
Arsenic	6.94	5.43	0	7.066				1.85	20	

Sample ID: **2405059-02A PDS**	Batch ID: **115337**	TestNo: **SW6020B**	Units: **mg/Kg-dry**
SampType: **PDS**	Run ID: **ICP-MS5_240513A**	Analysis Date: **5/13/2024 10:49:00 AM**	Prep Date: **5/9/2024**

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
Arsenic	58.5	1.09	54.28	7.066	94.8	75	125			

Sample ID: **2405059-02A MS**	Batch ID: **115337**	TestNo: **SW6020B**	Units: **mg/Kg-dry**
SampType: **MS**	Run ID: **ICP-MS5_240513A**	Analysis Date: **5/13/2024 10:52:00 AM**	Prep Date: **5/9/2024**

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
Arsenic	60.8	1.10	55.25	7.066	97.3	75	125			

Sample ID: **2405059-02A MSD**	Batch ID: **115337**	TestNo: **SW6020B**	Units: **mg/Kg-dry**
SampType: **MSD**	Run ID: **ICP-MS5_240513A**	Analysis Date: **5/13/2024 10:54:00 AM**	Prep Date: **5/9/2024**

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
Arsenic	60.7	1.10	55.25	7.066	97.1	75	125	0.217	25	

Qualifiers:

B	Analyte detected in the associated Method Blank	DF	Dilution Factor
J	Analyte detected between MDL and RL	MDL	Method Detection Limit
ND	Not Detected at the Method Detection Limit	R	RPD outside accepted control limits
RL	Reporting Limit	S	Spike Recovery outside control limits
J	Analyte detected between SDL and RL	N	Parameter not NELAP certified

CLIENT: Horizon Environmental Services, Inc.
Work Order: 2405059
Project: Larry Neill Property

ANALYTICAL QC SUMMARY REPORT

RunID: ICP-MS5_240513A

Sample ID: **ICV-240513**	Batch ID: **R133004**	TestNo: **SW6020B**	Units: **mg/L**
SampType: **ICV**	Run ID: **ICP-MS5_240513A**	Analysis Date: **5/13/2024 9:35:00 AM**	Prep Date:

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
Arsenic	0.0995	0.00500	0.100	0	99.5	90	110			

Sample ID: **LCVL-240513**	Batch ID: **R133004**	TestNo: **SW6020B**	Units: **mg/L**
SampType: **LCVL**	Run ID: **ICP-MS5_240513A**	Analysis Date: **5/13/2024 9:58:00 AM**	Prep Date:

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
Arsenic	0.00487	0.00500	0.00500	0	97.4	80	120			

Sample ID: **CCV1-240513**	Batch ID: **R133004**	TestNo: **SW6020B**	Units: **mg/L**
SampType: **CCV**	Run ID: **ICP-MS5_240513A**	Analysis Date: **5/13/2024 11:00:00 AM**	Prep Date:

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
Arsenic	0.199	0.00500	0.200	0	99.4	90	110			

Sample ID: **CCV2-240513**	Batch ID: **R133004**	TestNo: **SW6020B**	Units: **mg/L**
SampType: **CCV**	Run ID: **ICP-MS5_240513A**	Analysis Date: **5/13/2024 11:15:00 AM**	Prep Date:

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
Arsenic	0.194	0.00500	0.200	0	97.2	90	110			

Qualifiers:

B	Analyte detected in the associated Method Blank	DF	Dilution Factor
J	Analyte detected between MDL and RL	MDL	Method Detection Limit
ND	Not Detected at the Method Detection Limit	R	RPD outside accepted control limits
RL	Reporting Limit	S	Spike Recovery outside control limits
J	Analyte detected between SDL and RL	N	Parameter not NELAP certified

CLIENT: Horizon Environmental Services, Inc.
Work Order: 2405059
Project: Larry Neill Property

ANALYTICAL QC SUMMARY REPORT

RunID: GCMS10_240506B

The QC data in batch 115276 applies to the following samples: 2405059-01A, 2405059-02A, 2405059-03A

Sample ID: **LCS-115276** Batch ID: **115276** TestNo: **SW8270E-SimSc** Units: **mg/Kg**
SampType: **LCS** Run ID: **GCMS10_240506B** Analysis Date: **5/6/2024 4:58:00 PM** Prep Date: **5/6/2024**

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
4,4´-DDD	0.109	0.00600	0.1000	0	109	52	143			
4,4´-DDE	0.0975	0.00600	0.1000	0	97.5	47	126			
4,4´-DDT	0.106	0.00600	0.1000	0	106	39	146			
Aldrin	0.0875	0.00600	0.1000	0	87.5	49	111			
alpha-BHC	0.0804	0.00600	0.1000	0	80.4	45	102			
alpha-Chlordane	0.0997	0.00600	0.1000	0	99.7	47	117			
beta-BHC	0.0848	0.00600	0.1000	0	84.8	40	97			
delta-BHC	0.0830	0.00600	0.1000	0	83.0	51	116			
Dieldrin	0.0964	0.00600	0.1000	0	96.4	50	117			
Endosulfan I	0.0942	0.00600	0.1000	0	94.2	36	134			
Endosulfan II	0.0970	0.00600	0.1000	0	97.0	51	126			
Endosulfan sulfate	0.104	0.00600	0.1000	0	104	49	127			
Endrin	0.111	0.00600	0.1000	0	111	51	127			
Endrin aldehyde	0.0882	0.00600	0.1000	0	88.2	37	132			
Endrin ketone	0.103	0.00600	0.1000	0	103	43	136			
gamma-BHC	0.0811	0.00600	0.1000	0	81.1	41	97			
gamma-Chlordane	0.0992	0.00600	0.1000	0	99.2	46	108			
Heptachlor	0.0917	0.00600	0.1000	0	91.7	48	144			
Heptachlor epoxide	0.0995	0.00600	0.1000	0	99.5	49	116			
Methoxychlor	0.113	0.00600	0.1000	0	113	52	157			
Surr: 2-Fluorobiphenyl	0.860		1.000		86.0	43	125			
Surr: 4-Terphenyl-d14	1.07		1.000		107	32	125			

Sample ID: **MB-115276** Batch ID: **115276** TestNo: **SW8270E-SimSc** Units: **mg/Kg**
SampType: **MBLK** Run ID: **GCMS10_240506B** Analysis Date: **5/6/2024 6:21:00 PM** Prep Date: **5/6/2024**

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
4,4´-DDD	<0.00200	0.00600								
4,4´-DDE	<0.00200	0.00600								
4,4´-DDT	<0.00200	0.00600								
Aldrin	<0.00200	0.00600								
alpha-BHC	<0.00200	0.00600								
alpha-Chlordane	<0.00200	0.00600								
beta-BHC	<0.00200	0.00600								
Chlordane	<0.0100	0.0300								
delta-BHC	<0.00200	0.00600								
Dieldrin	<0.00200	0.00600								
Endosulfan I	<0.00200	0.00600								
Endosulfan II	<0.00200	0.00600								
Endosulfan sulfate	<0.00200	0.00600								

Qualifiers:

B	Analyte detected in the associated Method Blank	DF	Dilution Factor
J	Analyte detected between MDL and RL	MDL	Method Detection Limit
ND	Not Detected at the Method Detection Limit	R	RPD outside accepted control limits
RL	Reporting Limit	S	Spike Recovery outside control limits
J	Analyte detected between SDL and RL	N	Parameter not NELAP certified

CLIENT: Horizon Environmental Services, Inc.
Work Order: 2405059
Project: Larry Neill Property

ANALYTICAL QC SUMMARY REPORT

RunID: GCMS10_240506B

Sample ID: **MB-115276** Batch ID: **115276** TestNo: **SW8270E-SimSc** Units: **mg/Kg**
SampType: **MBLK** Run ID: **GCMS10_240506B** Analysis Date: **5/6/2024 6:21:00 PM** Prep Date: **5/6/2024**

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
Endrin	<0.00200	0.00600								
Endrin aldehyde	<0.00200	0.00600								
Endrin ketone	<0.00200	0.00600								
gamma-BHC	<0.00200	0.00600								
gamma-Chlordane	<0.00200	0.00600								
Heptachlor	<0.00200	0.00600								
Heptachlor epoxide	<0.00200	0.00600								
Methoxychlor	<0.00200	0.00600								
Toxaphene	<0.0800	0.250								
Surr: 2-Fluorobiphenyl	1.01		1.000		101	43	125			
Surr: 4-Terphenyl-d14	1.30		1.000		130	32	125			S

Sample ID: **2405059-02AMS** Batch ID: **115276** TestNo: **SW8270E-SimSc** Units: **mg/Kg-dry**
SampType: **MS** Run ID: **GCMS10_240506B** Analysis Date: **5/6/2024 8:12:00 PM** Prep Date: **5/6/2024**

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
4,4´-DDD	0.158	0.00732	0.1220	0	130	52	143			
4,4´-DDE	0.143	0.00732	0.1220	0	117	47	126			
4,4´-DDT	0.150	0.00732	0.1220	0	123	39	146			
Aldrin	0.125	0.00732	0.1220	0	102	49	111			
alpha-BHC	0.114	0.00732	0.1220	0	93.1	45	102			
alpha-Chlordane	0.144	0.00732	0.1220	0	118	47	117			S
beta-BHC	0.123	0.00732	0.1220	0	101	40	97			S
delta-BHC	0.118	0.00732	0.1220	0	96.7	51	116			
Dieldrin	0.134	0.00732	0.1220	0	110	50	117			
Endosulfan I	0.135	0.00732	0.1220	0	110	36	134			
Endosulfan II	0.141	0.00732	0.1220	0	115	51	126			
Endosulfan sulfate	0.150	0.00732	0.1220	0	123	49	127			
Endrin	0.159	0.00732	0.1220	0	131	51	127			S
Endrin aldehyde	0.140	0.00732	0.1220	0	115	37	132			
Endrin ketone	0.148	0.00732	0.1220	0	122	43	136			
gamma-BHC	0.115	0.00732	0.1220	0	94.1	41	97			
gamma-Chlordane	0.141	0.00732	0.1220	0	116	46	108			S
Heptachlor	0.128	0.00732	0.1220	0	105	48	144			
Heptachlor epoxide	0.140	0.00732	0.1220	0	115	49	116			
Methoxychlor	0.160	0.00732	0.1220	0	131	52	157			
Surr: 2-Fluorobiphenyl	1.21		1.220		99.4	43	125			
Surr: 4-Terphenyl-d14	1.51		1.220		124	32	125			

Qualifiers:

B	Analyte detected in the associated Method Blank	DF	Dilution Factor
J	Analyte detected between MDL and RL	MDL	Method Detection Limit
ND	Not Detected at the Method Detection Limit	R	RPD outside accepted control limits
RL	Reporting Limit	S	Spike Recovery outside control limits
J	Analyte detected between SDL and RL	N	Parameter not NELAP certified

CLIENT: Horizon Environmental Services, Inc.
Work Order: 2405059
Project: Larry Neill Property

ANALYTICAL QC SUMMARY REPORT

RunID: GCMS10_240506B

Sample ID: **2405059-02AMSD** Batch ID: **115276** TestNo: **SW8270E-SimSc** Units: **mg/Kg-dry**
SampType: **MSD** Run ID: **GCMS10_240506B** Analysis Date: **5/6/2024 8:40:00 PM** Prep Date: **5/6/2024**

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
4,4´-DDD	0.152	0.00734	0.1223	0	124	52	143	3.99	30	
4,4´-DDE	0.132	0.00734	0.1223	0	108	47	126	8.12	30	
4,4´-DDT	0.140	0.00734	0.1223	0	114	39	146	6.81	30	
Aldrin	0.116	0.00734	0.1223	0	94.5	49	111	7.57	30	
alpha-BHC	0.104	0.00734	0.1223	0	85.0	45	102	8.89	30	
alpha-Chlordane	0.138	0.00734	0.1223	0	113	47	117	3.96	30	
beta-BHC	0.114	0.00734	0.1223	0	93.6	40	97	7.32	30	
delta-BHC	0.111	0.00734	0.1223	0	91.2	51	116	5.66	30	
Dieldrin	0.127	0.00734	0.1223	0	104	50	117	5.38	30	
Endosulfan I	0.124	0.00734	0.1223	0	101	36	134	8.15	30	
Endosulfan II	0.128	0.00734	0.1223	0	105	51	126	9.14	30	
Endosulfan sulfate	0.141	0.00734	0.1223	0	116	49	127	5.62	30	
Endrin	0.150	0.00734	0.1223	0	123	51	127	5.91	30	
Endrin aldehyde	0.111	0.00734	0.1223	0	90.5	37	132	23.4	30	
Endrin ketone	0.135	0.00734	0.1223	0	111	43	136	9.16	30	
gamma-BHC	0.108	0.00734	0.1223	0	88.4	41	97	6.04	30	
gamma-Chlordane	0.136	0.00734	0.1223	0	111	46	108	3.77	30	S
Heptachlor	0.121	0.00734	0.1223	0	99.3	48	144	5.35	30	
Heptachlor epoxide	0.131	0.00734	0.1223	0	107	49	116	6.76	30	
Methoxychlor	0.149	0.00734	0.1223	0	122	52	157	6.89	30	
Surr: 2-Fluorobiphenyl	1.09		1.223		89.5	43	125	0		
Surr: 4-Terphenyl-d14	1.41		1.223		115	32	125	0		

Qualifiers:

B	Analyte detected in the associated Method Blank	DF	Dilution Factor
J	Analyte detected between MDL and RL	MDL	Method Detection Limit
ND	Not Detected at the Method Detection Limit	R	RPD outside accepted control limits
RL	Reporting Limit	S	Spike Recovery outside control limits
J	Analyte detected between SDL and RL	N	Parameter not NELAP certified

CLIENT: Horizon Environmental Services, Inc.
Work Order: 2405059
Project: Larry Neill Property

ANALYTICAL QC SUMMARY REPORT

RunID: GCMS10_240506B

Sample ID: **ICV-240506**	Batch ID: **R132907**	TestNo: **SW8270E-SimSc**	Units: **mg/Kg**
SampType: **ICV**	Run ID: **GCMS10_240506B**	Analysis Date: **5/6/2024 10:37:00 AM**	Prep Date:

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
4,4´-DDD	0.246	0.00600	0.2000	0	123	70	130			
4,4´-DDE	0.225	0.00600	0.2000	0	112	70	130			
4,4´-DDT	0.241	0.00600	0.2000	0	120	70	130			
Aldrin	0.203	0.00600	0.2000	0	101	70	130			
alpha-BHC	0.197	0.00600	0.2000	0	98.7	70	130			
alpha-Chlordane	0.228	0.00600	0.2000	0	114	70	130			
beta-BHC	0.208	0.00600	0.2000	0	104	70	130			
delta-BHC	0.186	0.00600	0.2000	0	93.1	70	130			
Dieldrin	0.209	0.00600	0.2000	0	105	70	130			
Endosulfan I	0.215	0.00600	0.2000	0	108	70	130			
Endosulfan II	0.211	0.00600	0.2000	0	105	70	130			
Endosulfan sulfate	0.225	0.00600	0.2000	0	112	70	130			
Endrin	0.232	0.00600	0.2000	0	116	70	130			
Endrin aldehyde	0.218	0.00600	0.2000	0	109	70	130			
Endrin ketone	0.230	0.00600	0.2000	0	115	70	130			
gamma-BHC	0.203	0.00600	0.2000	0	102	70	130			
gamma-Chlordane	0.221	0.00600	0.2000	0	111	70	130			
Heptachlor	0.207	0.00600	0.2000	0	103	70	130			
Heptachlor epoxide	0.222	0.00600	0.2000	0	111	70	130			
Methoxychlor	0.240	0.00600	0.2000	0	120	70	130			
Surr: 2-Fluorobiphenyl	0.828		0.8000		103	70	130			
Surr: 4-Terphenyl-d14	0.872		0.8000		109	70	130			

Sample ID: **ICV-240506 CT**	Batch ID: **R132907**	TestNo: **SW8270E-SimSc**	Units: **mg/Kg**
SampType: **ICV**	Run ID: **GCMS10_240506B**	Analysis Date: **5/6/2024 4:15:00 PM**	Prep Date:

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
Chlordane	2.90	0.0300	2.500	0	116	70	130			
Toxaphene	2.81	0.250	2.500	0	112	70	130			

Qualifiers:

B	Analyte detected in the associated Method Blank	DF	Dilution Factor
J	Analyte detected between MDL and RL	MDL	Method Detection Limit
ND	Not Detected at the Method Detection Limit	R	RPD outside accepted control limits
RL	Reporting Limit	S	Spike Recovery outside control limits
J	Analyte detected between SDL and RL	N	Parameter not NELAP certified

CLIENT: Horizon Environmental Services, Inc.
Work Order: 2405059
Project: Larry Neill Property

ANALYTICAL QC SUMMARY REPORT

RunID: PMOIST_240506A

The QC data in batch 115277 applies to the following samples: 2405059-01A, 2405059-02A, 2405059-03A

Sample ID: **2404315-01A-DUP** Batch ID: **115277** TestNo: **D2216** Units: **WT%**
SampType: **DUP** Run ID: **PMOIST_240506A** Analysis Date: **5/7/2024 8:40:00 AM** Prep Date: **5/6/2024**

Analyte	Result	RL	SPK value	Ref Val	%REC	LowLimit	HighLimit	%RPD	RPDLimit	Qual
Percent Moisture	25.7	0	0	25.33				1.48	30	

Qualifiers:

B	Analyte detected in the associated Method Blank	DF	Dilution Factor
J	Analyte detected between MDL and RL	MDL	Method Detection Limit
ND	Not Detected at the Method Detection Limit	R	RPD outside accepted control limits
RL	Reporting Limit	S	Spike Recovery outside control limits
J	Analyte detected between SDL and RL	N	Parameter not NELAP certified

APPENDIX 3.3

SERVICE AVAILABILITY LETTERS

September 25, 2024

RE: Luis Garza
9830 Colonnade Boulevard, Suite 300
San Antonio, TX 78230
Parcel ID- 63975 and Parcel ID- 63974

The above-mentioned tract(s) is in the Guadalupe Valley Electric Cooperative certified service territory. GVEC can provide electric service to this property pending agreements with the developer as set forth in GVEC's tariffs.

Sincerely,

Casie Boos
Project Coordinator

cboos@gvec.org
830.857.5127
6400 IH 10 W
Seguin, Texas 78155

9/24/24

Luis Garza,
LJA Engineers
9830 Colonnade Boulevard, Suite 300,
San Antonio, TX 78230
210.503.2700

Re: May Serve Letter by Charter Communications

Thank you for your interest in receiving Charter service. The purpose of this letter is to confirm that the property at **Schmoekel Rd and S Santa Clara Rd, Marion, TX 78124** is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data
- The location of any existing utilities or utility easements
- _____

Please forward this information to **Email: Stx.NewDevelopment@charter.com** Upon receipt, a Charter representative will be assigned to you to work through the process. Ultimately, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to Email: Stx.NewDevelopment@charter.com. Please share this information with whoever needs these services.

Sincerely,
Jamie Craig
Jamie Craig

LJA

Luis Garza

Schmoekel Rd S Santa Clara Rd

Cibolo Texas

Dear Luis Garza,

This letter is in response to your request for information on the availability of service at Schmoekel Rd S Santa Clara Rd Cibolo Texas or development by AT&T.

This letter acknowledges that the above referenced Schmoekel Rd S Santa Clara Rd Cibolo, Texas is located in an area served by AT&T. Any service arrangements for the list development, location, or development will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to the project, location or development.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Richard Martinez

rx7953@exo.att.com

210-371-6367

APPENDIX 3.4

LETTERS OF CORRESPONDENCE

City of Cibolo
Planning and Engineering Department
200 S. Main Street, Cibolo, TX 78108
P: 210.658.9900, F: 210.658.8065
E: planning@cibolotx.gov

Application for Letter of Certification

A Letter of Certification is used to facilitate the City's plat application, site plan review, or other construction document review processes. Department reviewers may include: Planning, Engineering, Public Works, Parks and Fire Marshal. Utility reviewers may include, Guadalupe Valley Electric Cooperative (GVEC), Cibolo Creek Municipal Authority (CCMA), CPS Energy, and Green Valley Special Utility District (GVSUD). Other reviewers may include: Texas Department of Transportation, Guadalupe County, or a third party consultant.

APPLICANT INFORMATION

Applicant: KB Homes
Point of Contact: Daniel Phife
Email: dphife@kbhome.com
Phone: (210) 301-2868

Project For Review: Neil Tract

☐ Minor Plat ☐ Preliminary Plat ☐ Final Plat ☐ Preliminary/Final Plat ☐ Replat
☐ Site Plan ☒ Other: Land Study

REVIEWER INFORMATION AND RECOMMENDATION

Organization / Department: GVEC
Person Reviewing: Casie Boos
Email: cboos@gvec.org
Phone: 830-857-5127

☐ I recommend approval of the following Project: _____

☒ I recommend approval with the following conditions: _____

The above mentioned tract is in the GVEC certified service territory. GVEC an provide electric service to this property pending easement aquisition and agreements with the developer as set forth in GVEC's tariffs.

Signature: Casie Boos
Date: 9/24/24

RETURN TO APPLICANT DATE

It is the applicant's responsibility to submit a completed Letter of Certification in person, by fax, or email to the Planning and Engineering Department (contact information provided above). The applicant should assign a return date with the following in mind:

A Letter of Certification for preliminary plats, final plats and replats, or any other type of plat where the Planning and Zoning Commission and/or the City Council is the approving authority, the Letter of Certification must be received in accordance with the Plat Review Checklist. A completed application may be submitted within the plat timeline. The plats review cycle is documented by the "Plats and Land Study Calendar," available online at: https://cms2.revize.com/revize/cibolo/Document%20Center/Business/Development%20Process/Development%20Tools/Plat%20Application%20Calendar.pdf.

A Letter of Certification of minor plats, site plans or any construction documents where the City Manager or his/her designee (City Engineer or City Planner) is the approving authority is not subject to any calendar cycle.

Return By (date): 1 Oct 2024

City of Cibolo
Planning and Engineering Department
200 S. Main Street, Cibolo, TX 78108
P: 210.658.9900, F: 210.658.8065
E: planning@cibolotx.gov

Application for Letter of Certification

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APPLICANT INFORMATION

Applicant: KB Homes
Point of Contact: Daniel Phife
Email: dphife@kbhome.com
Phone: (210) 301-2868

Project For Review: Neil Tract

☐ Minor Plat ☒ Preliminary Plat ☐ Final Plat ☐ Preliminary/Final Plat ☐ Replat

☐ Site Plan ☒ Other: Land Study

REVIEWER INFORMATION AND RECOMMENDATION

Organization / Department: GVSUD
Person Reviewing: Travis Bashan
Email: Tbashan@gvsud.org
Phone:

☑ I recommend approval of the following Project: _____

☐ I recommend approval with the following conditions: _____

Signature: [signature]
Date: 9/27/24

RETURN TO APPLICANT DATE

It is the applicant's responsibility to submit a completed Letter of Certification in person, by fax, or email to the Planning and Engineering Department (contact information provided above). The applicant should assign a return date with the following in mind:

A Letter of Certification for preliminary plats, final plats and replats, or any other type of plat where the Planning and Zoning Commission and/or the City Council is the approving authority, the Letter of Certification must be received in accordance with the Plat Review Checklist. A completed application may be submitted within the plat timeline. The plats review cycle is documented by the "Plats and Land Study Calendar," available online at: https://cms2.revize.com/revize/cibolo/Document%20Center/Business/Development%20Process/Development%20Tools/Plat%20Application%20Calendar.pdf.

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Return By (date): 1 Oct 2024

City of Cibolo
Planning and Engineering Department
200 S. Main Street, Cibolo, TX 78108
P: 210.658.9900, F: 210.658.8065
E: planning@cibolotx.gov

Application for Letter of Certification

A Letter of Certification is used to facilitate the City's plat application, site plan review, or other construction document review processes. Department reviewers may include: Planning, Engineering, Public Works, Parks and Fire Marshal. Utility reviewers may include, Guadalupe Valley Electric Cooperative (GVEC), Cibolo Creek Municipal Authority (CCMA), CPS Energy, and Green Valley Special Utility District (GVSUD). Other reviewers may include: Texas Department of Transportation, Guadalupe County, or a third party consultant.

APPLICANT INFORMATION

Applicant: LJA
Point of Contact: Nicholas Gower
Email: ngower@lja.com
Phone: (210) 503-2744

Project For Review: Neil Tract

☐ Minor Plat ☐ Preliminary Plat ☐ Final Plat ☐ Preliminary/Final Plat ☐ Replat
☐ Site Plan ☒ Other: Land Study

REVIEWER INFORMATION AND RECOMMENDATION

Organization / Department: AT&T
Person Reviewing:
Email:
Phone:

☐ I recommend approval of the following Project: _____

☑ I recommend approval with the following conditions: _____

PLEASE INCLUDE AT&T IN ANY ELECTRIC EASEMENTS GRANTED. IF ANY EXISTING AT&T FACALITIES NEED TO BE MOVED, REMOVED, REPLACED OR RELOCATED, CWOTS (CUSTOM WORK ORDER/CONSTRUCTION) CHARGES WILL APPLY.

Signature: [signature]
Date: 10/2/2024

RETURN TO APPLICANT DATE

It is the applicant's responsibility to submit a completed Letter of Certification in person, by fax, or email to the Planning and Engineering Department (contact information provided above). The applicant should assign a return date with the following in mind:

A Letter of Certification for preliminary plats, final plats and replats, or any other type of plat where the Planning and Zoning Commission and/or the City Council is the approving authority, the Letter of Certification must be received in accordance with the Plat Review Checklist. A completed application may be submitted within the plat timeline. The plats review cycle is documented by the "Plats and Land Study Calendar," available online at: https://cms2.revize.com/revize/cibolo/Document%20Center/Business/Development%20Process/Development%20Tools/Plat%20Application%20Calendar.pdf.

A Letter of Certification of minor plats, site plans or any construction documents where the City Manager or his/her designee (City Engineer or City Planner) is the approving authority is not subject to any calendar cycle.

Return By (date): 1 Oct 2024

City of Cibolo
Planning and Engineering Department
200 S. Main Street, Cibolo, TX 78108
P: 210.658.9900, F: 210.658.8065
E: planning@cibolotx.gov

Application for Letter of Certification

A Letter of Certification is used to facilitate the City's plat application, site plan review, or other construction document review processes. Department reviewers may include: Planning, Engineering, Public Works, Parks and Fire Marshal. Utility reviewers may include, Guadalupe Valley Electric Cooperative (GVEC), Cibolo Creek Municipal Authority (CCMA), CPS Energy, and Green Valley Special Utility District (GVSUD). Other reviewers may include: Texas Department of Transportation, Guadalupe County, or a third party consultant.

APPLICANT INFORMATION

Applicant: LJA
Point of Contact: Nicholas Gower
Email: ngower@lja.com
Phone: (210) 503-2744

Project For Review: Neil Tract

☐ Minor Plat ☐ Preliminary Plat ☐ Final Plat ☐ Preliminary/Final Plat ☐ Replat
☐ Site Plan ☒ Other: Land Study

REVIEWER INFORMATION AND RECOMMENDATION

Organization / Department: Spectrum
Person Reviewing:
Email:
Phone:

☒ I recommend approval of the following Project: _____
☐ I recommend approval with the following conditions: _____

Signature: Jamie Craig Spectrum Cable
Date: 9/24/24

RETURN TO APPLICANT DATE

It is the applicant's responsibility to submit a completed Letter of Certification in person, by fax, or email to the Planning and Engineering Department (contact information provided above). The applicant should assign a return date with the following in mind:

A Letter of Certification for preliminary plats, final plats and replats, or any other type of plat where the Planning and Zoning Commission and/or the City Council is the approving authority, the Letter of Certification must be received in accordance with the Plat Review Checklist. A completed application may be submitted within the plat timeline. The plats review cycle is documented by the "Plats and Land Study Calendar," available online at: https://cms2.revize.com/revize/cibolo/Document%20Center/Business/Development%20Process/Development%20Tools/Plat%20Application%20Calendar.pdf.

A Letter of Certification of minor plats, site plans or any construction documents where the City Manager or his/her designee (City Engineer or City Planner) is the approving authority is not subject to any calendar cycle.

Return By (date): 1 Oct 2024

APPENDIX 3.5

WATER SERVICE FEASIBILITY STUDY

TRANSMITTAL

TRANSMITTAL ID: KBH2024001b
DATE: 07/08/2024
PURPOSE: Water Feasibility Study Review and Approval
VIA: EMAIL
GVSUD PROJECT NAME: Schmoekel Subdivision - Neill Tract
GVSUD PROJECT NUMBER: GDEV-202400004
SUBJECT: Water Feasibility Study Review and Approval

FROM

NAME	COMPANY	EMAIL	PHONE
Lindy Wright	GVSUD	lwright@gvsud.org	830-914-2330

TO

NAME	COMPANY	EMAIL	PHONE
		jtownsley@kbhome.com	210-301-2815

WE ARE SENDING YOU ☑ **ATTACHED** ☐ **UNDER SEPARATE COVER VIA** _____

☑ Feasibility Study ☐ Plan Approval Letter ☐ Revised Plans/Plats ☐ Documents

☐ NSSA ☐ Invoice ☐ Testing Reports ☐ Other _____

QUANTITY	DESCRIPTION
1	Water Memo
1	Water Service Feasibility Study

THESE ARE TRANSMITTED as checked below:

☑ For Approval ☐ For Correction ☐ Approved ☐ For Your Use

☑ For Signature ☐ As Requested ☑ For Review and Comment

REMARKS:

This Feasibility study will expire six months from the date of this transmittal. Please review and return this transmittal signed to Kadie Durham, consenting GVSUD to move this study forward into composing a non-standard service agreement (NSSA), aka contract. The NSSA will take 45-60 days to complete, then it will be scheduled to be provided to the GVSUD board of directors at the next available monthly BOD meeting for approval consideration. The GVSUD Board of Directors meets once monthly and usually on the fourth Thursday of each month. If approved, the NSSA will be provided to the applicant for execution. Contact Kadie Durham (kdurham@gvsud.org) for any questions regarding the study as it will be binding with the NSSA.

COPY TO: Jason Townsley

SIGNED:

UTILITY ENGINEERING GROUP

Memorandum

Date: June 14, 2024

To: Mr. Gabe Cantu
Manager – Development & CIP
Green Valley Special Utility District
605 FM 465
Marion, Texas 78124

From: Utility Engineering Group, PLLC
Garry Montgomery, P.E.
191 N. Union Avenue
New Braunfels, Texas 78130

RE: Neill Tract – Schmoekel Road – City of Cibolo ETJ – Water Service Request

Project Name: Neilll Tract
Equivalent Dwelling Unit (EDU) requested: 351 Residential, 4 Irrigation EDUs

Project Description: GVSUD received a request for service for a 351 lot residential subdivision within the District's water CCN. The development will be completed as a phased development.

Project Service Requirements: To serve the tract, the applicant will be required to connect to the proposed 16 inch waterline west of the tract on Schmoekel Road and extend a 12-inch waterline through their development frontage along Schmoekel Road.

Developer Cost: The developer cost associated with these meter sets are estimated to total $2,295,075 for impact fee, water acquisition fees, tap, meter set, and deposit. The water acquisition fees at the current rate of $2,000 per EDU will be due at the time of construction plan submission and total $710,000. Final fees will be based on the then applicable fee at the time that the payment is due to the District as approved by the Board of Directors. The waterline extension is estimated to cost $407,740. The developer will be responsible for the cost of the waterline and any associated easements. GVSUD will design, bid and manage the project through construction.

GVSUD Cost: No GVSUD oversizing or extension costs are associated with this application.

Contract Conditions: All standard contract provisions apply.

- End Memo -

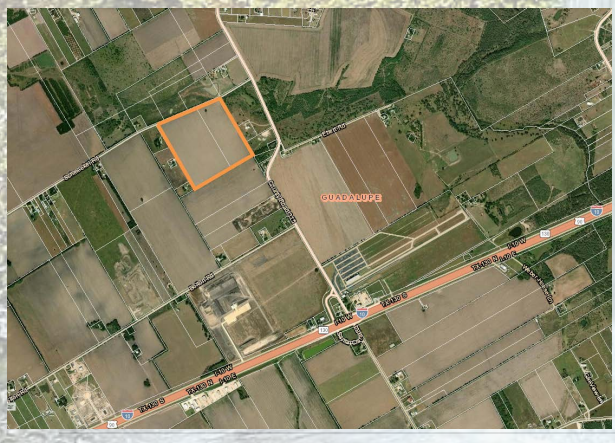
Green Valley Special Utility District

Neill Tract
Water Service Feasibility Study

June 2024

Prepared by:
Utility Engineering Group, PLLC
191 N. Union Avenue
New Braunfels, Texas 78130
Phone: (830) 214-0521 (Office)
TBPE Firm No. 18712
UEG Project No. 6096-261

Location Map:



UTILITY ENGINEERING GROUP PLLC

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Attachment 3 – Developer's Land Plan 13

1. Introduction

Green Valley Special Utility District (GVSUD) received the subject application for a residential development from KB Homes for the property located on Schmoekel Road just east of Santa Clara Road in Marion, Texas also referred to as the Neill Tract on May 16, 2024.

This feasibility study reviews and analyzes the proposed development layout, required easements, and projected water demand. UEG has included water use projections based on the application for service and historical water use for the District.

Once this feasibility study has been reviewed by GVSUD staff the applicant will receive a copy for review, and if the terms are acceptable a water service contract will be established for the development.

2. Land Use Projections

The subject tract is located within the City of Cibolo Extra Territorial Jurisdiction (ETJ) and Guadalupe County. The property is located west of the intersection of Schmoekel Road and Santa Clara Road on the south side of the Schmoekel Road right of way. The property currently is undeveloped and has access to water service from GVSUD. The applicant intends to develop a total of 351 residential lots on the 67.5-acre tract. The applicant has requested a total of 351 - 5/8” x 3/4” water meters for potable demand and 4 irrigation meters for a total of 355 Equivalent Dwelling Units (EDU) The historic water demand for connections within the District has been 0.34 acre-feet per connection, however we typically project a demand of 0.4 acre-feet per connection as a conservative assumption. With the 0.4 acre-feet per connection demand, this request totals 142 acre-feet per year.

3. Water Availability

GVSUD currently has adequate water supply available to meet the application request

under the Canyon Regional Water Authority (CRWA) Water Supply Contract through the Wells Ranch Phase II and the ARWA Phase I agreement. To aid in GVSUD's long-term planning efforts, we encourage developers to manage the water resources in the most efficient manner. This can be achieved by reducing irrigation demand, water conservation efforts and ensuring that waterline installation is completed correctly, and with adequate bedding materials. This reduces the number of leaks and associated water losses within the system over time.

Based on the number of services and amount of water requested in this application, UEG concludes that GVSUD has adequate water supply to meet the request for potable water for the proposed subdivision.

4. Existing GVSUD Infrastructure

The following section quantifies the impact to existing GVSUD storage, pumping and distribution infrastructure. This analysis also investigates the impact of the request on the GVSUD water supplies. These supplies include well water and surface/groundwater from the District's Wholesale Provider(s).

4.1 Impact to Water Supply

GVSUD currently has adequate water supply for this development through the District's Wholesale Provider, Canyon Regional Water Authority (CRWA) and the ARWA Phase I project. GVSUD will serve this development from the Bolton Road Meter Station and Wagner Booster Pump Station. These facilities provide adequate pump, storage and production capacity to meet the long-term need of the property based on the application for service. No additional water rights or production capacity is required for the District to meet the request of this application. In the future this tract will be served by Plant 15 on Lower Seguin Road and utilize CRWA Wells Ranch Water.

4.2 Impact to the District's Distribution System

Currently, GVSUD is planning a 16-inch distribution waterline that will be located approximately 500 feet west of the subject tract. The applicant will be responsible for the cost of installing their internal waterlines as well as all other appurtenances including fire hydrants within the property which must be compliant with the fireflow criteria of the local jurisdiction. The applicant will also be responsible for the cost of design, easement acquisition and construction to install a 12 inch main along the road frontage of Schmoekel Road to tie into the 16 inch main that the District has currently in design and easement acquisition phase located west of the development parcel as shown on the attached GIS exhibit. No additional distribution system upgrades will be required by the District.

4.3 Calculated Pressure

The proposed development will be served by the Bolton Road Meter Station, which serves a pressure plane elevation of 821 feet msl. There is a pressure reducing valve at this site, this valve may need to be adjusted depending on build out of the area. Based on the topographic survey, the proposed development has an approximate maximum elevation of 625 feet msl. This equates to 196 feet of head, or a static pressure of 85 psi. The lowest elevation on the tract is 620 msl. This equates to 201 feet of head, or a static pressure of 87 psi.

4.4 Impact to Water Storage

The Wagner Booster Pump Station currently has 4,000,000 Gallons of Storage Capacity onsite for retail customers. This site can also be supplied by the Bolton Road Meter Station depending on system operation. Both supplies provide adequate storage, pumping capacity and pressure. GVSUD also has redundant storage within the distribution system to reliably serve this proposed Subdivision. No additional storage is required to meet this request.

5. Fireflow Demand Request

The applicant is required to meet the fireflow requirements for the authority having jurisdiction over the property location. In this case the applicant's property falls within the City of Cibolo ETJ and Guadalupe County. The county will require compliance with the International Fire Code and the applicant requests 1,500 gpm at 25 psi residual pressure. This is common for residential land uses.

The District has adequate water supply, pumping capacity and distribution lines to meet the fireflow demand requested with the line extensions proposed in Section 4 of this report. The applicant will be responsible for ensuring that the internal water distribution system for the development is adequately sized to meet the required flows and spacing requirements of the applicable local codes.

6. Estimated Costs

The applicant has requested 351 residential connections with 5/8"x 3/4" meters plus 4 standard irrigation meters, totaling 355 EDUs of service. As of June 1, 2019, the District cost of a residential connection is $6,465 per connection. This cost includes the impact fees, water acquisition fees, meter costs, inspection and account deposit. This equates to a total of $2,295,075 for the 355 standard water meters. The water acquisition fee, included in the total cost provided above, will be due at the time of construction plan submission and totals $710,000 at the current rate of $2,000 per EDU. All fees will be at the then applicable rate as approved by the board at the time payment is due for the development.

The waterline extension is estimated to cost $407,740 including easements, design, construction and inspection costs. GVSUD will manage the design, easement acquisition and construction for the distribution main on Schmoekel Road. The developer will be billed in accordance with the NSSA for the project.

7. Conclusions and Recommendations

Green Valley Special Utility District's existing water system is capable of serving this proposed development with domestic water service. The conclusions and recommendations outlined in this report are met by the proposed development and approved by the GVSUD Board of Directors.

The following conditions are provided for GVSUD's consideration:

A. The applicant complies with GVSUD's current policies and pays all applicable fees at the time of Development.
B. The required easement certification is provided on the recorded plat and any required easements are dedicated to the District. Attachment 2 contains the certification required by the District. If a right-of-way dedication is required by the City, additional easement and expenses may be assessed.
C. GVSUD staff and consultants approve the location, size, material type and all appurtenances prior to construction and final acceptance of the project. GVSUD standard waterline specifications and details shall be followed and a GVSUD inspector shall be present during installation and testing of the infrastructure.
D. Electric, telephone, and any other utilities shall remain outside of the GVSUD easement unless specifically agreed to in writing by GVSUD.
E. Fire hydrants shall be spaced as required by the International Fire Code and City of Santa Clara.
F. After construction completion and GVSUD acceptance, all water distribution improvements shall be dedicated to and maintained by GVSUD. The contractor and/or developer shall warranty all construction and material for a period of one year. All system improvements that are not prepared by GVSUD must be submitted to GVSUD for review and approval prior to construction. Any work completed without approved plans and inspection by GVSUD will be removed and/or replaced by the applicant at the sole expense of the applicant.
G. The applicant is responsible for the design and construction of its internal waterline through the development. All easements required by GVSUD shall be granted and/or acquired at the developer's cost. The applicant is also responsible

for the cost of extending/tying in to the proposed 16 inch waterline on Schmoekel Road and terminating the extension at the eastern end of their parcel on Schmoekel Road which will be designed and managed through construction by GVSUD.

This water service feasibility study is subject to the approval and/or modification by the GVSUD Board of Directors after consideration of the information provided herein and the application of the policies of GVSUD. This study is based on the application for service submitted May 16, 2024 if changes or additions are made to the development this study should be revisited.

Attachment 1 – Easement Certification

8. GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

This land development plat has been submitted to and approved by Green Valley Special Utility District for Easements. Upon request of the Customer and payment of the required fees, the District will provide domestic water service and/or wastewater service to each lot in this Subdivision, by Agreement with the Developer.

_____Agent
Green Valley Special Utility District

9. EASEMENT CERTIFICATE

The Owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, dedicates to the Green Valley Special Utility District of Marion, Texas, its successors and assigns, a perpetual Easement marked as "GVSUD Waterline Easement", "GVSUD Sewer Easement" or "GVSUD Reuse Water Easement" as applicable with the right to erect, construct, install, and lay and thereafter access and use, operate, inspect, repair, maintain, replace, upgrade, parallel and remove water or waste-water transmission, collection and/or distribution lines and appurtenances and any other facilities necessary to serve Grantors' property, as well as the Grantee's current and future system-wide customers, together with the right of ingress and egress under, over and across Grantor's adjacent lands and in all streets and byways for the purpose for which the above mentioned rights are granted, including the right to remove from said lands all trees, shrubs, grasses, pavements, fences, structures, improvements, or other obstructions which may interfere with the facility or the access thereto.

It is agreed and understood that no other utilities shall be installed within our easement to include but not limited to permanent structures and/or buildings, concrete slabs, sidewalks, walls, and pavements. Any monetary loss to Green Valley SUD resulting from modifications required of utility equipment located within said Easements due to grade change or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations. Upon entering in and upon said Easement, the District will endeavor to restore the land surface to a useable condition but is not obligated to restore it to a pre-existing condition.

The Easement conveyed herein was obtained or improved through Federal financial assistance. This Easement is subject to the provision of Title VI of the Civil Rights Act of 1964, and the regulations issued pursuant thereto for so long as the Easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

REV 05/24

Attachment 2 – GIS Exhibit

Date: Jun 14, 2024, 8:33:50 AM
THIS MAP WAS PRINTED USING THE GIS CLIENT SERVICE FROM KFW ENGINEERS & SURVEYING

GREEN VALLEY SPECIAL UTILITY DISTRICT

REVISIONS | ISSUE DATE

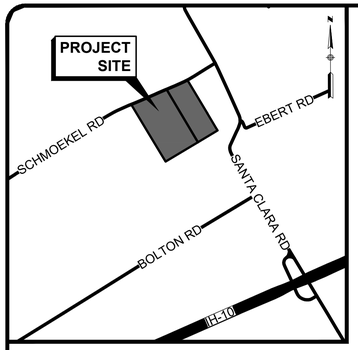
Green Valley SUD Web Map
GVSUD

DATE: 06/14/24
DRAWN: KFWGIS KFW GIS

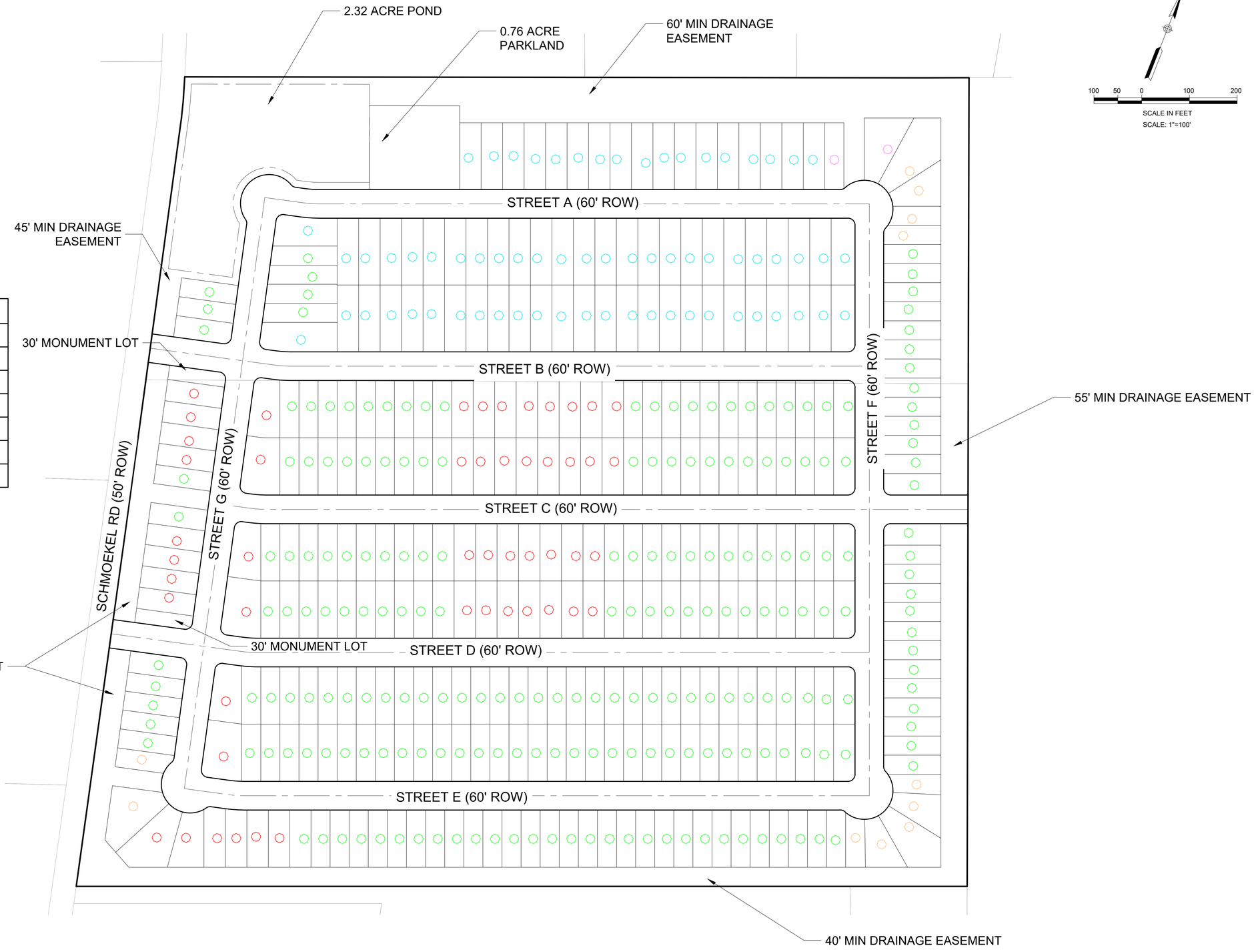
SHEET NUMBER:
1 OF 1

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Attachment 3 – Developer's Land Plan



LOCATION MAP
1" = 2000'



LOT COUNT

40' x 100' LOT	11
40' x 120' LOT (TYPICAL)	221
40' x 130' LOT (TYPICAL)	2
40' LOT TOTAL:	234
45' x 120' LOT (TYPICAL)	50
45' x 140' LOT (TYPICAL)	67
45' LOT TOTAL:	117
TOTAL:	351

SCHMOEKEL 68 AC CIBOLO
PRELIMINARY LAND PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME:

LJA Engineering, Inc.
9830 Colonnade Blvd.
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER:

SHEET NO.
1
OF 1 SHEETS

APPENDIX 3.6

WASTEWATER SERVICE FEASIBILITY STUDY

TRANSMITTAL

TRANSMITTAL ID: KBH2024001a
DATE: 07/08/2024
PURPOSE: Waste Water Feasibility Study Review and Approval
VIA: EMAIL
GVSUD PROJECT NAME: Schmoekel Subdivision - Neill Tract
GVSUD PROJECT NUMBER: GDEV-202400004
SUBJECT: Water Feasibility Study Review and Approval

FROM

NAME	COMPANY	EMAIL	PHONE
Lindy Wright	GVSUD	lwright@gvsud.org	830-914-2330

TO

NAME	COMPANY	EMAIL	PHONE
Jason Townsley	KB Home	jtownsley@kbhome.com	210-301-2815

WE ARE SENDING YOU ☑ **ATTACHED** ☐ **UNDER SEPARATE COVER VIA** _____

☑ Feasibility Study ☐ Plan Approval Letter ☐ Revised Plans/Plats ☐ Documents

☐ NSSA ☐ Invoice ☐ Testing Reports ☐ Other _____

QUANTITY	DESCRIPTION
1	Waste Water Memo
1	Waste Water Service Feasibility Study

THESE ARE TRANSMITTED as checked below:

☑ For Approval ☐ For Correction ☐ Approved ☐ For Your Use

☑ For Signature ☐ As Requested ☑ For Review and Comment

REMARKS:

This Feasibility study will expire six months from the date of this transmittal. Please review and return this transmittal signed to Kadie Durham, consenting GVSUD to move this study forward into composing a non-standard service agreement (NSSA), aka contract. The NSSA will take 45-60 days to complete, then it will be scheduled to be provided to the GVSUD board of directors at the next available monthly BOD meeting for approval consideration. The GVSUD Board of Directors meets once monthly and usually on the fourth Thursday of each month. If approved, the NSSA will be provided to the applicant for execution. Contact Kadie Durham (kdurham@gvsud.org) for any questions regarding the study as it will be binding with the NSSA.

COPY TO: Jason Townsley

SIGNED:

UTILITY ENGINEERING GROUP

Memorandum

Date: June 14, 2024

To: Mr. Gabriel Cantu
Green Valley Special Utility District
605 FM 465
Marion, Texas 78124

From: Utility Engineering Group, PLLC
Garry Montgomery, P.E.
191 N. Union Avenue
New Braunfels, Texas 78130

RE: Neill Tract – City of Cibolo ETJ – Sewer Service Request

Project Name: Neill Tract
Equivalent Dwelling Unit (EDU) requested: 351 Residential EDUs

Project Description: GVSUD received a request for service for a 351 EDU residential development within the District's sewer CCN. The development will be served by the Santa Clara WWTP through the Phase I collection system and an offsite extension to the development.

Project Service Requirements: To serve the tract, the developer will be responsible for the cost of the design and construction of the collection system for the development and connect to the collection main along Bolton Road as shown on the attached GIS exhibit and described in the study. The developer is responsible for the cost of easements, design and construction of the offsite gravity main. GVSUD will control the design, easement acquisition and construction of the offsite gravity main and the developer will be billed as discussed in the NSSA for the project.

Developer Cost: The developer CIAC fee associated with this application totals $2,100,735 at the current rate. The CIAC fee will be due at the time of construction plan submittal and will be assessed at the then applicable rate as set by the Board of Directors. The offsite gravity main extension is estimated to cost $487,440.

GVSUD Cost: GVSUD cost participation is not required for service to this tract as presented in the study with the exception of the required plant expansion to meet development demand.

Contract Conditions: Standard contract conditions apply.

- End Memo -

Green Valley Special Utility District

Neill Tract

Wastewater Service Feasibility Study

Location Map:

Prepared For:

Green Valley Special Utility District
P.O. Box 99
Marion, TX 78124
Phone: 830-914-2330
Fax: 830-420-4138

Prepared By:

Utility Engineering Group, PLLC
191 N. Union Avenue
New Braunfels, Texas 78130
Phone: (830) 214-0521 (Office)
TBPE Firm No. 18712
UEG Project No. 6096-261

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4.2 District's Collection System and Approach 4

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1. Introduction

Green Valley Special Utility District (GVSUD) received the subject application for non-standard wastewater service from Mosaic Development for their residential development on May 16, 2024. Utility Engineering Group, PLLC (UEG) was authorized to prepare a wastewater feasibility study for the proposed development on May 31, 2024.

This wastewater feasibility study reviews and analyzes the proposed development layout, required easements, and projected wastewater treatment capacities. UEG has included wastewater projections based on the application for service and the land use projections for the development. The design assumptions are consistent with the GVSUD Wastewater Design Criteria and the Texas Commission on Environmental Quality (TCEQ).

Once this feasibility study has been reviewed by GVSUD staff it will be presented to the applicant for review, and if the terms are acceptable, a wastewater service contract will be executed for the proposed development.

2. Land Use Projections

The Neill Tract property is located within the City of Cibolo Extra Territorial Jurisdiction (ETJ) and Guadalupe County. The property is located east of Santa Clara Rd; and fronts Schmoekel Road. Currently, the property is vacant and does not have any wastewater service from GVSUD or any other entity. The applicant intends to develop 4 phases on the property with a total of 351 Equivalent Dwelling Units (EDUs). Timing of service to this tract will be discussed in further detail in section 4 of this report. The wastewater connections will adhere to Green Valley's Wastewater planning factors, their Equivalent Dwelling Units (EDU) conversion factors, the anticipated Average Daily Flows, Peak Dry Weather Flow, and Peak Wet Weather Flow projections. The evaluation of the overall connections and actual demand request for this property will be

further analyzed and discussed later in this report.

3. Wastewater Service Approach

The District has the required TPDES permit to serve this tract through the Santa Clara Creek WWTP. This development will utilize capacity in the Santa Clara WWTP, future plant expansion and associated collection system.

4. Proposed GVSUD Infrastructure

The following section identifies the demand, impact, and approach the District will take to provide permanent wastewater services to this tract. This analysis will also investigate the impact of the requested services within the District's wastewater system and associated capacity requirements.

4.1 Impact to Wastewater Demand

The District has experienced growth within this sewershed and has a phased discharge permit and wastewater treatment plant (WWTP) to serve the growth in this sewershed. This development will utilize excess capacity in the second phase plant expansion and permit as currently issued. The District has begun planning the expansion of the WWTP and this development will utilize capacity in that plant. Service will not be available to the development until the expansion of the wastewater treatment plant is completed.

4.2 District's Collection System and Approach

The Santa Clara Creek No. 1 Wastewater Treatment Plant is located near IH-10 and Linne Rd and is currently in operation. The first phase of the plant is 250,000 gallons per day with future expansions up to 2.5 million gallons per day. GVSUD has constructed a 14.2 mile gravity trunk main that delivers flow to the Treatment Facility and provide service to over 18,000 acres of service area within the CCN and Santa

Clara Creek Sewershed. The 24 inch gravity main that this development will utilize has been constructed and is in service. The development will be served by a new gravity main extension to the existing gravity main that is located on the southern right of way of Bolton Road as shown on the attached GIS exhibit, just south of the development. The applicant will be responsible for the costs associated with the offsite sewer extension with a minimum 12-inch gravity main/manholes, easement acquisition, permitting and construction. GVSUD will manage the project design, easement acquisition and construction.

GVSUD has acquired the required Texas Pollutant Discharge Elimination System Permit (WQ0015360001) to serve the interim phase of the facility consisting of 0.25 million gallons per day (MGD) of treated effluent and included a second phase of 0.625 MGD in the most recent renewal. Ultimately, the District will expand the Santa Clara facility to a 2.5 MGD plant which is currently permitted under the same discharge permit.

This development can be served by the existing 24 inch gravity main on Bolton and Santa Clara Road south of the development or through the proposed gravity main in the Marion Oaks development which will begin construction soon. We anticipate this development being served by the Bolton/Santa Clara gravity main, however, once design commences on the development, GVSUD will consider either service option. The development will be responsible for verifying and providing an analysis of the Marion Oaks gravity main to ensure adequate capacity is available or identify any oversizing/upgrades that need to occur in that segment of collection system.

4.3 Wastewater Planning and Determination

UEG will utilize GVSUD wastewater planning factors in order to provide an accurate flow for both proposed tracts. The contributing factors are as follow:

- Wastewater Flow: 300gpd/EDU

- Infiltration/Inflow: 300gpd/Acre.
- Peaking Factor Dry Weather Flow: 4.0

Landplan Usage	EDU Conversion Factor	Total EDU's	Area (Acres)	Average Dry Weather Flow (GPM)	Peak Dry Weather Flow (GPM)	Peak Wet Weather Flow (GPM)
Neill Tract	5.2	351	67.5	73.1	292.5	306.6

The District's wastewater planning factors were approved by the Board of Directors and are consistent with the Texas Commission on Environmental Quality (TCEQ) regulations.

4.4 Proposed Land Plan Wastewater Projections

Based on the land plan study, the density per acre equates to 5.2 EDU/AC for the proposed subdivision. A total of 351 EDU of service have been requested by the applicant, which will produce an effluent of approximately 306.6 gpm, or a Peak Wet Weather Flow of approximately 441,450 gallons per day at full buildout. The average day flow to the treatment plant would be approximately 105,300 gallons per day, which will be the basis of CIAC fee calculations and permitting. The District will need to expand the plant well in advance of the final buildout of this proposed development.

5. Estimated Costs

Currently, the District's cost per Wastewater EDU is $5,985 which is a contribution from the developer in aid of construction. The Contribution in Aid of Construction (CIAC) will be due at the time of construction plan submission and totals $2,100,735 at the current rate. The total estimated cost of the 12 inch gravity main extension to and through the development frontage is $487,440 for the 2,166 lf of gravity main, manholes, restoration, design and construction administration.

The developer will also be responsible for the easements and the cost of design/construction for the offsite sewer main. GVSUD will acquire the offsite easements at the developer's expense.

6. Conclusions and Recommendations

The following conditions are provided for GVSUD's consideration:

A. The applicant complies with GVSUD's current policies and pays all applicable fees at the time of Development.
B. The required easement certification is provided on the recorded plat and any required easements are dedicated to the District. Attachment 2 contains the certification required by the District.
C. GVSUD staff and consultants approve the location, size, material type and all appurtenances prior to construction and final acceptance of the project. GVSUD standard wastewater specifications shall be followed and a GVSUD inspector shall be present during installation and testing of the infrastructure. The applicant is responsible for the design and costs associated with the internal infrastructure to serve their development, including but not limited to: gravity mains, manholes, lift stations, forcemains and associated appurtenances to deliver flow to the GVSUD collection system. GVSUD may elect to oversize components of the Developer's collection system to serve adjacent tracts. We request that the developer and their design team work closely with GVSUD during design to ensure that the collection system is acceptable to GVSUD.
D. Electric, telephone, and any other utilities shall remain outside of the GVSUD easement unless specifically agreed to in writing by GVSUD.
E. After construction completion and GVSUD acceptance, all wastewater collection improvements shall be dedicated to and maintained by GVSUD. The contractor and/or developer shall warranty all construction and material for a period of one year. All system improvements that are not prepared by GVSUD must be submitted to GVSUD for review and approval prior to construction. All infrastructure design shall conform to the GVSUD and TCEQ design guidelines,

standards and details. Any work completed without approved plans and inspection by GVSUD will be removed and/or replaced by the applicant at the sole expense of the applicant.

F. The developer will be responsible for the cost of the CIAC fees, the fee at the time of this study is $5,985 per EDU. The developer will pay the fee as approved by the Board at the time of construction plan approval with subsequent units of the development. Service will not be available until the plant expansion is funded, designed and constructed.
G. The developer will be responsible for any easements and the cost of design/construction of the offsite sewer main to service the tract as discussed in this study.

This wastewater feasibility study is subject to the approval and/or modification by the GVSUD Board of Directors after consideration of the information provided herein and the application of the policies of GVSUD. This study is based on the application for service submitted May 16, 2024. If changes or additions are made to the development this study should be revisited.

Attachment 1 – Easement Certification

7. GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

This land development plat has been submitted to and approved by Green Valley Special Utility District for Easements. Upon request of the Customer and payment of the required fees, the District will provide domestic water service and/or wastewater service to each lot in this Subdivision, by Agreement with the Developer.

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The Owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, dedicates to the Green Valley Special Utility District of Marion, Texas, its successors and assigns, a perpetual Easement marked as "GVSUD Waterline Easement", "GVSUD Sewer Easement" or "GVSUD Reuse Water Easement" as applicable with the right to erect, construct, install, and lay and thereafter access and use, operate, inspect, repair, maintain, replace, upgrade, parallel and remove water or waste-water transmission, collection and/or distribution lines and appurtenances and any other facilities necessary to serve Grantors' property, as well as the Grantee's current and future system-wide customers, together with the right of ingress and egress under, over and across Grantor's adjacent lands and in all streets and byways for the purpose for which the above mentioned rights are granted, including the right to remove from said lands all trees, shrubs, grasses, pavements, fences, structures, improvements, or other obstructions which may interfere with the facility or the access thereto.

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Attachment 2 – GIS Exhibit

Green Valley SUD Web Map
GVSUD

REVISIONS ISSUE DATE

DATE: 06/14/24
DRAWN: KFWGIS KFW GIS

SHEET NUMBER:
1 OF 1

Date: Jun 14, 2024, 8:33:50 AM
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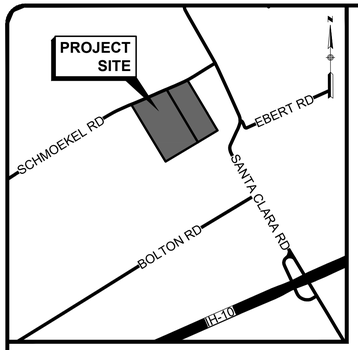

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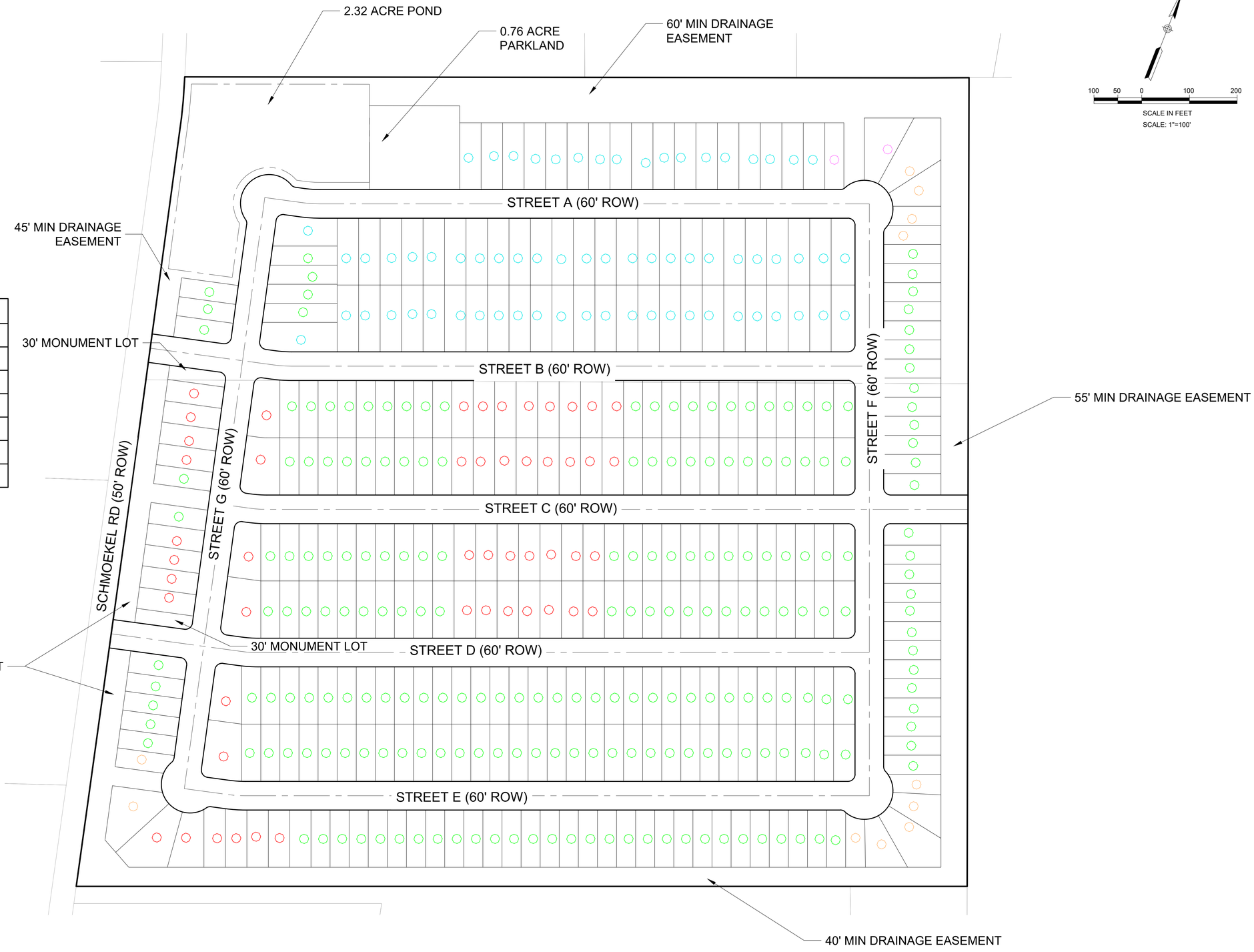

LOT COUNT

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40' x 130' LOT (TYPICAL)	2
40' LOT TOTAL:	234
45' x 120' LOT (TYPICAL)	50
45' x 140' LOT (TYPICAL)	67
45' LOT TOTAL:	117
TOTAL:	351

SCHMOEKEL 68 AC CIBOLO
PRELIMINARY LAND PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME:

LJA Engineering, Inc.
9830 Colonnade Blvd.
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER:

SHEET NO.
1
OF 1 SHEETS

K:\SA164 KB Home\Neill Tract\Leads Folder\Schmoekel_68 ac_Cibolo\Land Plan.dwg
User: ngower
Last Modified: May. 02, 24 - 15:40
Plot Date/Time: May. 02, 24 - 15:41:35

APPENDIX 3.7

STREET NAMES

APPENDIX 3.8

TRAFFIC IMPACT ANALYSIS

Neil Tract

Schmoekel Road & Santa Clara Road

TRAFFIC IMPACT ANALYSIS

PREPARED FOR:

LJA ENGINEERING

PREPARED BY:

LEGACY ENGINEERING GROUP

STATE OF TEXAS
OSCAR MICHAEL GARZA
108602
LICENSED
PROFESSIONAL ENGINEER

10/07/2024

Oscar Michael Garza, PE, PTP, PTOE, RSP1
Legacy Engineering Group

Guadalupe County

October 2024

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PROJECT DESCRIPTION

INTRODUCTION

Legacy Engineering Group was retained to prepare a Traffic Impact Analysis for the proposed Neil Tract development located near the intersection of Santa Clara Road and Schmoekel Road near Marion, Texas. A general project location map is shown in Figure 1 with a zoom-in of the study area.

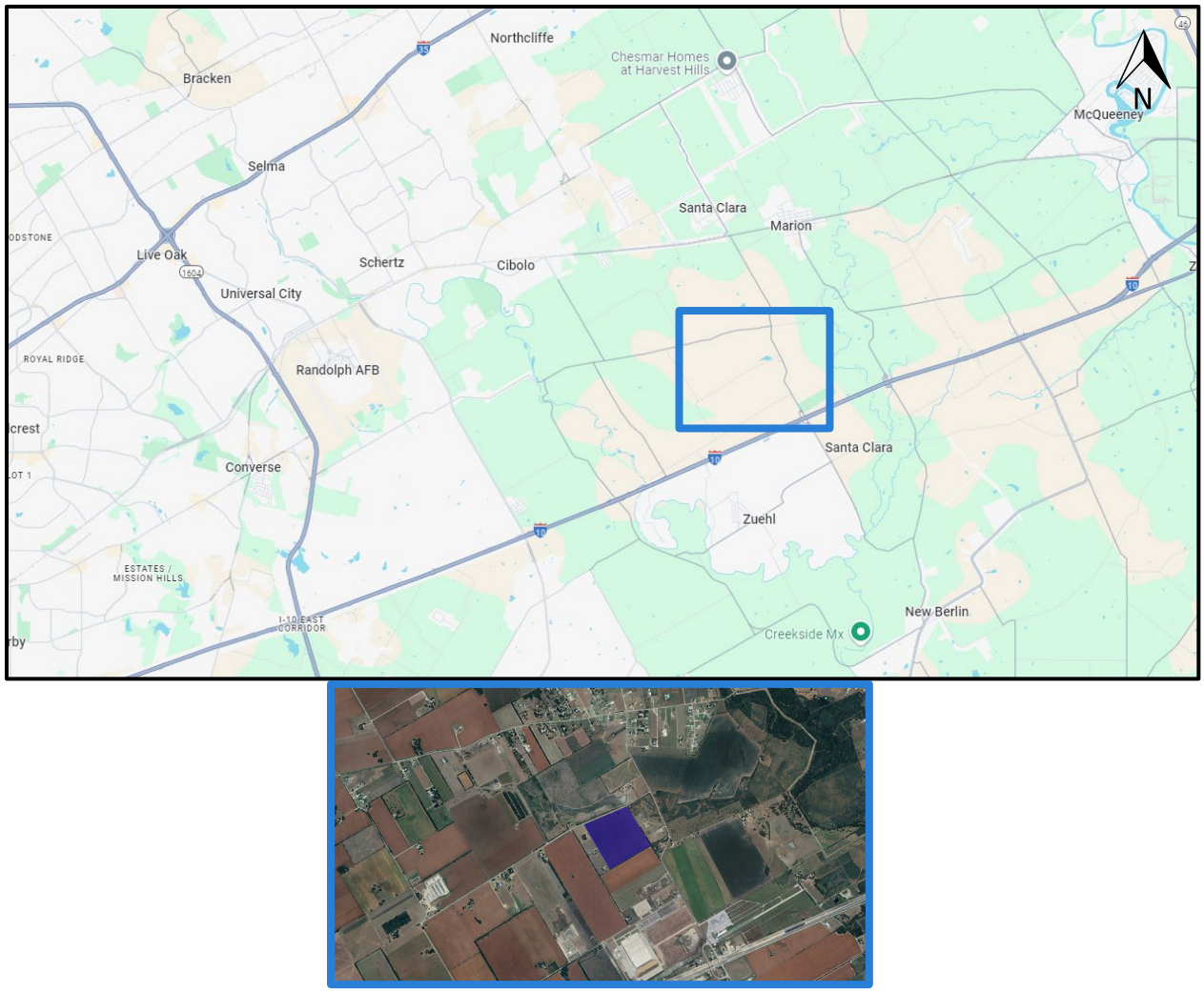

Figure 1 – Project Location Map

As per the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition), the proposed development will generate as many as 233 trips during the weekday AM peak hour and 313 trips during the weekday PM peak hour.

In accordance with Guadalupe County requirements, a Traffic Impact Analysis (TIA) has been prepared for this project. Figure 2 shows the proposed site plan.

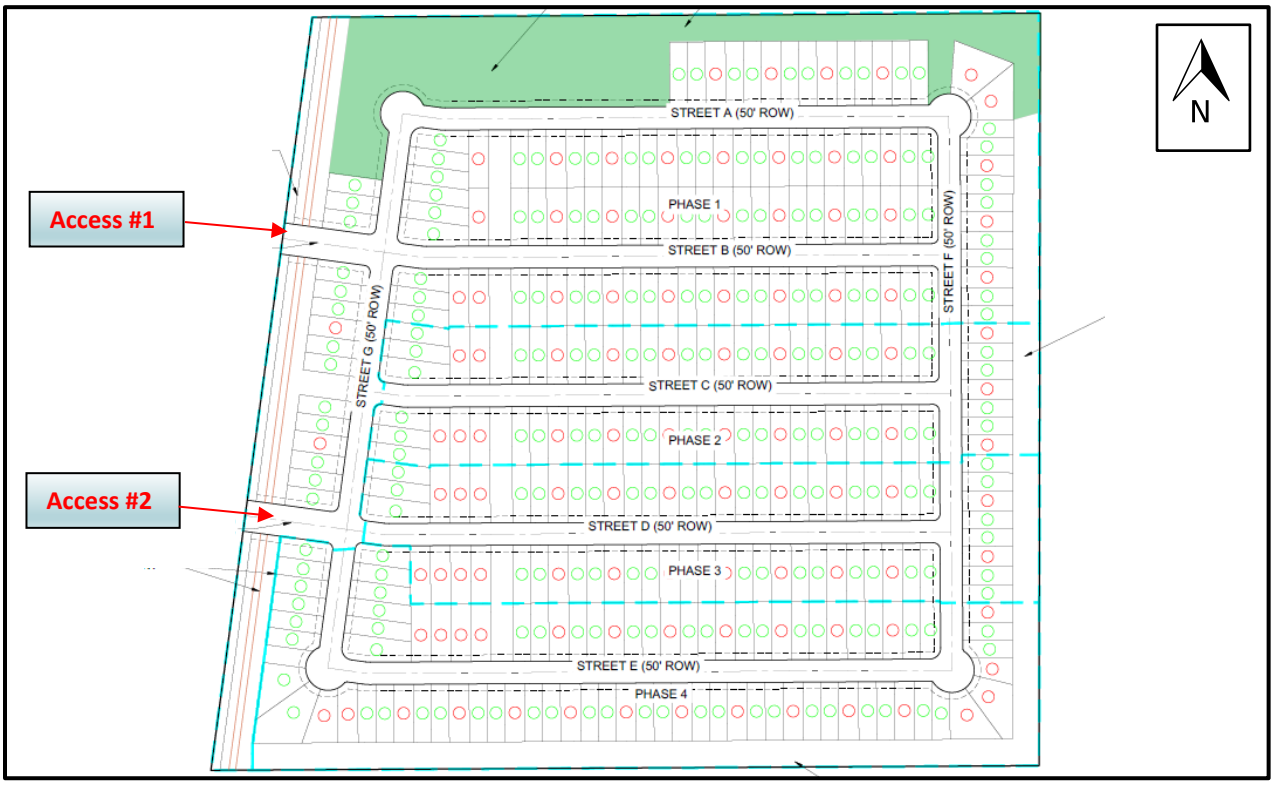

Figure 2 – Proposed Development Site Plan

The proposed development will include a 333-unit Single-Family Detached Housing (ITE Code: 210) Subdivision with two proposed access points, Access #1 and Access #2, located along Schmoekel Road approximately 1,400 LF and 2,100 west of Santa Clara Road, respectively. Both access points will function as full access intersections and are shown in Figure 2.

PROJECT STUDY AREA

The proposed project study area is highlighted in Figure 3 (an aerial image obtained from Google Earth Pro) and includes the study intersections (Schmoekel Road & Stotle Road, Lower Seguin Road & Santa Clara Road, Santa Clara Road & Schmoekel Road, Santa Clara Road & Bolton Road, and the proposed access locations.)

Figure 3 – Aerial Image of Proposed Development & Study Intersections

PHASE TIME-LINE

The proposed development is anticipated to be constructed in two phases over three years. A 9% growth rate, agreed upon with the scoping meeting, was considered within this analysis. Additionally, background traffic was incorporated into this analysis from the TIA Reports conducted for the nearby Kayden Springs, Marion Oaks, and Dove Song developments.

The LOS analysis will be conducted in two phases as follows:

1. 2025 – Phase I – 125 Single-Family Detached Houses (ITE Code: 210)
2. 2027 – Full Build-Out – 208 Single-Family Detached Houses (ITE Code: 210) (333 total dwelling units)

EXISTING CONDITIONS

EXISTING ROADWAYS

Santa Clara Road

Santa Clara Road is a two-lane undivided roadway which extends in a general north-south direction and has a variable speed limit of 35-45 mph within the study limits. Santa Clara Road can be seen in Figure 4 below.

Figure 4 – Santa Clara Road Facing South

Schmoekel Road

Schmoekel Road is a two-lane undivided roadway which extends in a general east-west direction and has a posted speed limit of 40 mph. Schmoekel Road can be seen in Figure 5 below.

Figure 5 – Schmoekel Road Facing West

Lower Seguin Road

Lower Seguin Road is a two-lane undivided roadway which extends in a general east-west direction and has a posted speed limit of 40 mph. Lower Seguin Road can be seen in Figure 6 below.

Figure 6 – Lower Seguin Road Facing West

Stotle Road

Stotle Road is a two-lane undivided roadway which extends in a general north-south direction and has a posted speed limit of 25 mph. Stotle Road can be seen in Figure 7 below.

Figure 7 – Stotle Road Facing North

Bolton Road

Bolton Road is a two-lane undivided roadway which extends in a general east-west direction and has a posted speed limit of 45 mph. Bolton Road can be seen in Figure 8 below.

Figure 8 – Bolton Road Facing West

TRAFFIC DATA

Traffic data, in the form of Turning Movement Counts (TMC's), was collected at the intersections of Santa Clara Road & Lower Seguin Road, Santa Clara Road & Schmoekel Road, and Santa Clara Road & Bolton Road on Tuesday, August 27, 2024, and at the intersection of Stotle Road & Schmoekel Road on Wednesday, August 28, 2024. The AM & PM peak hours were determined to be 7:15 AM to 8:15 AM and 5:00 PM to 6:00 PM, respectively. A growth rate of 9% was utilized to develop projected traffic volumes.

Additionally, please note that background traffic data was taken from the Kayden Springs, Marion Oaks, and Dove Song TIA Reports and incorporated into the report for all projected traffic volumes.

Please note all traffic data can be found within Appendix B.

The following traffic exhibits summarize the existing/projected traffic volumes without the proposed development.

LEGACY ENGINEERING GROUP

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Neil Tract

Along Schmoekel Road East of Santa Clara Road

Existing Traffic Volumes (2024)

Legend

AM / (PM)

XX
Intersection No.

XX%
Global Distribution %

DATE:
10/4/2024

SCALE:
1" = 1012.5'

PAGE:
10

LEGACY
ENGINEERING GROUP
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Neil Tract

Along Schmoekel Road East of Santa Clara Road

Background Traffic Volumes - Marion Oaks (2025)

Legend

AM / (PM)

XX Intersection No.

XX% Global Distribution %

DATE:
10/4/2024

SCALE:
1" = 1012.5'

LOWER SEGUIN ROAD

SCHMOEKEL ROAD

STOLTE ROAD

SANTA CLARA ROAD

BOLTON ROAD

1

2

3

4

5

6

Santa Clara Road
61 (41)
20 (14)
Lower Seguin Road
7 (23)
21 (69)

Santa Clara Road
61 (41)
Schmoekel Road
Marion Oaks Access
21 (69)

Santa Clara Road
61 (41)
Bolton Road
21 (69)

LEGACY
ENGINEERING GROUP

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Neil Tract

Along Schmoekel Road East of Santa Clara Road

Background Traffic Volumes - Dove Song (2025)

Legend

AM / (PM)

XX
Intersection No.

XX%
Global Distribution %

DATE:
10/4/2024

SCALE:
1" = 1012.5'

PAGE:
12

LEGACY
ENGINEERING GROUP
Legacy Engineering Group, PLLC
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Neil Tract

Along Schmoekel Road East of Santa Clara Road

Background Traffic Volumes - Kayden Springs (2025)

Legend

AM / (PM)

XX Intersection No.

XX% Global Distribution %

DATE:
10/4/2024

SCALE:
1" = 1012.5'

LEGACY ENGINEERING GROUP

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Neil Tract

Along Schmoekel Road East of Santa Clara Road

Projected Traffic Volumes (2025)

Legend

AM / (PM)

XX Intersection No.

XX% Global Distribution %

DATE:
10/4/2024

SCALE:
1" = 1012.5'

LEGACY
ENGINEERING GROUP

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Neil Tract

Along Schmoekel Road East of Santa Clara Road

Background Traffic Volumes - Marion Oaks (2027)

Legend

AM / (PM)

XX
Intersection No.

XX%
Global Distribution %

DATE:
10/4/2024

SCALE:
1" = 1012.5'

PAGE:
15

LOWER SEGUIN ROAD

SCHMOEKEL ROAD

STOLTE ROAD

SANTA CLARA ROAD

BOLTON ROAD

1

2

3

4

5

6

Santa Clara Road
99 (97)
33 (22)
Lower Seguin Road
12 (38)
35 (114)

Santa Clara Road
99 (97)
Schmoekel Road
Marion Oaks Access
35 (114)

Santa Clara Road
99 (97)
Bolton Road
35 (114)

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Neil Tract

Along Schmoekel Road East of Santa Clara Road

Background Traffic Volumes - Dove Song (2027)

Legend

AM / (PM)

XX
Intersection No.

XX%
Global Distribution %

DATE:
10/4/2024

SCALE:
1" = 1012.5'

PAGE:
16

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Neil Tract

Along Schmoekel Road East of Santa Clara Road

Background Traffic Volumes - Kayden Springs (2027)

Legend

AM / (PM)

XX Intersection No.

XX% Global Distribution %

DATE:
10/4/2024

SCALE:
1" = 1012.5'

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Neil Tract

Along Schmoekel Road East of Santa Clara Road

Projected Traffic Volumes (2027)

Legend

AM / (PM)

XX Intersection No.

XX% Global Distribution %

DATE:
10/4/2024

SCALE:
1" = 1012.5'

INTERSECTIONS TO BE ANALYZED

The six intersection(s) to be analyzed are shown below in Figure 9 and numbered as follows:

1. Stotle Road & Schmoekel Road
2. Lower Seguin Road & Santa Clara Road
3. Schmoekel Road & Santa Clara Road
4. Bolton Road & Santa Clara Road
5. Schmoekel Road & Access #1
6. Schmoekel Road & Access #2

Figure 9 – Aerial with Intersections to be Analyzed

ANALYSIS & IMPACT

TRIP GENERATION

The proposed development's trip generation was calculated utilizing the ITE Trip Generation Manual (11th Edition). Trips were calculated using the total number of dwelling units located within the development. Table 1 shows the calculated trips in Phase I and Table 2 shows the calculated trips for Full Build-Out.

Table 1 – Trip Generation (Phase I)

Neil Tract							
Phase I		**Single-Family Detached Housing (ITE Code: 210)**					
Dwelling Units	125	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/D.U.		9.43		0.70		0.94	
% Enter / % Exit		50%	50%	26%	74%	63%	37%
Total Trips		**1,179**		**88**		**118**	
Enter / Exit		**589**	**590**	**23**	**65**	**74**	**43**

Table 2 – Trip Generation (Full Build-Out)

Neil Tract							
Full Build-Out		**Single-Family Detached Housing (ITE Code: 210)**					
Dwelling Units	333	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/D.U.		9.43		0.70		0.94	
% Enter / % Exit		50%	50%	26%	74%	63%	37%
Total Trips		**3,140**		**233**		**313**	
Enter / Exit		**1,570**	**1,570**	**61**	**172**	**197**	**116**

TRIP DISTRIBUTION

The trip distribution for the proposed development was established based upon four factors:

1) Traffic engineering judgment
2) Existing traffic data / travel patterns
3) Anticipated development circulation and driveway utilization
4) Existing travel demand patterns within the study area

The global trip distribution entailed distributing the development traffic in general directions (North, South, East, West) into and out of the development and network. Figure 10 shows the Trip Distributions for the proposed development.

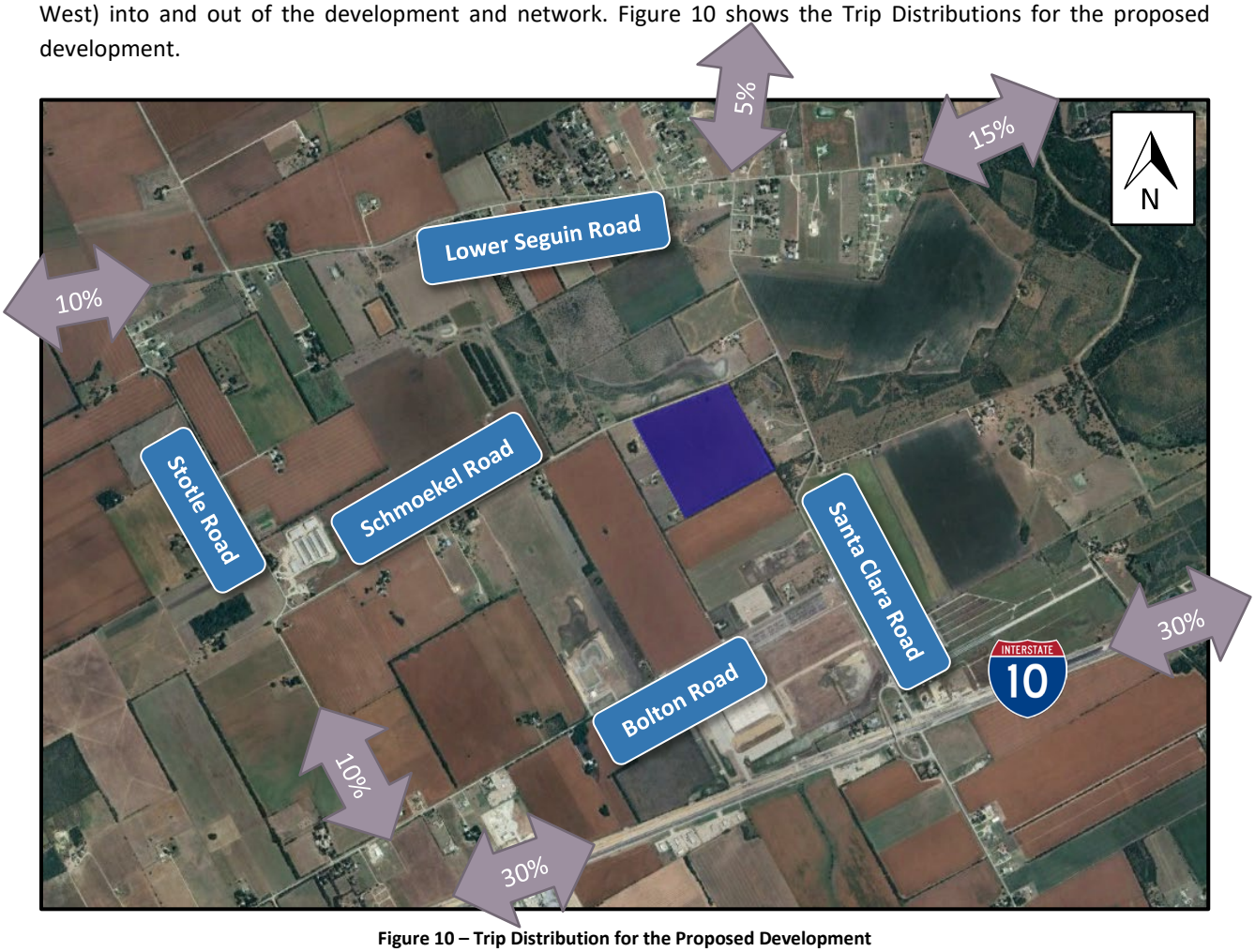

Figure 10 – Trip Distribution for the Proposed Development

The following exhibits show the detailed trip distribution (percentages & volumes) and Projected with Development traffic volumes for the proposed development.

LEGACY ENGINEERING GROUP

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Neil Tract

Along Schmoekel Road East of Santa Clara Road

Trip Distribution (Percentages)

Legend

Enter % / (Exit %)

XX Intersection No.

XX% Global Distribution %

DATE:
10/4/2024

SCALE:
1" = 1012.5'

LOWER SEGUIN ROAD

SCHMOEKEL ROAD

STOLTE ROAD

BOLTON ROAD

SANTA CLARA ROAD

2

Lower Seguin Road
Santa Clara Road
1 (4)
2 (7)
4 (12)
10 (7)
3 (2)
7 (4)

5 (15)
16 (52)
Schmoekel Road
Access #1
13 (9)
1 (4)
3 (2)
46 (30)

3 (2)
5 (15)
Schmoekel Road
Access #2
1 (4)
1 (3)
3 (2)
13 (9)

5

6

3

Schmoekel Road
Santa Clara Road
Marion Oaks Access
7 (23)
20 (13)
39 (26)
14 (44)

6 (4)
Schmoekel Road
Private Driveway
Stolte Road
2 (7)

1

4

Bolton Road
Santa Clara Road
39 (26)
14 (44)

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Neil Tract

Along Schmoekel Road East of Santa Clara Road

Trip Distribution (Volumes) Phase I

Legend

AM / (PM)

XX
Intersection No.

XX%
Global Distribution %

DATE:
10/4/2024

SCALE:
1" = 1012.5'

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Neil Tract

Along Schmoekel Road East of Santa Clara Road

Trip Distribution (Volumes) Phase II

Legend

AM / (PM)

XX
Intersection No.

XX%
Global Distribution %

DATE:
10/4/2024

SCALE:
1" = 1012.5'

PAGE:
24

LOWER SEGUIN ROAD

SANTA CLARA ROAD

SCHMOEKEL ROAD

STOLTE ROAD

BOLTON ROAD

1

Private Driveway
2 (3)
5 (3)
3 (1)
9 (5)
Schmoekel Road
3 (9)
5 (2)
Stolte Road

2

Lower Seguin Road
14 (25)
264 (254)
24 (28)
Santa Clara Road
22 (11)
10 (7)
35 (43)
23 (28)
12 (12)
12 (24)
84 (65)
147 (207)
22 (15)

3

Schmoekel Road
346 (291)
11 (32)
Santa Clara Road
36 (24)
Marion Oaks Access
28 (23)
39 (30)
13 (41)
214 (301)
14 (45)

4

Bolton Road
16 (43)
16 (72)
Santa Clara Road
436 (360)
15 (8)
234 (363)
13 (23)

5

Schmoekel Road
9 (25)
16 (52)
Access #1
21 (23)
1 (4)
3 (2)
46 (30)

6

Schmoekel Road
7 (12)
5 (15)
Access #2
9 (18)
1 (3)
3 (2)
13 (9)

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Neil Tract

Along Schmoekel Road East of Santa Clara Road

Projected with Development (2025)

Legend

AM / (PM)

XX Intersection No.

XX% Global Distribution %

DATE:
10/4/2024

SCALE:
1" = 1012.5'

LEGACY ENGINEERING GROUP

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Neil Tract

Along Schmoekel Road East of Santa Clara Road

Projected with Development (2027)

Legend

AM / (PM)

XX Intersection No.

XX% Global Distribution %

DATE:
10/4/2024

SCALE:
1" = 1012.5'

PAGE:
26

LEVEL OF SERVICE ANALYSIS

The traffic simulation analysis was conducted using Synchro 12.0 Traffic Simulation Software. The analysis process involved the development of a base model, calibration of the base model, and an alternative comparison to the base model. Development of the base model involves the creation of a system network, also referred to as the link-node diagram. The network development includes link-node assignments, traffic control, traffic signalization, roadway geometry, lane designations & assignments, traffic volumes, and turning movements. A traffic analysis was conducted for three scenarios which include existing, projected, and projected with development traffic conditions for the morning (AM) & evening (PM) peak periods. The AM peak period was determined to be 7:15 AM – 8:15 AM, and the PM peak period was determined to be 5:00 PM – 6:00 PM. A screenshot of the Synchro Model created for this study can be seen in Figure 11.

Figure 11 – Synchro Model Screenshot

Based on criteria found in the *Highway Capacity Manual 6th Edition (HCM)*, the critical minor street approach is used to determine the Levels of Service (LOS) for Two-Way Stop Controlled (TWSC) intersections. For signalized intersections, the LOS is determined based on the measures of effectiveness obtained from the traffic simulation output and the average control delay in seconds per vehicle (sec/veh) from the model.

Table 3 shows the average control delay ranges with the corresponding LOS for both TWSC and signalized intersections.

Table 3 – Average Control Delay Ranges

Level of Service	Average Control Delay (sec/veh) Intersection (Signalized)	Average Control Delay (sec/veh) Per Approach (TWSC)
A	≤ 10	≤10
B	> 10 – ≤20	> 10 – ≤15
C	> 20 – ≤35	> 15 – ≤25
D	> 35 – ≤55	> 25 – ≤35
E	> 55 – ≤80	> 35 – ≤50
F	> 80	> 50

Tables 4 – 9 present a summary of the intersection and approach LOS values obtained from the traffic simulation.

Table 4 – Schmoekel Road and Stolte Road LOS Results

Schmoekel Road & Stolte Road	Intersection Analysis									
	Northbound Stolte Road		Southbound Stole Road		Eastbound Private Driveway		Westbound Schmoekel Road		Intersection Average	
	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS
AM Peak Period										
Existing (2024)	0.0	A	2.1	A	0.0	A	8.5	A	3.5	A
Projected (2025)	0.0	A	2.1	A	0.0	A	8.5	A	3.5	A
Projected (2027)	0.0	A	2.4	A	0.0	A	8.5	A	3.7	A
Proj. w/Dev (2025)	0.0	A	2.1	A	0.0	A	8.6	A	4.4	A
Proj. w/Dev (2027)	0.0	A	2.4	A	0.0	A	8.7	A	5.2	A
PM Peak Period										
Existing (2024)	0.0	A	3.6	A	0.0	A	8.5	A	3.2	A
Projected (2025)	0.0	A	3.6	A	0.0	A	8.5	A	3.2	A
Projected (2027)	0.0	A	3.6	A	0.0	A	8.5	A	2.9	A
Proj. w/Dev (2025)	0.0	A	3.6	A	0.0	A	8.6	A	3.2	A
Proj. w/Dev (2027)	0.0	A	3.6	A	0.0	A	8.7	A	3.1	A

Table 5 – Lower Seguin Road & Santa Clara Road LOS Results

Lower Seguin Road & Santa Clara Road	Intersection Analysis									
	Northbound Santa Clara Road		Southbound Santa Clara Road		Eastbound Lower Seguin		Westbound Lower Seguin		Intersection Average	
	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS
AM Peak Period										
Existing (2024)	0.3	A	0.4	A	11.6	B	11.6	B	2.3	A
Projected (2025)	0.5	A	0.4	A	14.1	B	13.4	B	2.7	A
Projected (2027)	0.7	A	0.4	A	18.9	C	18.2	C	3.6	A
Proj. w/Dev (2025)	0.7	A	0.4	A	14.4	B	14.0	B	2.9	A
Proj. w/Dev (2027)	1.0	A	0.4	A	20.5	C	21.9	C	4.3	A
PM Peak Period										
Existing (2024)	0.3	A	0.4	A	11.3	B	11.8	B	1.7	A
Projected (2025)	0.3	A	0.7	A	14.5	B	15.0	C	2.7	A
Projected (2027)	0.4	A	0.8	A	21.7	C	25.6	D	4.8	A
Proj. w/Dev (2025)	0.4	A	0.6	A	14.5	B	16.3	C	3.1	A
Proj. w/Dev (2027)	0.6	A	0.8	A	22.9	C	40.9	E	7.4	A

Table 6 – Santa Clara Road and Schmoekel Road LOS Results

Santa Clara Road & Schmoekel Road	Intersection Analysis									
	Northbound Santa Clara Road		Southbound Santa Clara Road		Eastbound Schmoekel Road		Westbound Marion Oaks Access		Intersection Average	
	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS
AM Peak Period										
Existing (2024)	0.0	A	0.0	A	11.7	B	0.0	A	0.2	A
Projected (2025)	0.0	A	0.0	A	14.2	B	14.8	B	1.0	A
Projected (2027)	0.0	A	0.0	A	19.4	C	24.2	C	2.1	A
Proj. w/Dev (2025)	0.5	A	0.0	A	13.3	B	16.8	C	2.3	A
Proj. w/Dev (2027)	0.9	A	0.0	A	26.1	C	47.8	E	7.1	A
PM Peak Period										
Existing (2024)	0.0	A	0.0	A	11.0	B	0.0	A	0.4	A
Projected (2025)	0.0	A	0.0	A	13.7	B	15.2	C	0.8	A
Projected (2027)	0.0	A	0.0	A	19.8	C	26.1	D	1.5	A
Proj. w/Dev (2025)	0.9	A	0.0	A	14.3	B	18.7	C	2.0	A
Proj. w/Dev (2027)	1.6	A	0.0	A	41.6	E	77.4	F	7.4	A

Table 7 – Santa Clara Road and Bolton Road LOS Results

Santa Clara Road & Schmoekel Road	Intersection Analysis									
	Northbound Santa Clara Road		Southbound Santa Clara Road		Eastbound Bolton Road		Westbound		Intersection Average	
	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS
AM Peak Period										
Existing (2024)	0.6	A	0.0	A	10.4	B			1.0	A
Projected (2025)	0.5	A	0.0	A	12.8	B			0.8	A
Projected (2027)	0.4	A	0.0	A	17.8	C			0.8	A
Proj. w/Dev (2025)	0.4	A	0.0	A	13.4	B			0.7	A
Proj. w/Dev (2027)	0.4	A	0.0	A	20.7	A			0.8	A
PM Peak Period										
Existing (2024)	1.1	A	0.0	A	10.4	B			2.8	A
Projected (2025)	0.5	A	0.0	A	13.2	B			2.1	A
Projected (2027)	0.4	A	0.0	A	21.0	C			2.4	A
Proj. w/Dev (2025)	0.5	A	0.0	A	14.0	B			2.0	A
Proj. w/Dev (2027)	0.3	A	0.0	A	27.8	D			2.7	A

Table 8 – Schmoekel Road and Access #1 LOS Results

Schmoekel Road & Access #1	Intersection Analysis									
	Northbound Santa Clara Road		Southbound		Eastbound Santa Clara Road		Westbound Access #1		Intersection Average	
	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS
AM Peak Period										
Proj. w/Dev (2025)	8.6	A			0.0	A	4.7	A	5.6	A
Proj. w/Dev (2027)	9.2	A			0.0	A	5.3	A	6.4	A
PM Peak Period										
Proj. w/Dev (2025)	8.6	A			0.0	A	5.0	A	4.9	A
Proj. w/Dev (2027)	9.2	A			0.0	A	5.5	A	5.6	A

Table 9 – Schmoekel Road and Access #2 LOS Results

Schmoekel Road & Access #2	Intersection Analysis									
	Northbound Access #2		Southbound		Eastbound Schmoekel Road		Westbound Schmoekel Road		Intersection Average	
	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS
AM Peak Period										
Proj. w/Dev (2025)	8.5	A			0.0	A	3.0	A	4.5	A
Proj. w/Dev (2027)	8.6	A			0.0	A	3.4	A	5.5	A
PM Peak Period										
Proj. w/Dev (2025)	8.5	A			0.0	A	4.0	A	3.4	A
Proj. w/Dev (2027)	8.8	A			0.0	A	5.0	A	4.4	A

Please note that all LOS results are shown in detail within Appendix C (Synchro Output Reports).

OPERATIONAL CONSIDERATIONS

LOS ANALYSIS RESULTS

The results of the LOS Analysis found that the westbound approach to the Lower Seguin Road and Santa Clara Road intersection is expected to demonstrate unacceptable LOS values upon Full Build-Out of the proposed development. Mitigation measures will be applied and analyzed.

The results of the LOS Analysis found that the eastbound and westbound approaches to the Santa Clara Road and Schmoekel Road intersection are expected to demonstrate unacceptable LOS values upon Full Build-Out of the proposed development. Mitigation measures will be applied and analyzed.

The results of the LOS analysis found that the eastbound approach to the Santa Clara Road and Bolton Road intersection is expected to demonstrate unacceptable LOS values upon Full Build-Out of the proposed development. Mitigation measures would be applied and analyzed; however, the eastbound approach currently provides a dedicated lane for left- and right-turn movements and the proposed development is only expected to send northbound and southbound through traffic to this intersection. Therefore, mitigation measures will not be applied and analyzed.

The results of this analysis found that all other study intersections considered within this analysis are expected to operate at acceptable LOS values upon completion of the proposed development.

POTENTIAL MITIGATION IMPROVEMENTS

The following mitigation measures will be applied and analyzed:

Santa Clara Road and Lower Seguin Road:

- Convert intersection to all-way stop-control
  Note: This improvement was previously recommended by the Marion Oaks development

Santa Clara Road and Schmoekel Road:

- Construct 180 LF eastbound right-turn lane

Table 10 – Lower Seguin Road & Santa Clara Road Mitigation Results

Lower Seguin Road & Santa Clara Road	Intersection Analysis									
	Northbound Santa Clara Road		Southbound Santa Clara Road		Eastbound Lower Seguin		Westbound Lower Seguin		Intersection Average	
	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS
AM Peak Period										
Projected (2027)	0.7	A	0.4	A	18.9	C	18.2	C	3.6	A
Proj. w/Dev (2027)	1.0	A	0.4	A	20.5	C	21.9	C	4.3	A
Mitigation1 (2027)	14.2	B	15.6	C	10.1	B	10.5	B	14.1	B
PM Peak Period										
Projected (2027)	0.4	A	0.8	A	21.7	C	25.6	D	4.8	A
Proj. w/Dev (2027)	0.6	A	0.8	A	22.9	C	40.9	E	7.4	A
Mitigation1 (2027)	18.9	C	19.4	B	11.3	B	11.8	B	17.5	C

Table 11 – Santa Clara Road & Schmoekel Road Mitigation Results

Santa Clara Road & Schmoekel Road	Intersection Analysis									
	Northbound Santa Clara Road		Southbound Santa Clara Road		Eastbound Schmoekel Road		Westbound Marion Oaks Access		Intersection Average	
	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS
AM Peak Period										
Projected (2027)	0.0	A	0.0	A	19.4	C	24.2	C	2.1	A
Proj. w/Dev (2027)	0.9	A	0.0	A	26.1	C	47.8	E	7.1	A
Mitigation1 (2027)	0.9	A	0.0	A	19.2	C	47.8	E	6.1	A
PM Peak Period										
Projected (2027)	0.0	A	0.0	A	19.8	C	26.1	D	1.5	A
Proj. w/Dev (2027)	1.6	A	0.0	A	41.6	E	77.4	F	7.4	A
Mitigation1 (2027)	4.6	A	0.0	A	30.8	D	77.4	F	6.4	A

As shown in Table 10, the mitigation measures applied at the Lower Seguin Road & Santa Clara Road intersection is expected to improve delays to acceptable LOS values. Additional mitigation measures will not be applied or analyzed.

As shown in Table 11, the mitigation measures applied at the Santa Clara Road & Schmoekel Road intersection are not expected to improve delays to acceptable LOS values. Converting the intersection to all-way stop-control was considered but is not expected to improve delays; therefore, a partial traffic signal warrant analysis will be conducted.

PARTIAL TRAFFIC SIGNAL WARRANT ANALYSIS: SANTA CLARA ROAD & SCHMOEKEL ROAD

Since the intersection of Santa Clara Road and Schmoekel Road is expected to demonstrate unacceptable LOS values during the Projected with Development (2027) scenario, a partial traffic signal warrant analysis was conducted to determine if this intersection warrants the installation of a traffic signal.

A traffic signal may be warranted at some intersections when each of any four hours of an average day has a total traffic volume on the major street and an approach traffic volume on the minor street, which if plotted would fall above the appropriate curve (1 lane & 1 lane) of Figures 4C-1 and/or 4C-2 of the TxMUTCD. The traffic volumes utilized to perform this analysis are as follows:

- 7:00 AM to 8:00 AM: 576 Major Roadway, 10 Minor Roadway
- 8:00 AM to 9:00 AM: 533 Major Roadway, 20 Minor Roadway
- 4:00 PM to 5:00 PM: 1,067 Major Roadway, 69 Minor Roadway
- 5:00 PM to 6:00 PM: 1,124 Major Roadway, 66 Minor Roadway

Figure 12 shows the results of this analysis.

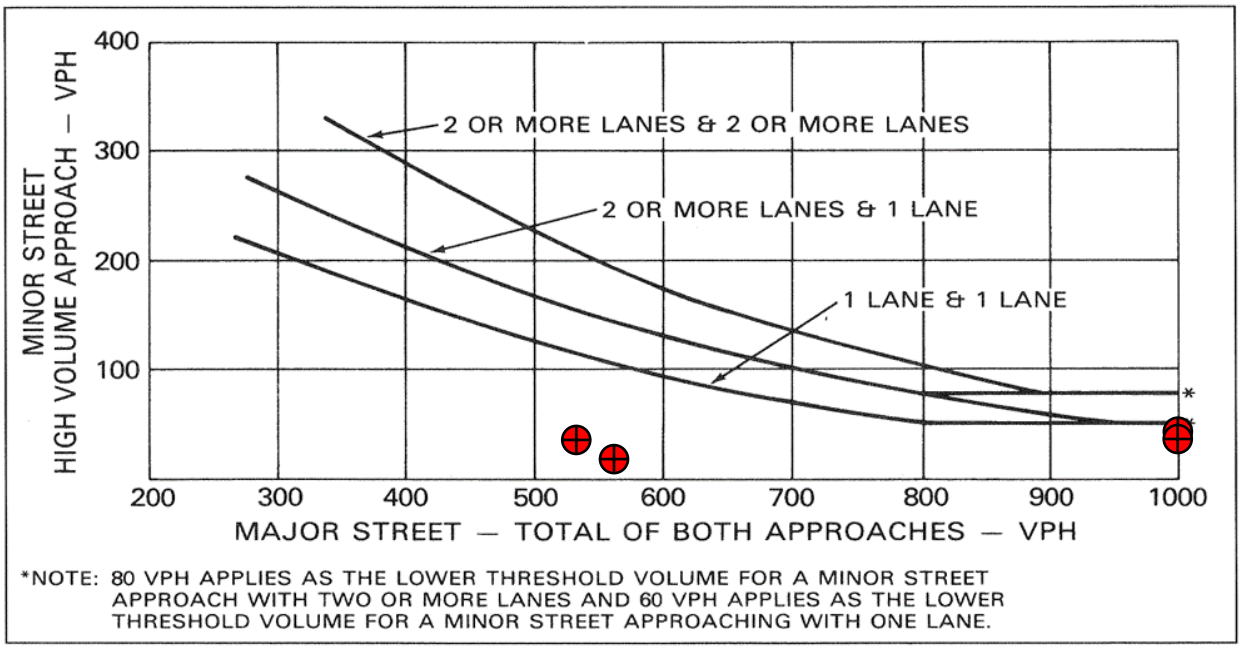


Figure 12 – TxMUTCD Figure 4C-2. Four-Hour Volume Warrnt (70% Warrant)

As shown in Figure 12, this warrant has not been satisfied.

Warrant 3 – Peak Hour Volume

The peak hour volume warrant is intended for application when traffic conditions are such that, for one hour of the day, minor street traffic suffers undue delays upon entering or crossing the major street. This warrant should be applied only in unusual cases, such as for office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge a large number of vehicles over a short time. Satisfying this warrant is determined by traffic volumes which if plotted would fall above the appropriate curve (1 lane & 1 lane) found on Figures 4C-3 and 4C-4 of the TxMUTCD. The traffic volumes utilized to perform this analysis are as follows:

- 5:00 PM to 6:00 PM: 1,124 Major Roadway, 66 Minor Roadway

The results of this analysis can be seen in Figure 13:

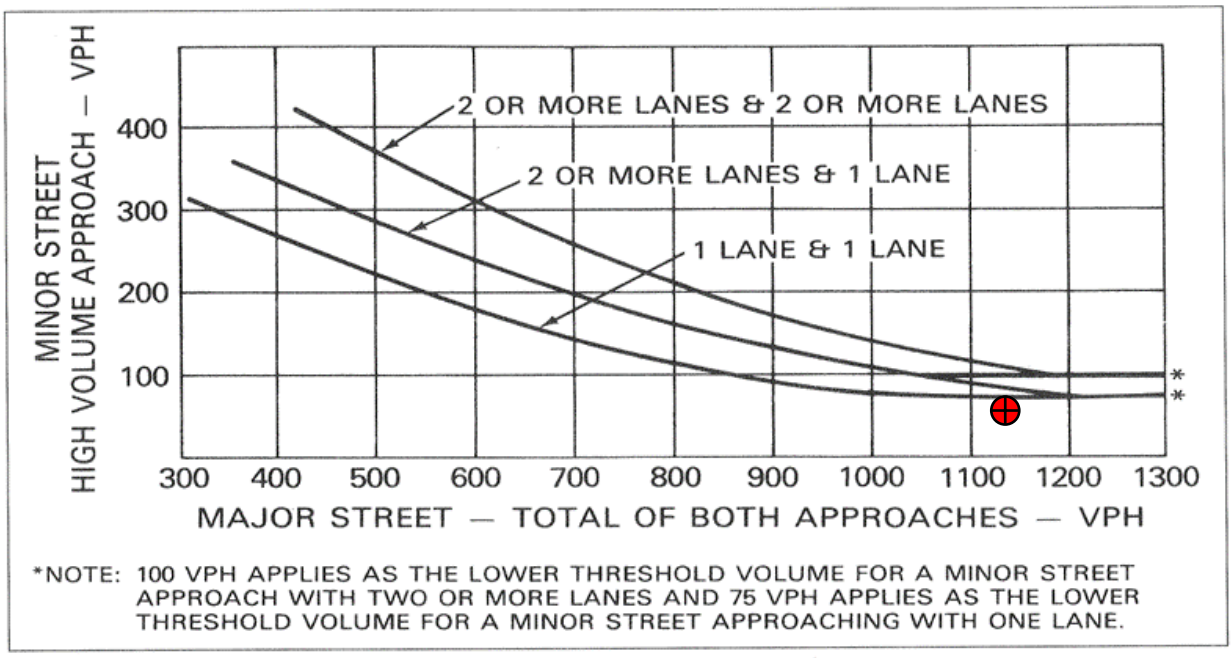


Figure 13 – TxMUTCD Figure 4C-4. Peak Hour Volume Warrant (70% Factor)

As shown in Figure 13, this warrant has not been satisfied.

As shown above, the Santa Clara Road and Schmoekel Road is not expected to warrant conversion to signal control upon completion of the proposed development.

DRIVEWAY TURN-LANE ANALYSIS

Table 2-3 of the TxDOT Access Management Manual shows the Auxiliary Lane Thresholds for left-turn and right-turn lanes on state system roadways. Table 2-3 shows that turn lanes are required when the turn volumes exceed 60 vehicles per hour on a speed zone of less than 45 miles per hour or when turn volumes exceed 50 vehicles per hour on a speed zone of greater than or equal to 45 miles per hour. The current speed limit along Schmoekel Road is 40 mph.

Upon completion of the proposed development, Access #1 is projected to have entering left-turn volumes of 43 vehicles during the AM peak period and 138 vehicles during the PM peak period. Therefore, a left-turn lane is required along Schmoekel Road at Access #1 upon completion of the proposed development. **Based on the 40-mph speed limit, a 365 LF left-turn lane is recommended, which includes a 265 LF deceleration lane and 100 LF of storage.**

Upon completion of the proposed development, Access #1 is projected to have entering right-turn volumes of 3 vehicles during the AM peak period and 10 vehicles during the PM peak period. Therefore, a right-turn lane is not required along Schmoekel Road at Access #1 upon completion of the proposed development.

Upon completion of the proposed development, Access #2 is projected to have entering left-turn volumes of 12 vehicles during the AM peak period and 39 vehicles during the PM peak period. Therefore, a left-turn lane is not required along Schmoekel Road at Access #2 upon completion of the proposed development.

Upon completion of the proposed development, Access #2 is projected to have entering right-turn volumes of 3 vehicles during the AM peak period and 10 vehicles during the PM peak period. Therefore, a right-turn lane is not required along Schmoekel Road at Access #2 upon completion of the proposed development.

COST ESTIMATE

The estimated cost of all recommended roadway improvements is as follows:

Santa Clara Road and Lower Seguin Road:

- Convert intersection to all-way stop-control (Full Build-Out) $10,000
  Note: This improvement was previously recommended by the Marion Oaks development

Santa Clara Road and Schmoekel Road:

- Construct 180 LF eastbound right-turn lane (Full Build-Out) $150,000

Schmoekel Road and Access #1:

- Construct 365 LF westbound left-turn lane (Full Build-Out) $250,000

The total estimated cost of all recommended roadway improvements is approximately $410,000.

CONCLUSION & RECOMMENDATION

The primary purpose of this analysis was to assess the impacts of the proposed Neil Tract within the project study area. A total of six intersections were analyzed during the AM and PM peak periods in accordance with TxDOT requirements.

The results of the LOS Analysis found that the westbound approach to the Lower Seguin Road and Santa Clara Road intersection is expected to demonstrate unacceptable LOS values upon Full Build-Out of the proposed development. Mitigation measures were applied and analyzed and found to improve delays to acceptable LOS values. No further mitigation measures were applied and analyzed.

The results of the LOS Analysis found that the eastbound and westbound approaches to the Santa Clara Road and Schmoekel Road intersection are expected to demonstrate unacceptable LOS values upon Full Build-Out of the proposed development. Mitigation measures will be applied and analyzed but found not to improve delays to acceptable LOS values. A partial traffic signal warrant analysis was conducted but found not to warrant upon completion of the proposed development. Further mitigation measures were deemed unfeasible.

The results of the LOS analysis found that the eastbound approach to the Santa Clara Road and Bolton Road intersection is expected to demonstrate unacceptable LOS values upon Full Build-Out of the proposed development. Mitigation measures would be applied and analyzed; however, the eastbound approach currently provides a dedicated lane for left- and right-turn movements and the proposed development is only expected to send northbound and southbound through traffic to this intersection. Therefore, mitigation measures will not be applied and analyzed.

The results of this analysis found that all other study intersections considered within this analysis are expected to operate at acceptable LOS values upon completion of the proposed development.

Table 2-3 of the TxDOT Access Management Manual shows the Auxiliary Lane Thresholds for left-turn and right-turn lanes on state system roadways. Table 2-3 shows that turn lanes are required when the turn volumes exceed 60 vehicles per hour on a speed zone of less than 45 miles per hour or when turn volumes exceed 50 vehicles per hour on a speed zone of greater than or equal to 45 miles per hour. The current speed limit along Schmoekel Road is 40 mph.

Upon completion of the proposed development, Access #1 is projected to have entering left-turn volumes of 43 vehicles during the AM peak period and 138 vehicles during the PM peak period. Therefore, a left-turn lane is required along Schmoekel Road at Access #1 upon completion of the proposed development. **Based on the 40-mph speed limit, a 365 LF left-turn lane is recommended, which includes a 265 LF deceleration lane and 100 LF of storage.**

Santa Clara Road and Lower Seguin Road:

- Convert intersection to all-way stop-control (Full Build-Out) $10,000

  Note: This improvement was previously recommended by the Marion Oaks development

Santa Clara Road and Schmoekel Road:

- Construct 180 LF eastbound right-turn lane (Full Build-Out) $150,000

Schmoekel Road and Access #1:

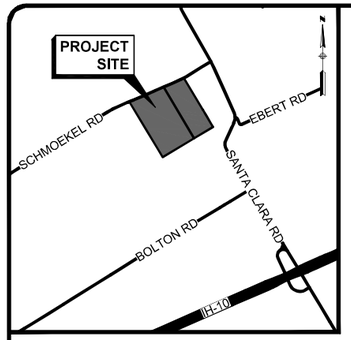
- Construct 365 LF westbound left-turn lane (Full Build-Out) $250,000

The total estimated cost of all recommended roadway improvements is approximately $410,000.

10/07/2024

Oscar Michael Garza, PE, PTP, PTOE, RSP_1
Legacy Engineering Group

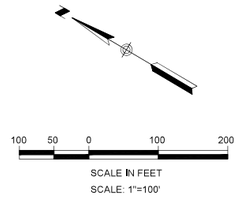
APPENDIX A – SITE PLAN



LOCATION MAP
1" = 2000'

LOT COUNT

	40' LOT TOTAL:	45' LOT TOTAL:	LOT TOTAL:
PHASE 1	88	36	124
PHASE 2	42	22	64
PHASE 3	41	23	64
PHASE 4	54	27	81
TOTAL:	225	108	333



SCHMOEKEL 68 AC CIBOLO
PRELIMINARY LAND PLAN

REVISIONS
NO. | DESCRIPTION | BY | DATE

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME:

LJA Engineering, Inc.
9830 Colonnade Blvd.
Suite 300
San Antonio, Texas 78230
Phone 210.593.2700
Fax 210.593.2749
TBPE No. F-1386

JOB NUMBER:

SHEET NO.
1
OF 1 SHEETS

K:\SA\64 KB Homes\2402 Neill Tract\426 Site Development Plans\DWG-Exhibit\2024-08-12 Revised Plan.dwg
User: mgheet
Last Modified: Aug. 27, 24 - 16:57
Plot Date/Time: Aug. 27, 24 - 16:58:13

APPENDIX B – TRAFFIC DATA

Santa Clara Rd at Lower Seguin Rd - TMC

Tue Aug 27, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218681, Location: 29.543908, -98.148159

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

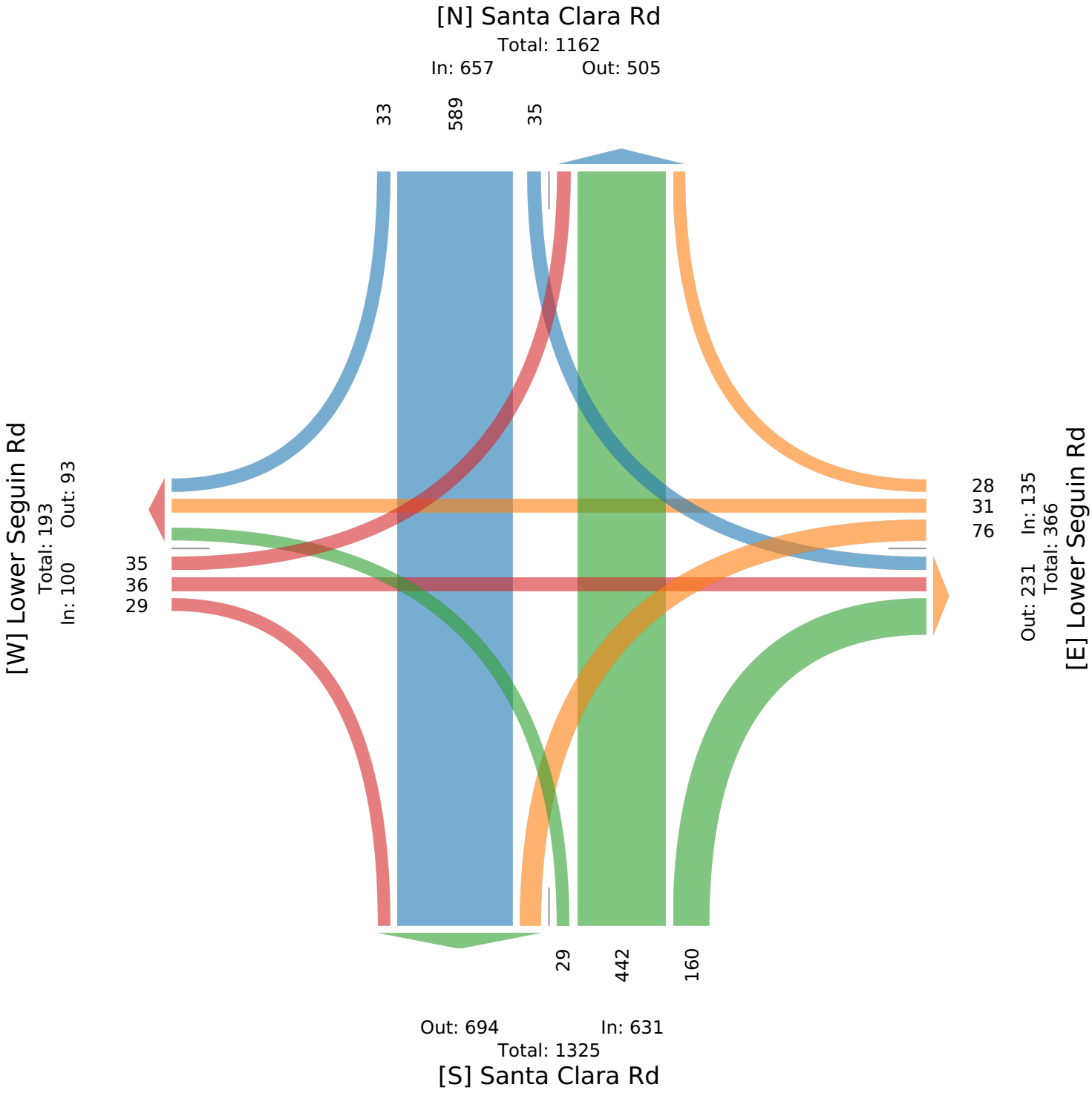
Leg	Santa Clara Rd						Lower Seguin Rd						Santa Clara Rd						Lower Seguin Rd						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2024-08-27 7:00AM	2	25	1	0	**28**	0	1	0	2	0	**3**	0	21	26	1	0	**48**	0	1	3	4	0	**8**	0	**87**
7:15AM	1	42	4	0	**47**	0	5	1	9	0	**15**	0	22	29	2	0	**53**	0	4	3	3	0	**10**	0	**125**
7:30AM	0	49	1	0	**50**	0	0	4	8	0	**12**	0	15	29	3	0	**47**	0	1	3	6	0	**10**	0	**119**
7:45AM	1	42	2	0	**45**	0	1	1	5	0	**7**	0	11	21	1	0	**33**	0	1	1	5	0	**7**	0	**92**
Hourly Total	4	158	8	0	**170**	0	7	6	24	0	**37**	0	69	105	7	0	**181**	0	7	10	18	0	**35**	0	**423**
8:00AM	2	49	2	0	**53**	0	3	3	4	0	**10**	0	10	24	1	0	**35**	0	1	4	1	0	**6**	0	**104**
8:15AM	3	25	1	0	**29**	0	1	3	3	0	**7**	0	4	28	0	0	**32**	0	2	1	3	0	**6**	0	**74**
8:30AM	0	28	0	0	**28**	0	1	1	3	0	**5**	0	4	19	1	0	**24**	0	0	1	2	0	**3**	0	**60**
8:45AM	3	20	2	0	**25**	0	3	0	1	0	**4**	0	3	22	0	0	**25**	0	2	2	2	0	**6**	0	**60**
Hourly Total	8	122	5	0	**135**	0	8	7	11	0	**26**	0	21	93	2	0	**116**	0	5	8	8	0	**21**	0	**298**
4:00PM	2	37	4	0	**43**	0	2	7	6	0	**15**	0	7	42	5	0	**54**	0	2	1	2	0	**5**	0	**117**
4:15PM	1	21	3	0	**25**	0	5	4	10	0	**19**	0	4	27	1	0	**32**	0	1	2	1	0	**4**	0	**80**
4:30PM	2	43	2	0	**47**	0	1	0	6	0	**7**	0	7	30	2	0	**39**	0	4	3	0	0	**7**	0	**100**
4:45PM	3	28	2	0	**33**	0	2	1	2	0	**5**	0	6	27	6	0	**39**	0	2	1	1	0	**4**	0	**81**
Hourly Total	8	129	11	0	**148**	0	10	12	24	0	**46**	0	24	126	14	0	**164**	0	9	7	4	0	**20**	0	**378**
5:00PM	4	30	2	0	**36**	0	1	0	2	0	**3**	0	12	34	3	0	**49**	0	3	2	0	0	**5**	0	**93**
5:15PM	1	43	5	0	**49**	0	0	1	4	0	**5**	0	12	23	2	0	**37**	0	2	3	4	0	**9**	0	**100**
5:30PM	2	52	2	0	**56**	0	1	1	7	0	**9**	0	10	28	1	0	**39**	0	2	3	0	0	**5**	0	**109**
5:45PM	6	55	2	0	**63**	0	1	4	4	0	**9**	0	12	33	0	0	**45**	0	1	3	1	0	**5**	0	**122**
Hourly Total	13	180	11	0	**204**	0	3	6	17	0	**26**	0	46	118	6	0	**170**	0	8	11	5	0	**24**	0	**424**
Total	33	589	35	0	**657**	0	28	31	76	0	**135**	0	160	442	29	0	**631**	0	29	36	35	0	**100**	0	**1523**
% Approach	5.0%	89.6%	5.3%	0%	**-**	-	20.7%	23.0%	56.3%	0%	**-**	-	25.4%	70.0%	4.6%	0%	**-**	-	29.0%	36.0%	35.0%	0%	**-**	-	-
% Total	2.2%	38.7%	2.3%	0%	**43.1%**	-	1.8%	2.0%	5.0%	0%	**8.9%**	-	10.5%	29.0%	1.9%	0%	**41.4%**	-	1.9%	2.4%	2.3%	0%	**6.6%**	-	-
Motorcycles	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Motorcycles	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Lights	33	573	32	0	**638**	-	25	31	74	0	**130**	-	157	426	28	0	**611**	-	27	36	34	0	**97**	-	1476
% Lights	100%	97.3%	91.4%	0%	**97.1%**	-	89.3%	100%	97.4%	0%	**96.3%**	-	98.1%	96.4%	96.6%	0%	**96.8%**	-	93.1%	100%	97.1%	0%	**97.0%**	-	96.9%
Single-Unit Trucks	0	12	1	0	**13**	-	1	0	1	0	**2**	-	1	10	0	0	**11**	-	1	0	0	0	**1**	-	27
% Single-Unit Trucks	0%	2.0%	2.9%	0%	**2.0%**	-	3.6%	0%	1.3%	0%	**1.5%**	-	0.6%	2.3%	0%	0%	**1.7%**	-	3.4%	0%	0%	0%	**1.0%**	-	1.8%
Articulated Trucks	0	4	0	0	**4**	-	0	0	0	0	**0**	-	0	4	0	0	**4**	-	0	0	0	0	**0**	-	8
% Articulated Trucks	0%	0.7%	0%	0%	**0.6%**	-	0%	0%	0%	0%	**0%**	-	0%	0.9%	0%	0%	**0.6%**	-	0%	0%	0%	0%	**0%**	-	0.5%
Buses	0	0	2	0	**2**	-	2	0	1	0	**3**	-	2	2	1	0	**5**	-	1	0	1	0	**2**	-	12
% Buses	0%	0%	5.7%	0%	**0.3%**	-	7.1%	0%	1.3%	0%	**2.2%**	-	1.3%	0.5%	3.4%	0%	**0.8%**	-	3.4%	0%	2.9%	0%	**2.0%**	-	0.8%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Santa Clara Rd at Lower Seguin Rd - TMC

Tue Aug 27, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218681, Location: 29.543908, -98.148159

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



Santa Clara Rd at Lower Seguin Rd - TMC

Tue Aug 27, 2024
AM Peak (7:15 AM - 8:15 AM) - Overall Peak Hour
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218681, Location: 29.543908, -98.148159

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

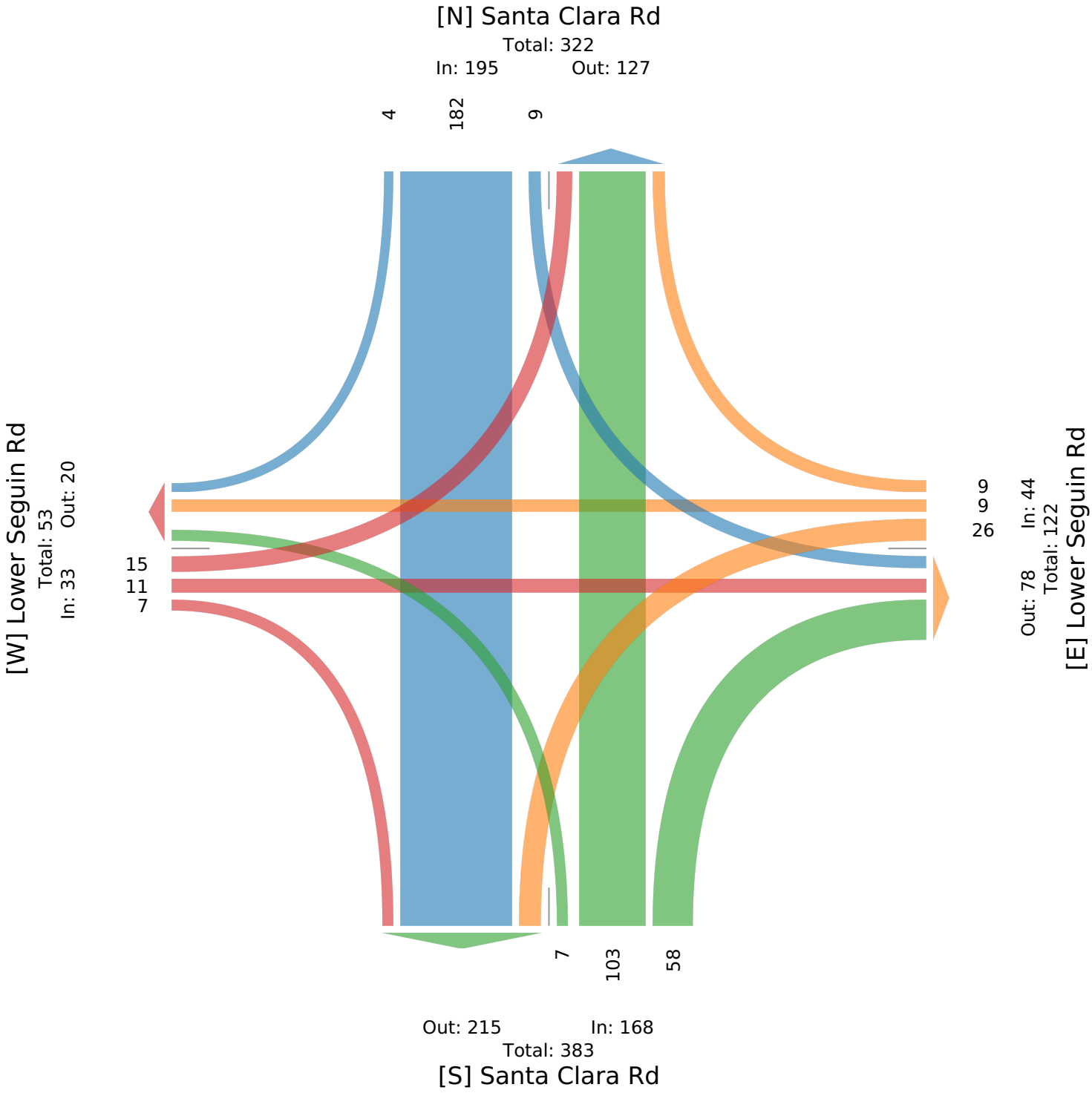
Leg	Santa Clara Rd						Lower Seguin Rd						Santa Clara Rd						Lower Seguin Rd						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2024-08-27 7:15AM	1	42	4	0	**47**	0	5	1	9	0	**15**	0	22	29	2	0	**53**	0	4	3	3	0	**10**	0	**125**
7:30AM	0	49	1	0	**50**	0	0	4	8	0	**12**	0	15	29	3	0	**47**	0	1	3	6	0	**10**	0	**119**
7:45AM	1	42	2	0	**45**	0	1	1	5	0	**7**	0	11	21	1	0	**33**	0	1	1	5	0	**7**	0	**92**
8:00AM	2	49	2	0	**53**	0	3	3	4	0	**10**	0	10	24	1	0	**35**	0	1	4	1	0	**6**	0	**104**
Total	4	182	9	0	**195**	0	9	9	26	0	**44**	0	58	103	7	0	**168**	0	7	11	15	0	**33**	0	**440**
% Approach	2.1%	93.3%	4.6%	0%	**-**	-	20.5%	20.5%	59.1%	0%	**-**	-	34.5%	61.3%	4.2%	0%	**-**	-	21.2%	33.3%	45.5%	0%	**-**	-	-
% Total	0.9%	41.4%	2.0%	0%	**44.3%**	-	2.0%	2.0%	5.9%	0%	**10.0%**	-	13.2%	23.4%	1.6%	0%	**38.2%**	-	1.6%	2.5%	3.4%	0%	**7.5%**	-	-
PHF	0.500	0.929	0.563	-	**0.920**	-	0.450	0.563	0.722	-	**0.733**	-	0.659	0.888	0.583	-	**0.792**	-	0.438	0.688	0.625	-	**0.825**	-	0.880
Motorcycles	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Motorcycles	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Lights	4	175	9	0	**188**	-	7	9	24	0	**40**	-	57	97	6	0	**160**	-	6	11	14	0	**31**	-	419
% Lights	100%	96.2%	100%	0%	**96.4%**	-	77.8%	100%	92.3%	0%	**90.9%**	-	98.3%	94.2%	85.7%	0%	**95.2%**	-	85.7%	100%	93.3%	0%	**93.9%**	-	95.2%
Single-Unit Trucks	0	5	0	0	**5**	-	1	0	1	0	**2**	-	0	6	0	0	**6**	-	1	0	0	0	**1**	-	14
% Single-Unit Trucks	0%	2.7%	0%	0%	**2.6%**	-	11.1%	0%	3.8%	0%	**4.5%**	-	0%	5.8%	0%	0%	**3.6%**	-	14.3%	0%	0%	0%	**3.0%**	-	3.2%
Articulated Trucks	0	2	0	0	**2**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	2
% Articulated Trucks	0%	1.1%	0%	0%	**1.0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0.5%
Buses	0	0	0	0	**0**	-	1	0	1	0	**2**	-	1	0	1	0	**2**	-	0	0	1	0	**1**	-	5
% Buses	0%	0%	0%	0%	**0%**	-	11.1%	0%	3.8%	0%	**4.5%**	-	1.7%	0%	14.3%	0%	**1.2%**	-	0%	0%	6.7%	0%	**3.0%**	-	1.1%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Santa Clara Rd at Lower Seguin Rd - TMC

Tue Aug 27, 2024
AM Peak (7:15 AM - 8:15 AM) - Overall Peak Hour
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218681, Location: 29.543908, -98.148159

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



Santa Clara Rd at Lower Seguin Rd - TMC

Tue Aug 27, 2024
PM Peak (5 PM - 6 PM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218681, Location: 29.543908, -98.148159

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

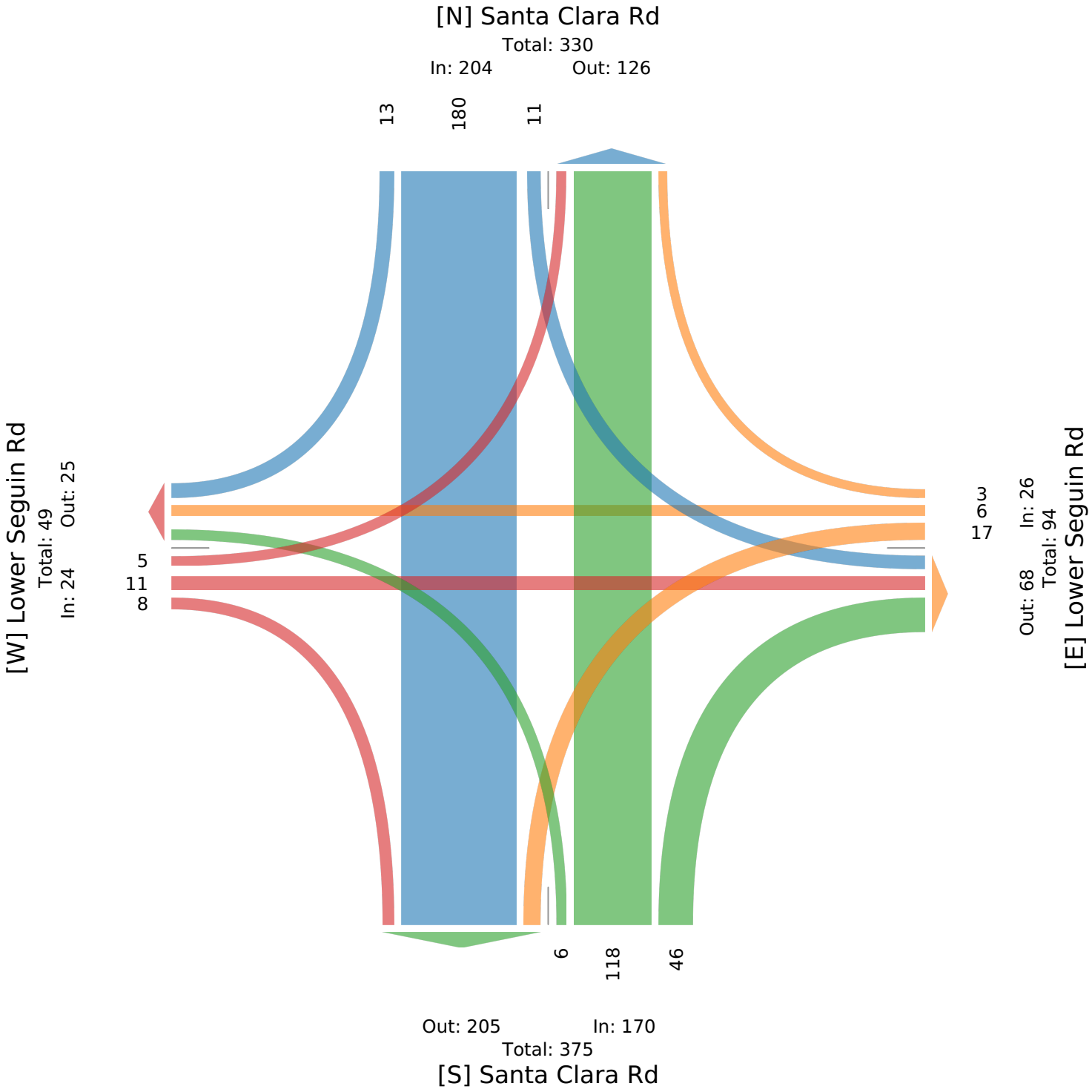
Leg	Santa Clara Rd						Lower Seguin Rd						Santa Clara Rd						Lower Seguin Rd						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2024-08-27 5:00PM	4	30	2	0	**36**	0	1	0	2	0	**3**	0	12	34	3	0	**49**	0	3	2	0	0	**5**	0	**93**
5:15PM	1	43	5	0	**49**	0	0	1	4	0	**5**	0	12	23	2	0	**37**	0	2	3	4	0	**9**	0	**100**
5:30PM	2	52	2	0	**56**	0	1	1	7	0	**9**	0	10	28	1	0	**39**	0	2	3	0	0	**5**	0	**109**
5:45PM	6	55	2	0	**63**	0	1	4	4	0	**9**	0	12	33	0	0	**45**	0	1	3	1	0	**5**	0	**122**
Total	13	180	11	0	**204**	0	3	6	17	0	**26**	0	46	118	6	0	**170**	0	8	11	5	0	**24**	0	**424**
% Approach	6.4%	88.2%	5.4%	0%	**-**	-	11.5%	23.1%	65.4%	0%	**-**	-	27.1%	69.4%	3.5%	0%	**-**	-	33.3%	45.8%	20.8%	0%	**-**	-	-
% Total	3.1%	42.5%	2.6%	0%	**48.1%**	-	0.7%	1.4%	4.0%	0%	**6.1%**	-	10.8%	27.8%	1.4%	0%	**40.1%**	-	1.9%	2.6%	1.2%	0%	**5.7%**	-	-
PHF	0.542	0.818	0.550	-	**0.810**	-	0.750	0.375	0.607	-	**0.722**	-	0.958	0.868	0.500	-	**0.867**	-	0.667	0.917	0.313	-	**0.667**	-	0.869
Motorcycles	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Motorcycles	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Lights	13	178	11	0	**202**	-	3	6	17	0	**26**	-	45	118	6	0	**169**	-	8	11	5	0	**24**	-	421
% Lights	100%	98.9%	100%	0%	**99.0%**	-	100%	100%	100%	0%	**100%**	-	97.8%	100%	100%	0%	**99.4%**	-	100%	100%	100%	0%	**100%**	-	99.3%
Single-Unit Trucks	0	2	0	0	**2**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	2
% Single-Unit Trucks	0%	1.1%	0%	0%	**1.0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0.5%
Articulated Trucks	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Buses	0	0	0	0	**0**	-	0	0	0	0	**0**	-	1	0	0	0	**1**	-	0	0	0	0	**0**	-	1
% Buses	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	2.2%	0%	0%	0%	**0.6%**	-	0%	0%	0%	0%	**0%**	-	0.2%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Santa Clara Rd at Lower Seguin Rd - TMC

Tue Aug 27, 2024
PM Peak (5 PM - 6 PM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218681, Location: 29.543908, -98.148159

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



Santa Clara Rd at Schmoekel Rd - TMC

Tue Aug 27, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218682, Location: 29.536071, -98.145551

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

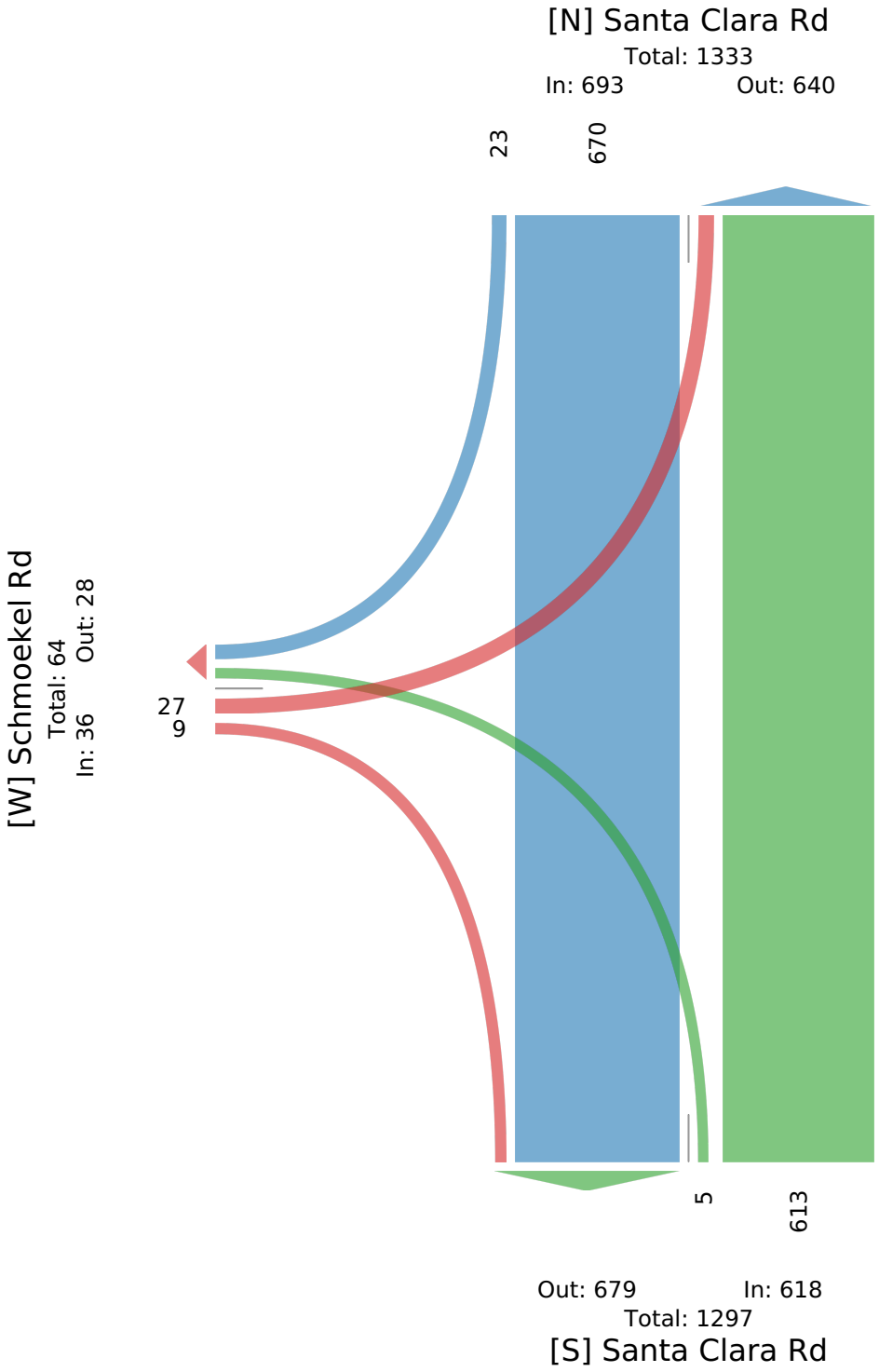
Leg	Santa Clara Rd					Santa Clara Rd					Schmoekel Rd					
Direction	Southbound					Northbound					Eastbound					
Time	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2024-08-27 7:00AM	1	24	0	**25**	0	51	0	0	**51**	0	0	1	0	**1**	0	**77**
7:15AM	2	55	0	**57**	0	52	0	0	**52**	0	0	0	0	**0**	0	**109**
7:30AM	2	58	0	**60**	0	41	0	0	**41**	0	0	3	0	**3**	0	**104**
7:45AM	0	48	0	**48**	0	35	0	0	**35**	0	0	2	0	**2**	0	**85**
Hourly Total	5	185	0	**190**	0	179	0	0	**179**	0	0	6	0	**6**	0	**375**
8:00AM	0	57	0	**57**	0	34	0	0	**34**	0	0	2	0	**2**	0	**93**
8:15AM	1	30	0	**31**	0	32	0	0	**32**	0	0	1	0	**1**	0	**64**
8:30AM	2	29	0	**31**	0	23	1	0	**24**	0	0	0	0	**0**	0	**55**
8:45AM	1	24	0	**25**	0	27	0	0	**27**	0	0	1	0	**1**	0	**53**
Hourly Total	4	140	0	**144**	0	116	1	0	**117**	0	0	4	0	**4**	0	**265**
4:00PM	2	39	0	**41**	0	46	1	0	**47**	0	5	5	0	**10**	0	**98**
4:15PM	1	33	0	**34**	0	35	0	0	**35**	0	0	0	0	**0**	0	**69**
4:30PM	3	46	0	**49**	0	36	0	0	**36**	0	0	1	0	**1**	0	**86**
4:45PM	0	26	0	**26**	0	37	2	0	**39**	0	0	2	0	**2**	0	**67**
Hourly Total	6	144	0	**150**	0	154	3	0	**157**	0	5	8	0	**13**	0	**320**
5:00PM	1	37	0	**38**	0	44	0	0	**44**	0	3	7	0	**10**	0	**92**
5:15PM	1	49	0	**50**	0	31	0	0	**31**	0	0	1	0	**1**	0	**82**
5:30PM	4	55	0	**59**	0	42	0	0	**42**	0	0	0	0	**0**	0	**101**
5:45PM	2	60	0	**62**	0	47	1	0	**48**	0	1	1	0	**2**	0	**112**
Hourly Total	8	201	0	**209**	0	164	1	0	**165**	0	4	9	0	**13**	0	**387**
Total	23	670	0	**693**	0	613	5	0	**618**	0	9	27	0	**36**	0	**1347**
% Approach	3.3%	96.7%	0%	**-**	-	99.2%	0.8%	0%	**-**	-	25.0%	75.0%	0%	**-**	-	-
% Total	1.7%	49.7%	0%	**51.4%**	-	45.5%	0.4%	0%	**45.9%**	-	0.7%	2.0%	0%	**2.7%**	-	-
Motorcycles	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Motorcycles	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Lights	21	650	0	**671**	-	589	5	0	**594**	-	8	26	0	**34**	-	1299
% Lights	91.3%	97.0%	0%	**96.8%**	-	96.1%	100%	0%	**96.1%**	-	88.9%	96.3%	0%	**94.4%**	-	96.4%
Single-Unit Trucks	0	16	0	**16**	-	16	0	0	**16**	-	1	0	0	**1**	-	33
% Single-Unit Trucks	0%	2.4%	0%	**2.3%**	-	2.6%	0%	0%	**2.6%**	-	11.1%	0%	0%	**2.8%**	-	2.4%
Articulated Trucks	0	4	0	**4**	-	3	0	0	**3**	-	0	0	0	**0**	-	7
% Articulated Trucks	0%	0.6%	0%	**0.6%**	-	0.5%	0%	0%	**0.5%**	-	0%	0%	0%	**0%**	-	0.5%
Buses	2	0	0	**2**	-	5	0	0	**5**	-	0	1	0	**1**	-	8
% Buses	8.7%	0%	0%	**0.3%**	-	0.8%	0%	0%	**0.8%**	-	0%	3.7%	0%	**2.8%**	-	0.6%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Santa Clara Rd at Schmoekel Rd - TMC

Tue Aug 27, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218682, Location: 29.536071, -98.145551

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



Santa Clara Rd at Schmoekel Rd - TMC

Tue Aug 27, 2024
AM Peak (7:15 AM - 8:15 AM) - Overall Peak Hour
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218682, Location: 29.536071, -98.145551

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg / Direction	Santa Clara Rd Southbound					Santa Clara Rd Northbound					Schmoekel Rd Eastbound					
Time	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2024-08-27 7:15AM	2	55	0	**57**	0	52	0	0	**52**	0	0	0	0	**0**	0	**109**
7:30AM	2	58	0	**60**	0	41	0	0	**41**	0	0	3	0	**3**	0	**104**
7:45AM	0	48	0	**48**	0	35	0	0	**35**	0	0	2	0	**2**	0	**85**
8:00AM	0	57	0	**57**	0	34	0	0	**34**	0	0	2	0	**2**	0	**93**
Total	4	218	0	**222**	0	162	0	0	**162**	0	0	7	0	**7**	0	**391**
% Approach	1.8%	98.2%	0%	**-**	-	100%	0%	0%	**-**	-	0%	100%	0%	**-**	-	-
% Total	1.0%	55.8%	0%	**56.8%**	-	41.4%	0%	0%	**41.4%**	-	0%	1.8%	0%	**1.8%**	-	-
PHF	0.500	0.940	-	**0.925**	-	0.779	-	-	**0.779**	-	-	0.583	-	**0.583**	-	0.897
Motorcycles	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Motorcycles	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Lights	3	206	0	**209**	-	150	0	0	**150**	-	0	6	0	**6**	-	365
% Lights	75.0%	94.5%	0%	**94.1%**	-	92.6%	0%	0%	**92.6%**	-	0%	85.7%	0%	**85.7%**	-	93.4%
Single-Unit Trucks	0	10	0	**10**	-	10	0	0	**10**	-	0	0	0	**0**	-	20
% Single-Unit Trucks	0%	4.6%	0%	**4.5%**	-	6.2%	0%	0%	**6.2%**	-	0%	0%	0%	**0%**	-	5.1%
Articulated Trucks	0	2	0	**2**	-	1	0	0	**1**	-	0	0	0	**0**	-	3
% Articulated Trucks	0%	0.9%	0%	**0.9%**	-	0.6%	0%	0%	**0.6%**	-	0%	0%	0%	**0%**	-	0.8%
Buses	1	0	0	**1**	-	1	0	0	**1**	-	0	1	0	**1**	-	3
% Buses	25.0%	0%	0%	**0.5%**	-	0.6%	0%	0%	**0.6%**	-	0%	14.3%	0%	**14.3%**	-	0.8%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Santa Clara Rd at Schmoekel Rd - TMC

Tue Aug 27, 2024
AM Peak (7:15 AM - 8:15 AM) - Overall Peak Hour
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218682, Location: 29.536071, -98.145551

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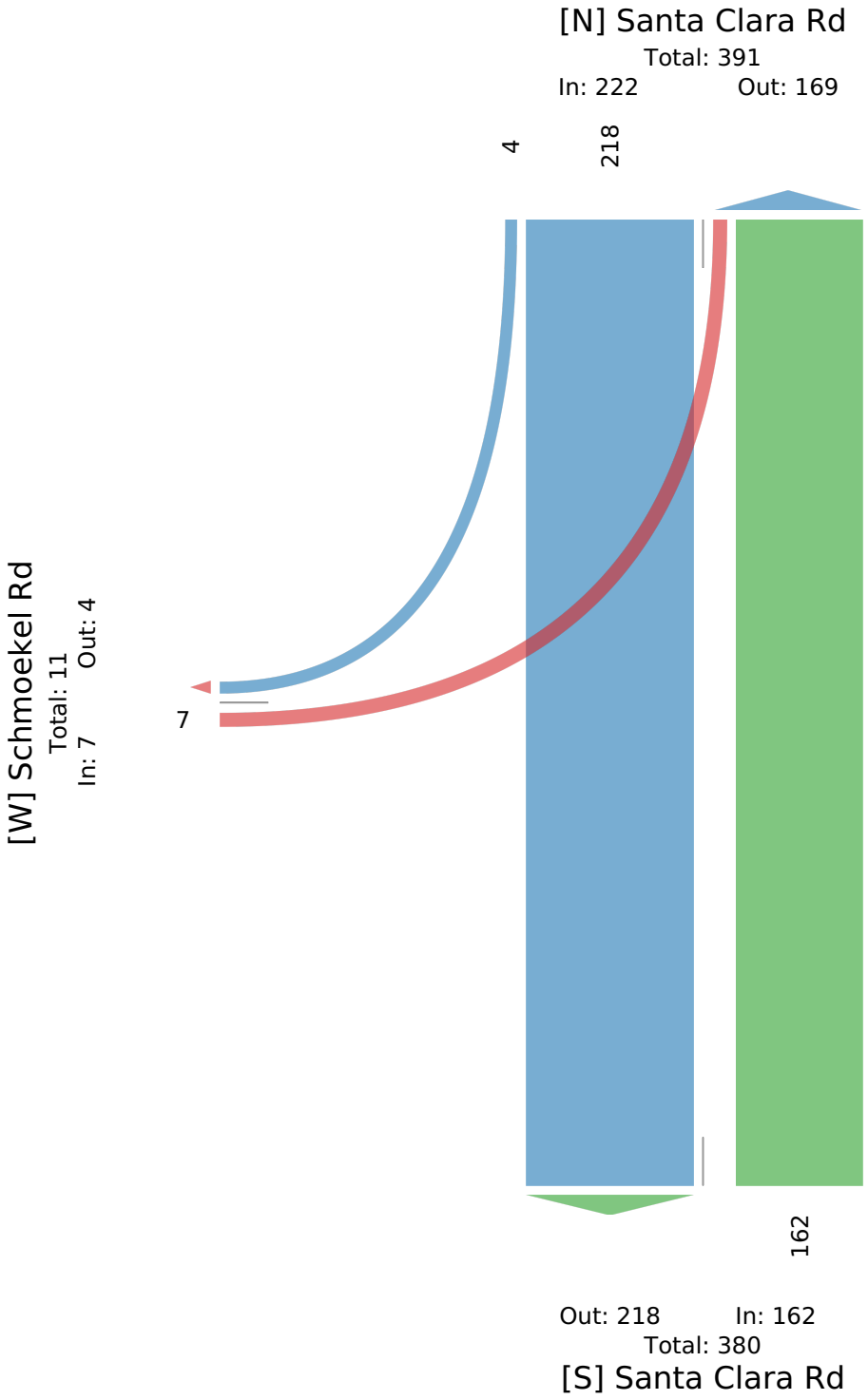


Santa Clara Rd at Schmoekel Rd - TMC

Tue Aug 27, 2024
PM Peak (5 PM - 6 PM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218682, Location: 29.536071, -98.145551

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

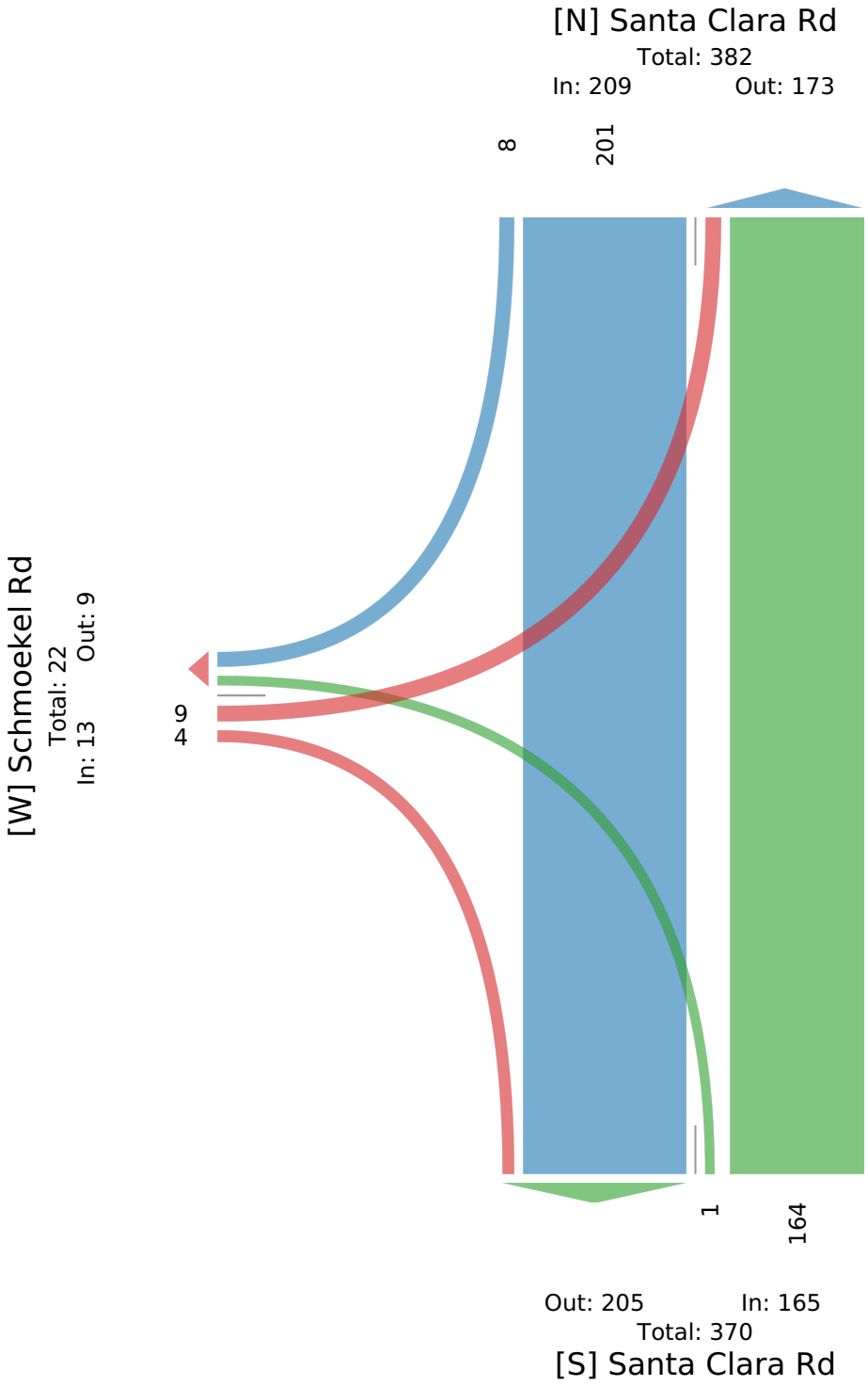
Leg Direction	Santa Clara Rd Southbound					Santa Clara Rd Northbound					Schmoekel Rd Eastbound					
Time	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2024-08-27 5:00PM	1	37	0	**38**	0	44	0	0	**44**	0	3	7	0	**10**	0	**92**
5:15PM	1	49	0	**50**	0	31	0	0	**31**	0	0	1	0	**1**	0	**82**
5:30PM	4	55	0	**59**	0	42	0	0	**42**	0	0	0	0	**0**	0	**101**
5:45PM	2	60	0	**62**	0	47	1	0	**48**	0	1	1	0	**2**	0	**112**
Total	8	201	0	**209**	0	164	1	0	**165**	0	4	9	0	**13**	0	**387**
% Approach	3.8%	96.2%	0%	**-**	-	99.4%	0.6%	0%	**-**	-	30.8%	69.2%	0%	**-**	-	-
% Total	2.1%	51.9%	0%	**54.0%**	-	42.4%	0.3%	0%	**42.6%**	-	1.0%	2.3%	0%	**3.4%**	-	-
PHF	0.500	0.838	-	**0.843**	-	0.872	0.250	-	**0.859**	-	0.333	0.321	-	**0.325**	-	0.864
Motorcycles	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Motorcycles	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Lights	8	199	0	**207**	-	162	1	0	**163**	-	4	9	0	**13**	-	383
% Lights	100%	99.0%	0%	**99.0%**	-	98.8%	100%	0%	**98.8%**	-	100%	100%	0%	**100%**	-	99.0%
Single-Unit Trucks	0	2	0	**2**	-	0	0	0	**0**	-	0	0	0	**0**	-	2
% Single-Unit Trucks	0%	1.0%	0%	**1.0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0.5%
Articulated Trucks	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Buses	0	0	0	**0**	-	2	0	0	**2**	-	0	0	0	**0**	-	2
% Buses	0%	0%	0%	**0%**	-	1.2%	0%	0%	**1.2%**	-	0%	0%	0%	**0%**	-	0.5%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Santa Clara Rd at Schmoekel Rd - TMC

Tue Aug 27, 2024
PM Peak (5 PM - 6 PM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218682, Location: 29.536071, -98.145551

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



Santa Clara Rd at Bolton Rd - TMC

Tue Aug 27, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218683, Location: 29.525923, -98.142058

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

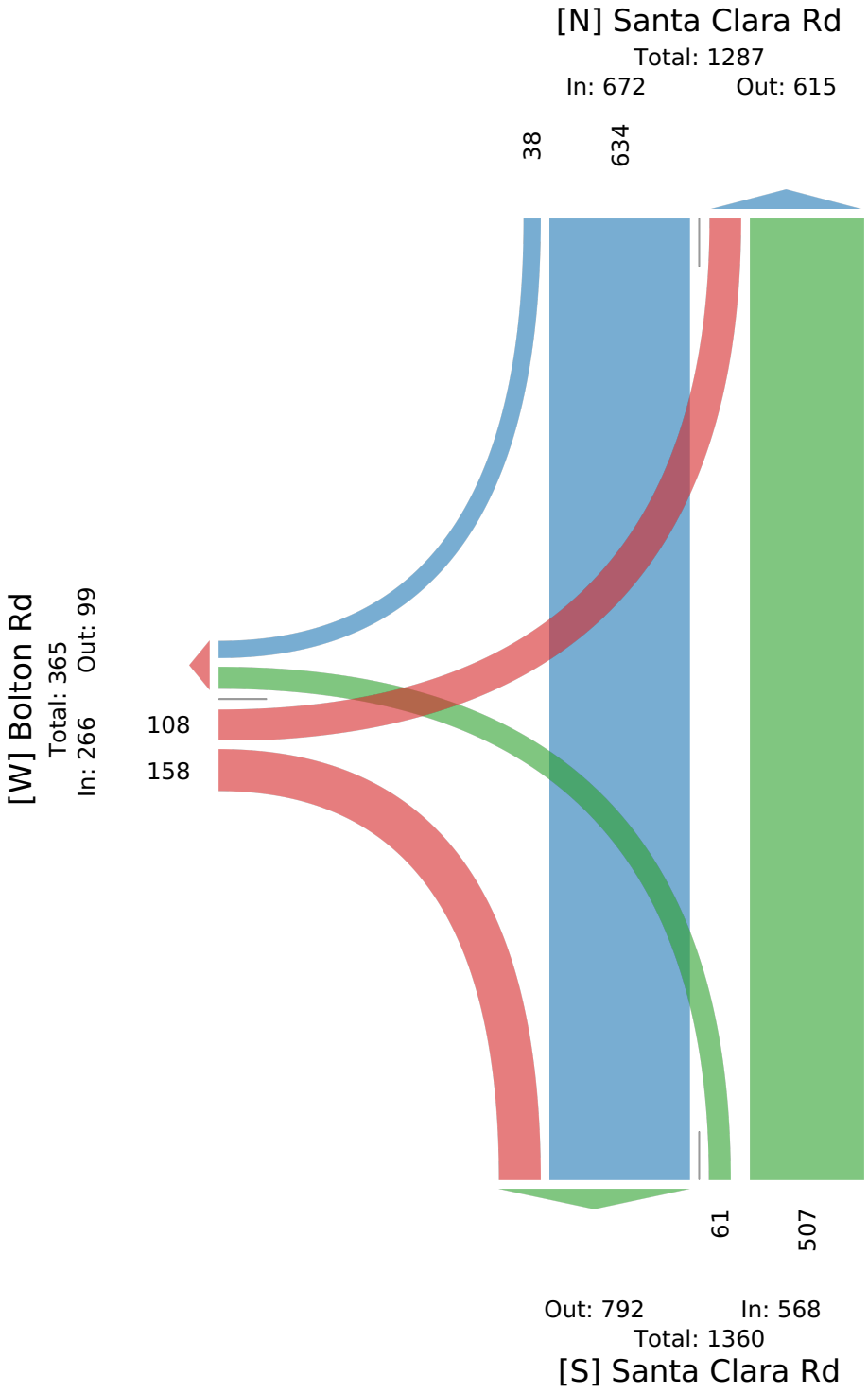
Leg / Direction	Santa Clara Rd Southbound					Santa Clara Rd Northbound					Bolton Rd Eastbound					
Time	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2024-08-27 7:00AM	2	21	0	**23**	0	51	5	0	**56**	0	6	3	0	**9**	0	**88**
7:15AM	4	48	0	**52**	0	47	1	0	**48**	0	7	5	0	**12**	0	**112**
7:30AM	7	56	0	**63**	0	39	2	0	**41**	0	3	3	0	**6**	0	**110**
7:45AM	1	42	0	**43**	0	30	4	0	**34**	0	1	3	0	**4**	0	**81**
Hourly Total	14	167	0	**181**	0	167	12	0	**179**	0	17	14	0	**31**	0	**391**
8:00AM	2	54	0	**56**	0	29	5	0	**34**	0	4	4	0	**8**	0	**98**
8:15AM	1	32	0	**33**	0	30	3	0	**33**	0	2	3	0	**5**	0	**71**
8:30AM	2	24	0	**26**	0	23	1	0	**24**	0	2	0	0	**2**	0	**52**
8:45AM	3	22	0	**25**	0	22	2	0	**24**	0	3	2	0	**5**	0	**54**
Hourly Total	8	132	0	**140**	0	104	11	0	**115**	0	11	9	0	**20**	0	**275**
4:00PM	3	39	0	**42**	0	25	1	0	**26**	0	26	22	0	**48**	0	**116**
4:15PM	4	31	0	**35**	0	28	5	0	**33**	0	14	5	0	**19**	0	**87**
4:30PM	2	43	0	**45**	0	23	7	0	**30**	0	13	11	0	**24**	0	**99**
4:45PM	0	26	0	**26**	0	35	4	0	**39**	0	11	8	0	**19**	0	**84**
Hourly Total	9	139	0	**148**	0	111	17	0	**128**	0	64	46	0	**110**	0	**386**
5:00PM	1	38	0	**39**	0	29	4	0	**33**	0	26	13	0	**39**	0	**111**
5:15PM	2	45	0	**47**	0	24	2	0	**26**	0	6	6	0	**12**	0	**85**
5:30PM	2	56	0	**58**	0	38	7	0	**45**	0	16	8	0	**24**	0	**127**
5:45PM	2	57	0	**59**	0	34	8	0	**42**	0	18	12	0	**30**	0	**131**
Hourly Total	7	196	0	**203**	0	125	21	0	**146**	0	66	39	0	**105**	0	**454**
Total	38	634	0	**672**	0	507	61	0	**568**	0	158	108	0	**266**	0	**1506**
% Approach	5.7%	94.3%	0%	**-**	-	89.3%	10.7%	0%	**-**	-	59.4%	40.6%	0%	**-**	-	-
% Total	2.5%	42.1%	0%	**44.6%**	-	33.7%	4.1%	0%	**37.7%**	-	10.5%	7.2%	0%	**17.7%**	-	-
Motorcycles	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Motorcycles	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Lights	37	618	0	**655**	-	487	48	0	**535**	-	155	105	0	**260**	-	1450
% Lights	97.4%	97.5%	0%	**97.5%**	-	96.1%	78.7%	0%	**94.2%**	-	98.1%	97.2%	0%	**97.7%**	-	96.3%
Single-Unit Trucks	1	12	0	**13**	-	13	4	0	**17**	-	0	3	0	**3**	-	33
% Single-Unit Trucks	2.6%	1.9%	0%	**1.9%**	-	2.6%	6.6%	0%	**3.0%**	-	0%	2.8%	0%	**1.1%**	-	2.2%
Articulated Trucks	0	4	0	**4**	-	3	9	0	**12**	-	3	0	0	**3**	-	19
% Articulated Trucks	0%	0.6%	0%	**0.6%**	-	0.6%	14.8%	0%	**2.1%**	-	1.9%	0%	0%	**1.1%**	-	1.3%
Buses	0	0	0	**0**	-	4	0	0	**4**	-	0	0	0	**0**	-	4
% Buses	0%	0%	0%	**0%**	-	0.8%	0%	0%	**0.7%**	-	0%	0%	0%	**0%**	-	0.3%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Santa Clara Rd at Bolton Rd - TMC

Tue Aug 27, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218683, Location: 29.525923, -98.142058

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



Santa Clara Rd at Bolton Rd - TMC

Tue Aug 27, 2024
AM Peak (7:15 AM - 8:15 AM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218683, Location: 29.525923, -98.142058

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

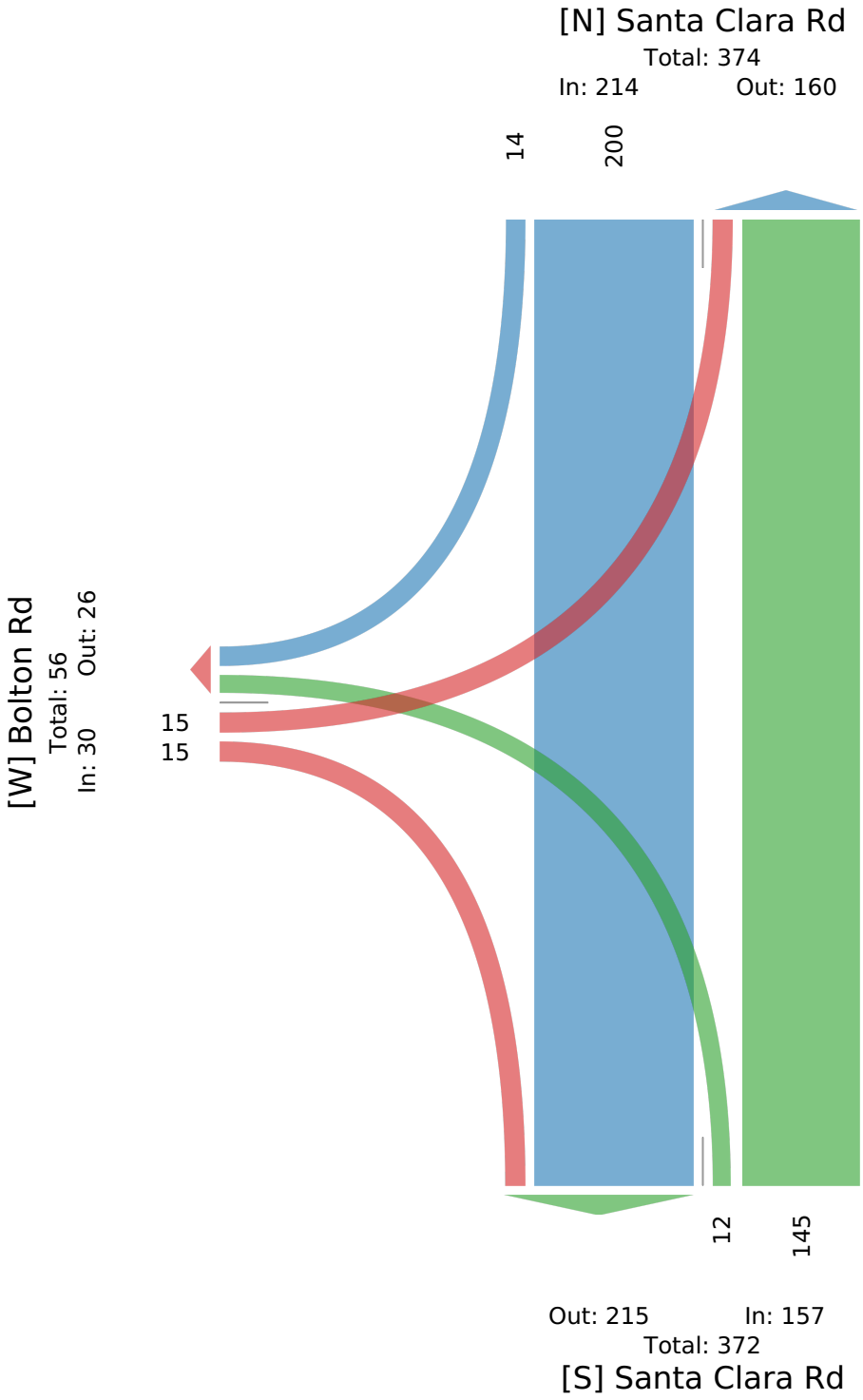
Leg	Santa Clara Rd					Santa Clara Rd					Bolton Rd					
Direction	Southbound					Northbound					Eastbound					
Time	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2024-08-27 7:15AM	4	48	0	**52**	0	47	1	0	**48**	0	7	5	0	**12**	0	**112**
7:30AM	7	56	0	**63**	0	39	2	0	**41**	0	3	3	0	**6**	0	**110**
7:45AM	1	42	0	**43**	0	30	4	0	**34**	0	1	3	0	**4**	0	**81**
8:00AM	2	54	0	**56**	0	29	5	0	**34**	0	4	4	0	**8**	0	**98**
Total	14	200	0	**214**	0	145	12	0	**157**	0	15	15	0	**30**	0	**401**
% Approach	6.5%	93.5%	0%	**-**	-	92.4%	7.6%	0%	**-**	-	50.0%	50.0%	0%	**-**	-	-
% Total	3.5%	49.9%	0%	**53.4%**	-	36.2%	3.0%	0%	**39.2%**	-	3.7%	3.7%	0%	**7.5%**	-	-
PHF	0.500	0.893	-	**0.849**	-	0.771	0.600	-	**0.818**	-	0.536	0.750	-	**0.625**	-	0.895
Motorcycles	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Motorcycles	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Lights	13	193	0	**206**	-	136	11	0	**147**	-	13	12	0	**25**	-	378
% Lights	92.9%	96.5%	0%	**96.3%**	-	93.8%	91.7%	0%	**93.6%**	-	86.7%	80.0%	0%	**83.3%**	-	94.3%
Single-Unit Trucks	1	6	0	**7**	-	8	0	0	**8**	-	0	3	0	**3**	-	18
% Single-Unit Trucks	7.1%	3.0%	0%	**3.3%**	-	5.5%	0%	0%	**5.1%**	-	0%	20.0%	0%	**10.0%**	-	4.5%
Articulated Trucks	0	1	0	**1**	-	0	1	0	**1**	-	2	0	0	**2**	-	4
% Articulated Trucks	0%	0.5%	0%	**0.5%**	-	0%	8.3%	0%	**0.6%**	-	13.3%	0%	0%	**6.7%**	-	1.0%
Buses	0	0	0	**0**	-	1	0	0	**1**	-	0	0	0	**0**	-	1
% Buses	0%	0%	0%	**0%**	-	0.7%	0%	0%	**0.6%**	-	0%	0%	0%	**0%**	-	0.2%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Santa Clara Rd at Bolton Rd - TMC

Tue Aug 27, 2024
AM Peak (7:15 AM - 8:15 AM)
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218683, Location: 29.525923, -98.142058

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



Santa Clara Rd at Bolton Rd - TMC

Tue Aug 27, 2024
PM Peak (5 PM - 6 PM) - Overall Peak Hour
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218683, Location: 29.525923, -98.142058

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

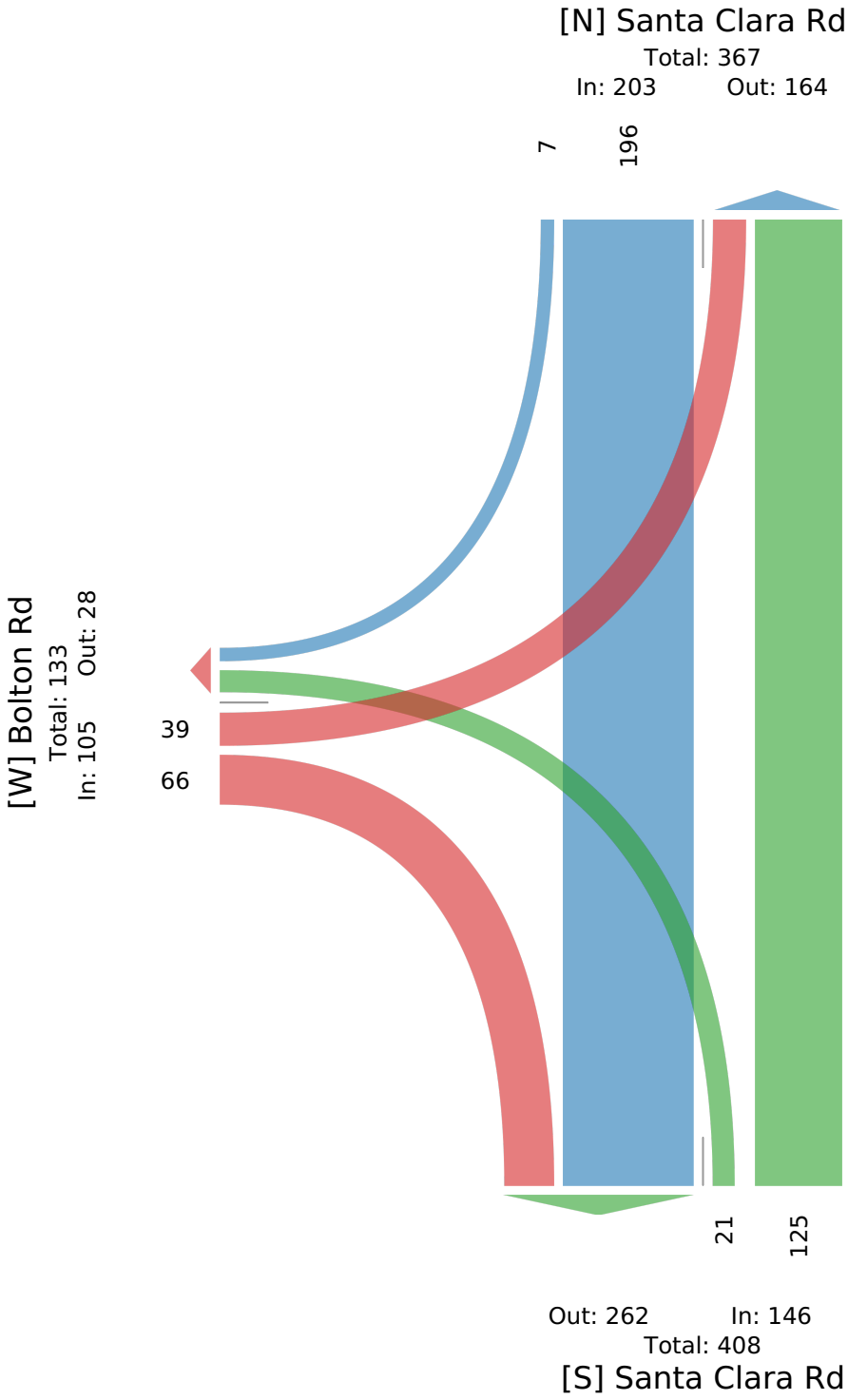
Leg	Santa Clara Rd					Santa Clara Rd					Bolton Rd					
Direction	Southbound					Northbound					Eastbound					
Time	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2024-08-27 5:00PM	1	38	0	**39**	0	29	4	0	**33**	0	26	13	0	**39**	0	**111**
5:15PM	2	45	0	**47**	0	24	2	0	**26**	0	6	6	0	**12**	0	**85**
5:30PM	2	56	0	**58**	0	38	7	0	**45**	0	16	8	0	**24**	0	**127**
5:45PM	2	57	0	**59**	0	34	8	0	**42**	0	18	12	0	**30**	0	**131**
Total	7	196	0	**203**	0	125	21	0	**146**	0	66	39	0	**105**	0	**454**
% Approach	3.4%	96.6%	0%	**-**	-	85.6%	14.4%	0%	**-**	-	62.9%	37.1%	0%	**-**	-	-
% Total	1.5%	43.2%	0%	**44.7%**	-	27.5%	4.6%	0%	**32.2%**	-	14.5%	8.6%	0%	**23.1%**	-	-
PHF	0.875	0.860	-	**0.860**	-	0.822	0.656	-	**0.811**	-	0.635	0.750	-	**0.673**	-	0.866
Motorcycles	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Motorcycles	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Lights	7	194	0	**201**	-	124	19	0	**143**	-	66	39	0	**105**	-	449
% Lights	100%	99.0%	0%	**99.0%**	-	99.2%	90.5%	0%	**97.9%**	-	100%	100%	0%	**100%**	-	98.9%
Single-Unit Trucks	0	2	0	**2**	-	0	0	0	**0**	-	0	0	0	**0**	-	2
% Single-Unit Trucks	0%	1.0%	0%	**1.0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0.4%
Articulated Trucks	0	0	0	**0**	-	0	2	0	**2**	-	0	0	0	**0**	-	2
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	9.5%	0%	**1.4%**	-	0%	0%	0%	**0%**	-	0.4%
Buses	0	0	0	**0**	-	1	0	0	**1**	-	0	0	0	**0**	-	1
% Buses	0%	0%	0%	**0%**	-	0.8%	0%	0%	**0.7%**	-	0%	0%	0%	**0%**	-	0.2%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Santa Clara Rd at Bolton Rd - TMC

Tue Aug 27, 2024
PM Peak (5 PM - 6 PM) - Overall Peak Hour
All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 1218683, Location: 29.525923, -98.142058

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



Neill Tract

Job Name:	Neill Tract		
N/S Road Name:	Stolte Road		
W/E Road Name:	Schmoekel Road		
City, State - County:	Marion, Texas		
Date:	Wednesday, August 28, 2024		
Intersection Type:			
Time Period:	*7:00 AM*	-	8:00 AM
Peak Hour:	**7:00 AM**	-	**9:00 AM**

LEGACY ENGINEERING GROUP

	Stolte Road				**Schmoekel Road**				**Stolte Road**				**Private Driveway**			
	SouthBound				**WestBound**				**NorthBound**				**EastBound**			
Start Time	***Left***	***Thru***	***Right***	***U-Turns***	***Left***	***Thru***	***Right***	***U-Turns***	***Left***	***Thru***	***Right***	***U-Turns***	***Left***	***Thru***	***Right***	***U-Turns***
7:00 - 7:15 AM	0	0	0		0	0	0		0	0	0		0	0	0	
7:15 - 7:30 AM	0	0	0		0	0	0		0	0	0		0	0	0	
7:30 - 7:45 AM	1	2	0		1	0	2		0	2	0		0	0	0	
7:45 - 8:00 AM	1	1	0		1	0	0		0	1	0		0	0	0	
8:00 - 8:15 AM	0	2	0		1	0	1		0	2	1		0	0	0	
8:15 - 8:30 AM	0	5	0		2	0	2		0	2	1		0	0	0	
8:30 - 8:45 AM	0	1	0		0	0	1		0	1	0		0	0	0	
8:45 - 9:00 AM	0	0	0		0	0	0		0	0	0		0	0	0	
Total	2	11	0	0	5	0	6	0	0	8	2	0	0	0	0	0
Peak Grand Total																
Peak Total																
Peak Percent																
Comments	Sunny Day															

Neill Tract

Job Name:	Neill Tract		
N/S Road Name:	Stolte Road		
W/E Road Name:	Schmoekel Road		
City, State - County:	Marion, Texas		
Date:	Wednesday, August 28, 2024		
Intersection Type:			
Time Period:	*4:30 PM*	-	5:30 PM
Peak Hour:	**4:00 PM**	-	**6:00 PM**

LEGACY ENGINEERING GROUP

	Stolte Road				**Schmoekel Road**				**Stolte Road**				**Private Driveway**			
	SouthBound				**WestBound**				**NorthBound**				**EastBound**			
Start Time	***Left***	***Thru***	***Right***	***U-Turns***	***Left***	***Thru***	***Right***	***U-Turns***	***Left***	***Thru***	***Right***	***U-Turns***	***Left***	***Thru***	***Right***	***U-Turns***
4:00 - 4:15 PM	0	0	0		0	0	0		0	0	0		0	0	0	
4:15 - 4:30 PM	0	1	0		0	0	0		0	0	0		0	0	0	
4:30 - 4:45 PM	1	3	0		2	0	2		0	0	1		0	0	0	
4:45 - 5:00 PM	1	2	0		2	1	1		0	1	1		0	0	0	
8:00 - 8:15 AM	2	2	0		1	0	1		0	1	2		0	0	0	
8:15 - 8:30 AM	1	1	0		0	0	0		0	1	0		0	0	0	
8:30 - 8:45 AM	0	0	0		0	0	0		0	0	0		0	0	0	
8:45 - 9:00 AM	0	0	0		0	0	0		0	0	0		0	0	0	
Total	5	9	0	0	5	1	4	0	0	3	4	0	0	0	0	0
Peak Grand Total																
Peak Total																
Peak Percent																
Comments	Windy / Cloudy															

APPENDIX C – SYNCHRO OUTPUT REPORTS

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	3	0	3	0	5	1	2	5	0
Future Vol, veh/h	0	0	0	3	0	3	0	5	1	2	5	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	3	0	3	0	5	1	2	5	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	16	15	5	15	15	6	5	0	0	6	0	0
Stage 1	9	9	-	6	6	-	-	-	-	-	-	-
Stage 2	7	6	-	9	9	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	999	879	1078	1001	879	1077	1616	-	-	1615	-	-
Stage 1	1012	888	-	1016	891	-	-	-	-	-	-	-
Stage 2	1015	891	-	1012	888	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	995	878	1078	1000	878	1077	1616	-	-	1615	-	-
Mov Cap-2 Maneuver	995	878	-	1000	878	-	-	-	-	-	-	-
Stage 1	1012	887	-	1016	891	-	-	-	-	-	-	-
Stage 2	1012	891	-	1011	887	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	8.5	0	2.1
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1616	-	-	-	1037	1615	-	-
HCM Lane V/C Ratio	-	-	-	-	0.006	0.001	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.5	7.2	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	15	11	7	26	9	9	7	103	58	9	182	4
Future Vol, veh/h	15	11	7	26	9	9	7	103	58	9	182	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	16	12	8	28	10	10	8	112	63	10	198	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	390	411	200	390	382	144	202	0	0	175	0	0
Stage 1	220	220	-	160	160	-	-	-	-	-	-	-
Stage 2	170	191	-	230	222	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	569	531	841	569	551	903	1370	-	-	1401	-	-
Stage 1	782	721	-	842	766	-	-	-	-	-	-	-
Stage 2	832	742	-	773	720	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	549	523	841	548	543	903	1370	-	-	1401	-	-
Mov Cap-2 Maneuver	549	523	-	548	543	-	-	-	-	-	-	-
Stage 1	777	715	-	836	761	-	-	-	-	-	-	-
Stage 2	807	737	-	747	714	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	11.6	11.6	0.3	0.4
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1370	-	-	582	595	1401	-	-
HCM Lane V/C Ratio	0.006	-	-	0.062	0.08	0.007	-	-
HCM Control Delay (s/veh)	7.6	0	-	11.6	11.6	7.6	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q (veh)	0	-	-	0.2	0.3	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	7	0	0	0	0	0	0	162	0	0	218	4
Future Vol, veh/h	7	0	0	0	0	0	0	162	0	0	218	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	8	0	0	0	0	0	0	176	0	0	237	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	415	415	239	415	417	176	241	0	0	-	-	0
Stage 1	239	239	-	176	176	-	-	-	-	-	-	-
Stage 2	176	176	-	239	241	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	548	528	800	548	527	867	1326	-	-	0	-	-
Stage 1	764	708	-	826	753	-	-	-	-	0	-	-
Stage 2	826	753	-	764	706	-	-	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	548	528	800	548	527	867	1326	-	-	-	-	-
Mov Cap-2 Maneuver	548	528	-	548	527	-	-	-	-	-	-	-
Stage 1	764	708	-	826	753	-	-	-	-	-	-	-
Stage 2	826	753	-	764	706	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	11.7	0	0	0
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	1326	-	-	548	-	-	-
HCM Lane V/C Ratio	-	-	-	0.014	-	-	-
HCM Control Delay (s/veh)	0	-	-	11.7	0	-	-
HCM Lane LOS	A	-	-	B	A	-	-
HCM 95th %tile Q (veh)	0	-	-	0	-	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	15	15	12	145	200	14
Future Vol, veh/h	15	15	12	145	200	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	16	13	158	217	15

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	409	225	232	0	-	0
Stage 1	225	-	-	-	-	-
Stage 2	184	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	599	814	1336	-	-	-
Stage 1	812	-	-	-	-	-
Stage 2	848	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	592	814	1336	-	-	-
Mov Cap-2 Maneuver	592	-	-	-	-	-
Stage 1	803	-	-	-	-	-
Stage 2	848	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	10.4	0.6	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1336	-	592	814	-	-
HCM Lane V/C Ratio	0.01	-	0.028	0.02	-	-
HCM Control Delay (s/veh)	7.7	0	11.3	9.5	-	-
HCM Lane LOS	A	A	B	A	-	-
HCM 95th %tile Q (veh)	0	-	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	1	0	1	0	2	2	3	3	0
Future Vol, veh/h	0	0	0	1	0	1	0	2	2	3	3	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	1	0	1	0	2	2	3	3	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	13	13	3	12	12	3	3	0	0	4	0	0
Stage 1	9	9	-	3	3	-	-	-	-	-	-	-
Stage 2	4	4	-	9	9	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	1004	881	1081	1005	883	1081	1619	-	-	1618	-	-
Stage 1	1012	888	-	1020	893	-	-	-	-	-	-	-
Stage 2	1018	892	-	1012	888	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	1001	879	1081	1003	881	1081	1619	-	-	1618	-	-
Mov Cap-2 Maneuver	1001	879	-	1003	881	-	-	-	-	-	-	-
Stage 1	1012	886	-	1020	893	-	-	-	-	-	-	-
Stage 2	1017	892	-	1010	886	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	8.5	0	3.6
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1619	-	-	-	1041	1618	-	-
HCM Lane V/C Ratio	-	-	-	-	0.002	0.002	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.5	7.2	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	11	8	17	6	3	6	118	46	11	180	13
Future Vol, veh/h	5	11	8	17	6	3	6	118	46	11	180	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	12	9	18	7	3	7	128	50	12	196	14

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	399	419	203	405	401	153	210	0	0	178	0	0
Stage 1	227	227	-	167	167	-	-	-	-	-	-	-
Stage 2	172	192	-	238	234	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	561	525	838	556	538	893	1361	-	-	1398	-	-
Stage 1	776	716	-	835	760	-	-	-	-	-	-	-
Stage 2	830	742	-	765	711	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	547	517	838	534	529	893	1361	-	-	1398	-	-
Mov Cap-2 Maneuver	547	517	-	534	529	-	-	-	-	-	-	-
Stage 1	771	709	-	830	755	-	-	-	-	-	-	-
Stage 2	815	738	-	737	704	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	11.3	11.8	0.3	0.4
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1361	-	-	601	559	1398	-	-
HCM Lane V/C Ratio	0.005	-	-	0.043	0.051	0.009	-	-
HCM Control Delay (s/veh)	7.7	0	-	11.3	11.8	7.6	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q (veh)	0	-	-	0.1	0.2	0	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	0	4	0	0	0	1	164	0	0	201	8
Future Vol, veh/h	9	0	4	0	0	0	1	164	0	0	201	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	10	0	4	0	0	0	1	178	0	0	218	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	403	403	223	405	407	178	227	0	0	-	-	0
Stage 1	223	223	-	180	180	-	-	-	-	-	-	-
Stage 2	180	180	-	225	227	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	558	536	817	556	533	865	1341	-	-	0	-	-
Stage 1	780	719	-	822	750	-	-	-	-	0	-	-
Stage 2	822	750	-	778	716	-	-	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	557	535	817	553	532	865	1341	-	-	-	-	-
Mov Cap-2 Maneuver	557	535	-	553	532	-	-	-	-	-	-	-
Stage 1	779	719	-	821	749	-	-	-	-	-	-	-
Stage 2	821	749	-	774	716	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	11	0	0	0
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	1341	-	-	617	-	-	-
HCM Lane V/C Ratio	0.001	-	-	0.023	-	-	-
HCM Control Delay (s/veh)	7.7	0	-	11	0	-	-
HCM Lane LOS	A	A	-	B	A	-	-
HCM 95th %tile Q (veh)	0	-	-	0.1	-	-	-

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	39	66	21	125	196	7
Future Vol, veh/h	39	66	21	125	196	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	42	72	23	136	213	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	399	217	221	0	-	0
Stage 1	217	-	-	-	-	-
Stage 2	182	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	607	823	1348	-	-	-
Stage 1	819	-	-	-	-	-
Stage 2	849	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	596	823	1348	-	-	-
Mov Cap-2 Maneuver	596	-	-	-	-	-
Stage 1	804	-	-	-	-	-
Stage 2	849	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	10.4	1.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1348	-	596	823	-	-
HCM Lane V/C Ratio	0.017	-	0.071	0.087	-	-
HCM Control Delay (s/veh)	7.7	0	11.5	9.8	-	-
HCM Lane LOS	A	A	B	A	-	-
HCM 95th %tile Q (veh)	0.1	-	0.2	0.3	-	-

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	3	0	3	0	5	1	2	5	0
Future Vol, veh/h	0	0	0	3	0	3	0	5	1	2	5	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	3	0	3	0	5	1	2	5	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	16	15	5	15	15	6	5	0	0	6	0	0
Stage 1	9	9	-	6	6	-	-	-	-	-	-	-
Stage 2	7	6	-	9	9	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	999	879	1078	1001	879	1077	1616	-	-	1615	-	-
Stage 1	1012	888	-	1016	891	-	-	-	-	-	-	-
Stage 2	1015	891	-	1012	888	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	995	878	1078	1000	878	1077	1616	-	-	1615	-	-
Mov Cap-2 Maneuver	995	878	-	1000	878	-	-	-	-	-	-	-
Stage 1	1012	887	-	1016	891	-	-	-	-	-	-	-
Stage 2	1012	891	-	1011	887	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	8.5	0	2.1
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1616	-	-	-	1037	1615	-	-
HCM Lane V/C Ratio	-	-	-	-	0.006	0.001	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.5	7.2	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	23	12	10	31	10	22	15	144	74	14	263	24
Future Vol, veh/h	23	12	10	31	10	22	15	144	74	14	263	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	25	13	11	34	11	24	16	157	80	15	286	26

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	576	598	299	570	571	197	312	0	0	237	0	0
Stage 1	329	329	-	229	229	-	-	-	-	-	-	-
Stage 2	247	269	-	341	342	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	428	416	741	432	431	844	1248	-	-	1330	-	-
Stage 1	684	646	-	774	715	-	-	-	-	-	-	-
Stage 2	757	687	-	674	638	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	399	404	741	406	419	844	1248	-	-	1330	-	-
Mov Cap-2 Maneuver	399	404	-	406	419	-	-	-	-	-	-	-
Stage 1	674	637	-	762	704	-	-	-	-	-	-	-
Stage 2	713	677	-	641	629	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	14.1	13.4	0.5	0.4
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1248	-	-	446	499	1330	-	-
HCM Lane V/C Ratio	0.013	-	-	0.11	0.137	0.011	-	-
HCM Control Delay (s/veh)	7.9	0	-	14.1	13.4	7.7	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q (veh)	0	-	-	0.4	0.5	0	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	8	0	0	36	0	0	0	214	13	0	346	4
Future Vol, veh/h	8	0	0	36	0	0	0	214	13	0	346	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	9	0	0	39	0	0	0	233	14	0	376	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	618	625	378	611	613	233	380	0	0	-	-	0
Stage 1	378	378	-	233	233	-	-	-	-	-	-	-
Stage 2	240	247	-	378	380	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	402	401	669	406	408	806	1178	-	-	0	-	-
Stage 1	644	615	-	770	712	-	-	-	-	0	-	-
Stage 2	763	702	-	644	614	-	-	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	402	401	669	406	408	806	1178	-	-	-	-	-
Mov Cap-2 Maneuver	402	401	-	406	408	-	-	-	-	-	-	-
Stage 1	644	615	-	770	712	-	-	-	-	-	-	-
Stage 2	763	702	-	644	614	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	14.2	14.8	0	0
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	1178	-	-	402	406	-	-
HCM Lane V/C Ratio	-	-	-	0.022	0.096	-	-
HCM Control Delay (s/veh)	0	-	-	14.2	14.8	-	-
HCM Lane LOS	A	-	-	B	B	-	-
HCM 95th %tile Q (veh)	0	-	-	0.1	0.3	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	16	16	13	220	397	15
Future Vol, veh/h	16	16	13	220	397	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	17	14	239	432	16

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	707	440	448	0	-	0
Stage 1	440	-	-	-	-	-
Stage 2	267	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	402	617	1112	-	-	-
Stage 1	649	-	-	-	-	-
Stage 2	778	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	396	617	1112	-	-	-
Mov Cap-2 Maneuver	396	-	-	-	-	-
Stage 1	639	-	-	-	-	-
Stage 2	778	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	12.8	0.5	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1112	-	396	617	-	-
HCM Lane V/C Ratio	0.013	-	0.044	0.028	-	-
HCM Control Delay (s/veh)	8.3	0	14.5	11	-	-
HCM Lane LOS	A	A	B	B	-	-
HCM 95th %tile Q (veh)	0	-	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	1	0	1	0	2	2	3	3	0
Future Vol, veh/h	0	0	0	1	0	1	0	2	2	3	3	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	1	0	1	0	2	2	3	3	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	13	13	3	12	12	3	3	0	0	4	0	0
Stage 1	9	9	-	3	3	-	-	-	-	-	-	-
Stage 2	4	4	-	9	9	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	1004	881	1081	1005	883	1081	1619	-	-	1618	-	-
Stage 1	1012	888	-	1020	893	-	-	-	-	-	-	-
Stage 2	1018	892	-	1012	888	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	1001	879	1081	1003	881	1081	1619	-	-	1618	-	-
Mov Cap-2 Maneuver	1001	879	-	1003	881	-	-	-	-	-	-	-
Stage 1	1012	886	-	1020	893	-	-	-	-	-	-	-
Stage 2	1017	892	-	1010	886	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	8.5	0	3.6
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1619	-	-	-	1041	1618	-	-
HCM Lane V/C Ratio	-	-	-	-	0.002	0.002	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.5	7.2	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	28	12	17	31	7	11	11	205	58	25	250	28
Future Vol, veh/h	28	12	17	31	7	11	11	205	58	25	250	28
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	30	13	18	34	8	12	12	223	63	27	272	30

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	630	651	287	636	635	255	302	0	0	286	0	0
Stage 1	341	341	-	279	279	-	-	-	-	-	-	-
Stage 2	289	310	-	357	356	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	394	388	752	391	396	784	1259	-	-	1276	-	-
Stage 1	674	639	-	728	680	-	-	-	-	-	-	-
Stage 2	719	659	-	661	629	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	372	374	752	361	381	784	1259	-	-	1276	-	-
Mov Cap-2 Maneuver	372	374	-	361	381	-	-	-	-	-	-	-
Stage 1	667	622	-	720	673	-	-	-	-	-	-	-
Stage 2	692	652	-	615	613	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	14.5	15	0.3	0.7
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1259	-	-	439	414	1276	-	-
HCM Lane V/C Ratio	0.009	-	-	0.141	0.129	0.021	-	-
HCM Control Delay (s/veh)	7.9	0	-	14.5	15	7.9	0	-
HCM Lane LOS	A	A	-	B	C	A	A	-
HCM 95th %tile Q (veh)	0	-	-	0.5	0.4	0.1	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	0	4	24	0	0	1	301	41	0	291	9
Future Vol, veh/h	10	0	4	24	0	0	1	301	41	0	291	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	11	0	4	26	0	0	1	327	45	0	316	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	673	695	321	652	655	327	326	0	0	-	-	0
Stage 1	321	321	-	329	329	-	-	-	-	-	-	-
Stage 2	352	374	-	323	326	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	369	366	720	381	386	714	1234	-	-	0	-	-
Stage 1	691	652	-	684	646	-	-	-	-	0	-	-
Stage 2	665	618	-	689	648	-	-	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	369	366	720	378	386	714	1234	-	-	-	-	-
Mov Cap-2 Maneuver	369	366	-	378	386	-	-	-	-	-	-	-
Stage 1	690	652	-	683	645	-	-	-	-	-	-	-
Stage 2	664	617	-	685	648	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	13.7	15.2	0	0
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	1234	-	-	429	378	-	-
HCM Lane V/C Ratio	0.001	-	-	0.035	0.069	-	-
HCM Control Delay (s/veh)	7.9	0	-	13.7	15.2	-	-
HCM Lane LOS	A	A	-	B	C	-	-
HCM 95th %tile Q (veh)	0	-	-	0.1	0.2	-	-

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	43	72	23	339	334	8
Future Vol, veh/h	43	72	23	339	334	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	47	78	25	368	363	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	786	368	372	0	-	0
Stage 1	368	-	-	-	-	-
Stage 2	418	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	361	677	1186	-	-	-
Stage 1	700	-	-	-	-	-
Stage 2	664	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	351	677	1186	-	-	-
Mov Cap-2 Maneuver	351	-	-	-	-	-
Stage 1	681	-	-	-	-	-
Stage 2	664	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	13.2	0.5	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1186	-	351	677	-	-
HCM Lane V/C Ratio	0.021	-	0.133	0.116	-	-
HCM Control Delay (s/veh)	8.1	0	16.8	11	-	-
HCM Lane LOS	A	A	C	B	-	-
HCM 95th %tile Q (veh)	0.1	-	0.5	0.4	-	-

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	4	0	4	0	6	1	3	6	0
Future Vol, veh/h	0	0	0	4	0	4	0	6	1	3	6	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	4	0	4	0	7	1	3	7	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	23	21	7	21	21	8	7	0	0	8	0	0
Stage 1	13	13	-	8	8	-	-	-	-	-	-	-
Stage 2	10	8	-	13	13	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	989	873	1075	992	873	1074	1614	-	-	1612	-	-
Stage 1	1007	885	-	1013	889	-	-	-	-	-	-	-
Stage 2	1011	889	-	1007	885	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	983	871	1075	990	871	1074	1614	-	-	1612	-	-
Mov Cap-2 Maneuver	983	871	-	990	871	-	-	-	-	-	-	-
Stage 1	1007	883	-	1013	889	-	-	-	-	-	-	-
Stage 2	1007	889	-	1005	883	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	8.5	0	2.4
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1614	-	-	-	1030	1612	-	-
HCM Lane V/C Ratio	-	-	-	-	0.008	0.002	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.5	7.2	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	31	14	16	45	12	35	29	194	107	20	343	38
Future Vol, veh/h	31	14	16	45	12	35	29	194	107	20	343	38
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	34	15	17	49	13	38	32	211	116	22	373	41

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	797	829	394	787	791	269	414	0	0	327	0	0
Stage 1	438	438	-	333	333	-	-	-	-	-	-	-
Stage 2	359	391	-	454	458	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	305	306	655	309	322	770	1145	-	-	1233	-	-
Stage 1	597	579	-	681	644	-	-	-	-	-	-	-
Stage 2	659	607	-	586	567	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	268	289	655	276	304	770	1145	-	-	1233	-	-
Mov Cap-2 Maneuver	268	289	-	276	304	-	-	-	-	-	-	-
Stage 1	576	566	-	657	621	-	-	-	-	-	-	-
Stage 2	592	586	-	542	554	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	18.9	18.2	0.7	0.4
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1145	-	-	324	371	1233	-	-
HCM Lane V/C Ratio	0.028	-	-	0.205	0.27	0.018	-	-
HCM Control Delay (s/veh)	8.2	0	-	18.9	18.2	8	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q (veh)	0.1	-	-	0.8	1.1	0.1	-	-

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	0	0	73	0	0	0	293	25	0	518	5
Future Vol, veh/h	9	0	0	73	0	0	0	293	25	0	518	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	10	0	0	79	0	0	0	318	27	0	563	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	898	911	566	884	886	318	568	0	0	-	-	0
Stage 1	566	566	-	318	318	-	-	-	-	-	-	-
Stage 2	332	345	-	566	568	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	260	274	524	266	284	723	1004	-	-	0	-	-
Stage 1	509	507	-	693	654	-	-	-	-	0	-	-
Stage 2	681	636	-	509	506	-	-	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	260	274	524	266	284	723	1004	-	-	-	-	-
Mov Cap-2 Maneuver	260	274	-	266	284	-	-	-	-	-	-	-
Stage 1	509	507	-	693	654	-	-	-	-	-	-	-
Stage 2	681	636	-	509	506	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	19.4	24.2	0	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	1004	-	-	260	266	-	-
HCM Lane V/C Ratio	-	-	-	0.038	0.298	-	-
HCM Control Delay (s/veh)	0	-	-	19.4	24.2	-	-
HCM Lane LOS	A	-	-	C	C	-	-
HCM 95th %tile Q (veh)	0	-	-	0.1	1.2	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	19	19	16	321	637	18
Future Vol, veh/h	19	19	16	321	637	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	21	17	349	692	20

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1085	702	712	0	-	0
Stage 1	702	-	-	-	-	-
Stage 2	383	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	240	438	888	-	-	-
Stage 1	491	-	-	-	-	-
Stage 2	689	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	234	438	888	-	-	-
Mov Cap-2 Maneuver	234	-	-	-	-	-
Stage 1	479	-	-	-	-	-
Stage 2	689	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	17.8	0.4	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	888	-	234	438	-	-
HCM Lane V/C Ratio	0.02	-	0.088	0.047	-	-
HCM Control Delay (s/veh)	9.1	0	21.9	13.6	-	-
HCM Lane LOS	A	A	C	B	-	-
HCM 95th %tile Q (veh)	0.1	-	0.3	0.1	-	-

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	1	0	1	0	3	3	4	4	0
Future Vol, veh/h	0	0	0	1	0	1	0	3	3	4	4	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	1	0	1	0	3	3	4	4	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	17	18	4	17	17	5	4	0	0	6	0	0
Stage 1	12	12	-	5	5	-	-	-	-	-	-	-
Stage 2	5	6	-	12	12	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	998	876	1080	998	877	1078	1618	-	-	1615	-	-
Stage 1	1009	886	-	1017	892	-	-	-	-	-	-	-
Stage 2	1017	891	-	1009	886	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	995	874	1080	996	875	1078	1618	-	-	1615	-	-
Mov Cap-2 Maneuver	995	874	-	996	875	-	-	-	-	-	-	-
Stage 1	1009	884	-	1017	892	-	-	-	-	-	-	-
Stage 2	1016	891	-	1007	884	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	8.5	0	3.6
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1618	-	-	-	1035	1615	-	-
HCM Lane V/C Ratio	-	-	-	-	0.002	0.003	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.5	7.2	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

Intersection	
Int Delay, s/veh	4.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	44	14	32	59	8	20	21	284	82	41	329	39
Future Vol, veh/h	44	14	32	59	8	20	21	284	82	41	329	39
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	48	15	35	64	9	22	23	309	89	45	358	42

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	884	913	379	894	890	354	400	0	0	398	0	0
Stage 1	469	469	-	400	400	-	-	-	-	-	-	-
Stage 2	415	444	-	494	490	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	266	273	668	262	282	690	1159	-	-	1161	-	-
Stage 1	575	561	-	626	602	-	-	-	-	-	-	-
Stage 2	615	575	-	557	549	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	237	253	668	223	261	690	1159	-	-	1161	-	-
Mov Cap-2 Maneuver	237	253	-	223	261	-	-	-	-	-	-	-
Stage 1	560	533	-	610	586	-	-	-	-	-	-	-
Stage 2	572	560	-	487	522	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	21.7	25.6	0.4	0.8
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1159	-	-	312	268	1161	-	-
HCM Lane V/C Ratio	0.02	-	-	0.314	0.353	0.038	-	-
HCM Control Delay (s/veh)	8.2	0	-	21.7	25.6	8.2	0	-
HCM Lane LOS	A	A	-	C	D	A	A	-
HCM 95th %tile Q (veh)	0.1	-	-	1.3	1.5	0.1	-	-

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	0	5	49	0	0	1	483	83	0	419	10
Future Vol, veh/h	12	0	5	49	0	0	1	483	83	0	419	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	13	0	5	53	0	0	1	525	90	0	455	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1033	1078	461	990	993	525	466	0	0	-	-	0
Stage 1	461	461	-	527	527	-	-	-	-	-	-	-
Stage 2	572	617	-	463	466	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	211	219	600	225	245	552	1095	-	-	0	-	-
Stage 1	581	565	-	535	528	-	-	-	-	0	-	-
Stage 2	505	481	-	579	562	-	-	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	211	219	600	223	245	552	1095	-	-	-	-	-
Mov Cap-2 Maneuver	211	219	-	223	245	-	-	-	-	-	-	-
Stage 1	580	565	-	534	527	-	-	-	-	-	-	-
Stage 2	504	481	-	574	562	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	19.8	26.1	0	0
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	1095	-	-	261	223	-	-
HCM Lane V/C Ratio	0.001	-	-	0.071	0.239	-	-
HCM Control Delay (s/veh)	8.3	0	-	19.8	26.1	-	-
HCM Lane LOS	A	A	-	C	D	-	-
HCM 95th %tile Q (veh)	0	-	-	0.2	0.9	-	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	51	85	27	596	509	9
Future Vol, veh/h	51	85	27	596	509	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	55	92	29	648	553	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1264	558	563	0	-	0
Stage 1	558	-	-	-	-	-
Stage 2	706	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	187	529	1008	-	-	-
Stage 1	573	-	-	-	-	-
Stage 2	489	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	179	529	1008	-	-	-
Mov Cap-2 Maneuver	179	-	-	-	-	-
Stage 1	547	-	-	-	-	-
Stage 2	489	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	21	0.4	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1008	-	179	529	-	-
HCM Lane V/C Ratio	0.029	-	0.31	0.175	-	-
HCM Control Delay (s/veh)	8.7	0	33.9	13.2	-	-
HCM Lane LOS	A	A	D	B	-	-
HCM 95th %tile Q (veh)	0.1	-	1.2	0.6	-	-

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	9	0	3	0	5	3	2	5	0
Future Vol, veh/h	0	0	0	9	0	3	0	5	3	2	5	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	10	0	3	0	5	3	2	5	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	17	17	5	16	16	7	5	0	0	8	0	0
Stage 1	9	9	-	7	7	-	-	-	-	-	-	-
Stage 2	8	8	-	9	9	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	998	877	1078	999	878	1075	1616	-	-	1612	-	-
Stage 1	1012	888	-	1015	890	-	-	-	-	-	-	-
Stage 2	1013	889	-	1012	888	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	994	876	1078	998	877	1075	1616	-	-	1612	-	-
Mov Cap-2 Maneuver	994	876	-	998	877	-	-	-	-	-	-	-
Stage 1	1012	887	-	1015	890	-	-	-	-	-	-	-
Stage 2	1010	889	-	1011	887	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	8.6	0	2.1
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1616	-	-	-	1016	1612	-	-
HCM Lane V/C Ratio	-	-	-	-	0.013	0.001	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.6	7.2	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	23	12	12	35	10	22	22	147	84	14	264	24
Future Vol, veh/h	23	12	12	35	10	22	22	147	84	14	264	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	25	13	13	38	11	24	24	160	91	15	287	26

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	601	629	300	597	597	206	313	0	0	251	0	0
Stage 1	330	330	-	254	254	-	-	-	-	-	-	-
Stage 2	271	299	-	343	343	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	412	399	740	415	416	835	1247	-	-	1314	-	-
Stage 1	683	646	-	750	697	-	-	-	-	-	-	-
Stage 2	735	666	-	672	637	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	381	384	740	386	401	835	1247	-	-	1314	-	-
Mov Cap-2 Maneuver	381	384	-	386	401	-	-	-	-	-	-	-
Stage 1	667	637	-	733	681	-	-	-	-	-	-	-
Stage 2	686	651	-	638	628	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	14.4	14	0.7	0.4
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1247	-	-	436	472	1314	-	-
HCM Lane V/C Ratio	0.019	-	-	0.117	0.154	0.012	-	-
HCM Control Delay (s/veh)	7.9	0	-	14.4	14	7.8	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q (veh)	0.1	-	-	0.4	0.5	0	-	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	28	0	39	36	0	0	14	214	13	0	346	11
Future Vol, veh/h	28	0	39	36	0	0	14	214	13	0	346	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	30	0	42	39	0	0	15	233	14	0	376	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	652	659	382	666	651	233	388	0	0	-	-	0
Stage 1	382	382	-	263	263	-	-	-	-	-	-	-
Stage 2	270	277	-	403	388	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	381	384	665	373	388	806	1170	-	-	0	-	-
Stage 1	640	613	-	742	691	-	-	-	-	0	-	-
Stage 2	736	681	-	624	609	-	-	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	377	378	665	345	382	806	1170	-	-	-	-	-
Mov Cap-2 Maneuver	377	378	-	345	382	-	-	-	-	-	-	-
Stage 1	630	613	-	731	681	-	-	-	-	-	-	-
Stage 2	725	671	-	584	609	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	13.3	16.8	0.5	0
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	1170	-	-	504	345	-	-
HCM Lane V/C Ratio	0.013	-	-	0.144	0.113	-	-
HCM Control Delay (s/veh)	8.1	0	-	13.3	16.8	-	-
HCM Lane LOS	A	A	-	B	C	-	-
HCM 95th %tile Q (veh)	0	-	-	0.5	0.4	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	16	16	13	234	436	15
Future Vol, veh/h	16	16	13	234	436	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	17	14	254	474	16

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	764	482	490	0	-	0
Stage 1	482	-	-	-	-	-
Stage 2	282	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	372	584	1073	-	-	-
Stage 1	621	-	-	-	-	-
Stage 2	766	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	366	584	1073	-	-	-
Mov Cap-2 Maneuver	366	-	-	-	-	-
Stage 1	612	-	-	-	-	-
Stage 2	766	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	13.4	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1073	-	366	584	-	-
HCM Lane V/C Ratio	0.013	-	0.048	0.03	-	-
HCM Control Delay (s/veh)	8.4	0	15.3	11.4	-	-
HCM Lane LOS	A	A	C	B	-	-
HCM 95th %tile Q (veh)	0	-	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	5.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	21	1	16	9	3	46
Future Vol, veh/h	21	1	16	9	3	46
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	1	17	10	3	50

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	24	0	68	24
Stage 1	-	-	-	-	24	-
Stage 2	-	-	-	-	44	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1591	-	937	1052
Stage 1	-	-	-	-	999	-
Stage 2	-	-	-	-	978	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1591	-	927	1052
Mov Cap-2 Maneuver	-	-	-	-	927	-
Stage 1	-	-	-	-	999	-
Stage 2	-	-	-	-	967	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	4.7	8.6
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1043	-	-	1591	-
HCM Lane V/C Ratio	0.051	-	-	0.011	-
HCM Control Delay (s/veh)	8.6	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q (veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	4.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	9	1	5	7	3	13
Future Vol, veh/h	9	1	5	7	3	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	1	5	8	3	14

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	11	0	29	11
Stage 1	-	-	-	-	11	-
Stage 2	-	-	-	-	18	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1608	-	986	1070
Stage 1	-	-	-	-	1012	-
Stage 2	-	-	-	-	1005	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1608	-	983	1070
Mov Cap-2 Maneuver	-	-	-	-	983	-
Stage 1	-	-	-	-	1012	-
Stage 2	-	-	-	-	1002	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	3	8.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1053	-	-	1608	-
HCM Lane V/C Ratio	0.017	-	-	0.003	-
HCM Control Delay (s/veh)	8.5	-	-	7.2	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q (veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	5	0	1	0	2	9	3	3	0
Future Vol, veh/h	0	0	0	5	0	1	0	2	9	3	3	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	5	0	1	0	2	10	3	3	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	17	21	3	16	16	7	3	0	0	12	0	0
Stage 1	9	9	-	7	7	-	-	-	-	-	-	-
Stage 2	8	12	-	9	9	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	998	873	1081	999	878	1075	1619	-	-	1607	-	-
Stage 1	1012	888	-	1015	890	-	-	-	-	-	-	-
Stage 2	1013	886	-	1012	888	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	995	871	1081	997	876	1075	1619	-	-	1607	-	-
Mov Cap-2 Maneuver	995	871	-	997	876	-	-	-	-	-	-	-
Stage 1	1012	886	-	1015	890	-	-	-	-	-	-	-
Stage 2	1012	886	-	1010	886	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	8.6	0	3.6
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1619	-	-	-	1009	1607	-	-
HCM Lane V/C Ratio	-	-	-	-	0.006	0.002	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.6	7.2	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	28	12	24	43	7	11	15	207	65	25	254	28
Future Vol, veh/h	28	12	24	43	7	11	15	207	65	25	254	28
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	30	13	26	47	8	12	16	225	71	27	276	30

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	648	673	291	658	653	261	306	0	0	296	0	0
Stage 1	345	345	-	293	293	-	-	-	-	-	-	-
Stage 2	303	328	-	365	360	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	383	377	748	378	387	778	1255	-	-	1265	-	-
Stage 1	671	636	-	715	670	-	-	-	-	-	-	-
Stage 2	706	647	-	654	626	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	360	362	748	344	371	778	1255	-	-	1265	-	-
Mov Cap-2 Maneuver	360	362	-	344	371	-	-	-	-	-	-	-
Stage 1	661	619	-	704	660	-	-	-	-	-	-	-
Stage 2	677	637	-	602	610	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	14.5	16.3	0.4	0.6
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1255	-	-	448	386	1265	-	-
HCM Lane V/C Ratio	0.013	-	-	0.155	0.172	0.021	-	-
HCM Control Delay (s/veh)	7.9	0	-	14.5	16.3	7.9	0	-
HCM Lane LOS	A	A	-	B	C	A	A	-
HCM 95th %tile Q (veh)	0	-	-	0.5	0.6	0.1	-	-

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	23	0	30	24	0	0	45	301	41	0	291	32
Future Vol, veh/h	23	0	30	24	0	0	45	301	41	0	291	32
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	25	0	33	26	0	0	49	327	45	0	316	35

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	782	804	334	775	776	327	351	0	0	-	-	0
Stage 1	334	334	-	425	425	-	-	-	-	-	-	-
Stage 2	448	470	-	350	351	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	312	316	708	315	328	714	1208	-	-	0	-	-
Stage 1	680	643	-	607	586	-	-	-	-	0	-	-
Stage 2	590	560	-	666	632	-	-	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	300	300	708	289	311	714	1208	-	-	-	-	-
Mov Cap-2 Maneuver	300	300	-	289	311	-	-	-	-	-	-	-
Stage 1	645	643	-	576	556	-	-	-	-	-	-	-
Stage 2	560	531	-	635	632	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	14.3	18.7	0.9	0
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	1208	-	-	445	289	-	-
HCM Lane V/C Ratio	0.04	-	-	0.129	0.09	-	-
HCM Control Delay (s/veh)	8.1	0	-	14.3	18.7	-	-
HCM Lane LOS	A	A	-	B	C	-	-
HCM 95th %tile Q (veh)	0.1	-	-	0.4	0.3	-	-

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	43	72	23	383	360	8
Future Vol, veh/h	43	72	23	383	360	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	47	78	25	416	391	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	862	396	400	0	-	0
Stage 1	396	-	-	-	-	-
Stage 2	466	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	325	653	1159	-	-	-
Stage 1	680	-	-	-	-	-
Stage 2	632	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	316	653	1159	-	-	-
Mov Cap-2 Maneuver	316	-	-	-	-	-
Stage 1	661	-	-	-	-	-
Stage 2	632	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	14	0.5	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1159	-	316	653	-	-
HCM Lane V/C Ratio	0.022	-	0.148	0.12	-	-
HCM Control Delay (s/veh)	8.2	0	18.4	11.3	-	-
HCM Lane LOS	A	A	C	B	-	-
HCM 95th %tile Q (veh)	0.1	-	0.5	0.4	-	-

Intersection	
Int Delay, s/veh	4.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	23	4	52	25	2	30
Future Vol, veh/h	23	4	52	25	2	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	25	4	57	27	2	33

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	29	0	168	27
Stage 1	-	-	-	-	27	-
Stage 2	-	-	-	-	141	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1584	-	822	1048
Stage 1	-	-	-	-	996	-
Stage 2	-	-	-	-	886	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1584	-	792	1048
Mov Cap-2 Maneuver	-	-	-	-	792	-
Stage 1	-	-	-	-	996	-
Stage 2	-	-	-	-	853	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	5	8.6
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1027	-	-	1584	-
HCM Lane V/C Ratio	0.034	-	-	0.036	-
HCM Control Delay (s/veh)	8.6	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q (veh)	0.1	-	-	0.1	-

Intersection	
Int Delay, s/veh	3.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	18	3	15	12	2	9
Future Vol, veh/h	18	3	15	12	2	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	3	16	13	2	10

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	23	0	67	22
Stage 1	-	-	-	-	22	-
Stage 2	-	-	-	-	45	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1592	-	938	1055
Stage 1	-	-	-	-	1001	-
Stage 2	-	-	-	-	977	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1592	-	929	1055
Mov Cap-2 Maneuver	-	-	-	-	929	-
Stage 1	-	-	-	-	1001	-
Stage 2	-	-	-	-	967	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	4	8.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1030	-	-	1592	-
HCM Lane V/C Ratio	0.012	-	-	0.01	-
HCM Control Delay (s/veh)	8.5	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q (veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	5.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	22	0	4	0	6	7	3	6	0
Future Vol, veh/h	0	0	0	22	0	4	0	6	7	3	6	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	24	0	4	0	7	8	3	7	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	26	28	7	24	24	11	7	0	0	15	0	0
Stage 1	13	13	-	11	11	-	-	-	-	-	-	-
Stage 2	13	15	-	13	13	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	984	865	1075	987	869	1070	1614	-	-	1603	-	-
Stage 1	1007	885	-	1010	886	-	-	-	-	-	-	-
Stage 2	1007	883	-	1007	885	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	978	863	1075	985	867	1070	1614	-	-	1603	-	-
Mov Cap-2 Maneuver	978	863	-	985	867	-	-	-	-	-	-	-
Stage 1	1007	883	-	1010	886	-	-	-	-	-	-	-
Stage 2	1003	883	-	1005	883	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	8.7	0	2.4
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1614	-	-	-	997	1603	-	-
HCM Lane V/C Ratio	-	-	-	-	0.028	0.002	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.7	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q (veh)	0	-	-	-	0.1	0	-	-

Intersection	
Int Delay, s/veh	4.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	31	14	22	54	12	35	46	202	133	20	347	38
Future Vol, veh/h	31	14	22	54	12	35	46	202	133	20	347	38
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	34	15	24	59	13	38	50	220	145	22	377	41

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	860	907	398	854	855	293	418	0	0	365	0	0
Stage 1	442	442	-	393	393	-	-	-	-	-	-	-
Stage 2	418	465	-	461	462	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	276	276	652	279	296	746	1141	-	-	1194	-	-
Stage 1	594	576	-	632	606	-	-	-	-	-	-	-
Stage 2	612	563	-	581	565	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	237	254	652	241	273	746	1141	-	-	1194	-	-
Mov Cap-2 Maneuver	237	254	-	241	273	-	-	-	-	-	-	-
Stage 1	561	562	-	597	572	-	-	-	-	-	-	-
Stage 2	536	531	-	531	551	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	20.5	21.9	1	0.4
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1141	-	-	305	321	1194	-	-
HCM Lane V/C Ratio	0.044	-	-	0.239	0.342	0.018	-	-
HCM Control Delay (s/veh)	8.3	0	-	20.5	21.9	8.1	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q (veh)	0.1	-	-	0.9	1.5	0.1	-	-

Intersection	
Int Delay, s/veh	7.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	60	0	103	73	0	0	36	293	25	0	518	24
Future Vol, veh/h	60	0	103	73	0	0	36	293	25	0	518	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	65	0	112	79	0	0	39	318	27	0	563	26

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	986	999	576	1028	985	318	589	0	0	-	-	0
Stage 1	576	576	-	396	396	-	-	-	-	-	-	-
Stage 2	410	423	-	632	589	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	227	243	517	212	248	723	986	-	-	0	-	-
Stage 1	503	502	-	629	604	-	-	-	-	0	-	-
Stage 2	619	588	-	468	495	-	-	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	219	231	517	160	236	723	986	-	-	-	-	-
Mov Cap-2 Maneuver	219	231	-	160	236	-	-	-	-	-	-	-
Stage 1	478	502	-	598	574	-	-	-	-	-	-	-
Stage 2	589	559	-	367	495	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	26.1	47.8	0.9	0
HCM LOS	D	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	986	-	-	344	160	-	-
HCM Lane V/C Ratio	0.04	-	-	0.515	0.496	-	-
HCM Control Delay (s/veh)	8.8	0	-	26.1	47.8	-	-
HCM Lane LOS	A	A	-	D	E	-	-
HCM 95th %tile Q (veh)	0.1	-	-	2.8	2.4	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	19	19	16	357	740	18
Future Vol, veh/h	19	19	16	357	740	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	21	17	388	804	20

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1236	814	824	0	-	0
Stage 1	814	-	-	-	-	-
Stage 2	422	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	195	378	806	-	-	-
Stage 1	436	-	-	-	-	-
Stage 2	662	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	190	378	806	-	-	-
Mov Cap-2 Maneuver	190	-	-	-	-	-
Stage 1	424	-	-	-	-	-
Stage 2	662	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	20.7	0.4	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	806	-	190	378	-	-
HCM Lane V/C Ratio	0.022	-	0.109	0.055	-	-
HCM Control Delay (s/veh)	9.6	0	26.2	15.1	-	-
HCM Lane LOS	A	A	D	C	-	-
HCM 95th %tile Q (veh)	0.1	-	0.4	0.2	-	-

Intersection	
Int Delay, s/veh	6.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	43	3	43	17	9	120
Future Vol, veh/h	43	3	43	17	9	120
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	47	3	47	18	10	130

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	50	0	161	49
Stage 1	-	-	-	-	49	-
Stage 2	-	-	-	-	112	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1557	-	830	1020
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	913	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1557	-	805	1020
Mov Cap-2 Maneuver	-	-	-	-	805	-
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	886	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	5.3	9.2
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1001	-	-	1557	-
HCM Lane V/C Ratio	0.14	-	-	0.03	-
HCM Control Delay (s/veh)	9.2	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q (veh)	0.5	-	-	0.1	-

Intersection	
Int Delay, s/veh	5.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	12	3	12	14	9	34
Future Vol, veh/h	12	3	12	14	9	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	3	13	15	10	37

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	16	0	56	15
Stage 1	-	-	-	-	15	-
Stage 2	-	-	-	-	41	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1602	-	952	1065
Stage 1	-	-	-	-	1008	-
Stage 2	-	-	-	-	981	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1602	-	944	1065
Mov Cap-2 Maneuver	-	-	-	-	944	-
Stage 1	-	-	-	-	1008	-
Stage 2	-	-	-	-	973	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	3.4	8.6
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1037	-	-	1602	-
HCM Lane V/C Ratio	0.045	-	-	0.008	-
HCM Control Delay (s/veh)	8.6	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q (veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	13	0	1	0	3	23	4	4	0
Future Vol, veh/h	0	0	0	13	0	1	0	3	23	4	4	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	14	0	1	0	3	25	4	4	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	28	40	4	28	28	16	4	0	0	28	0	0
Stage 1	12	12	-	16	16	-	-	-	-	-	-	-
Stage 2	16	28	-	12	12	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	981	852	1080	981	865	1063	1618	-	-	1585	-	-
Stage 1	1009	886	-	1004	882	-	-	-	-	-	-	-
Stage 2	1004	872	-	1009	886	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	978	849	1080	979	862	1063	1618	-	-	1585	-	-
Mov Cap-2 Maneuver	978	849	-	979	862	-	-	-	-	-	-	-
Stage 1	1009	883	-	1004	882	-	-	-	-	-	-	-
Stage 2	1003	872	-	1006	883	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	8.7	0	3.6
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1618	-	-	-	985	1585	-	-
HCM Lane V/C Ratio	-	-	-	-	0.015	0.003	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.7	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

Intersection	
Int Delay, s/veh	7.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	44	14	52	89	8	20	33	290	99	41	338	39
Future Vol, veh/h	44	14	52	89	8	20	33	290	99	41	338	39
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	48	15	57	97	9	22	36	315	108	45	367	42

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	935	973	388	955	940	369	409	0	0	423	0	0
Stage 1	478	478	-	441	441	-	-	-	-	-	-	-
Stage 2	457	495	-	514	499	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	246	252	660	238	264	677	1150	-	-	1136	-	-
Stage 1	568	556	-	595	577	-	-	-	-	-	-	-
Stage 2	583	546	-	543	544	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	215	229	660	192	240	677	1150	-	-	1136	-	-
Mov Cap-2 Maneuver	215	229	-	192	240	-	-	-	-	-	-	-
Stage 1	544	527	-	570	553	-	-	-	-	-	-	-
Stage 2	532	523	-	457	516	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	22.9	40.9	0.6	0.8
HCM LOS	C	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1150	-	-	319	222	1136	-	-
HCM Lane V/C Ratio	0.031	-	-	0.375	0.573	0.039	-	-
HCM Control Delay (s/veh)	8.2	0	-	22.9	40.9	8.3	0	-
HCM Lane LOS	A	A	-	C	E	A	A	-
HCM 95th %tile Q (veh)	0.1	-	-	1.7	3.2	0.1	-	-

Intersection	
Int Delay, s/veh	7.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	47	0	74	49	0	0	119	483	83	0	419	69
Future Vol, veh/h	47	0	74	49	0	0	119	483	83	0	419	69
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	51	0	80	53	0	0	129	525	90	0	455	75

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1321	1366	493	1316	1313	525	530	0	0	-	-	0
Stage 1	493	493	-	783	783	-	-	-	-	-	-	-
Stage 2	828	873	-	533	530	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	134	147	576	135	158	552	1037	-	-	0	-	-
Stage 1	558	547	-	387	404	-	-	-	-	0	-	-
Stage 2	365	368	-	531	527	-	-	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	114	119	576	99	128	552	1037	-	-	-	-	-
Mov Cap-2 Maneuver	114	119	-	99	128	-	-	-	-	-	-	-
Stage 1	451	547	-	313	326	-	-	-	-	-	-	-
Stage 2	295	297	-	457	527	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	41.6	77.4	1.6	0
HCM LOS	E	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	1037	-	-	224	99	-	-
HCM Lane V/C Ratio	0.125	-	-	0.587	0.538	-	-
HCM Control Delay (s/veh)	9	0	-	41.6	77.4	-	-
HCM Lane LOS	A	A	-	E	F	-	-
HCM 95th %tile Q (veh)	0.4	-	-	3.3	2.4	-	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	51	85	27	714	578	9
Future Vol, veh/h	51	85	27	714	578	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	55	92	29	776	628	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1467	633	638	0	-	0
Stage 1	633	-	-	-	-	-
Stage 2	834	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	141	480	946	-	-	-
Stage 1	529	-	-	-	-	-
Stage 2	426	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	133	480	946	-	-	-
Mov Cap-2 Maneuver	133	-	-	-	-	-
Stage 1	500	-	-	-	-	-
Stage 2	426	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	27.8	0.3	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	946	-	133	480	-	-
HCM Lane V/C Ratio	0.031	-	0.417	0.192	-	-
HCM Control Delay (s/veh)	8.9	0	50.2	14.3	-	-
HCM Lane LOS	A	A	F	B	-	-
HCM 95th %tile Q (veh)	0.1	-	1.8	0.7	-	-

Intersection	
Int Delay, s/veh	5.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	40	10	138	51	6	81
Future Vol, veh/h	40	10	138	51	6	81
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	43	11	150	55	7	88

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	54	0	404	49
Stage 1	-	-	-	-	49	-
Stage 2	-	-	-	-	355	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1551	-	603	1020
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	710	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1551	-	543	1020
Mov Cap-2 Maneuver	-	-	-	-	543	-
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	639	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	5.5	9.2
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	962	-	-	1551	-
HCM Lane V/C Ratio	0.098	-	-	0.097	-
HCM Control Delay (s/veh)	9.2	-	-	7.6	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q (veh)	0.3	-	-	0.3	-

Intersection	
Int Delay, s/veh	4.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	27	10	39	18	6	23
Future Vol, veh/h	27	10	39	18	6	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	29	11	42	20	7	25

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	40	0	139	35
Stage 1	-	-	-	-	35	-
Stage 2	-	-	-	-	104	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1570	-	854	1038
Stage 1	-	-	-	-	987	-
Stage 2	-	-	-	-	920	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1570	-	831	1038
Mov Cap-2 Maneuver	-	-	-	-	831	-
Stage 1	-	-	-	-	987	-
Stage 2	-	-	-	-	895	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	5	8.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	987	-	-	1570	-
HCM Lane V/C Ratio	0.032	-	-	0.027	-
HCM Control Delay (s/veh)	8.8	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q (veh)	0.1	-	-	0.1	-

Intersection	
Intersection Delay, s/veh	14.1
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	31	14	22	54	12	35	46	202	133	20	347	38
Future Vol, veh/h	31	14	22	54	12	35	46	202	133	20	347	38
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	34	15	24	59	13	38	50	220	145	22	377	41
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10.1	10.5	14.2	15.6
HCM LOS	B	B	B	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	12%	46%	53%	5%
Vol Thru, %	53%	21%	12%	86%
Vol Right, %	35%	33%	35%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	381	67	101	405
LT Vol	46	31	54	20
Through Vol	202	14	12	347
RT Vol	133	22	35	38
Lane Flow Rate	414	73	110	440
Geometry Grp	1	1	1	1
Degree of Util (X)	0.565	0.124	0.185	0.612
Departure Headway (Hd)	4.912	6.153	6.059	5.006
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	733	581	591	722
Service Time	2.942	4.207	4.108	3.036
HCM Lane V/C Ratio	0.565	0.126	0.186	0.609
HCM Control Delay, s/veh	14.2	10.1	10.5	15.6
HCM Lane LOS	B	B	B	C
HCM 95th-tile Q	3.6	0.4	0.7	4.2

Intersection	
Int Delay, s/veh	6.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	60	0	103	73	0	0	36	293	25	0	518	24
Future Vol, veh/h	60	0	103	73	0	0	36	293	25	0	518	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	180	-	-	-	-	-	295	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	65	0	112	79	0	0	39	318	27	0	563	26

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	986	999	576	1028	985	318	589	0	0	-	-	0
Stage 1	576	576	-	396	396	-	-	-	-	-	-	-
Stage 2	410	423	-	632	589	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	227	243	517	212	248	723	986	-	-	0	-	-
Stage 1	503	502	-	629	604	-	-	-	-	0	-	-
Stage 2	619	588	-	468	495	-	-	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	219	231	517	160	236	723	986	-	-	-	-	-
Mov Cap-2 Maneuver	219	231	-	160	236	-	-	-	-	-	-	-
Stage 1	478	502	-	598	574	-	-	-	-	-	-	-
Stage 2	589	559	-	367	495	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	19.2	47.8	0.9	0
HCM LOS	C	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBT	SBR
Capacity (veh/h)	986	-	-	219	517	160	-	-	-
HCM Lane V/C Ratio	0.04	-	-	0.298	0.217	0.496	-	-	-
HCM Control Delay (s/veh)	8.8	0	-	28.3	13.9	47.8	0	-	-
HCM Lane LOS	A	A	-	D	B	E	A	-	-
HCM 95th %tile Q (veh)	0.1	-	-	1.2	0.8	2.4	-	-	-

Intersection	
Intersection Delay, s/veh	17.5
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	44	14	52	89	8	20	33	290	99	41	338	39
Future Vol, veh/h	44	14	52	89	8	20	33	290	99	41	338	39
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	48	15	57	97	9	22	36	315	108	45	367	42
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	11.3	11.8	18.9	19.4
HCM LOS	B	B	C	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	8%	40%	76%	10%
Vol Thru, %	69%	13%	7%	81%
Vol Right, %	23%	47%	17%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	422	110	117	418
LT Vol	33	44	89	41
Through Vol	290	14	8	338
RT Vol	99	52	20	39
Lane Flow Rate	459	120	127	454
Geometry Grp	1	1	1	1
Degree of Util (X)	0.677	0.213	0.234	0.682
Departure Headway (Hd)	5.317	6.41	6.631	5.403
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	674	555	537	663
Service Time	3.383	4.508	4.729	3.467
HCM Lane V/C Ratio	0.681	0.216	0.236	0.685
HCM Control Delay, s/veh	18.9	11.3	11.8	19.4
HCM Lane LOS	C	B	B	C
HCM 95th-tile Q	5.3	0.8	0.9	5.3

Intersection	
Int Delay, s/veh	6.4

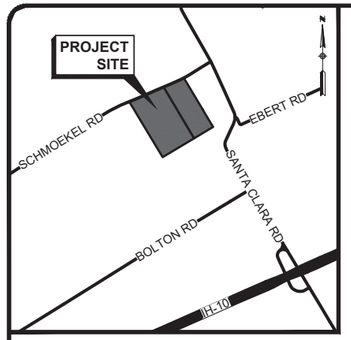
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	47	0	74	49	0	0	119	483	83	0	419	69
Future Vol, veh/h	47	0	74	49	0	0	119	483	83	0	419	69
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	180	-	-	-	-	-	295	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	51	0	80	53	0	0	129	525	90	0	455	75

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1321	1366	493	1316	1313	525	530	0	0	615	0	0
Stage 1	493	493	-	783	783	-	-	-	-	-	-	-
Stage 2	828	873	-	533	530	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	134	147	576	135	158	552	1037	-	-	965	-	-
Stage 1	558	547	-	387	404	-	-	-	-	-	-	-
Stage 2	365	368	-	531	527	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	114	119	576	99	128	552	1037	-	-	965	-	-
Mov Cap-2 Maneuver	114	119	-	99	128	-	-	-	-	-	-	-
Stage 1	451	547	-	313	326	-	-	-	-	-	-	-
Stage 2	295	297	-	457	527	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	30.8	77.4	1.6	0
HCM LOS	D	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1037	-	-	114	576	99	-	965	-	-
HCM Lane V/C Ratio	0.125	-	-	0.448	0.14	0.538	-	-	-	-
HCM Control Delay (s/veh)	9	0	-	60	12.3	77.4	0	0	-	-
HCM Lane LOS	A	A	-	F	B	F	A	A	-	-
HCM 95th %tile Q (veh)	0.4	-	-	2	0.5	2.4	-	0	-	-

APPENDIX D – SCOPING MEETING DOCUMENTS



LOCATION MAP
1" = 2000'

LOT COUNT

	40' LOT TOTAL:	45' LOT TOTAL:	LOT TOTAL:
PHASE 1	79	55	134
PHASE 2	48	18	66
PHASE 3	57	17	74
PHASE 4	58	19	77
TOTAL:	242	109	351

SCHMOEKEL 68 AC CIBOLO
PRELIMINARY LAND PLAN

REVISIONS

NO.	DESCRIPTION:	BY	DATE

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME:

LJA Engineering, Inc.
9830 Colonnade Blvd.
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
Fax 210.503.2749
TBPE No. F-1386

JOB NUMBER:

SHEET NO.
1
OF 1 SHEETS

K:\SA\164 KB Home\Vietti Tract\428 Site Development Plans\GIND--Exhibit\Land Plan.dwg
User: mgoker
Last Modified: May. 17, 24 -- 16:17
Plot Date/Time: May. 17, 24 -- 16:18:31

Year	ADT	% Change
2020	330	
2022	396	9.5%

Neill Tract						
		Single-Family Detached Housing - ITE Land Use 210				
Dwelling Units	351	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Unit		9.43		0.70		0.94	
% Enter / % Exit		50%	50%	26%	74%	63%	37%
Total Trips		3,310		246		330	
Enter / Exit		1,655	1,655	64	182	208	122

1
2
3
4
SCHMOEKEL ROAD
STOLTE ROAD
SANTA CLARA ROAD

LEGACY ENGINEERING GROUP
Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste 830, San Antonio, Texas 78230
210.660.1960 / TBPE Firm Registration No. 20623

Neill Tract

Along Schmoekel Road West of Santa Clara Road

Trip Generation and Growth Rate

Legend

XX Intersection No.

DATE:
6/10/2024
SCALE:
1" = 800'

PAGE:
1

LEGACY
ENGINEERING GROUP
Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste 830, San Antonio, Texas 78230
210.660.1960 / TBPE Firm Registration No. 20623

Neill Tract

Along Schmoekel Road West of Santa Clara Road

Trip Distribution (Percentages)

Legend

Enter % / (Exit %)

XX Intersection No.

XX% Global Distribution %

DATE: 6/10/2024

SCALE: 1" = 800'

LEGACY ENGINEERING GROUP

Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste 830, San Antonio, Texas 78230
210.660.1960 / TBPE Firm Registration No. 20623

Neill Tract

Along Schmoekel Road West of Santa Clara Road

Trip Distribution (Volumes)

Legend

AM / (PM)

XX
Intersection No.

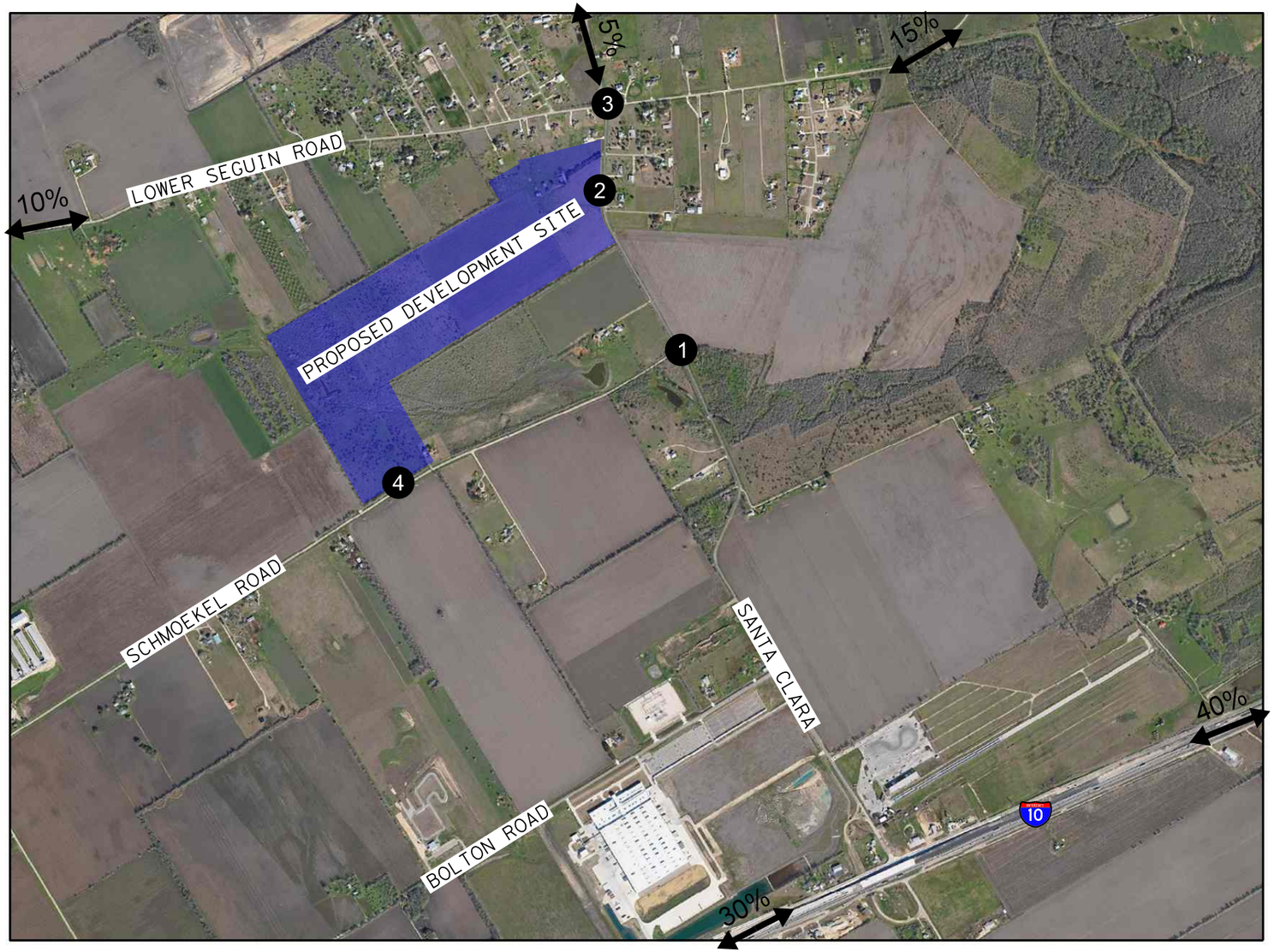
XX%
Global Distribution %

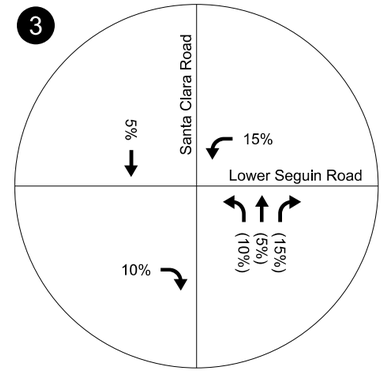
DATE:
6/10/2024

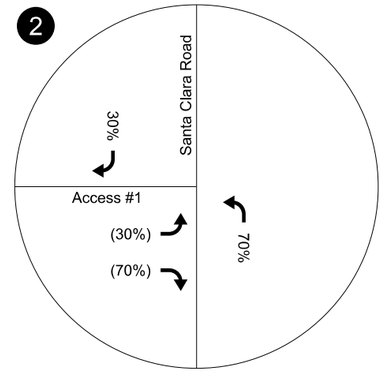
SCALE:
1" = 800'

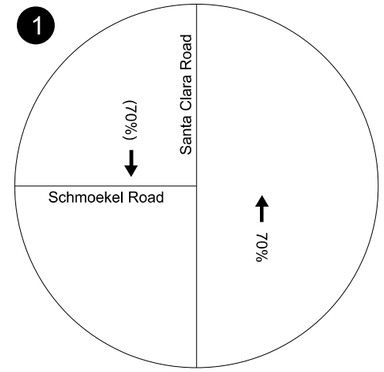
PAGE:
3

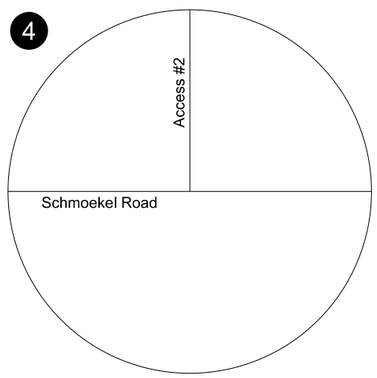
APPENDIX E – PAGES TAKEN FROM KAYDEN SPRINGS TIA REPORT











LEGACY
ENGINEERING GROUP
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210.660.1960 / TBPE Firm Registration No. 20623

Kayden Springs

Lower Seguin Road & Santa Clara Road

Trip Distribution (Percentages) Phase I

Legend

Enter % / (Exit %)

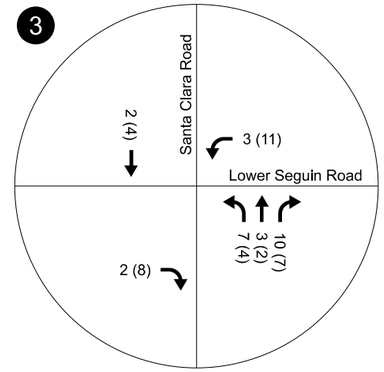
XX Intersection No.

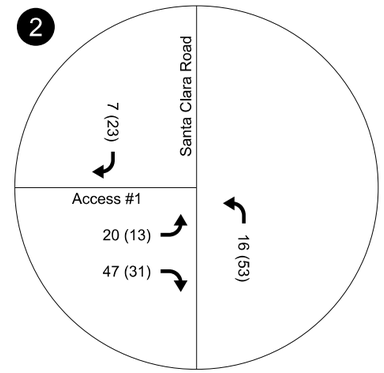
XX% Global Distribution %

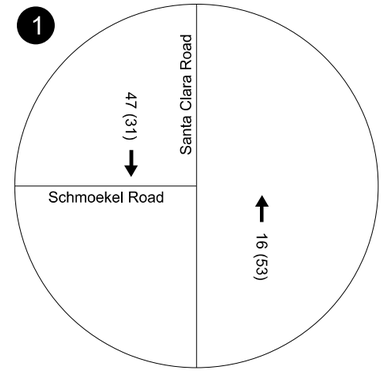
N

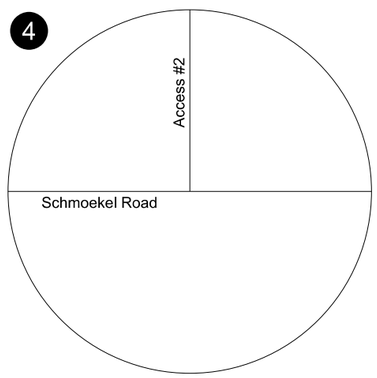
DATE:
8/2/2024

SCALE:
1" = 1500'









LEGACY ENGINEERING GROUP
Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste 830, San Antonio, Texas 78230
210.660.1960 / TBPE Firm Registration No. 20623

Kayden Springs

Lower Seguin Road & Santa Clara Road

Trip Distribution (Volumes) Phase I

Legend

AM / (PM)

(XX) Intersection No.

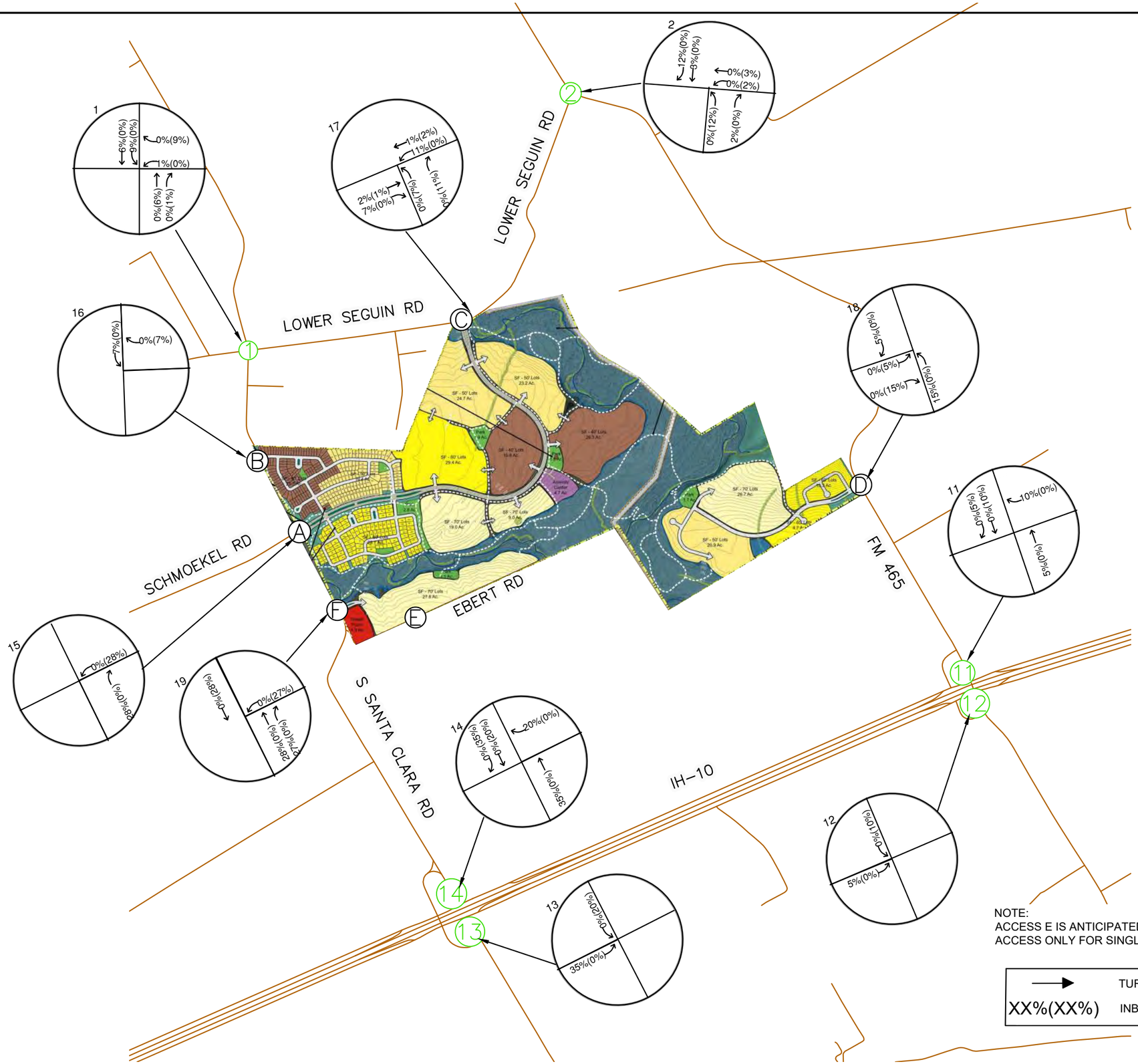
XX% Global Distribution %

N

DATE: 8/6/2024

SCALE: 1" = 1500'

APPENDIX F – PAGES TAKEN FROM MARION OAKS TIA REPORT



NOTE:
ACCESS E IS ANTICIPATED TO SERVE AS SECONDARY / EMERGENCY ACCESS ONLY FOR SINGLE FAMILY LOTS

→	TURNING MOVEMENT
XX%(XX%)	INBOUND(OUTBOUND) TURNING DISTRIBUTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 600, SAN ANTONIO, TX 78216
PHONE: 210-541-9166 FAX: 210-541-8699
WWW.KIMLEY-HORN.COM TBPE FIRM NO. 928

NORTH
N.T.S.

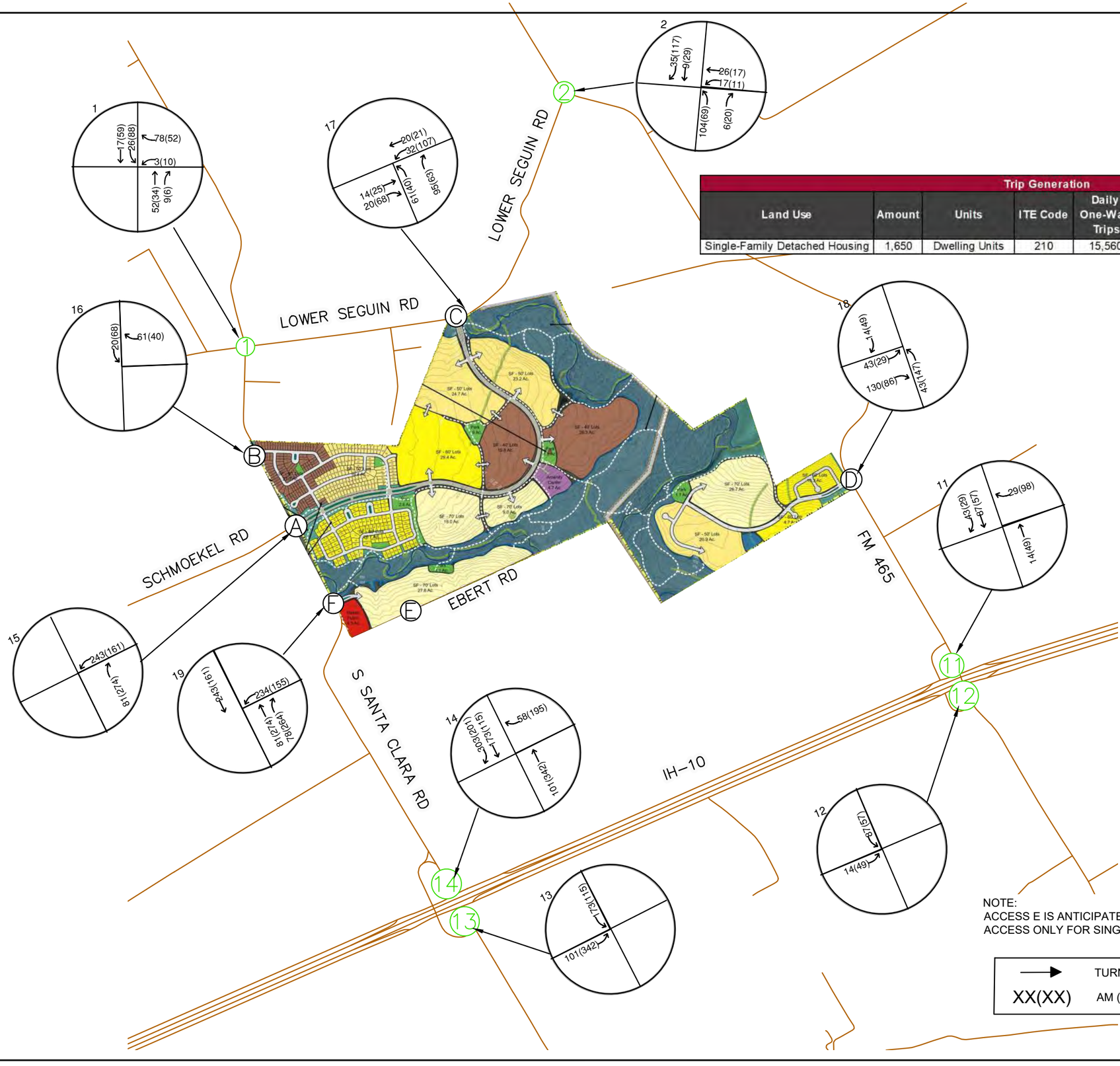
KHA PROJECT 068726900
DATE MAY 2023
SCALE AS SHOWN
DESIGNED BY CGL
DRAWN BY CGL
CHECKED BY BMB

TRIP DISTRIBUTION SINGLE FAMILY HOUSES

MARION OAKS

SHEET NUMBER 6

Plotted By:Lira, Christopher May 18, 2023 10:54:03am K:\SNA_TPTO\068726900 – Marion Oaks\CAD\SHEETS\20230516_MarionOaks_TIASheets.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Trip Generation											
Land Use	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips			
					IN	OUT	TOTAL	IN	OUT	TOTAL	
Single-Family Detached Housing	1,650	Dwelling Units	210	15,560	289	866	1155	977	574	1551	

NOTE:
ACCESS E IS ANTICIPATED TO SERVE AS SECONDARY / EMERGENCY ACCESS ONLY FOR SINGLE FAMILY LOTS

TURNING MOVEMENT

XX(XX) AM (PM) TURNING MOVEMENT VOLUME

NORTH

N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216
PHONE : 210-541-9166 FAX: 210-541-8699
WWW.KIMLEY-HORN.COM TBPE FIRM NO. 928

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KHA PROJECT 068726900
DATE MAY 2023
SCALE AS SHOWN
DESIGNED BY CGL
DRAWN BY CGL
CHECKED BY BMB

SITE GENERATED TURNING MOVEMENT VOLUMES - SINGLE FAMILY HOUSES

MARION OAKS

SHEET NUMBER 7

Plotted By:Lira, Christopher May 18, 2023 11:05:34am K:\SNA_TPTO\068726900 – Marion Oaks\CAD\SHEETS\20230516_MarionOaks_TIASheets.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

APPENDIX G – PAGES TAKEN FROM DOVE SONG TIA REPORT

LEGACY ENGINEERING GROUP
Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste 830, San Antonio, Texas 78230
210.660.1960 / TBPE Firm Registration No. 20623

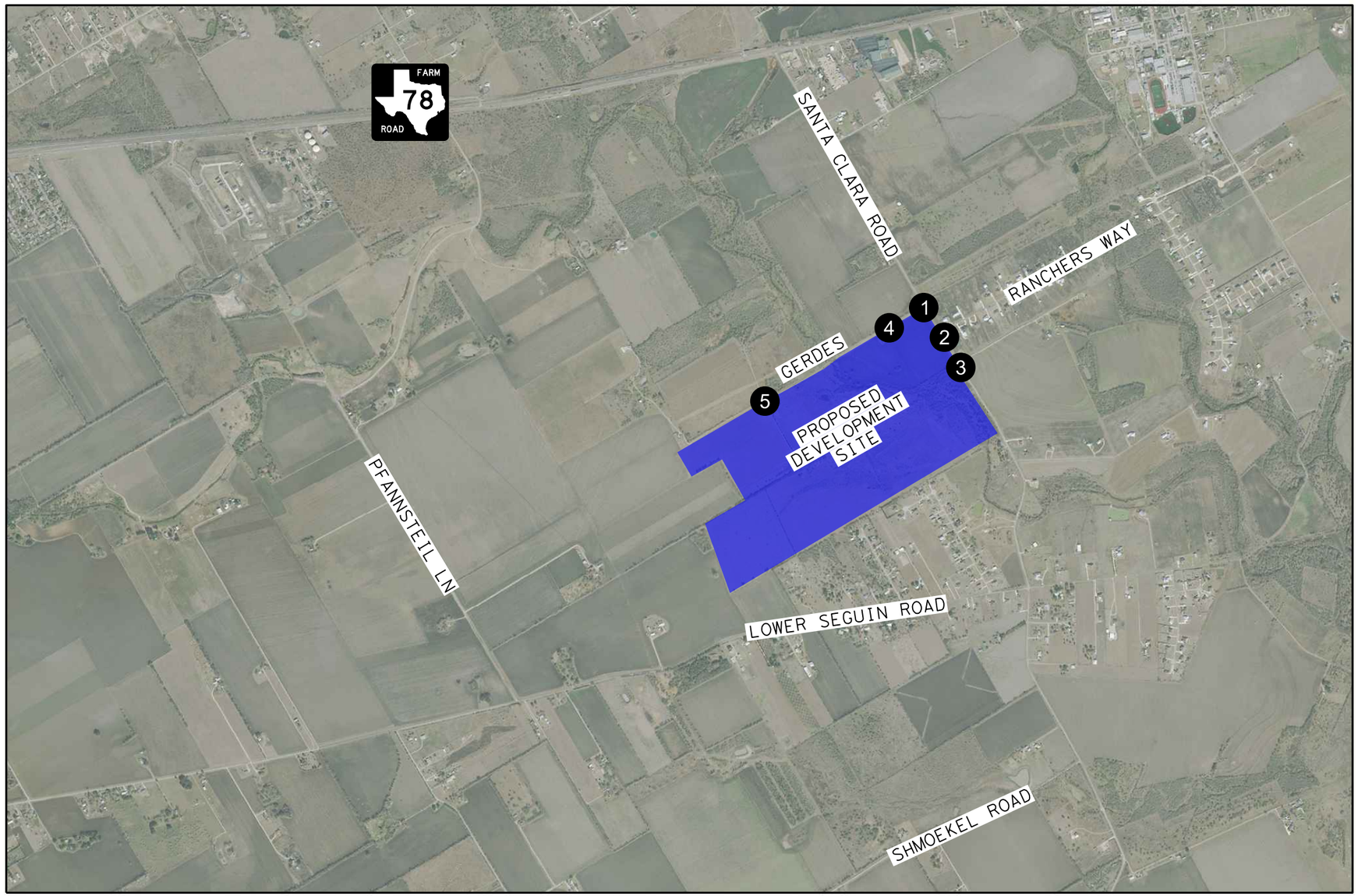
Dove Song

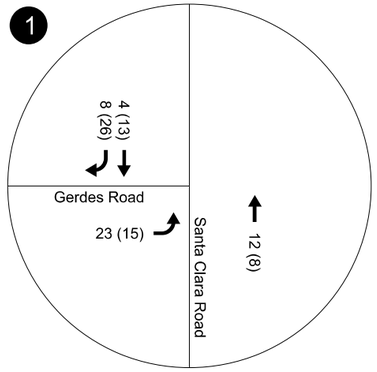
Santa Clara Road & Gerdes Road

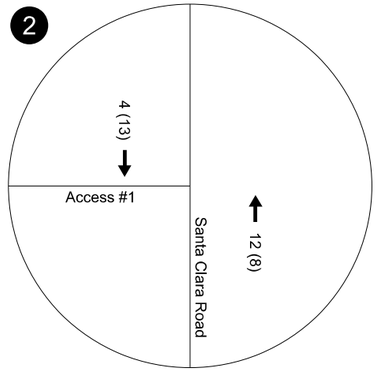
Trip Distribution (Percentages) Phase I

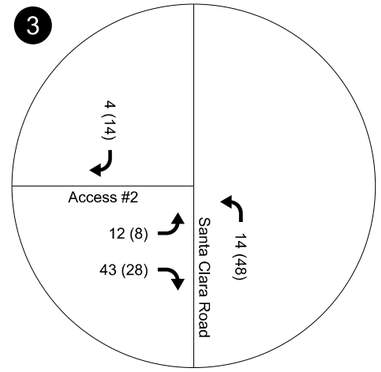
Legend
Enter % / (Exit %)
XX Intersection No.
XX% Global Distribution %

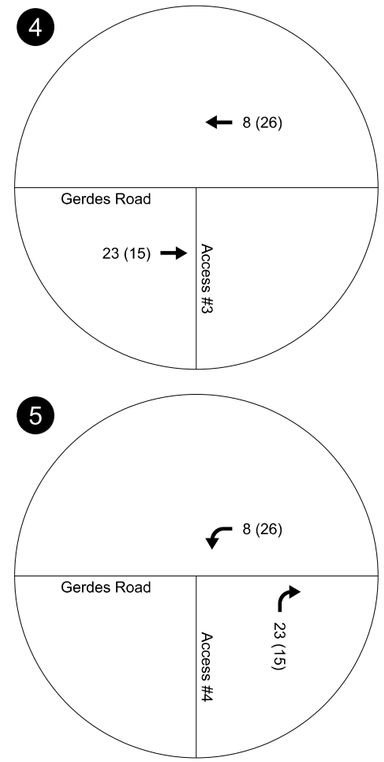
DATE: 3/7/2022
SCALE: 1" = 1920'











LEGACY ENGINEERING GROUP
Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste 830, San Antonio, Texas 78230
210.660.1960 / TBPE Firm Registration No. 20623

Dove Song

Santa Clara Road & Gerdes Road

Trip Distribution (Volumes) Phase I

Legend

AM / (PM)

XX
Intersection No.

XX%
Global Distribution %

DATE:
3/7/2022

SCALE:
1" = 1920'

APPENDIX H – APPROACH VOLUMES

TRIP GENERATION CALCULATION (11TH EDITION)						
Neil Tract	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 333	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	3,140		233		313	
Enter / Exit	1,570	1,570	61	172	197	116

TRIP GENERATION CALCULATION (11TH EDITION)						
Marion Oaks	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 500	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	4,715		350		470	
Enter / Exit	2,358	2,357	91	259	296	174

TRIP GENERATION CALCULATION (11TH EDITION)						
Dove Song	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 640	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	6,035		448		602	
Enter / Exit	3,018	3,017	116	331	379	223

TRIP GENERATION CALCULATION (11TH EDITION)						
Kayden Springs	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 378	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	3,565		265		355	
Enter / Exit	1,782	1,783	69	196	224	131

Growth Factor:	9.0%
Build Out (Yrs):	3
K Factor:	0.0%

1.295029

TOD	Existing	Projected	TOD Distributions		Neil Tract 60%	Marion Oaks 28%	Dove Song 30%	Kayden Spings 70%	
			Entering	Exiting	Entering	Entering	Entering	Entering	NB Approach Volumes
2024-08-27 07:00:00	**179**	232	1.6%	5.8%	15	10	14	19	290
2024-08-27 08:00:00	**117**	152	3.1%	10.0%	29	20	28	38	267
2024-08-27 16:00:00	**157**	203	10.5%	7.4%	99	69	95	131	597
2024-08-27 17:00:00	**165**	214	10.0%	7.3%	94	66	91	125	590

TRIP GENERATION CALCULATION (11TH EDITION)						
Neil Tract	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 333	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	3,140		233		313	
Enter / Exit	1,570	1,570	61	172	197	116

TRIP GENERATION CALCULATION (11TH EDITION)						
Marion Oaks	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 500	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	4,715		350		470	
Enter / Exit	2,358	2,357	91	259	296	174

TRIP GENERATION CALCULATION (11TH EDITION)						
Dove Song	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 640	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	6,035		448		602	
Enter / Exit	3,018	3,017	116	331	379	223

TRIP GENERATION CALCULATION (11TH EDITION)						
Kayden Springs	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 378	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	3,565		265		355	
Enter / Exit	1,782	1,783	69	196	224	131

Growth Factor:	9.0%
Build Out (Yrs):	3
K Factor:	0.0%

1.295029

TOD	Existing	Projected	TOD Distributions	
			Entering	Exiting
2024-08-27 07:00:00	**190**	246	1.6%	5.8%
2024-08-27 08:00:00	**144**	186	3.1%	10.0%
2024-08-27 16:00:00	**150**	194	10.5%	7.4%
2024-08-27 17:00:00	**209**	271	10.0%	7.3%

	Neil Tract	Marion Oaks	Dove Song	Kayden Spings	
	30%	0%	30%	70%	
	Entering	Entering/Exiting	Exiting	Exiting	SB Approach Volumes
	7	0	14	19	286
	14	0	28	38	266
	50	0	95	131	470
	47	0	91	125	534

TRIP GENERATION CALCULATION (11TH EDITION)						
Neil Tract	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 333	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	3,140		233		313	
Enter / Exit	1,570	1,570	61	172	197	116

TRIP GENERATION CALCULATION (11TH EDITION)						
Marion Oaks	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 500	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	4,715		350		470	
Enter / Exit	2,358	2,357	91	259	296	174

TRIP GENERATION CALCULATION (11TH EDITION)						
Dove Song	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 640	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	6,035		448		602	
Enter / Exit	3,018	3,017	116	331	379	223

TRIP GENERATION CALCULATION (11TH EDITION)						
Kayden Springs	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 378	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	3,565		265		355	
Enter / Exit	1,782	1,783	69	196	224	131

Growth Factor:	9.0%
Build Out (Yrs):	3
K Factor:	0.0%

1.295029

TOD	Existing	Projected	TOD Distributions		Neil Tract 30%	Marion Oaks 0%	Dove Song 0%	Kayden Spings 0%	
			Entering	Exiting	Exiting	Entering/Exiting	Entering/Exiting	Entering/Exiting	EB Approach Volumes
2024-08-27 07:00:00	6	8	1.6%	5.8%	7	0	0	0	15
2024-08-27 08:00:00	4	5	3.1%	10.0%	14	0	0	0	19
2024-08-27 16:00:00	8	10	10.5%	7.4%	50	0	0	0	60
2024-08-27 17:00:00	9	12	10.0%	7.3%	47	0	0	0	59

TRIP GENERATION CALCULATION (11TH EDITION)						
Neil Tract	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 333	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	3,140		233		313	
Enter / Exit	1,570	1,570	61	172	197	116

TRIP GENERATION CALCULATION (11TH EDITION)						
Marion Oaks	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 500	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	4,715		350		470	
Enter / Exit	2,358	2,357	91	259	296	174

TRIP GENERATION CALCULATION (11TH EDITION)						
Dove Song	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 640	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	6,035		448		602	
Enter / Exit	3,018	3,017	116	331	379	223

TRIP GENERATION CALCULATION (11TH EDITION)						
Kayden Springs	Single-Family Residential - ITE Land Use 210					
Dwelling Unit 378	Weekday 24 hrs		Weekday AM Peak		Weekday PM Peak	
Trips/Dwelling Units	9.43		0.70		0.94	
% Enter / % Exit	50%	50%	26%	74%	63%	37%
Total Trips	3,565		265		355	
Enter / Exit	1,782	1,783	69	196	224	131

Growth Factor:	9.0%
Build Out (Yrs):	3
K Factor:	0.0%

1.295029

TOD	Existing	Projected
2024-08-27 07:00:00	0	0
2024-08-27 08:00:00	0	0
2024-08-27 16:00:00	0	0
2024-08-27 17:00:00	0	0

TOD Distributions	
Entering	Exiting
1.6%	5.8%
3.1%	10.0%
10.5%	7.4%
10.0%	7.3%

Neil Tract	Marion Oaks	Dove Song	Kayden Spings	
0%	28%	0%	0%	
Entering/Exiting	Exiting	Entering/Exiting	Entering/Exiting	WB Approach Volumes
0	10	0	0	10
0	20	0	0	20
0	69	0	0	69
0	66	0	0	66

	Major	Minor
7:00	576	10
8:00	533	20
4:00	1067	69
5:00	1124	66

APPENDIX I – RECOMMENDED ROADWAY IMPROVEMENTS

LEGACY ENGINEERING GROUP
Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste 830, San Antonio, Texas 78230
210.660.1960 / TBPE Firm Registration No. 20623

Neil Tract

Along Schmoekel Road East of Santa Clara Road

Recommended Roadway Improvements

Legend

DATE:
10/4/2024

SCALE:
1" = 1012.5'

PAGE:

APPENDIX 3.9

TITLE REPORT

RPS TITLE, LLC

P.O. Box 1176, Kyle, Texas 78640 Telephone No. 281-419-5954

Date: May 14, 2024

Client: Horizon Environmental Services
Attn: James Pittman
RPS #: 202401351
Client Search #: 202401351

Through Date: May 5, 2024

SUBJECT PROPERTY:

Parcel No. 63974, Being 44 acres of land in the F. GARCIA SURVEY, ABSTRACT 141, Guadalupe County, Texas.

Parcel No. 63975, Being 23.50 acres of land in the F. GARCIA SURVEY, ABSTRACT 141, Guadalupe County, Texas.

Deed of Gift
Grantee(s): Larry Robert Neill
Grantor(s): Berta E. Neill, a Widow
Volume/Page: 1054-0449
File Date: 08/13/1993

Probate
Grantee(s): Mrs. Berta Neill
Grantor(s): The Estate of George G. Schumacher, deceased
Volume/Page: 478-562
File Date: 12/21/1973
Note: Mr. Schumacher died October 18, 1972

Probate
Grantee(s): George G. Schumacher
Grantor(s): The Estate of Emilie Schumacher, deceased
Volume/Page: 478-547
File Date: 12/21/1973
Note: Mrs. Schumacher died August 2, 1970

Warranty Deed (1/2 interest)
Grantee(s): Berta Neill
Grantor(s): George Schumacher
Volume/Page: 456-569
File Date: 08/14/1972

Deed (124 acres)
Grantee(s): George Schumacher
Grantor(s): R.N. Briggs and wife, Frances Briggs
Volume/Page: 257-468
File Date: 04/24/1952

Warranty Deed (124 acres out of 232.1 acres)
Grantee(s): R.N. Briggs and wife, Francis Briggs
Grantor(s): Ben C. Krueger
Volume/Page: 250-428
File Date: 03/12/1951

Warranty Deed (232.1 acres out of 506 acres)
Grantee(s): Ben C. Krueger
Grantor(s): C.A. Krueger and wife, Ida Krueger
Volume/Page: 227-487
File Date: 10/16/1947

Deed (506 acres)
Grantee(s): C.A. Krueger
Grantor(s): Edgar Weyel
Volume/Page: 227-492
File Date: 10/16/1947

EASEMENTS:

No easements of environmental concern noted during research.

LEASES:

None noted during research.
ENVIRONMENTAL LIENS:

None noted during research.

This search is provided to the above client for use in the historical background analysis of the subject property. Its use by third parties for any purpose is strictly prohibited. The information contained herein was obtained from the Deed Records of Guadalupe County, Texas and Real Property Services does not warranty or guaranty the accuracy or content of these records.

APPENDIX 3.10

SPECIAL WARRANTY DEED

APPENDIX 3.11

PRE-DEVELOPMENT MEETING

Project Name: PDM-24-13 – Neill Tract **Meeting Date**: 5/28/2024

Property Information: Address: Parcel 63974, 63975; 68 acres ☐ **City /** ☒ **ETJ**

Platted: ☐Yes / ☒ No **Legal Description:** ABS: 141 SUR: F GARCIA 44.0000 AC.; ABS: 141 SUR: F GARCIA 23.5000 AC.

Zoning: ETJ **Overlay:** N/A **Future Land Use:** Rural Residential

MEETING COMMENTS:

1. Fire Department have any specific needs or requirements for this site for approval.
   - IFC Appendix D
     - 2015 IFC, unless 2021 adopted prior to beginning of project.
   - Enough room for two access points
   - Adequate fire flow needed
   - There's 5 foot building setbacks on sides, technically so 10 feet in between the houses, but once you do that you need to start fire blocking all your soffits.
2. Parkland Fees/ Requirements in the ETJ.
   - 8% of total tract, no more than 60% in floodplain
   - Or pay fee in lieu
   - Refer to UDC Section 16.2(2) for Land Dedication Guidelines
   - Refer to 16.3 Criteria for Contributions in Lieu of Parkland
   - Refer to Article 16 in UDC for full Parkland Dedication requirements
3. Access to the Neill tract
   - See fire comments
4. Drainage requirements
   - Drainage must be entirely on site, no drainage in the ROW.
   - 80% discharge pre-project conditions
   - Ordinance 1352, the City of Cibolo adopted Atlas 14.
   - Check draft floodplain viewer from SARA, but may too far east.
     - Contact Chris Otto cotto@cibolotx.gov
5. ROW Dedication needed for Schmoekel Rd?
   - Existing collector - 80'
6. Lot requirements/options of the ETJ.
   - No minimum lot design standards outside City Limits
7. Street Requirements
   - ROW dedication for Schmoekel?
     - 80' collector on MTP
     - 40' from center of the road
     - 15' dedication
8. Submittal Process:

NOTE: This meeting is for informational purpose only. Any preliminary analysis provided by staff during this meeting does not constitute a formal review of the project, imply subsequent approval, nor preclude future comments. It is the responsibility of the applicant to read and comply with all applicable ordinances and requirements in effect on the submittal date.

The notes and comments provided at this meeting may be valid for six (6) months. Because existing site conditions and code requirements may change, you may need to discuss your proposed project with City staff should you submit an application after this 6-month period. Future meetings may be needed for subsequent applications.

1. Land Study: required for phased subdivision development
   - Follows Plat submittal calendar
   - Submit through MyGovernmentOnline portal
2. Preliminary Plat:
   - Follows Plat submittal calendar
   - Submit through MyGovernmentOnline portal
   - Reviewed by Planning, Engineering, Public Works and Fire
   - Considered by Planning and Zoning Commission and City Council
   - City will route to Guadalupe County for review
3. Construction Plans
   - Submit after Preliminary Plat approval
   - Submit anytime through MyGovernmentOnline portal
   - Reviewed by Public Works and Engineering
   - Applicant responsible for submitting directly to Guadalupe County
4. Final Plat
   - Follows Plat submittal calendar
   - Submit through MyGovernmentOnline portal
   - Reviewed by Planning, Engineering, Public Works and Fire
   - Considered by Planning and Zoning Commission and City Council
   - City will route to Guadalupe County for review
   - Construction Plan approval required prior to Final Plat approval

Applicable Development and Zoning Standards:
Overall development standards are outlined in the UDC sections listed below. However, please note this is not an all-inclusive list and that other sections of the UDC may apply to your project:

*denotes items explicitly discussed during the meeting. Please note that other sections may still apply.

- Lot Design Standards – Sec. 14.1*
- Article 20 Subdivision Regulations*
- Tree Preservation requirements – Sec 17.2
- Parkland Requirements – Sec 16*
- Sidewalk Requirements – Sec. 18.17
  - *Sidewalks shall be required along both sides of all streets throughout the City, except along Interstate Highways 35 and 10. All lots must provide access to a concrete sidewalk.*

Required Applications:
For the proposed project, the following development applications are required and thus must be submitted for review and approval (in the order identified below):
Notice: All applications may be submitted via MGO Connect!

- Land Study
- Preliminary Plat
- Final Plat

Other Plans or Policies:

- Development Guide

NOTE: This meeting is for informational purpose only. Any preliminary analysis provided by staff during this meeting does not constitute a formal review of the project, imply subsequent approval, nor preclude future comments. It is the responsibility of the applicant to read and comply with all applicable ordinances and requirements in effect on the submittal date.

The notes and comments provided at this meeting may be valid for six (6) months. Because existing site conditions and code requirements may change, you may need to discuss your proposed project with City staff should you submit an application after this 6-month period. Future meetings may be needed for subsequent applications.

- Platting Guide
- Sign Guide

QUESTIONS REQUIRING FOLLOW-UP:

1. Click here to enter text.

NOTES COMPLETED BY:

☐	Susana Huerta	Assistant Planning Director	(210) 658-9900 x 1041	shuerta@cibolotx.gov
☒	Grant Fore	Planner	(210) 658-9900 x 1048	gfore@cibolotx.gov
☐	Lindsey Walker	Planner	(210) 658-9900 x 1040	lwalker@cibolotx.gov

MEETING ATTENDEES:

City Staff:
Susana Huerta – Assistant Planning Director
Grant Fore – Planner II
Lindsey Walker – Planner I
Natalie Santos – Planning Tech
Devon Wilson – Executive Assistant, Planning
Chris Otto – City Engineer
Matt Hanson – City Building Official
Joseph Nevil – Fire Inspector
Jacob Parsons, Assistant Public Works Director

Applicants:
Nick Gower-LJA
Priscilla Flores-LJA
Eric Bueno-KB Homes
Jason Townsley-KB Homes
Daniel Phife-KB Homes
Jessenia Cavazos-KB Homes
Ryan Bernhard-KB Homes
Sean Miller-KB Homes

NOTE: This meeting is for informational purpose only. Any preliminary analysis provided by staff during this meeting does not constitute a formal review of the project, imply subsequent approval, nor preclude future comments. It is the responsibility of the applicant to read and comply with all applicable ordinances and requirements in effect on the submittal date.

The notes and comments provided at this meeting may be valid for six (6) months. Because existing site conditions and code requirements may change, you may need to discuss your proposed project with City staff should you submit an application after this 6-month period. Future meetings may be needed for subsequent applications.

APPENDIX 3.12

SUBMITTAL CHECKLIST

Cibolo Land Study Checklist

- Land Study
    - Existing Use and Conditions Plans
    - Proposed Use and Development Plans
    - Preliminary Engineering Report
    - Traffic Impact Analysis
    - Preliminary Plat
- Preliminary Utility Plans
- Tree Survey
- Application Form
- Easement Agreements if any
- Certificate or Letter of Property Ownership?
- Non-refundable Check
- Certificate of Paid Taxes
- Letters of Certification

“4. A Land Study may be submitted for review concurrently with a preliminary plat application” (pg366)

An approved Land Study shall be valid for a period of **5** years

3421 Paesanos Pkwy., Ste. 200 San Antonio Tx 78231
Main: 877 627 3772

Colliers Engineering & Design

February 27, 2025

On behalf of the:

City of Cibolo
Attn: Lindsey Walker
200 S. Main Street
Cibolo, Texas 78108

Re: Land Study Review
Neill Subdivision (LS-25-01)

Ms. Walker,

Colliers Engineering & Design has completed its review of the referenced Land Study and has the following comments:

General Note –

1. Please include as part of your resubmittal a comment response letter addressing all comments.
2. Please note that a TIA scoping meeting needs to be coordinated with the Planning Department prior to TIA submittal per UDC Section 20.3.2.B.5.

Sheet 1.1 –

1. Provide an updated Engineering Report that reflects the proposed multi-family use.
2. Provide an updated Drainage Report that reflects the proposed multi-family use.
3. Provide zoning for the adjacent lots that are within the Cibolo city limits.
4. Provide a call out for all easements and provide recording information if available.
5. Add abbreviations PUE & IAE to legend.

Our review of the project does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo

City of Cibolo

City Council Regular Meeting Staff Report

H. Discussion/Action regarding the First Amendment to the Public Improvements Agreement for Steele Creek Subdivision. (Mr. Vasquez/Mr. Spencer)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11H.

From
Eron Spencer, Assistant Planning Director

Staff Contact(s)
Rick Vasquez,

BACKGROUND:

On July 12, 2022, the City of Cibolo entered into a Public Improvements Agreement (PIA) with Continental Homes of Texas, L.P. (the Developer) for the Steele Creek Subdivision. The Agreement outlines the responsibilities and financial commitments of both the City and the Developer related to the construction of public improvements within the Steele Creek Subdivision, a master-planned residential development encompassing approximately 411 acres. The subdivision includes a mix of single-family lots of varying sizes.

To support a diverse range of residential densities, the Steele Creek Subdivision was zoned a combination of Single-Family Residential (SF-1, SF-2, and SF-3). This zoning was established and approved by City Council on April 10, 2018, under Ordinance 1230. The subdivision's Land Study was subsequently approved on June 26, 2018. Based on these approvals, the development is subject to the vested Zoning and Subdivision Ordinances outlined in the 2018 Unified Development Code (UDC), which were in effect at the time of approval.

Under the original PIA, the developer committed to several public improvements, including: (i) construction of improvements to Tolle Road, (ii) a financial contribution toward a traffic signal at the intersection of FM 1103 and Knights Crossing, if warranted by a traffic study, (iii) construction of sanitary sewer improvements along FM 78, and (iv) offsite public improvements, including right-of-way (ROW) dedication along Knights Crossing.

In return, the City committed to issuing transportation, drainage, and sewer impact fee credits, which have been applied at the building permit stage throughout the subdivision's development.

This item is before City Council at the request of the Developer to amend the PIA, primarily to address the phasing and timing of remaining public improvements. These include the Tolle Road improvements, traffic signal warrant study and associated financial contributions, sanitary sewer improvements along FM 78, dedication of land to the City for a future North-South connector identified on the City's Master Thoroughfare Plan (MTP), and construction of a public use trail within the subdivision.

The proposed First Amendment further clarifies construction timelines and performance deadlines, specifies reimbursement procedures, and outlines the application of additional impact fee credits.

SCOPE OF FIRST AMENDMENT:

1. **Master Thoroughfare Plan (MTP) Land Dedication**

As shown on the 2022 Future Land Use and Thoroughfare Plan, the City has previously identified a major arterial roadway with a planned right-of-way width of 150 feet running through Steele Creek Units 3B, 5, 6, and 10, providing a connection from FM 1103 to Interstate Highway 10. While this right-of-way reservation was shown on the original Land Study, it was not addressed in the current PIA. Since the major arterial roadway has since been removed from the current MTP, the City requested the Developer amend both the PIA and Land Study for the Steele Creek Subdivision. The Developer is willing to convey land to accommodate the City's revised MTP and, specifically, the North-South Parkway at no cost to the City.

The City's current MTP was adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, under Ordinance 1465. On the current MTP, a proposed connector road (labeled as "North South Parkway") requiring an 80-foot ROW is depicted from FM 1103 to Haeckerville Road. The proposed roadway will overpass the Union Pacific Railroad to improve north-south connectivity within the City. The North South Parkway is planned to the west of Units 1 and 9 of Steele Creek Subdivision. To align with City's MTP. Staff negotiated with the Developer to dedicate roughly 47 acres of land to the City for the future construction of the proposed North South Parkway. The proposed First Amendment to the Steele Creek PIA addresses this land dedication and provides deadlines for conveyance to the City.

2. **Traffic Signal**

The Developer's financial contribution was set at 25% of the total cost of traffic signal construction costs under the current PIA. The proposed First Amendment to the Steele Creek PIA accounts for the Developer's expenses that exceeded their 25% financial obligations for the traffic signal in the amount of $350,000 and clarifies the City's reimbursement to the Developer.

On January 28, 2025, City Council approved Certificates of Obligation (CO) Series 25, which allocated $300,000 for the construction of the traffic signal on Knights Crossing. An additional $50,000 will come from the CO issuance contingency, which totaled $50,000; funding generated from rounding the bond issuance of $68,184.

3. **FM 78 Sanitary Sewer Improvements**

The City requested $1,428,235 in additional sanitary sewer system capacity improvements from the Developer, which will be incorporated into the project's sanitary sewer system construction design plans. These improvements include the oversizing of a sanitary sewer lift station and extension of the sanitary sewer line to enhance the system's capacity and long-term efficiency.

As reflected in the proposed First Amendment, the Developer is funding approximately $2,783,984.00 in sanitary sewer improvements to cover the construction costs of a 12-inch sanitary sewer line extension, along with the development of a new sanitary sewer lift station and force main. The City's decision to request an oversized lift station from the Developer was driven by the opportunity to replace two older lift stations that have incurred high maintenance and operational costs while consuming more energy than modern lift stations. By consolidating three lift stations into a single, modern, and higher-performing facility, the City leveraged a more efficient gravity flow design that reduces both energy demands and ongoing maintenance expenses. Additionally, the oversized lift station will provide expanded capacity to serve two large, undeveloped tracts of land located to the north and east of the Developer's property, thereby supporting future growth and development in the surrounding area.

To reimburse the Developer for these City-requested improvements, the City will apply $662,235 in Sanitary Sewer Impact Fee Credits, representing 371 Equivalent Dwelling Units (EDUs), as the initial form of reimbursement. In total, the Developer will be reimbursed $1,428,235, which consists of $662,235 in Impact Fee Credits and $766,000 for oversizing expenses.

The sanitary sewer improvements will also support development in Unit 6, which include 111 lots that require a lift station to service them. In the interim, a temporary lift station and collection main (installed at grade) will be utilized to serve these lots until the permanent lift station is fully operational. The Developer has agreed to remove the temporary lift station within 30 days of the City's final acceptance of the permanent facility.

4. **Public Use Trail**

A public use trail is proposed within the subdivision, extending from Unit 2 and providing a connection to the City's Town Creek Regional Trail Project. While this trail was shown on the current Land Study, it was not originally included as a public improvement in the current PIA. Staff worked with the Developer to incorporate specific language into the PIA. The First Amendment clarifies the required materials, construction specifications, and establishes a clear timeline for completion. It also assigns maintenance responsibilities of the trail to Steele Creek Residential Community, Inc. (the property owners association). Staff believes that the inclusion of an eight (8) foot wide public use trail will provide a valuable recreational amenity for residents and enhance connectivity within the subdivision.

The table below outlines the current status of development within the Steele Creek Subdivision, indicating the number of residential lots by unit and their respective status of completion. This reflects the proposed lot counts from the proposed Land Study Amendment and includes units that have received preliminary or final acceptance, recorded, approved (pending recordation), or are still under design.

Table 1. Current Status of Development in the Steele Creek Subdivision

Unit	Lot Count	Plat	Acceptance
1	88	Recorded	Final Acceptance (11/14/2023)
2	86	Recorded	Preliminary Acceptance (05/26/2020)
3A	129	Recorded	Preliminary Acceptance (05/11/2021)
3B	103	Recorded	Preliminary Acceptance (09/13/2022)
4A	59	In Design	-
4B	117	In Design	-
5	59	Recorded	Final Acceptance (11/12/2024)
6	111	Approved (07/23/2024)	-
7	3	In Design	-
8	83	Recorded	Preliminary Acceptance (10/24/2023)
9	41	In Design	-
10	40	In Design	-

To date, a total of 548 residential lots have been recorded within the Steele Creek Subdivision.

One of the most significant changes is proposed for Unit 10, where the Developer proposes to replace the previously approved 88 townhome lots—each 25 feet in width and allowing up to 18 units per acre—with 40 single-family lots that are 60 feet in width and allow a maximum density of 5.5 units per acre. This revision not only alters the housing type and density but also results in a reduction in the overall number of residential lots within the Steele Creek Subdivision. Under the original Land Study, the subdivision included 1,030 lots. However, the proposed Amendment reduces the total lot count to 919.

As part of the proposed First Amendment to the PIA for Steele Creek Subdivision, several key revisions have been made to clarify responsibilities and establish specific timelines for the completion of public improvements. The table below highlights the most notable differences between the original agreement and the proposed amendment.

Table 2. Comparison of the Original PIA and the Proposed First Amendment for Steele Creek Subdivision

Public Improvement	Current Agreement	Proposed First Amendment
Phasing (4.01(e))	Phase V to be constructed concurrently with Unit 6, including: (1) a collector street and (2) a 12-inch water main.	No change in scope. However, construction of the collector street now is tied to the City's completion of the Tolle Road improvements.

Tolle Road Improvements (4.03)	City to initiate construction following receipt of a $1,000,000 Tolle Road Contribution from Developer. Completion deadline: August 31, 2022.	Developer has fulfilled their financial contribution. The City assumes full responsibility for completing all improvements and utility relocations. Except for the eastern portion of Unit 6, the Developer must wait for the City's completion or notice before completing construction on Lance Crossing. The Developer will have 24 months to complete Lance Crossing from the time of the City's completion or notice to start construction.
Traffic Signal – FM 1103 & Knights Crossing (4.05)	Developer to conduct Traffic Study. If warranted, Developer to construct the traffic signal and contribute 25% of the total signal construction costs. Impact fee credits to be provided for Developer's share.	Developer completed the required Traffic Study and began construction of the traffic signal. The Developer's contribution remains 25% of the total signal cost. However, the Developer has incurred $350,000 in additional expenses beyond their obligation. The City agrees to reimburse these excess costs within 60 days of TxDOT's acceptance.
FM 78 Sanitary Sewer Improvements (4.07)	Developer to construct sanitary sewer improvements as outlines in Exhibit F, with impact fee credits awarded for improvements exceeding the minimum requirement.	Developer has completed sanitary sewer improvements totaling $2.78 million, including a lift station and gravity sewer main. The Developer owes no additional sewer impact fees for 371 EDUs. The City will reimburse Developer $766,236.23 after final acceptance. A temporary lift station permitted until the permanent lift station is operational, with deadlines included for its completion and removal.
MTP Land Dedication (4.09)	Not mentioned in the current PIA.	The Developer will convey approximately 47 acres located west of Units 1 and 9 to the City for the future north-south connector shown on the Master Thoroughfare Plan. This conveyance must be completed no later than December 31, 2028. The Developer may retain certain utility, ingress/egress, landscape, and drainage easements.

Public Use Trail (4.10)	Not mentioned in the current PIA.	The Developer will construct an 8-foot-wide crushed granite public use trail. While the trail will be privately maintained, construction plans are due by December 31, 2025, and construction must commence within 90 days of the City's approval.

CONCLUSION:

The proposed First Amendment to the Steele Creek PIA provides clarity and mutually agreed-upon adjustments to the responsibilities and financial commitments of both the Developer and the City. These revisions reflect changes in project phasing, updated construction timelines, and infrastructure needs that have evolved since the execution of the original PIA. The proposed amendment ensures cost-sharing mechanisms remain equitable and that infrastructure commitments align with the City's current Master Thoroughfare Plan and development goals. Staff believe that the proposed First Amendment will benefit the City in the following ways: (1) increased Developer contributions to major infrastructure (i.e., sanitary sewer and traffic signal) with reimbursement agreements in place; (2) land dedication supporting the City's long-range transportation needs; and (3) public trails to improve walkability and enhance community amenities.

SUBMITTED BY:

Rick Vasquez, Planning and Economic Development Director

Eron Spencer, Assistant Planning Director

Attachments

PIA First Amendment - Steele Creek.pdf
Bypass Pumping Exhibit.pdf
2022 Future Land Use and Thoroughfare Map.pdf
2024 Future Land Use and Thoroughfare Map.pdf
2018 Land Study.pdf
2025 Proposed Land Study Amendment.pdf

STATE OF TEXAS	§	**FIRST AMENDMENT TO**
	§	**PUBLIC IMPROVEMENTS**
	§	**AGREEMENT BETWEEN THE**
	§	**CITY OF CIBOLO AND**
	§	**CONTINENTAL HOMES OF**
COUNTY OF BEXAR	§	**TEXAS, L.P.**

This First Amendment to the Public Improvements Agreement ("First Amendment") is hereby made and entered into as of the date of the last signature set forth on the signature page below ("First Amendment Effective Date"), by and between **City of Cibolo, Texas**, a Texas municipal corporation ("City") and **Continental Homes of Texas, L.P.**, a Texas limited partnership ("Developer"). City and Developer may be referred to in this First Amendment individually as "Party" or collectively as the "Parties."

WITNESSETH:

WHEREAS, the City and Developer entered into a Public Improvements Agreement approved by the City of Cibolo City Council on July 13, 2021 ("Agreement") regarding public improvements associated with the Steele Creek Subdivision, located generally between FM 78, FM 1103, and Tolle Road within the boundaries of the City (*see* **Attachment "A"**); and

WHEREAS, subsequent to the entering into the Agreement, the City updated its Master Thoroughfare Plan to include additional roadways adjacent to the Project area; and

WHEREAS, sanitary sewer improvements are necessary to serve the remainder of the Project, which the Parties agree will be oversized to accommodate additional future development within the City; and

WHEREAS, the Parties agree to further describe development commitments for the Project; and

WHEREAS, pursuant to Section 10.02 of the Agreement, the Parties mutually agree to amend the Agreement terms as further described in this First Amendment.

NOW, THEREFORE, for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

ARTICLE I
AMENDMENTS

The Parties hereby agree to the following amendments to the Agreement:

1.1 Phasing. From the First Amendment Effective Date, Agreement Section 4.01(e) is amended as follows. All other sections of 4.01 shall remain unchanged.

(e) Phase V of the Public Improvements shall be constructed during the development of Unit 6 and shall include: 1) a collector street; and 2) a 12" water main. Construction of the collector street shall be subject to the City's construction of Tolle Road, as further described in Section 4.03.

1.2 Tolle Road Improvements. From the First Amendment Effective Date, Agreement Section 4.03 is deleted in its entirety and replaced with the following:

4.03 Tolle Road Improvements.

a) The City shall initiate construction of improvements to Tolle Road as described in the attached **Exhibit "D"** after receipt of the Tolle Road Contribution from the Developer.

b) Developer has made the Tolle Road Contribution, and Developer shall not be required to contribute further to the Tolle Road improvements, including, but not limited to, relocation of overhead poles or other utility relocations or installations. These improvements shall be the responsibility of the City.

c) Developer agrees that Lance Crossing shall not be used for vehicular access to Tolle Road until the City completes construction of the Tolle Road improvements, excepting the eastern portion of Unit 6, which may be accessed from Tolle Road. Developer shall not be required to complete the construction of Lance Crossing through Phases 6 and 7 until the earlier of: 1) City completion of the Tolle Road improvements or 2) written notice from the City to start construction. Developer shall complete the construction of Lance Crossing within 24 months of the City's completion of the Tolle Road improvements or receipt of written notice to start construction from the City.

1.3 Traffic Signal. From the First Amendment Effective Date, Agreement Section 4.05 is deleted in its entirety and replaced with the following:

4.05 Traffic Signal. On or before final City's preliminary acceptance of the Unit 5 infrastructure, Developer conducted a traffic signal warrant study for the intersection of FM 1103 and Knights Crossing ("Traffic Study"). It was determined by the Traffic Study that the construction of a traffic signal was warranted at this intersection. Following approval of the Traffic Study by the City and the Texas Department of Transportation ("TxDOT"), Developer began construction of the traffic signal. The City and Developer agree that Developer's financial contribution to the traffic signal shall be no more than

one-quarter (1/4) of the cost of the signal, and that Developer shall receive Transportation Impact Fee credits and monetary reimbursement for costs incurred in excess of Developer's one-quarter (1/4) share. As of the First Amendment Effective Date, the Developer has received Transportation Impact Fee credits for all lots within the Project, and has incurred $350,000 in costs in construction of the signal in excess of Developer's one-quarter (1/4) share ("Excess Signal Costs"). The City is agreeable to reimbursing Developer or its Contractor the Excess Signal Costs following TxDOT's acceptance of the signal. The City shall reimburse Developer within sixty (60) calendar days of receipt of a written request from Developer, which shall include documentation of TxDOT's acceptance and an invoice from Developer's Contractor. Additionally, the Parties understand that the signal may be further enhanced in the future, provided, however, Developer shall have no further obligations to construct or contribute to improvements at the intersection of FM 1103 and Knights Crossing.

1.4 FM 78 Sanitary Sewer Improvements Amendment. From the First Amendment Effective Date, Agreement Section 4.07 is deleted in its entirety and replaced with the following:

4.07 FM 78 Sanitary Sewer Improvements. The Developer has constructed the sanitary sewer improvements as described in the attached **Exhibit "F-1" and "F-2"**. The Developer shall receive Sewer Impact Fee Credits for improvements that are "over and beyond" improvements required for the development of the Subdivision.

As of the First Amendment Effective Date, approximately 371 Equivalent Dwelling Units ("EDUs"), at a total cost of $662,235.00 ("Impact Fee Credit Amount"), are necessary for the completion of the Subdivision. Of the 371 EDUs, 111 require a lift station for sewer service. The City has requested that Developer construct sewer improvements in excess of what is required for the Subdivision. As further shown in **Exhibit "F-3"**, Developer is constructing a total of approximately $2,783,984.66 of sanitary sewer improvements, including a 12" gravity sewer main oversizing and extension and a lift station with force main ("Additional Sewer Improvements"). As a result of constructing the Additional Sewer Improvements, Developer shall not owe any sewer impact fees to the City for the Subdivision's remaining 371 EDUs, and Developer shall be reimbursed by the City any amount above and beyond the value of the Impact Fee Credit Amount. Within ninety (90) calendar days of Developer's completion of the Additional Sewer Improvements, and the City's acceptance of said improvements, which shall not be unreasonably withheld, conditioned, or delayed, the City shall reimburse the Developer in the amount of $766,236.23 in the form of a check made payable to the Developer.

Developer is required to submit standard documents required by the Cibolo Uniform Development Code requesting a final acceptance walk-through for the Additional Sewer Improvements. Prior to the final acceptance walk-through, Developer will complete a power generator operational test at full load to ensure the system will operate fully using onsite generated power and a verification test

that the Supervisory, Control, and Data Acquisition System (SCADA) is fully operational and integrated into the City of Cibolo SCADA system. Further, until final acceptance by the City of the Additional Sewer Improvements, Developer may construct a temporary lift station as early as March, 2025, with storage to accept wastewater from the ___111_ lots in Unit 6 of the Project. Any City approvals necessary for the temporary lift station shall not be unreasonably withheld or delayed. As of the First Amendment Effective Date, construction of the Additional Sewer Improvements has commenced and is anticipated to be completed by October 31, 2025. Absent approval by the City, the Additional Sewer Improvements will not be completed after December 31, 2025. All facets of the Additional Sewer Improvements will be subject to a one (1) Year Warranty period. Developer agrees to submit a written request to the City no earlier than 365 days after final acceptance by City Council of the Additional Sewer Improvements to schedule a warranty walk through.

Developer agrees to remove the temporary lift station within thirty (30) days of the City's final acceptance of the permanent lift station. If Developer fails to complete the removal within thirty (30) days, Developer shall be liable to pay City one thousand dollars ($1,000.00) per day every day thereafter until the removal of the temporary lift station is confirmed.

1.5 MTP Land Dedication. From the First Amendment Effective Date, the following Section 4.09 is added to the Agreement:

4.09 MTP Dedication. The Developer is agreeable to conveying to the City approximately 47 acres west of Units 1 and 9 of the Project ("MTP Property"), as further shown in the attached **Exhibit "H"**. The final acreage of the conveyance may be more or less than 47 acres, but shall be in the approximate location shown in Exhibit "H". The Property shall not be designated as open space or parkland at the time of conveyance. The intent of this conveyance is to provide the City with property for the future construction of a north/south connector, as shown in the City's Master Thoroughfare Plan adopted on September 10, 2024. Developer agrees to convey the MTP Property to the City within ninety (90) calendar days following the City's final acceptance of all public improvements within the Project, provided, however, Developer shall convey the MTP Property to the City no later than December 31, 2028. The Parties agree that Developer, at its discretion, may retain utility, ingress/egress, landscape, and drainage easements over all or a portion of the MTP Property. Further, Developer shall have no obligation to construct any improvements within the MTP Property.

1.6 Public Use Trail. From the First Amendment Effective Date, the following Section 4.10 is added to the Agreement:

4.10 Public Use Trail. Developer shall construct an eight (8) foot-wide public use trail within the Project, as further shown in the attached **Exhibit "I"**. The trail shall be constructed with crushed granite and shall be privately maintained by Declarant

or its successor or assign, which is anticipated to be Steele Creek Residential Community, Inc. If the property is to be maintained by a property owners association, the maintenance of the trail will be expressly provided for within the governing documents assessments. Developer intends to construct and complete its portion of the trail concurrently with public improvements for Unit 9 of the Project. Construction plans for the Developer's portion of the trail shall be submitted to the City on or before December 31, 2025. Developer shall start construction of its portion of the trail within ninety (90) days of City approval of the construction plans.

ARTICLE II
OTHER TERMS AND CONDITIONS

2.1 The Witnesseth section beginning of this First Amendment is hereby incorporated by reference as if fully set forth herein. All capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement.

2.2 Except as modified by this First Amendment, all other terms and conditions of the Agreement are hereby confirmed, ratified and shall remain unchanged and in full force and effect.

[Signature pages to follow]

EXECUTED in multiple originals and effective as of the First Amendment Effective Date.

DEVELOPER	**CITY OF CIBOLO**
Continental Homes of Texas, L.P., a Texas limited partnership	
By: _____	By: _____
Name: _____	Name: Wayne Reed
Title: _____	Title: City Manager

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This First Amendment to the Steele Creek Public Improvements Agreement was acknowledged before me on the _____ day of _____, 2025, by _____, _____ on behalf of Continental Homes of Texas, L.P.

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF GUADALUPE §

This First Amendment to the Steele Creek Public Improvements Agreement was acknowledged before me on the _____ day of _____, 2025, by Wayne Reed, City Manager, City of Cibolo, Texas.

_____
Notary Public, State of Texas

EXHIBIT "A"
STEELE CREEK SUBDIVISION PUBLIC IMPROVEMENTS AGREEMENT

PUBLIC IMPROVEMENTS AGREEMENT

FOR

STEELE CREEK SUBDIVISION

This Public Improvements Agreement for the Steele Creek Subdivision (the "Agreement") is made and entered into pursuant to Section 212.071 of the Texas Local Government Code by and between the **City of Cibolo, Texas**, a Texas municipal corporation (the "City") and Continental Homes of Texas, L.P., a Texas limited partnership, ("Developer"), City and Developer may hereafter be individually referred to as "Party" or collectively as "Parties."

RECITALS

WHEREAS, Developer is developing a single-family project ("Subdivision") on approximately 411 acres (the "Property") in the City of Cibolo, Texas, located generally between FM 78, FM 1103 and Tolle Road, as further described in the attached **Exhibit "A"**; and

WHEREAS, as described herein, development of the Subdivision shall require Developer to make certain Public Improvements to improve the City's public infrastructure and make certain Impact Fee payments to the City to address the impact the Subdivision shall impose on the City's existing public infrastructure; and

WHEREAS, the Parties agree that the required Public Improvements and Impact Fee assessment imposed on the Subdivision comply with Texas Local Government Code Section 212.904 apportionment requirements, and Texas Local Government Code Chapter 395; and

WHEREAS, the City, as a home rule municipality, is authorized to enter into this Agreement in accordance to its inherent authority as a home rule municipality, Texas Local Government Code Section 212.071, Texas Local Government Code Chapter 395 and such other state law that may be applicable.

WHEREAS, the City and SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT (hereinafter "District") have entered into an Interlocal Agreement, dated 7/13/2021 (hereinafter "Interlocal Agreement") regarding the District's land dedication for the widening of the Knights Crossing Road and City's agreement to undertake the access and infrastructure improvements described in Article V of the Interlocal Agreement.

NOW THEREFORE in exchange for the mutual promises and covenants provided herein, and other good and valuable consideration, the receipt and legal sufficiency hereby acknowledged, the Parties agree as follows:

Article I. Preamble

1.01 Recitals. The recitals set forth above are declared true and correct by the Parties and are hereby incorporated as part of this Agreement for all purposes.

1.02 The Subdivision. The Property, which shall be improved by the development of the Subdivision, consists of approximately 411 acres in Cibolo, Guadalupe County, Texas.

1.02.1 The Property is described more specifically in **Exhibit "A"**.

1.02.2 The Subdivision is the development of the Property as a mixture of primarily various sized single-family lots with some townhome lots and amenities. The land use plan for the Subdivision is described more specifically in **Exhibit "B"**.

1.03 Zoning. The Property currently has the appropriate zoning designation for the proposed Subdivision.

1.04 Benefits. The Parties acknowledge and agree that pursuant to federal and state law, as well as the Code, Developer is obligated to address the impact the Subdivision shall have on the public infrastructure, services, and resources through the dedication of real property, the construction of improvements to be dedicated to the public, and/or the payment of money. Moreover, the Parties acknowledge and agree that pursuant to Texas Local Government Code Chapter 395, the City has validly adopted Water Impact Fees, Sewer Impact Fees, Transportation Impact Fees, and Parks Impact Fees, which apply to this Subdivision. Consequently, the Parties acknowledge and agree that this Agreement is mutually beneficial for reasons which include, but are not limited to, the following:

1.04.1 Benefit to City. Benefits to the City include the assurance that the impact of the Subdivision on the public infrastructure and resources shall be substantially neutral as the Developer's dedications, public infrastructure improvements and Impact Fee obligations under this Agreement are roughly proportional to the anticipated impact on the public infrastructure and resources.

1.04.2 Benefit to Developer. Benefits to the Developer include the integration of the Subdivision into the City's public infrastructure, including the City's transportation system, water system and sewer system, and future resident's ability to use and enjoy City parks and trailways. Moreover, Developer's obligation to provide the Public Improvements needed for this Subdivision is memorialized in this Agreement in a fair and equitable manner that is consistent with state law and both the Texas and federal constitutions.

Article II. Definitions

In this Agreement the following terms shall be defined as follows:

2.01 Reserved.

2.02 *"Business Day"* shall mean any calendar day except Saturday or Sunday or those days City Council has designated as a City holiday.

2.03 *"City"* shall mean the City of Cibolo, a Texas municipal corporation, Guadalupe County, Texas.

2.04 *"Code"* shall mean the City of Cibolo Code of Municipal Ordinances, including the City's Unified Development Code or UDC, as same may be amended, recodified, or revised.

2.05 *"Developer"* shall mean Continental Homes of Texas, L.P., its grantees, successors and assigns.

2.06 *"Effective Date"* shall have the meaning described in Section 3.01 of this Agreement.

2.07 *"Impact Fee(s)"* shall have the same meaning as in Texas Local Government Code Chapter 395 and the Code.

2.07.01 *"Sewer Impact Fee(s)"* is an Impact Fee charged to a developer to provide its project with wastewater service.

2.07.02 *"Transportation Impact Fee(s)"* is an Impact Fee charged to a developer based on a project's impact on the City's transportation infrastructure.

2.07.03 *"Water Impact Fee(s)"* is an Impact Fee charged to a developer to provide its project with water service.

2.07.04 *"Drainage Impact Fee(s)"* is an Impact Fee charged to a developer to account for a project's impact to the City's drainage system.

2.08 *"Lot(s)"* shall mean a parcel of land located within the Subdivision, which is legally created in accordance with Texas Local Government Code Chapter 212 and the Code.

2.09 *"Offsite Public Improvements"* shall mean such improvements, including streets, and fencing to be dedicated to City and/or the District for maintenance and use, as further described in **Exhibit "G"**.

2.10 *"Project"* shall mean the construction of the Public Improvements by Developer.

2.11 *"Property"* shall mean the real property described in **Exhibit "A"**, upon which the majority of the Project, authorized by this Agreement, shall be constructed.

2.12 *"Public Improvements"* shall mean such improvements, including infrastructure improvements, which are intended to be dedicated to the City for maintenance and use, as further described in **Exhibit "B"**.

2.13 *"Regulation"* shall mean the Code and such other City ordinances, state statutes and federal laws which may have jurisdiction over the referenced subject matter.

2.14 *"Subdivision"* shall mean the development of the Property as a housing development, as further described herein. The Subdivision is generally described in the attached **Exhibit "B"**.

2.15 *"Unit(s)"* shall mean the individual or collective, as appropriately used in context of the statement, development and construction phases of the Project and Subdivision.

2.16 *"Vested Rights"* means the right to avoid the effect of a provision of the Code that becomes effective after the Effective Date. Such rights may be derived by statute such as Texas Local Government Code Section 42.002, Chapter 245, or common law. Regarding the Subdivision or Project, unless specifically enumerated herein, this Agreement is not to be construed as a permit for the purposes of Texas Local Government Code Chapter 245.

Article III. Effective Date and Term

3.01 Effective Date. This Agreement shall be executed by the City Manager after approval by the City Council and execution by Developer's authorized representative and shall be immediately effective as of the date of the City Manager's execution ("Effective Date"). As of the Effective Date, Developer does not have possession and title to the entirety of the Property, and, in the event Developer does not acquire title and possession to the entirety of the Property within four (4) years, this Agreement shall become void and neither Party shall have any further obligation hereunder.

3.02. Term. The Term of this Agreement shall be fifteen (15) years from the Effective Date ("Term"). In the event Developer fails to complete construction and obtain final completion and acceptance of the Project within fifteen (15) years from the Effective Date, then in such event this Agreement shall immediately expire without the necessity of further action of either Party, and neither Party shall have any further obligation under this Agreement.

Article IV. Impact Fees and Public Improvements

4.01 Phasing. As more specifically described in **Exhibit "C",** the Public Improvements shall be constructed in phases contemporaneously with the development of certain Units as follows:

a) Phase I of the Public Improvements shall be constructed during the development of Unit 2 of the Subdivision and shall include: 1) an arterial street; 2) an FM 1103 right turn lane; and 3) a 16" water main.

b) Phase II of the Public Improvements shall be constructed during the development of Unit 1 of the Subdivision and shall include: 1) an arterial street; 2) a collector street; 3) a 16" water main; and 4) a 12" water main.

c) Phase III of the Public Improvements shall be constructed during the development of Unit 3A of the Subdivision and shall include: 1) a collector street; 2) a 12" water main; and 3) the first phase of a sewer line at FM 78 and the railroad tracks as identified on **Exhibit "C"**.

d) Phase IV of the Public Improvement shall be constructed during the development of Unit 5 and shall include: 1) a collector street; 2) a traffic signal on FM 1103; and 3) a 12" water main.

e) Phase V of the Public Improvements shall be constructed during the development of Unit 6 and shall include: 1) a collector street; and 2) a 12" water main.

4.02 Prepayment of Transportation Impact Fees. On or before Developer's receipt of a building permit for the 200th Lot within the Subdivision, Developer shall have paid to the City a total of ONE MILLION DOLLARS ($1,000,000.00) in Transportation Impact Fees which shall be dedicated to the construction of improvements of Tolle Road by the City ("Tolle Road Contribution"). The Tolle Road Contribution shall include any Transportation Impact Fees paid for Lots developed by the Developer up to and including the 200th Lot, as well as an additional payment to the City in the form of a prepayment of

future Transportation Impact Fees or engineering design fees for Tolle Road. Any prepaid Impact Fees shall be Impact Fee Credits that may be used at any time during the development of the Subdivision after such prepayment.

4.03 Tolle Road Improvements. The City shall initiate construction of improvements to Tolle Road as described in the attached **Exhibit "D"** after receipt of the Tolle Road Contribution from the Developer and shall complete such construction on or before August 31, 2022.

4.04 Prepayment of Drainage Impact Fees. On or before Developer's receipt of a building permit for the 200th Lot within the Subdivision, Developer shall have paid to the City a total of TWO HUNDRED THOUSAND DOLLARS ($200,000.00) in Drainage Impact Fees ("Drainage Contribution"). The Drainage Contribution shall include any Drainage Impact Fees paid for Lots developed by the Developer up to and including the 200th Lot, as well as an additional payment to the City in the form of a prepayment of future Drainage Impact Fees. Any prepaid Impact Fees shall be Impact Fee Credits that may used at any time during the development of the Subdivision after such prepayment.

4.05 Traffic Signal. On or before final City's preliminary acceptance of the Unit 5 infrastructure, Developer shall conduct, or cause to be conducted, a traffic signal warrant study for the intersection of FM 1103 and Knights Crossing ("Traffic Study"), provided that the Traffic Study has not already been completed by the City. If the Traffic Study warrants the construction of a traffic signal at this intersection, and the Traffic Study has been reviewed and approved by the City and the Texas Department of Transportation, Developer agrees to begin construction of the traffic signal. At the time the traffic signal is to be constructed, the Developer, the City of Cibolo, and the District, along with the developer of the Buffalo Crossing 2 Subdivision (as further described in City Ordinance Number _____) will enter into a separate development and construction agreement, which will outline the terms for payment of the traffic signal and the timing for construction of the traffic signal. Developer's financial contribution to the traffic signal shall be no more than one-quarter (1/4) of the cost of the signal. The Developer shall receive Transportation Impact Fee credits for the Developer's share of the design and construction cost of the traffic signal.

4.06 Reserved.

4.07 FM 78 Sanitary Sewer Improvements. The Developer shall construct the sanitary sewer improvements as described in the attached **Exhibit "F"**. The Developer shall receive Sewer Impact Fee credits for the improvements that are "over and beyond" improvements required for the development.

4.08 Offsite Public Improvements. As more specifically described in **Exhibit "G"**, and the Interlocal Agreement which in incorporated by reference herein for all purposes, the Offsite Public Improvements shall be constructed contemporaneously with the Public Improvements and development of certain Units as follows, and Developer agrees to be bound to the City in the same manner City is bound to the District in the Interlocal Agreement for the construction of improvements as listed below:

a) In connection with its construction of Unit 3B, Developer at its sole expense, shall demolish, or cause to be demolished, the portion of the current road that connects FM

1103 to Steele High School Perimeter Road ("Steele Perimeter Road") and runs parallel to Knights Crossing, as marked on **Exhibit "G"** as (1).

b) Developer shall construct, or cause to be constructed, within eighteen (18) months following the later of 1) the Effective Date; or 2) the District's dedication of the Knights Crossing right-of-way, as further shown on **Exhibit "G"**, the following:

1. A roadway connection between the north end of the Steele Perimeter Road and Knights Crossing, connecting the two roads, that matches the current condition and pavement section of the existing Steele Perimeter Road (marked on **Exhibit "G"** as (2)).
2. Remove the current fencing along the northwest portion of the Steele Perimeter Road (from the length of Steele Perimeter Road beginning at the new entrance lane to the South Bus Drive) that runs parallel to Knights Crossing and move and replace the fencing back approximately 13 feet, as marked on **Exhibit "G"** as (3). Developer will move the existing fencing away from where Knight Crossing is being constructed and closer to Steele Perimeter Road, and add additional fencing, of the same or substantially the same kind and quality, as necessary to maintain access and security control to the high school campus.
3. Demolish the portion of the current road segment that connects the South Bus Drive on the southwest corner of the Steele Perimeter Road to the western portion of the Steele Perimeter Road, as marked on **Exhibit "G"** at (4).
4. Construct a maintenance driveway connection between the south end of the Steele Perimeter Road and the southwest end of Steele Perimeter Road that matches the current condition and pavement section of the existing Steele Perimeter Road, as marked on **Exhibit "G"** as (5).
5. Construct a roadway connection between Knights Crossing Segment and the South Bus Drive on the southern portion of the Steele Perimeter Road, connecting Knights Crossing Segment with the southern portion of Steele Perimeter Road, that matches the current condition and pavement section of the existing Steele Perimeter Road, as marked on **Exhibit "G"** as (6).
6. Install fencing between the lower south and southwest portion of Steele Perimeter Road of the same or substantially the same kind and quality as marked on **Exhibit "G"** as (7).
7. Design and construction of the Knights Crossing Road construction and improvements and the road construction, fencing, and obligations set out herein.
8. Developer shall provide City periodic updates concerning the design and construction of the Knights Crossing and its progress on its obligations herein.

c) Developer shall be solely responsible for the haul-off and disposal of any material or spoils from the Offsite Public Improvements; and shall leave the offsite right of way and easement clean and clear of debris.

d) City agrees to acquire the offsite right of way and roadway easement from the District for expansion of Knights Crossing.

e) Prior to completion of the Offsite Public Improvements, City (at its sole discretion) may assign its rights and any warranties associated with the Offsite Public Improvements, in whole or in part, to the District. In such an event the District will have the right to inspect and accept dedication of the Offsite Public Improvements located on the District's property.

Article V. Developer's Performance and Obligations

Developer hereby agrees to be bound by, and perform, each obligation that follows:

5.01 The Subdivision. The Subdivision shall be laid out, installed and constructed in substantial compliance with the land use study for the Subdivision as approved by the City, and all rules, regulations and ordinances of the City including, but not limited to, the City's Code and UDC in effect at the time of approval of the land use study. Developer may submit to City staff, the City's Planning and Zoning Commission, or City Council, as deemed appropriate, one or more variances from the Code and/or UDC during the platting review and approval process. The reviewing City department, Board, or City Council may grant or deny any such variance requests that are found in its discretion to be appropriate.

5.02 The Project. The Project consists of the water, sewer, transportation, and park improvements, as further described in Exhibit "B", and which shall be required to serve the Subdivision, including the Lots and Units. Except as otherwise provided in this Agreement, Developer, at its sole costs and expense shall cause the Project to be constructed in accordance with the Regulations.

5.03 Impact Fees. Except as otherwise provided in this Agreement (including any prepayments), Developer shall pay, at platting or building permit phase, the required Impact Fees for the Subdivision or a portion of the Subdivision.

5.04 The Engineer. Developer shall engage a qualified civil engineering firm to serve as the Engineer for the design and construction oversight of the Subdivision and Project. The Engineer will prepare the design, construction plans and specifications, and supporting documentation for the Project, which shall be reviewed by the City Engineer for compliance with the City's Regulations. The Engineer shall certify Project costs and payments of Project costs as necessary for the purposes of this Agreement.

Article VI. Covenants and Duties

6.01 Developer's Covenants and Duties.

6.01.1 Performance. Developer covenants, warrants and agrees to timely and fully perform the obligations and duties contained in this Agreement.

6.01.2 False Statements. Developer covenants, warrants and agrees to not make any false or substantially misleading statements in the performance of its obligations and duties contained in this Agreement.

6.01.3 Good Standing. Developer covenants, warrants and agrees it is authorized to do business and is in good standing in the State of Texas and shall remain in good standing in the State of Texas and the United States of America and shall remain so during any term of this Agreement.

6.01.4 Approval. Developer covenants, warrants and agrees that the execution of this Agreement has been duly authorized by Developer's corporate governing body, and the individual signing this Agreement is empowered to execute such agreement and bind the entity. Said authorization, signing, and binding effect is not in contravention of any law, rule, regulation, or of the provisions of Developer's by-laws, or of any agreement or instrument to which Developer is a Party to or by which it may be bound.

6.01.5 Insolvency. Developer covenants, warrants and agrees that it is not a Party to any bankruptcy proceedings currently pending or contemplated, and Developer has not been informed of any potential involuntary bankruptcy proceedings.

6.01.6 Authorization. Developer covenants, warrants and agrees that to its current actual knowledge Developer has acquired and maintained all necessary rights, licenses, permits, and authority to carry on its business in the City and will continue to use its best efforts to maintain all necessary rights, licenses, permits, and authority.

6.01.7 Funding. Unless provided otherwise in this Agreement, Developer covenants, warrants and agrees to complete, or cause to be completed, the Project and Subdivision at its sole cost and expense.

6.01.8 Permits. Developer covenants, warrants and agrees to obtain or cause to be obtained, all necessary permits and approvals from City and/or all other governmental agencies having jurisdiction over the Project and Subdivision.

6.01.9 Dedications. Developer covenants, warrants and agrees no property with a lien still attached shall be offered to City for dedication.

6.01.10 Utilities and Taxes. Developer covenants, warrants and agrees to timely pay, or cause to be paid: (i) monthly rates and charges for all utilities (such as water, electricity, and sewer services) used by Developer; and (ii) personal and ad valorem taxes, for all areas of the Property while owned by Developer.

6.01.11 Documents. At the City Manager's written request, Developer agrees to timely provide to him or her all documents, invoices, and other records that are not deemed confidential and are related to this Agreement. Any such request shall be reasonable and for the explicit purpose of ensuring compliance with the terms and conditions of this Agreement.

6.01.12 Undocumented Workers. In accordance with Texas Government Code Section 2264.051, Developer certifies that it, and all branches, divisions, or departments of Developer, will not knowingly employ an undocumented worker (as defined by Texas Government Code Section 2264.051) in the construction of the Project or Subdivision.

6.02 City's Covenants and Duties.

6.02.1 City covenants, warrants and agrees to timely and fully perform the obligations and duties contained in this Agreement.

6.02.2 False Statements. City covenants, warrants and agrees to not make any false or substantially misleading statements in the performance of its obligations and duties contained in this Agreement.

6.02.3 Good Standing. City covenants, warrants and agrees that it is a home rule Texas municipality and body politic of the State of Texas and shall remain so during any term of this Agreement.

6.02.4 Approval. City covenants, warrants and agrees that the execution of this Agreement has been duly authorized by City's elected City Council, and the individual signing this Agreement is empowered to execute such agreement and bind the entity; and that, to the best of the City's knowledge, said authorization, signing, and binding effect is not in contravention of any law, rule, regulation, or of the provisions of City's charter, or of any agreement or instrument to which City is a Party to or by which it may be bound.

VII. Assignment of Commitments and Obligations

7.01 Assignment. Except as stated below, Developer shall have the right to assign all of their rights, duties, and obligations under this Agreement for all or some of the Property to a duly qualified third party with prior written approval of the City. An assignee shall assume all of the obligations and responsibilities, as well as receive the benefits, of the Developer assigning the Agreement with respect to the portion of the Property to which the assignment relates.

Developer, upon assignment, shall be relieved of all obligations and responsibilities relating to the Agreement with respect to which the assignment is made, provided Developer delivers to the City 1) an agreement between itself and the assignee documenting the assignment and assignee's agreement to perform such responsibilities and obligations; and 2) documentation of the assignee's financial capacity to fulfill the obligations of this Agreement, such as a letter from a financial institution.

Article VIII. Default

8.01 Default. Subject to the Right to Cure in Section 8.02, a Party shall be in default for a substantial breach of any covenant contained in this Agreement.

8.02 Right to Cure. No Party shall be deemed to be in default, hereunder until the passage of sixty (60) business days after receipt by such Party of notice of such default from the other Party ("Cure Period"). Upon the passage of the Cure Period, and failure to cure the applicable default, such Party shall be deemed to be in default of this Agreement.

Article IX. Termination

9.01 This Agreement may be terminated under any of the circumstances, which follows:

a) Expiration of its Term; or

b) Mutual written agreement of the Parties; or

c) The termination of the Interlocal Agreement as a result of Developer not fulfilling its obligation to construct the public improvements required in Section 4.08 herein; or

d) Default after notice and expiration of the Cure Period - In the event that this Agreement is terminated as a result of an act of Default, the City shall be under no further obligation to perform, and the remainder of the development of the Property/Subdivision shall be required to comply with the requirements of the Code and/or UDC at the time of such breach.

Article X. Miscellaneous

The following miscellaneous provisions are made part of this Agreement:

10.01 Additional Instruments. City and Developer agree and covenant to cooperate, negotiate in good faith, and to execute such other and further instruments and documents as may be reasonably required to fulfill the public purposes provided for and included within this Agreement.

10.02 Amendments. This Agreement constitutes the entire understanding and agreement of the Parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the Party or Parties sought to be charged or bound by the alteration or amendment.

10.03 Applicable Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Guadalupe County, Texas. Venue for any action arising under this Agreement shall lie in a court of competent jurisdiction in said County.

10.04 Binding Obligation. This Agreement shall become a binding obligation on the Parties, their successors and assigns upon execution by all signatories hereto.

10.05 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

10.06 Construction. The Parties acknowledge that the Parties and their counsel have reviewed and revised the Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting Party shall not be employed in the interpretation of the Agreement.

10.07 Enforcement. The authorization of the City Manager shall be sufficient for the City Attorney or his or her designee to enforce all legal rights and obligations under this Agreement without further authorization. Developer shall provide to the City Attorney all documents and records that the City Attorney reasonably requests to assist in determining Developer's compliance with this Agreement.

10.08 Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the Parties that, in any manner, relates to the subject matter of this Agreement, except as provided for in any exhibits attached hereto or duly approved amendments to this Agreement.

10.09 Exhibits. All exhibits referenced in this Agreement are adopted herein by such reference for all purposes.

10.10 Force Majeure. It is expressly understood and agreed by the Parties to this Agreement that if the performance of any obligations hereunder is delayed by reason of war, civil commotion, acts of God, inclement weather, fire or other casualty, or court injunction, inability to obtain labor or materials or reasonable substitutes therefore, governmental restrictions, governmental regulations, governmental controls, governmental action, delay in issuance of permits or approvals (including, without limitation, fire marshal approvals), enemy or hostile governmental action, civil commotion, fire or other casualty, and other causes beyond the reasonable control of the obligated Party and delays caused by the other Party, the Party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or requirement shall be extended for a period of time equal to the period such Party was delayed.

10.11 Gender. The gender of the wording throughout this Agreement shall always be interpreted to mean either sex, and where the context requires, the plural of any word shall include the singular.

10.12 Governmental Records. All invoices, records and other documents required for submission to the City pursuant to the terms of this Agreement are Governmental Records for the purposes of Texas Penal Code Section 37.10.

10.13 Immunities and Defenses.

10.13.1 By entering into this Agreement, the Parties do not waive, and shall not be deemed to have waived, any rights, immunities, or defenses either may have, including the defense of Parties, and nothing contained herein shall ever be construed as a waiver of sovereign, statutory or official immunity by the City with such rights being expressly reserved to the fullest extent authorized by law and to the same extent which existed prior to the execution hereof.

10.13.2 No employee of City, or any councilmember or agent of City, shall be personally responsible for any liability arising under or growing out of this Agreement.

10.14 Mutual Assistance. City and Developer will do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

10.15 Notices. Any notice, statement and/or communication required and/or permitted to be delivered hereunder shall be in writing and shall be mailed by first-class mail, postage prepaid, or delivered by hand, by messenger, by facsimile, or by reputable overnight carrier, and shall be deemed delivered when received at the addresses of the Parties set forth below, or at such other address furnished in writing to the other Parties thereto.

Any notice mailed to the City shall be addressed:

City of Cibolo
Attn: Wayne Reed, City Manager
200 South Main Street
Cibolo, Texas 78108
Telephone: (210) 658-9900
Facsimile: (210) 658-1687

With a copy to:

Davidson Troilo Ream & Garza
Attn: Frank Garza, Cibolo City Attorney
601 NW Loop 410, Suite 100
San Antonio, Texas 78216
210-349-6484

Any notice mailed to the Developer shall be addressed:

Continental Homes of Texas
c/o DR Horton
Attn: Leslie Ostrander, Vice President of Land
5419 North Loop 1604East
San Antonio, Texas 78247

With a copy to:

Killen, Griffin & Farrimond, PLLC
Attn: Ashley Farrimond
100 NE Loop 410, Suite 650
San Antonio, Texas 78216

10.16 Ordinance Applicability. The Parties acknowledge and agree that this Agreement shall confer no Vested Rights on the Subdivision or Project unless specifically enumerated herein and that this Agreement is not to be construed as a permit for the purposes of Texas Local Government Code Chapter 245; and Developer agrees that any permit rights under said Chapter, which may be so derived directly from this Agreement are hereby expressly waived and repudiated. This Agreement shall confer no vested rights on the Project unless specifically enumerated herein.

10.17 Severability. In the event any provision of this Agreement is illegal, invalid, or unenforceable under the present or future laws, then, and in that event, it is the intention of the Parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the Parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable a provision be added to this Agreement which is legal, valid and enforceability and is a similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

10.18 Recordation. The City shall have the right to record an affidavit memorializing the terms, conditions and execution of this Agreement.

10.19 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

10.20 Time of the Essence. The Parties acknowledge and agree that time is of the essence in the performance of this Agreement.

10.21 Development Agreement Fee: In accordance with the City of Cibolo's 2020 Fee Schedule, Ordinance 1316, (October 2020), Developer shall pay a Public Improvement Agreement Fee, the lessor of Fifteen Hundred dollars plus One Hundred dollars per acre ($1,500 + $100/acre), or Four Thousand dollars ($4,000.00.) In addition, Developer shall reimburse the City reasonable Legal Fees incurred by the City Attorney, related to the preparation of this Public Improvement Agreement.

Remainder of this page intentionally left blank. Signatures follow on the next page.

EXECUTED in multiple originals and effective as of the Effective Date.

DEVELOPER

Continental Homes of Texas, L.P.,
a Texas limited partnership

Leslie Ostrander

By: _____

Name: Leslie Ostrander

Title: Assistant Secretary

CITY OF CIBOLO

By: Wayne Reed

Wayne Reed, City Manager

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This Public Improvements Agreement was acknowledged before me on the 8 day of July 2022, ~~2021~~, by Leslie Ostrander, Asst Sec on behalf of said _____.

ROBERT ORTEGON, JR.
Notary Public, State of Texas
Comm. Expires 04-09-2023
Notary ID 124405152

Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF GUADALUPE §

This Public Improvements Agreement was acknowledged before me on the 12 day of July, ~~2021~~ 2022, by Wayne Reed, City Manager of the City of Cibolo, Texas, on behalf of said City.

PEGGY CIMICS
NOTARY PUBLIC
STATE OF TEXAS
ID# 11311804
EXPIRES 8-7-2022

Notary Public, State of Texas

EXHIBITS

Exhibit A	The Property
Exhibit B	The Subdivision
Exhibit C	Public Improvements
Exhibit D	Tolle Road Improvements
Exhibit E	RESERVED
Exhibit F	Sanitary Sewer Improvements
Exhibit G	Offsite Public Improvements

EXHIBIT A
The Property

Exhibit "A"

LEGAL DESCRIPTION
411.526 ACRES OF LAND

411.526 acres of land located in the Jeronimo Leal Survey, Number 85, Abstract No. 210 and the David Miller Survey No. 87, Abstract No. 226,Guadalupe County Texas and being all of that certain called 85.592 acres of land conveyed to 258 Steele Creek Investments, LLC, as described in Document No, 201899019519, Official Public Records of Guadalupe County, Texas; all of that certain called 65.801 acres of land conveyed to 258 Steele Creek Investments, LLC, as described in Document No. 201899019524, Official Public Records of Guadalupe County, Texas; a portion of that certain called 311.08 acres of land conveyed to 258 Steele Creek Investments, LLC, as described in Document No. 201899019518, Official Public Records of Guadalupe County, Texas and a portion of that certain called 171.390 acres of land conveyed to Continental Homes of Texas, L.P., as described in Document No. 201899019527, Official Public Records of Guadalupe County, Texas; said 411.526 acres being more particularly described as follows:

BEGINNING, at a found 6 inch fence post located in the southwesterly right of way line of Tolle Road (A.K.A. County Road No. 373) and marking the most northerly corner of the said 85.592 acres of land;

THENCE, South 30deg 16' 38" East, along the southwesterly right of way line of Tolle Road, a distance of 1,087.20 feet, to a found 6 inch fence post marking the most easterly corner of the said 85.592 acres;

THENCE, along the southeasterly line of the said 85.592 acre tract, the following courses:

South 59deg 29' 07" West, a distance of 1,151.46 feet, to a found ½ inch iron rod with "CUDE" cap;
South 59deg 36' 07" West, a distance of 686.04 feet, to a found ½ inch iron rod;
South 59deg 19' 16" West, a distance of 375.50 feet, to a found 1 inch iron pipe;
South 59deg 15' 52" West, a distance of 155.31 feet, to a found ½ inch iron rod;
South 59deg 29' 02" West, a distance of 193.94 feet, to a found ½ inch iron rod with "CUDE" cap;
South 59deg 32' 02" West, a distance of 856.37 feet, to a found ½ inch iron rod located in the northeasterly line of the said 65.801 acres and marking the most southerly corner of the said 85.592 acre tract;

THENCE, South 30deg 23' 02" East, along the northeasterly line of the said 65.801 acre tract, a distance of 822.87 feet, to a found ½ inch iron rod with "CUDE" cap located in the northerly line of the Union Pacific Railroad;

THENCE, South 84deg 16' 28" West, along the northerly line of the said Union Pacific Railroad, a distance of 2,150.05 feet, to a found 5/8 inch iron rod marking the southwesterly corner of the said 65.801 acres

THENCE, North 31deg 00' 24" West, along the southwesterly line of the said 65.801 acres, a distance of 718.13 feet, to a found ½ inch iron rod marking an interior corner of the said 311.08 acres;

THENCE, South 59deg 12' 43" West, along a southeasterly line of the said 311.08 acres, a distance of 1,532.67 feet, to a found ½ inch iron rod with orange cap stamped "KSC RPLS 5960";

THENCE, North 30deg 47' 17" West, crossing the said 311.08 acres and the said 171.390 acres, a distance of 2,717.87 feet, to a found ½ inch iron rod with "CUDE" cap located in the northwesterly line of the said 171.390 acres tract;

CUDE ENGINEERS
SAN ANTONIO | AUSTIN
4122 POND HILL ROAD, STE 101
SAN ANTONIO, TEXAS 78231
PHONE: (210) 681-2951
CUDEENGINEERS.COM
TBPE NO. 455
TBPLS NO. 10048500

THENCE, along the northwesterly line of the said 171.390 acre tract, the following courses:

North 59deg 03' 35" East, a distance of 116.02 feet, to a found 5/8" iron rod;
North 58deg 59' 43" East, a distance of 1,190.45 feet, to a found 1/2" iron rod;
North 59deg 24' 33" East, a distance of 392.39 feet, to a found 1/2" iron rod with a yellow cap stamped "DRE";
North 59deg 23' 27" East, a distance of 949.98 feet, to a found 5/8" iron rod;
North 59deg 30' 46" East, a distance of 200.00 feet, to a found ½" iron rod;
North 30deg 25' 31" West, at a distance 1,594.39 feet, to a found ½" iron rod located in the southeasterly right of way line of F.M. Highway 1103 (right of way varies);

THENCE, North 59deg 20' 41" East, along the southeasterly right of way line of F.M. Highway 1103, a distance of 60.00 feet, to a found ½" iron rod with red cap stamped "CEC" set in concrete;

THENCE, continuing along the northwesterly line of the said 171.390 acres, the following courses:

South 30deg 25' 31" East, a distance of 1,594.60 feet, to a found ½" iron rod with red cap stamped "MW CUDE";
North 59deg 14' 07" East, a distance of 1,546.70 feet, to a found ½" iron rod with an orange cap stamped "KSC RPLS 5960" marking the most easterly northerly corner of the said 171.390 acres;

THENCE, along the northeasterly line of the said 171.390 acres and the northeasterly line of the said 311.08 acres, the following courses:

South 29deg 47' 10" East, a distance of 688.47 feet, to a found 1 1/4" iron pipe by an old cedar fence post;
South 30deg 20' 06" East, a distance of 435.09 feet, to a found 1" iron pipe by a fence post;
South 30deg 33' 06" East, a distance of 328.67 feet, to a set ½" iron rod with "CUDE" cap;
South 30deg 16' 30" East, a distance of 592.20 feet, to a found ½" iron rod by a fence post;
South 30deg 04' 22" East, a distance of 390.55 feet, to a found ½" iron rod set in a 3" diameter concrete footing located in the northwesterly line of the said 85.592 acre tract;

THENCE, along the northwesterly line of the said 85.592 aces, the following courses:

North 59deg 32' 35" East, a distance of 571.05 feet, to a found ½ inch iron rod;
North 59deg 37' 36" East, a distance of 1,917.62 feet, to the **POINT OF BEGINNING** and containing 411.526 acres of land, more or less.

Notes: Basis of Bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

James W Russell 4/22/20

James W. Russell
Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPELS Firm No. 10048500
TBPE Firm No. 455

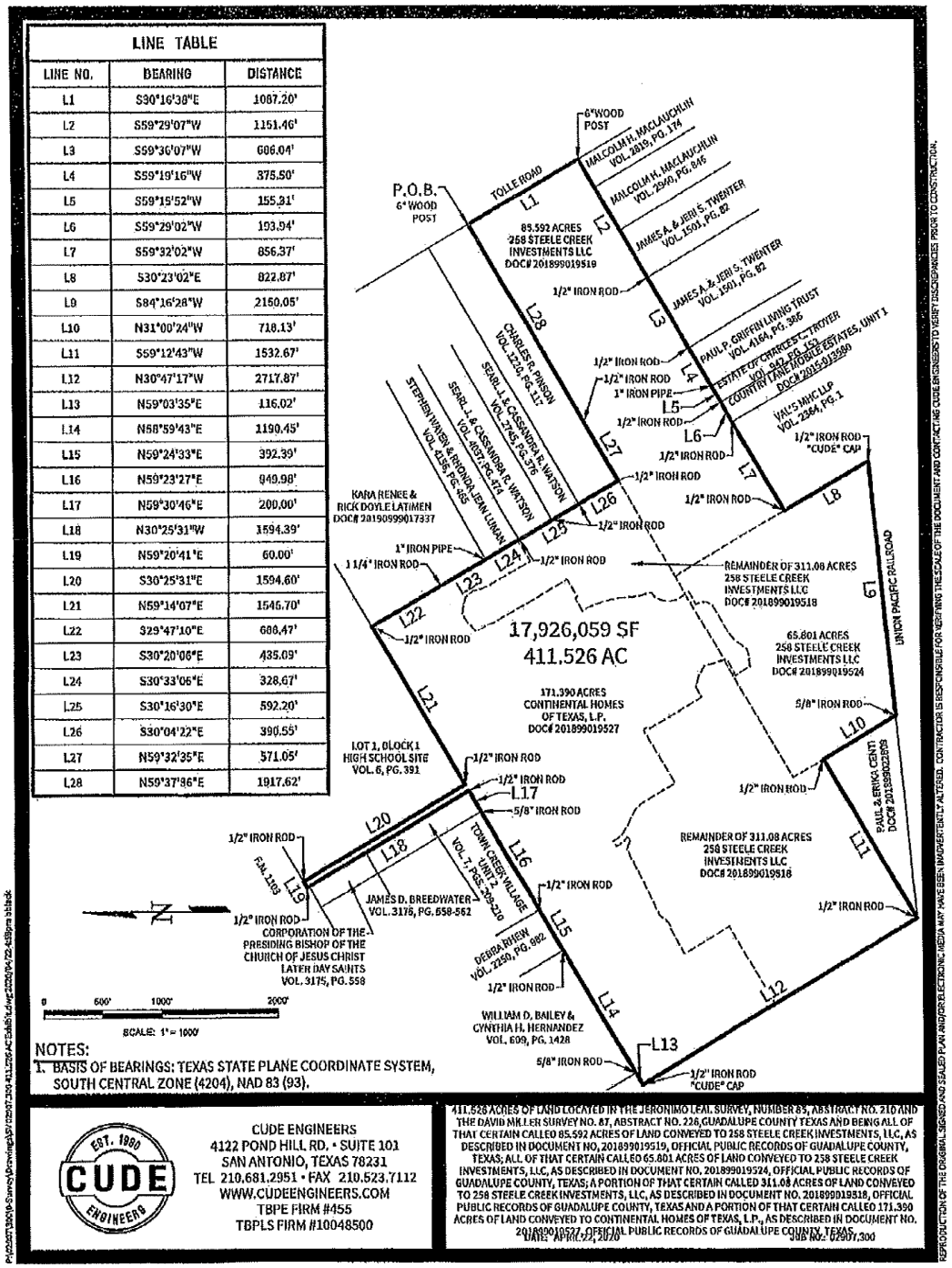

LINE TABLE
LINE NO. | BEARING | DISTANCE
L1 | S30°16'38"E | 1087.20'
L2 | S59°29'07"W | 1151.46'
L3 | S59°30'07"W | 606.04'
L4 | S59°19'16"W | 375.50'
L5 | S59°15'52"W | 155.31'
L6 | S59°29'02"W | 193.94'
L7 | S59°32'02"W | 856.37'
L8 | S30°23'02"E | 822.87'
L9 | S84°16'28"W | 2150.05'
L10 | N31°00'24"W | 718.13'
L11 | S59°12'43"W | 1532.67'
L12 | N30°47'17"W | 2717.87'
L13 | N59°03'35"E | 116.02'
L14 | N68°59'43"E | 1190.45'
L15 | N59°24'33"E | 392.39'
L16 | N59°23'27"E | 949.98'
L17 | N59°30'46"E | 200.00'
L18 | N30°25'31"W | 1594.39'
L19 | N59°20'41"E | 60.00'
L20 | S30°25'31"E | 1594.60'
L21 | N59°14'07"E | 1545.70'
L22 | S29°47'10"E | 688.47'
L23 | S30°20'06"E | 435.09'
L24 | S30°33'06"E | 328.67'
L25 | S30°16'30"E | 592.20'
L26 | S30°04'22"E | 390.55'
L27 | N59°32'35"E | 571.05'
L28 | N59°37'36"E | 1917.62'
P.O.B. 6" WOOD POST
6" WOOD POST
TOLLE ROAD
85.592 ACRES 258 STEELE CREEK INVESTMENTS LLC DOC# 201899019519
MALCOLM H. MACLAUCHLIN VOL. 3819, PG. 174
MALCOLM H. MACLAUCHLIN VOL. 2940, PG. 846
JAMES A. & JERI S. TWENTER VOL. 1501, PG. 82
JAMES A. & JERI S. TWENTER VOL. 1501, PG. 82
PAUL P. GRIFFIN LIVING TRUST VOL. 4164, PG. 305
ESTATE OF CHARLES C. TROYER VOL. 942, PG. 152
COUNTRY LANE MOBILE ESTATES, UNIT 1 DOC# 2015-012580
VALIS MHC LLP VOL. 2364, PG. 1
CHARLES R. PINSON VOL. 1220, PG. 117
SEARL L. & CASSANDRA R. WATSON VOL. 2745, PG. 576
SEARL L. & CASSANDRA R. WATSON VOL. 4031, PG. 474
STEPHEN WAGEN & RHONDA JEAN LUMAN VOL. 4156, PG. 485
KARA RENEE & RICK DOYLE LATIMEN DOC# 20190999017337
1/2" IRON ROD
1/2" IRON ROD "CUDE" CAP
1" IRON PIPE
1 1/4" IRON ROD
5/8" IRON ROD
REMAINDER OF 311.08 ACRES 258 STEELE CREEK INVESTMENTS LLC DOC# 201899019518
17,926,059 SF
411.526 AC
65.801 ACRES 258 STEELE CREEK INVESTMENTS LLC DOC# 201899019524
171.390 ACRES CONTINENTAL HOMES OF TEXAS, L.P. DOC# 201899019527
LOT 1, BLOCK 1 HIGH SCHOOL SITE VOL. 6, PG. 391
UNION PACIFIC RAILROAD
PAUL & ERIKA CENTI DOC# 201899022899
TOWN CREEK VILLAGE UNIT 2 VOL. 7, PGS. 208-210
FAL 1409
JAMES D. BREEDWATER VOL. 3176, PG. 558-562
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST LATER DAY SAINTS VOL. 3175, PG. 558
DEBRA BIHEN VOL. 2250, PG. 982
WILLIAM D. BAILEY & CYNTHIA H. HERNANDEZ VOL. 699, PG. 1428
0 600' 1000' 2000'
SCALE: 1" = 1000'
NOTES:
1. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (93).
CUDE ENGINEERS
4122 POND HILL RD, • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPLS FIRM #10048500
411.526 ACRES OF LAND LOCATED IN THE JERONIMO LEAL SURVEY, NUMBER 83, ABSTRACT NO. 210 AND THE DAVID MILLER SURVEY NO. 87, ABSTRACT NO. 226, GUADALUPE COUNTY TEXAS AND BEING ALL OF THAT CERTAIN CALLED 85.592 ACRES OF LAND CONVEYED TO 258 STEELE CREEK INVESTMENTS, LLC, AS DESCRIBED IN DOCUMENT NO, 201899019519, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; ALL OF THAT CERTAIN CALLED 65.801 ACRES OF LAND CONVEYED TO 258 STEELE CREEK INVESTMENTS, LLC, AS DESCRIBED IN DOCUMENT NO. 201899019524, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; A PORTION OF THAT CERTAIN CALLED 311.08 ACRES OF LAND CONVEYED TO 258 STEELE CREEK INVESTMENTS, LLC, AS DESCRIBED IN DOCUMENT NO. 201899019518, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A PORTION OF THAT CERTAIN CALLED 171.390 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., AS DESCRIBED IN DOCUMENT NO. 201899019527, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
DATE: APRIL 22, 2020
JOB NO. 0290T.300
REPRODUCTION OF THIS ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN UNDETECTABLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

EXHIBIT B
The Subdivision

Exhibit "B"

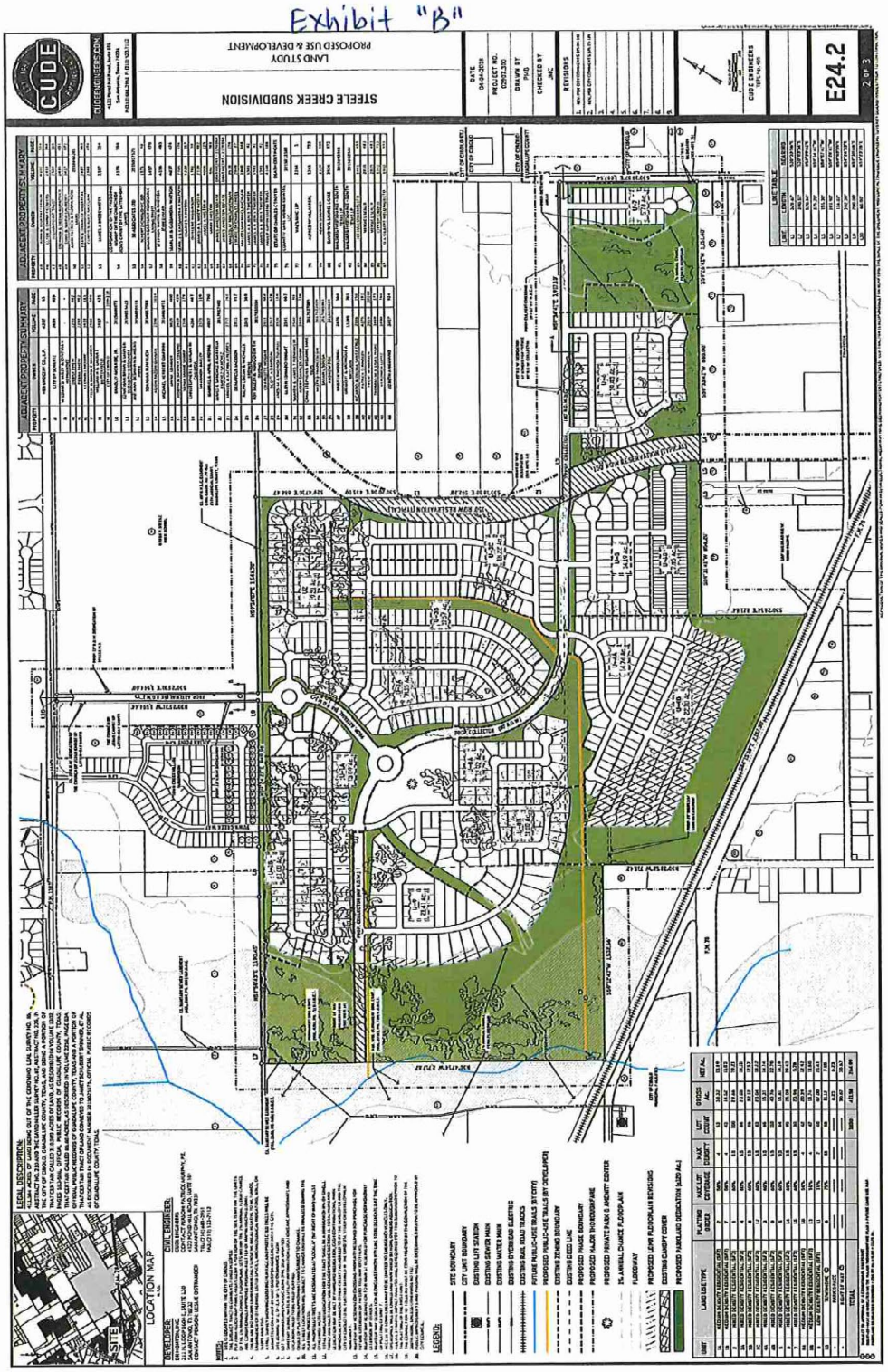

STEELE CREEK SUBDIVISION
LAND STUDY
PROPOSED USE & DEVELOPMENT
CUDE
E24.2
LOCATION MAP
SITE

EXHIBIT C
Public Improvements

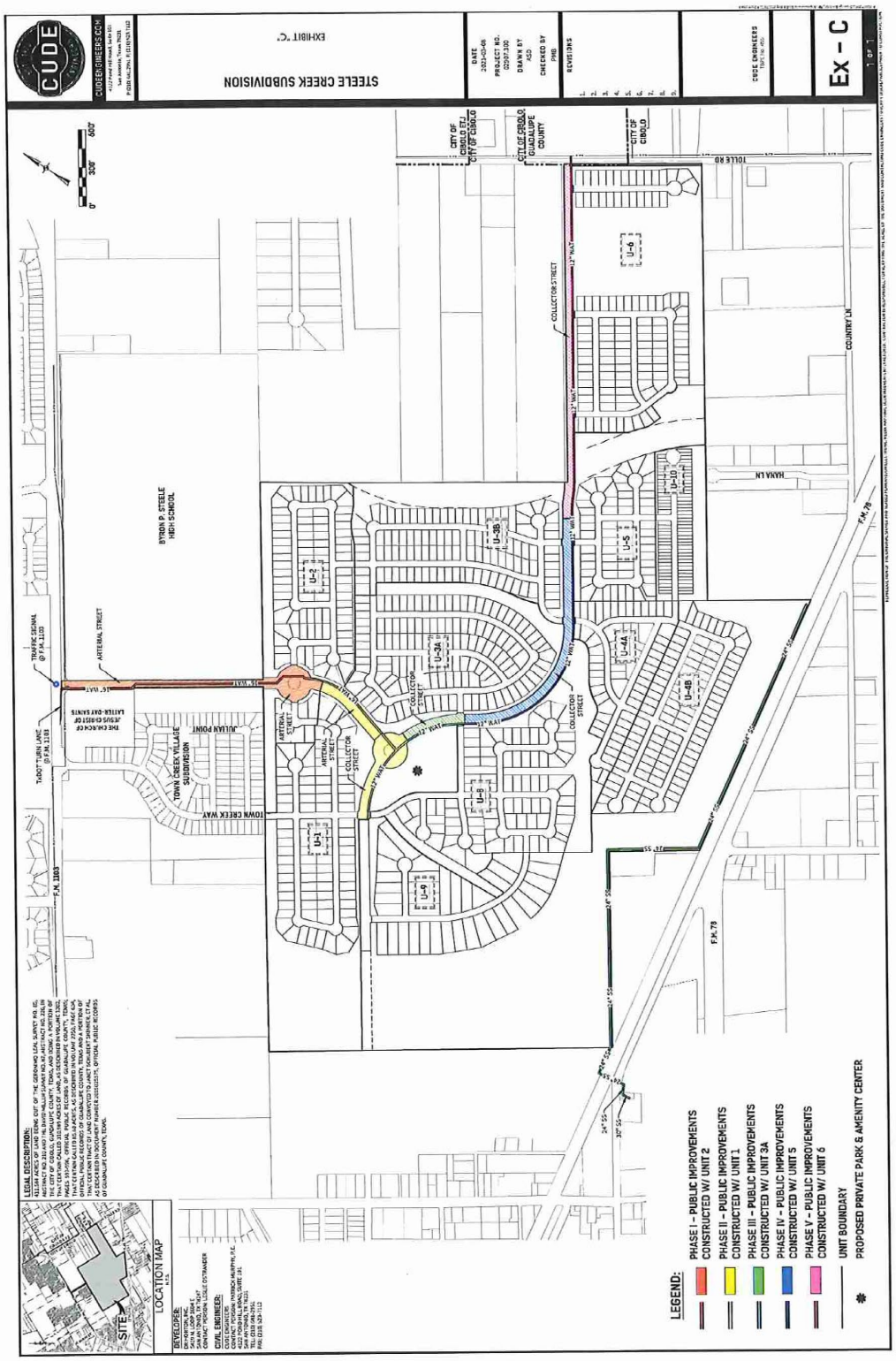
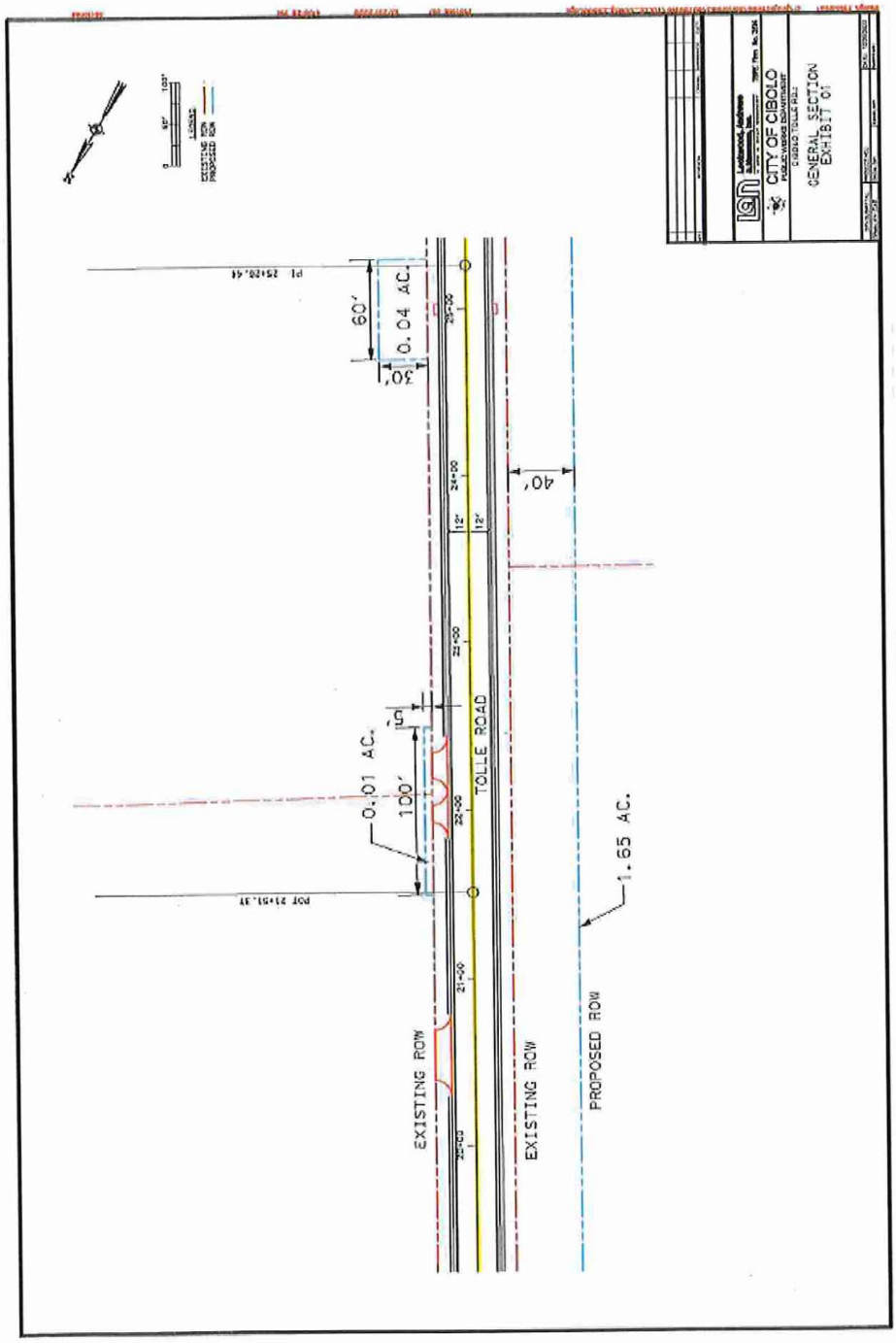
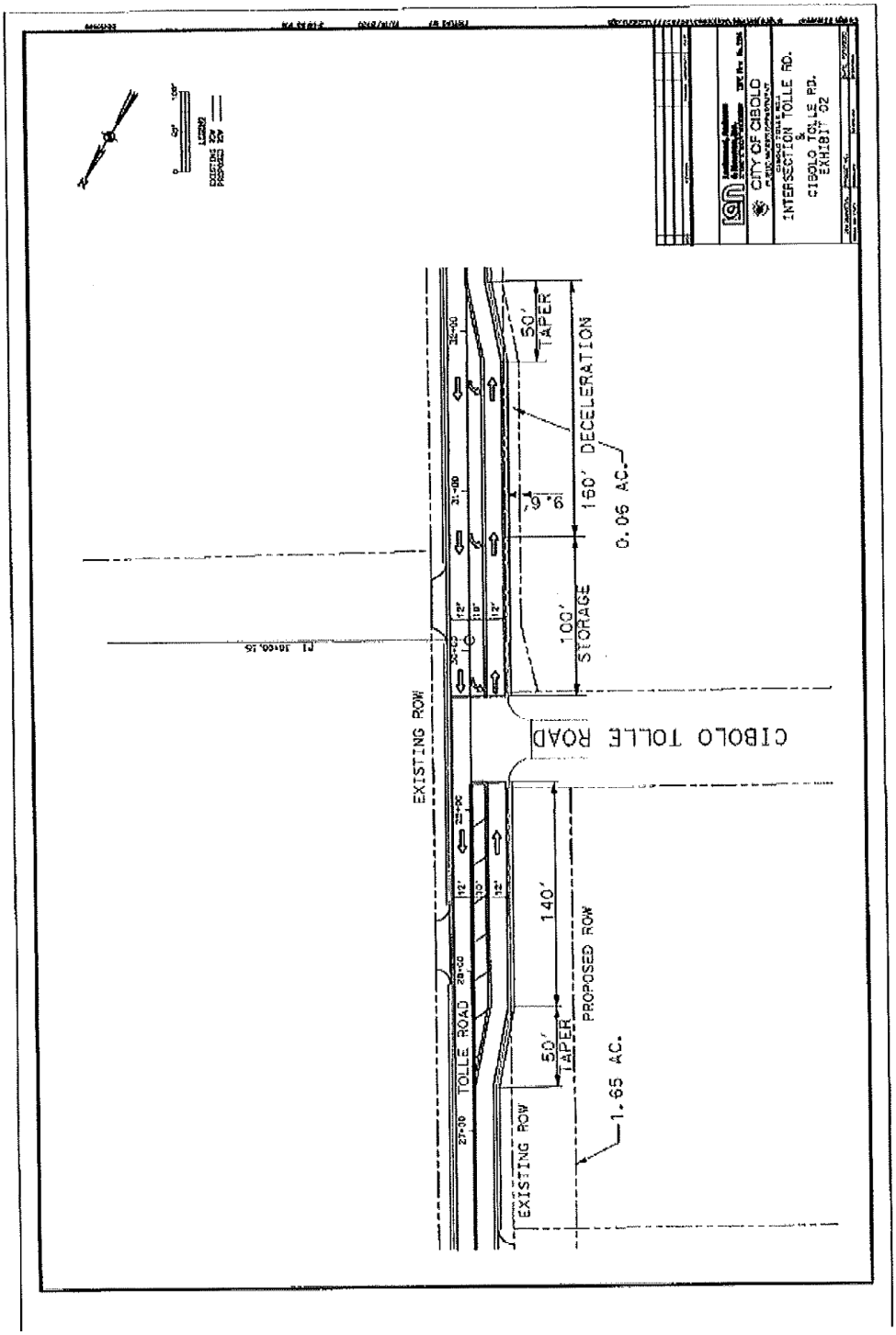
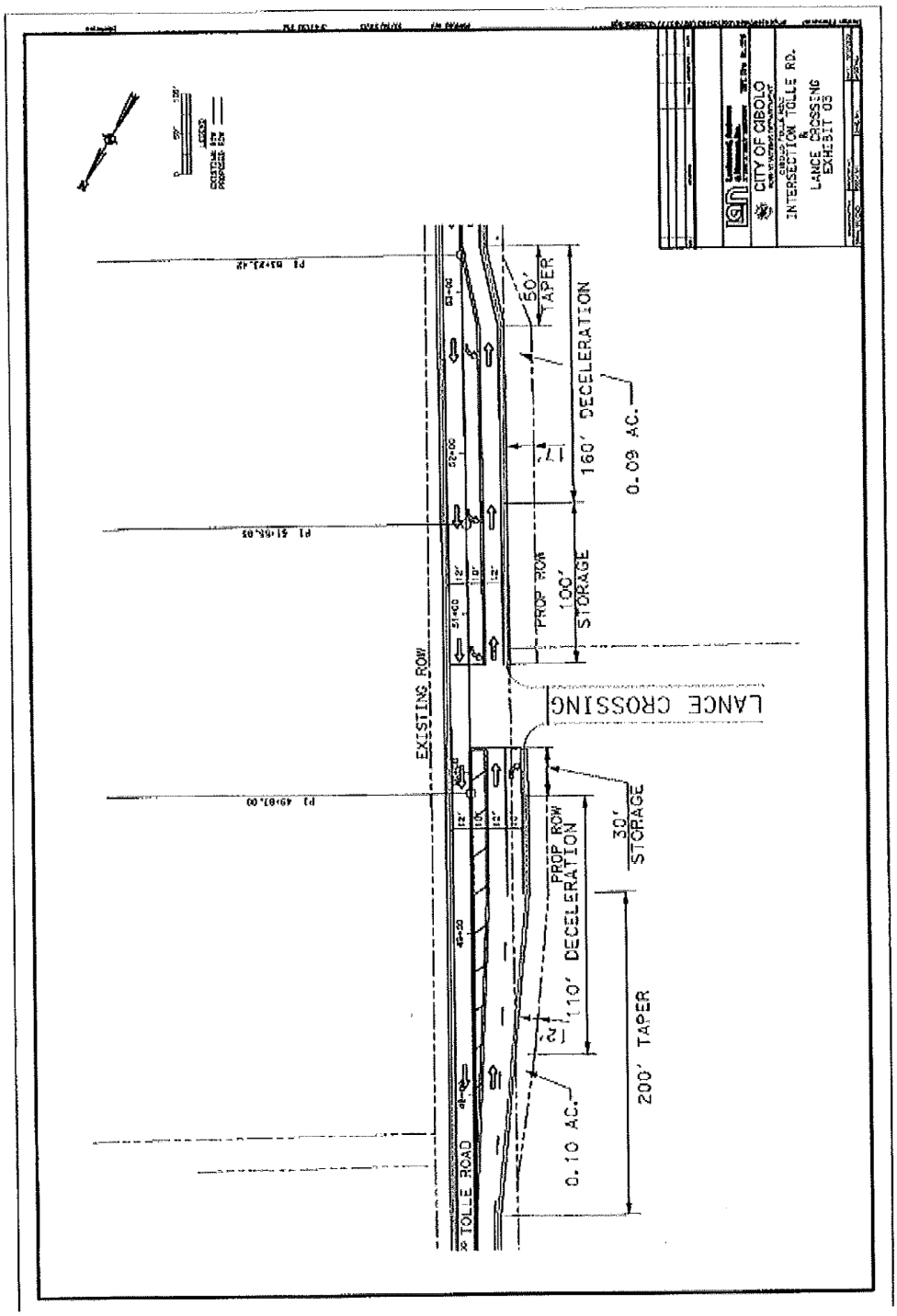
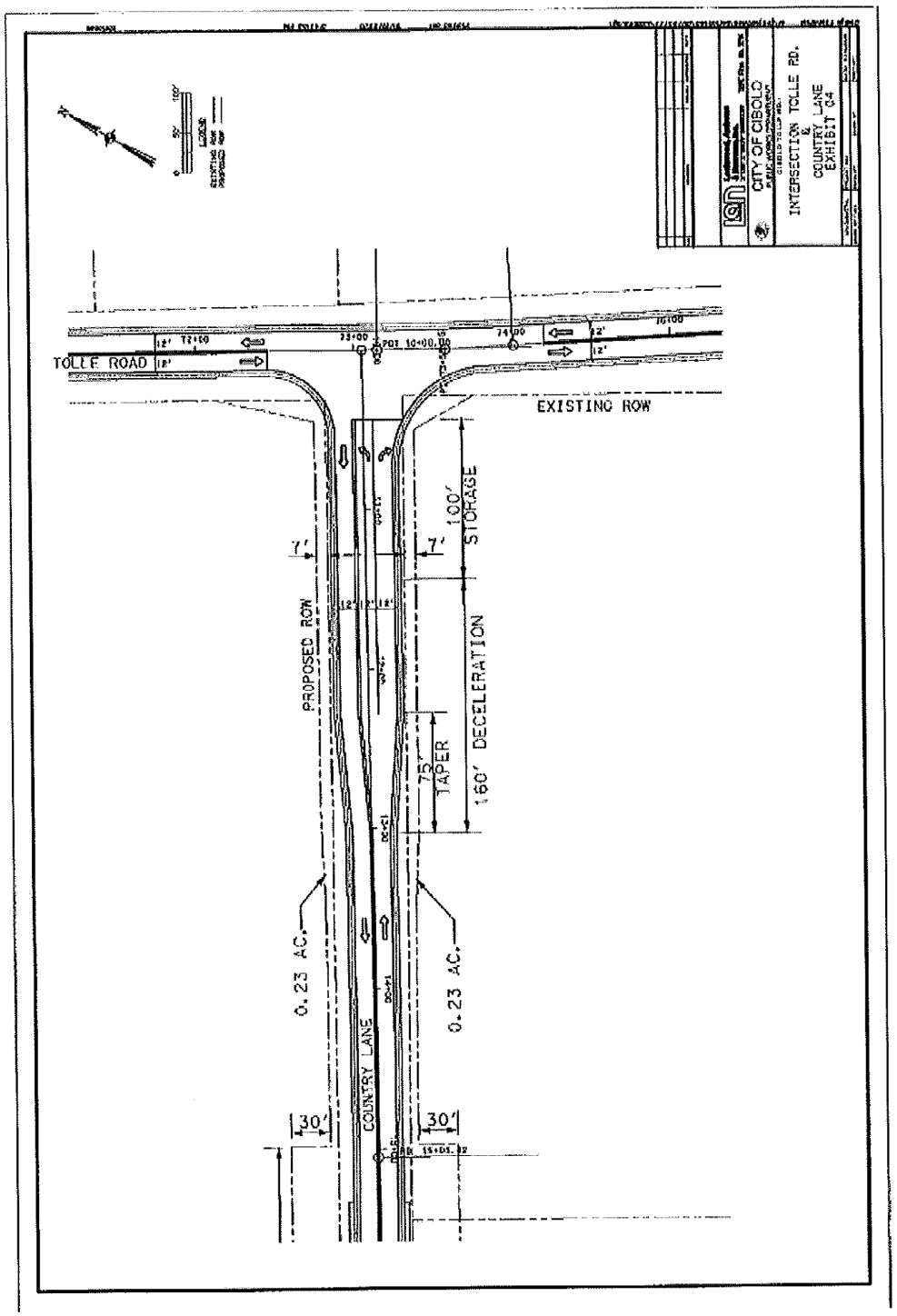

STEELE CREEK SUBDIVISION
EXHIBIT "C"
CUDE ENGINEERS
Ex - C
1 of 1
LEGEND:
PHASE I - PUBLIC IMPROVEMENTS CONSTRUCTED W/ UNIT 2
PHASE II - PUBLIC IMPROVEMENTS CONSTRUCTED W/ UNIT 1
PHASE III - PUBLIC IMPROVEMENTS CONSTRUCTED W/ UNIT 3A
PHASE IV - PUBLIC IMPROVEMENTS CONSTRUCTED W/ UNIT 5
PHASE V - PUBLIC IMPROVEMENTS CONSTRUCTED W/ UNIT 6
UNIT BOUNDARY
PROPOSED PRIVATE PARK & AMENITY CENTER
LOCATION MAP
SITE
BYRON P. STEELE HIGH SCHOOL
TOWN CREEK VILLAGE SUBDIVISION
JULIAN POINT
TOWN CREEK WAY
ARTERIAL STREET
COLLECTOR STREET
COUNTRY LN
HAWA LN
TOLLE RD
F.M. 78
F.M. 1103
CITY OF CIBOLO ETJ
CITY OF CIBOLO
CITY OF CIBOLO GUADALUPE COUNTY
LEGAL DESCRIPTION:
DEVELOPER:
CIVIL ENGINEER:

EXHIBIT D
Tolle Road Improvements


CITY OF CIBOLO
PUBLIC WORKS DEPARTMENT
CIBOLO TOLLE ROAD
GENERAL SECTION
EXHIBIT 01
EXISTING ROW
TOLLE ROAD
EXISTING ROW
PROPOSED ROW
1.65 AC.
0.01 AC.
100'
0.04 AC.
60'
30'
40'
12'
12'


CITY OF CIBOLO
INTERSECTION TOLLE RD.
&
CIBOLO TOLLE RD.
EXH1817 '02
EXISTING ROW
TOLLE ROAD
CIBOLO TOLLE ROAD
50' TAPER
160' DECELERATION
0.06 AC.
100' STORAGE
140'
50' TAPER
PROPOSED ROW
1.65 AC.
EXISTING ROW


CITY OF CIBOLO
INTERSECTION TOLLE RD.
&
LANCE CROSSING
EXHIBIT 03
EXISTING ROW
PROP ROW
50' TAPER
160' DECELERATION
0.09 AC.
100' STORAGE
LANCE CROSSING
PROP ROW
110' DECELERATION
30' STORAGE
200' TAPER
0.10 AC.
TOLLE ROAD


CITY OF CIBOLO
INTERSECTION TOLLE RD.
&
COUNTRY LANE
EXHIBIT 04
TOLLE ROAD
EXISTING ROW
PROPOSED ROW
100' STORAGE
160' DECELERATION
75' TAPER
7'
7'
0.23 AC.
0.23 AC.
COUNTRY LANE
30'
30'

CITY OF CIBOLO
TYPICAL SECTION
COUNTRY LANE
PROPOSED TYPICAL SECTION
STA. 10+00.00 TO STA. 13+00.00
N.T.S
PROPOSED TYPICAL SECTION
STA. 13+00.00 TO STA. 23+10.69
N.T.S

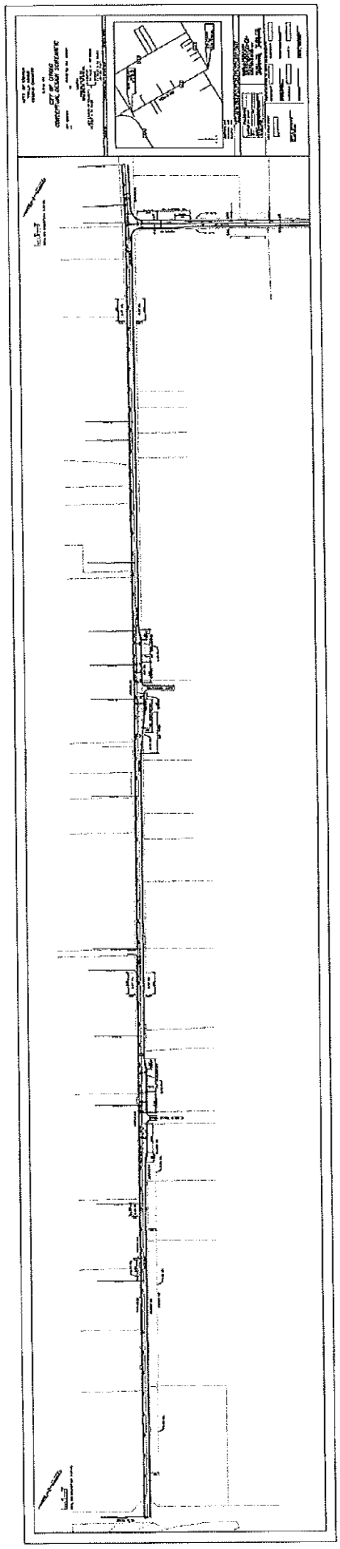
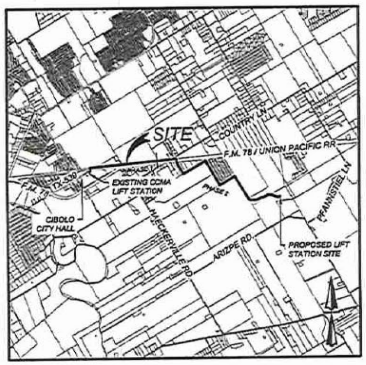


EXHIBIT E
Reserved

EXHIBIT F
Sanitary Sewer Improvements

DEPARTMENT OF
PUBLIC WORKS AND CAPITAL PROJECTS

F.M. 78 SEWER & LIFT STATION IMPROVEMENTS



Phase 1 Only

Exhibit "F-1"

FINAL SUBMITTAL

STATE OF TEXAS
RICHARD W. GRAY III
75867
REGISTERED
PROFESSIONAL ENGINEER
6-17-2020

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 1513 • TBPLS Firm #: 10122300

THIS DOCUMENT HAS BEEN REPRODUCED FROM MATERIAL THAT WAS STORED AND MAY HAVE BEEN ELECTRONICALLY TRANSMITTED AND MAY HAVE BEEN UNINTENTIONALLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE ENGINEER'S ORIGINAL SIGNATURE AND SEAL.

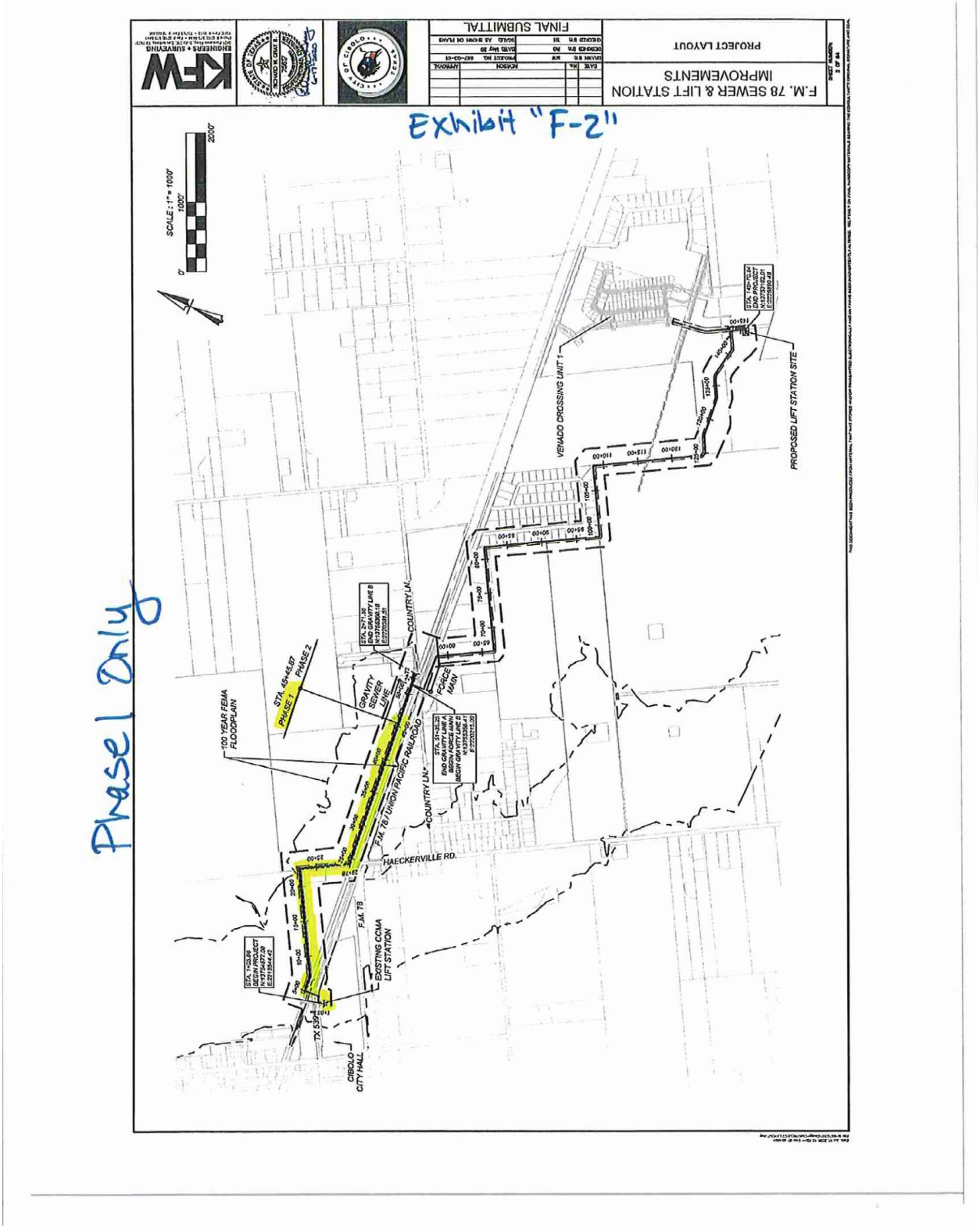


Exhibit "F-2"
Phase I Only
F.M. 78 SEWER & LIFT STATION IMPROVEMENTS
PROJECT LAYOUT
FINAL SUBMITTAL
SCALE: 1" = 1000'
PROPOSED LIFT STATION SITE
VERADO CROSSING UNIT 1
COUNTRY LN.
FORCE MAIN
GRAVITY SEWER LINE
PHASE 1
PHASE 2
100 YEAR FEMA FLOODPLAIN
F.M. 78/ UNION PACIFIC RAILROAD
HAECKERVILLE RD.
F.M. 78
EXISTING CCMA LIFT STATION
CIBOLO CITY HALL
TX 539

EXHIBIT G
Offsite Public Improvements

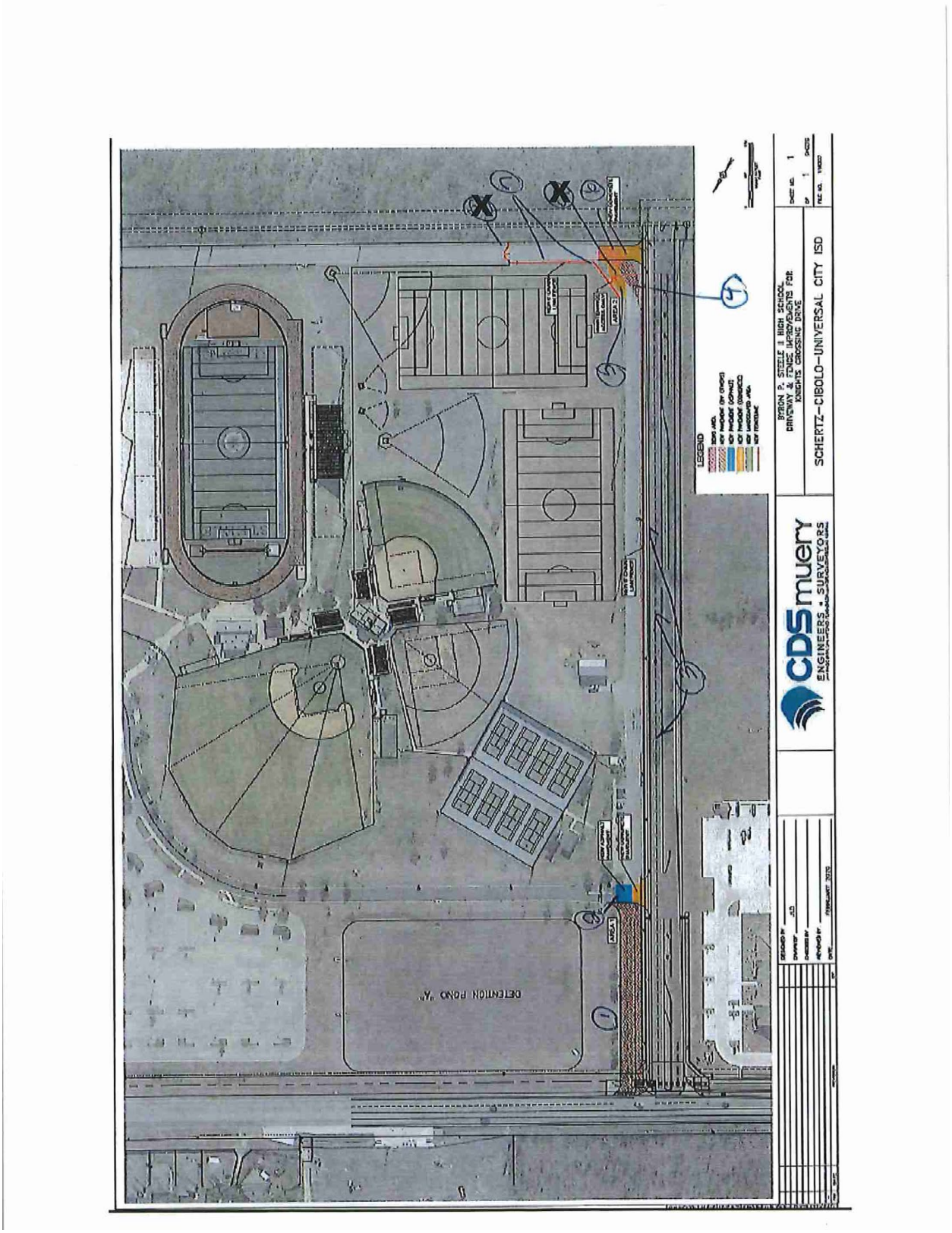

RYAN P. STEELE II HIGH SCHOOL
DRIVEWAY & FENCE IMPROVEMENTS FOR
KNIGHTS CROSSING DRIVE
SCHERTZ-CIBOLO-UNIVERSAL CITY ISD
CDSmuery
ENGINEERS . SURVEYORS
DETENTION POND "A"

EXHIBIT F-3
SEWER IMPROVEMENTS & COST ALLOCATION

STEELE CREEK-SEWER IMPROVEMENTS
COST PARTICIPATION SUMMARY 2/5/2025

Pro-Rate Share Summary		
DRH EDUs	111	6.2%
City EDUs	1688	93.8%
Total EDUs	1799	

ım	Description	Quantity	Unit	Unit Price	Total	DRH Share	City Share	Notes
1	Wetwell (Complete)	1	LS	$ 597,418.14	$ 597,418.14	$ 36,861.26	$ 560,556.88	Pro-rata share
4	Equipment Jib Crane/Hoist (Complete)	1	LS	$ 50,873.68	$ 50,873.68	$ 25,436.84	$ 25,436.84	50/50 split
5	Lift Station Piping, Fittings, Pipe Supports, Valves,	1	LS	$ 95,133.85	$ 95,133.85	$ 47,566.93	$ 47,566.93	50/50 split
6	Concrete Foundations and Slabs	1	LS	$ 143,557.52	$ 143,557.52	$ 107,668.14	$ 35,889.38	75/25 split
8	Electrical, Instrumentation & Controls	1	LS	$ 952,615.98	$ 952,615.98	$ 238,154.00	$ 714,461.99	25/75 split
	Other				$ 899,826.27	$ 899,826.27	$ -	
	Subtotal Lift Station				**$ 2,739,425.44**	**$ 1,355,513.43**	**$ 1,383,912.01**	
	12" Sanitary Sewer Pipe (Oversize)	1609	LF	$ 17.41	$ 28,012.69	$ -	$ 28,012.69	
	12" Sanitary Sewer Pipe (100% city)	231	LF	$ 71.63	$ 16,546.53	$ -	$ 16,546.53	
	Subtotal Gravity Sewer				**$ 44,559.22**	**$ -**	**$ 44,559.22**	
	TOTAL				**$ 2,783,984.66**	**$ 1,355,513.43**	**$ 1,428,471.23**	
	Impact Fee Credit Amount	371	EDUs	$ (1,785.00)	$ (662,235.00)		$ (662,235.00)	
	Additional Reimbursement to DRH						$ 766,236.23	

Notes:
Unit price for 12" Sanitary Sewer Pipe (Oversize) is the difference between 12" & 8" unit price for pipe only
Unit price for 12" Sanitary Sewer Pipe (100% city) includes 12" pipe, trench excavation & camera testing
Impact Fee Credit Unit Price Includes the following:

Sewer Fee	$ 15.00
CCMA Fee ($1,800)	
CCMA Admin ($20)	
Wastewater Impact Fees 2013	$ 1,770.00
Total	$ 1,785.00

EXHIBIT "H"
MTP PROPERTY

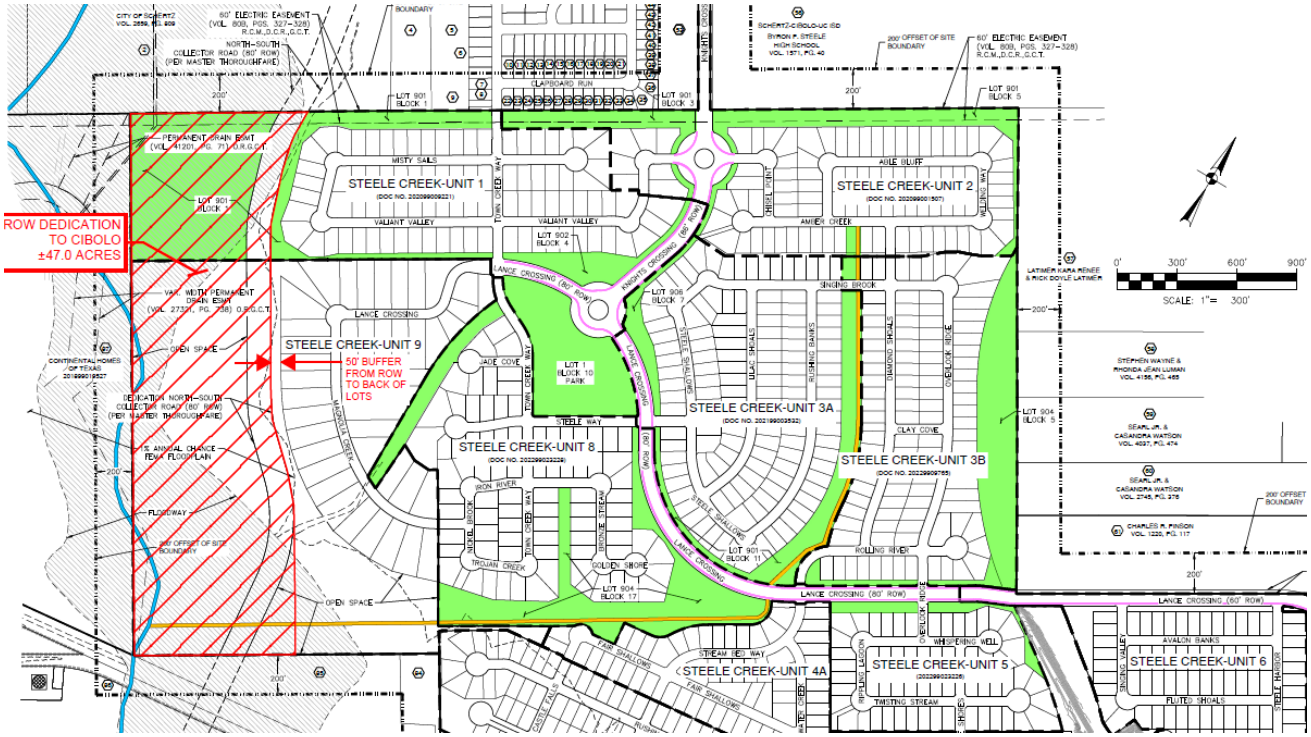
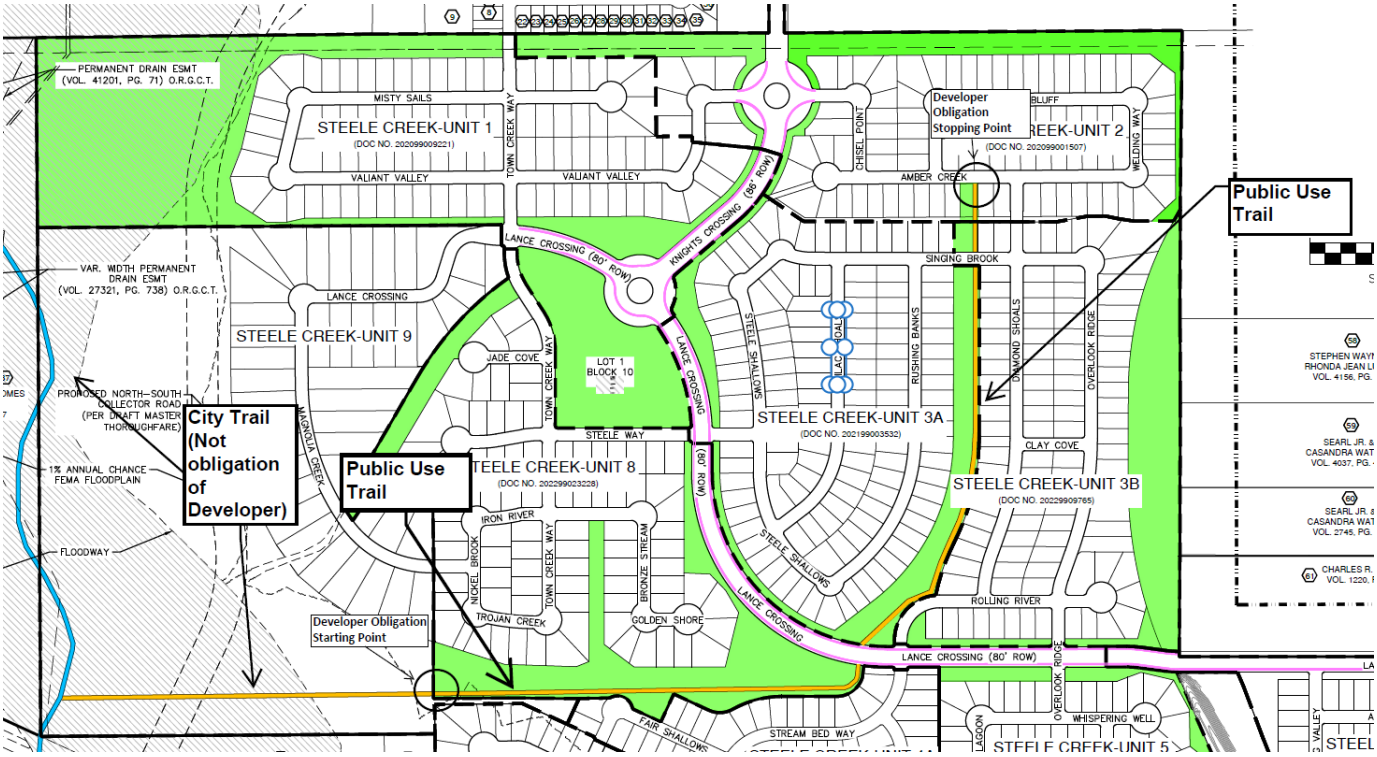
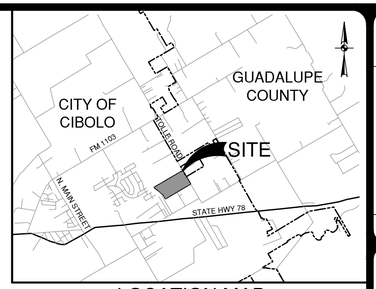


EXHIBIT "I"
Public Use Trail





LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

SEWER LEGEND

- PROJECT LIMITS
- EXISTING WATER (W)
- EXISTING SEWER (SS)
- PROPOSED SEWER (SS) — MANHOLE
- PROPOSED WATER — FIRE HYDRANT (W)
- PROPOSED SEWER LATERAL (S)

LOT 901 OPEN SPACE
LOT 903 OPEN SPACE
STEELE CREEK–UNIT 3B (VOL. 9, PGS. 613–614) P.R.G.C.
BLOCK 5
LANCE CROSSING 60' ROW
LANCE CROSSING (VARIABLE WIDTH ROW)
STEELE CREEK–UNIT 5
SINGING VALLEY (50' ROW)
AVALON BANKS (50' ROW)
FLUTED SHOALS (50' ROW)
SUMPTER BANKS (50' ROW)
STEELE HARBOR (50' ROW)
BLOCK 21
BLOCK 22
BLOCK 23
BLOCK 25
8"SS
PROPOSED DISCHARGE PIPING ALIGNMENT
BURY PIPE UNDER CHANNEL
DISCHARGE MANHOLE
PROPOSED LIFT STATION (REFERENCE STEELE CREEK–LIFT STATION PLANS)
PROPOSED FORCE MAIN (REFERENCE STEELE CREEK–LIFT STATION PLANS)
DETENTION BASIN B
OPEN SPACE LOT 904 BLOCK 25 VARIABLE WIDTH DRAINAGE EASEMENT
100–YR FEMA FLOODPLAIN
100–YR ULTIMATE DEVELOPMENT FLOODPLAIN
LOT TO BE HELD FOR STORAGE TANKS
SUCTION MANHOLE TO BE PLUGGED

NO.	REVISION	DATE

02/10/25

PAPE-DAWSON ENGINEERS
SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

STEELE CREEK-UNIT 6
CITY OF CIBOLO, TEXAS
TEMPORARY BYPASS PUMPING EXHIBIT

PLAT NO. ____
JOB NO. 12629–06
DATE FEBRUARY 2025
DESIGNER SS
CHECKED ____ DRAWN SS
SHEET 1 OF 1

Date: Feb 10, 2025, 9:11am User ID: sepulveda
File: P:\126\29\06\Design\Exhibits\250207a1 Temp Lift Station.dwg

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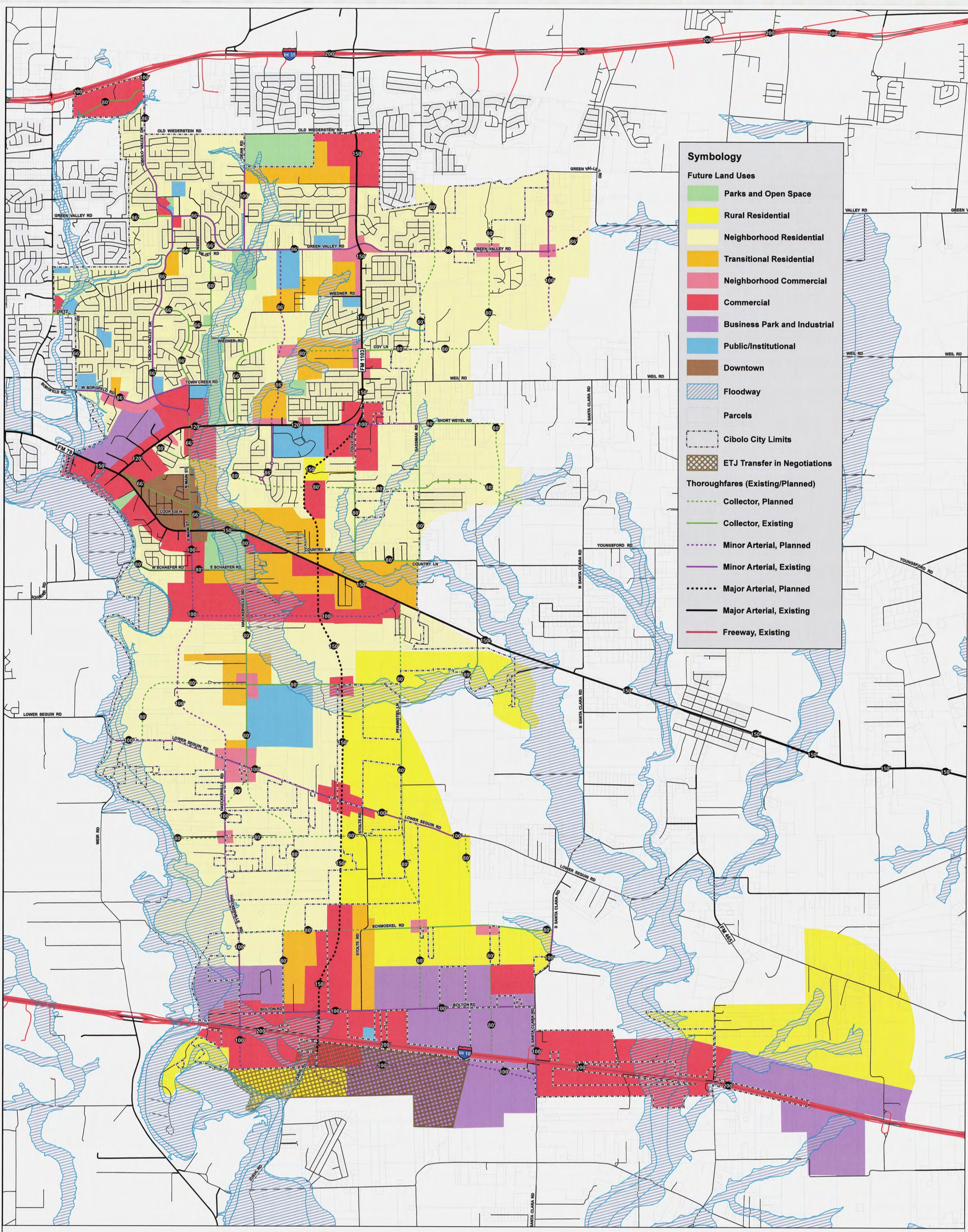


Future Land Use and Thoroughfare Map

City of Cibolo

August, 9th 2022

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

0 ½ 1 2 Mile

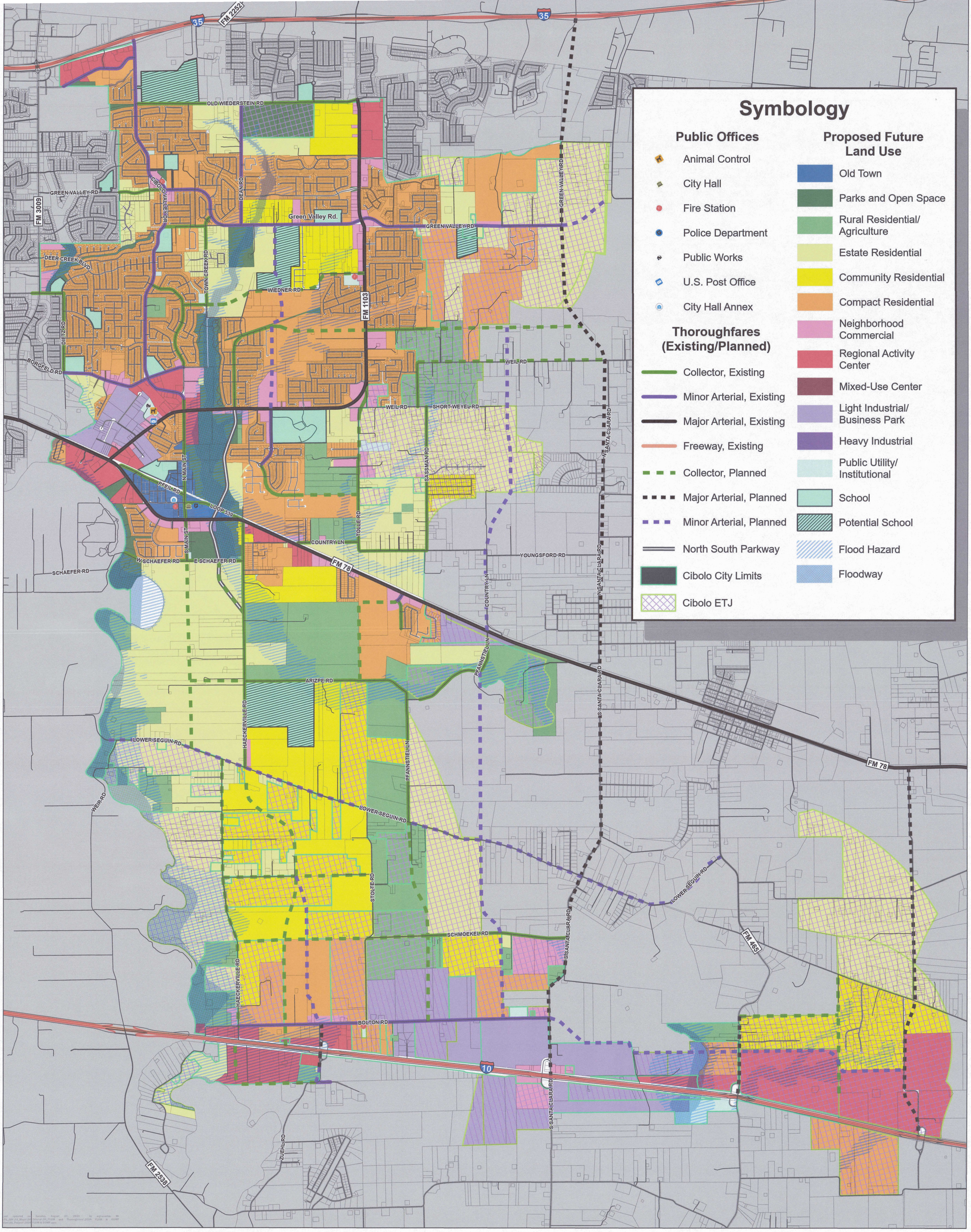
1:24,000

DISCLAIMER: All geospatial data products on this page are for informational purposes only and are not suitable for legal, engineering, or surveying purposes. The City of Cibolo cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany these products. Boundaries do not represent an on-the-ground survey conducted by or under the supervision of a registered professional land surveyor and represents only the approximate relative location of property boundaries. These products may not reflect some data otherwise available. These products are not a substitute for obtaining a survey or other professional advice about a specific property, specific question, or situation.

This is to certify this map as the Official Future Land Use Map/Future Thoroughfare Plan adopted on August 9, 2022 by the City Council of the City of Cibolo, Texas.

SIGNED: _____
Stosh Boyle, Mayor

ATTEST: Peggy Cimics
Peggy Cimics, City Secretary



Symbology

Public Offices

- Animal Control
- City Hall
- Fire Station
- Police Department
- Public Works
- U.S. Post Office
- City Hall Annex

Thoroughfares (Existing/Planned)

- Collector, Existing
- Minor Arterial, Existing
- Major Arterial, Existing
- Freeway, Existing
- Collector, Planned
- Major Arterial, Planned
- Minor Arterial, Planned
- North South Parkway
- Cibolo City Limits
- Cibolo ETJ

Proposed Future Land Use

- Old Town
- Parks and Open Space
- Rural Residential/ Agriculture
- Estate Residential
- Community Residential
- Compact Residential
- Neighborhood Commercial
- Regional Activity Center
- Mixed-Use Center
- Light Industrial/ Business Park
- Heavy Industrial
- Public Utility/ Institutional
- School
- Potential School
- Flood Hazard
- Floodway

CITY OF CIBOLO TEXAS

1:23,000

DISCLAIMER: All geospatial data products on this page are for informational purposes only and are not suitable for legal, engineering, or surveying purposes. The City of Cibolo cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany these products. Boundaries do not represent an on-the-ground survey conducted by or under the supervision of a registered professional land surveyor and represents only the approximate relative location of property boundaries. These products may not reflect some data otherwise available. These products are not a substitute for obtaining a survey or other professional advice about a specific property, specific question, or situation.

Future Land Use and Thoroughfare Map

City of Cibolo

September 10th 2024

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

0 ½ 1 2 Mile

This is to certify this map as the Official Future Land Use Map/Future Thoroughfare Plan adopted on 10Sept 2024 by the City Council of the City of Cibolo, Texas.

SIGNED: _____
Mark Allen, Mayor

ATTEST: Peggy Cimics
Peggy Cimics, City Secretary

LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

411.584 ACRES OF LAND BEING OUT OF THE GERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210 AND THE DAVID MILLER SURVEY NO. 87, ABSTRACT NO. 226, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 310.989 ACRES OF LAND, AS DESCRIBED IN VOLUME 1302, PAGES 593-596, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; THAT CERTAIN CALLED 85.60 ACRES, AS DESCRIBED IN VOLUME 2250, PAGE 634, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JANET SCHUBERT SKINNER, ET AL, AS DESCRIBED IN DOCUMENT NUMBER 2015025575, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

DEVELOPER:

DR HORTON, INC.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
CONTACT PERSON: LESLIE OSTRANDER

CIVIL ENGINEER:

CUDE ENGINEERS
CONTACT PERSON: PATRICK MURPHY, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

NOTES:

1. SITE IS LOCATED WITHIN THE CITY OF CIBOLO.
2. THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED.
3. PER FEMA FLOOD MAP PANEL 48187C0230F A PORTION OF THE SITE IS WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN. LOTS WITHIN THE 1% ANNUAL FLOOD CHANCE ARE CONDITIONALLY APPROVED PENDING A LETTER OF MAP REVISIONS (LOMR).
4. THERE ARE NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS RELATIVE TO WETLANDS, ENDANGERED OR OTHERWISE LISTED SPECIES, ARCHAEOLOGICAL INDICATORS, SOILS, OR SLOPE ANALYSIS.
5. A TREE SURVEY SHOWING EXISTING HERITAGE AND PROTECTED TREES WILL BE SUBMITTED ON A UNIT-BY-UNIT BASIS PER AGREEMENT WITH THE CITY.
6. SITE ZONING: SF-1, SF-2, & SF-3, PER ORDINANCE #1230
7. LOT STANDARDS ARE PER UDC #1048 (PRE 2018 UPDATES)
8. SANITARY SEWER, WATER, & UTILITY INFORMATION LOCATIONS ARE APPROXIMATE AND LOCATIONS NEED TO BE FIELD VERIFIED.
9. ORDER OF PLATTING APPROXIMATE AND SUBJECT TO CHANGE.
10. ALL STREET LOCATIONS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PLATTING PROCESS.
11. ALL PROPOSED STREETS ARE DESIGNATED AS "LOCAL A" (50' RIGHT OF WAY) UNLESS OTHERWISE NOTED.
12. TOTAL PARKLAND DEDICATION FOR THE TRACT SHALL BE A MINIMUM OF 8% OF SINGLE FAMILY AND MULTI-FAMILY USE ACREAGE PER UDC SECTION 16. TOTAL PARKLAND DEDICATION MAY BE MET BY PARKLAND DEDICATION, CASH CONTRIBUTIONS, PARK IMPROVEMENTS AND/OR OTHER CREDITS AS AGREED TO BY THE DEVELOPER AND THE CITY OF CIBOLO TO BE FURTHER DEFINED IN THE LAND USE STUDY OR DEVELOPMENT AGREEMENT.
13. RIGHT OF WAY RESERVATION CROSSING PROPERTY RESERVED FOR PURCHASE FOR FUTURE EXTENSION OF FM 1103 TOLLWAY BY OTHERS.
14. RIGHT OF WAY RESERVATION TO N MAIN ST RESERVED FOR PURCHASE FOR ROADWAY EXTENSION BY OTHERS.
15. RIGHT OF WAY DEDICATION ALONG EAST PROPERTY LINE TO BE DEDICATED AT THE TIME OF PLATTING OF UNIT 7.
16. ACCESS TO TOWN CREEK WAY TO BE LIMITED TO EMERGENCY VEHICLES ONLY.
17. OPEN SPACE WILL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
18. A LEVEL 3 TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED FOR THIS SUBDIVISION PRIOR TO THE PLATTING OF THE FIRST UNIT.
19. THE CONNECTION TO TOLLE RD MUST BE CONSTRUCTED BY THE COMPLETION OF THE 200TH HOME, UNLESS OTHERWISE NOTED.
20. PUBLIC IMPROVEMENTS AND PHASING WILL BE DETERMINED IN A PIA TO BE APPROVED BY CITY COUNCIL.

LEGEND:

- SITE BOUNDARY
- CITY LIMIT BOUNDARY
- EXISTING LIFT STATION
- EXISTING SEWER MAIN (EX.8"S)
- EXISTING WATER MAIN (EX.8"W)
- EXISTING OVERHEAD ELECTRIC (O.H.E.)
- EXISTING RAIL ROAD TRACKS
- FUTURE PUBLIC-USE TRAILS (BY CITY)
- PROPOSED PUBLIC-USE TRAILS (BY DEVELOPER)
- EXISTING ZONING BOUNDARY
- EXISTING DEED LINE
- PROPOSED PHASE BOUNDARY
- PROPOSED MAJOR THOROUGHFARE
- PROPOSED PRIVATE PARK & AMENITY CENTER
- 1% ANNUAL CHANCE FLOODPLAIN
- FLOODWAY
- PROPOSED LOMR FLOODPLAIN REVISIONS
- EXISTING CANOPY COVER
- PROPOSED PARKLAND DEDICATION (±120 Ac.)

UNIT	LAND USE TYPE	PLATTING ORDER	MAX. LOT COVERAGE	MAX DENSITY	LOT COUNT	GROSS Ac.	NET Ac.
1A	MEDIUM DENSITY RESIDENTIAL (SF2)	2	50%	4	53	30.32	13.89
1B	MEDIUM DENSITY RESIDENTIAL (SF2)	7	50%	4	43	14.52	11.03
2	MIXED DENSITY RESIDENTIAL (SF3)	1	60%	5.5	100	29.66	19.21
3A	MIXED DENSITY RESIDENTIAL (SF3)	4	60%	5.5	84	20.05	18.15
3B	MIXED DENSITY RESIDENTIAL (SF3)	8	60%	5.5	86	22.12	17.57
3C	MIXED DENSITY RESIDENTIAL (SF3)	12	60%	5.5	83	20.04	18.22
4A	MIXED DENSITY RESIDENTIAL (SF3)	3	60%	5.5	65	15.31	14.74
4B	MIXED DENSITY RESIDENTIAL (SF3)	9	60%	5.5	110	43.76	22.70
5	MIXED DENSITY RESIDENTIAL (SF3)	5	60%	5.5	64	15.61	14.19
6	MIXED DENSITY RESIDENTIAL (SF3)	14	60%	5.5	95	25.08	19.43
7	MIXED DENSITY RESIDENTIAL (SF3)	15	60%	5.5	30	23.96	5.78
8A	MEDIUM DENSITY RESIDENTIAL (SF2)	10	50%	4	42	20.39	12.92
8B	MEDIUM DENSITY RESIDENTIAL (SF2)	13	50%	4	47	15.74	11.00
9	LOW DENSITY RESIDENTIAL (SF1)	11	35%	2	40	67.00	21.41
10	TOWNHOME ①	6	75%	18	88	11.12	7.85
-	PARK SPACE	-----	-----	-----	-----	6.23	6.23
-	RIGHT OF WAY ②	-----	-----	-----	-----	30.67	30.67
TOTAL					1030	411.58	264.99

① SUBJECT TO APPROVAL OF A CONDITIONAL USE PERMIT
② RIGHT-OF-WAY AS INDICATED ON THE MAJOR THOROUGHFARE PLAN & FUTURE LAND USE MAP.
③ PARKLAND DEDICATION REQUIRED = 264.99 Ac. x 0.08 = 21.20 Ac.

ADJACENT PROPERTY SUMMARY

PROPERTY	OWNER	VOLUME	PAGE
1	HEB GROCERY CO., L.P.	4207	65
2	CITY OF SCHERTZ	2659	809
3	WILLIAM D BAILEY & CYNTHIA H HERNANDEZ	-	-
4	DEBRA RHEW	2250	982
5	DEBRA RHEW	2250	982
6	KEENAN J MOORE	2633	111
7	FELIX & MARIA E MAMBER	2560	546
8	WILLIAM H & LAURA L BUTTERFIELD	2617	621
9	CITY OF CIBOLO	7	209-210
10	BRADLEY MCBRIDE, JR.	2015008072	
11	JONATHAN BRIAN & LAUREN ELIZABETH O'CONNOR	2016015423	
12	ANTWAN DESHAWN & ALEXIS PIPER	2016020515	
13	SOKNARA BUN KUCH	2014017088	
14	ALJON RAZON GIANAN	2596	1014
15	MICHAEL HERBERT GIARDINI	2014018011	
16	JAY M. LOHMER	3025	400
17	JOSEPH & DAWN R COLLINS	2629	429
18	SONJA MARIE SHARP	2516	279
19	CHRISTOPHER L & KAYLAH M CAGUIOA	4204	467
20	SHANNON BAXLEY	2573	319
21	GABRIEL & APRIL N ROSAS	4087	790
22	JAMES E SANCHEZ & GABRIELA JIMENEZ-SANCHEZ	2017017482	
23	MIGUEL & KATHIA A FLORES	2737	292
24	DEMARCUS JACKSON	2821	917
25	RALPH LOGAN & MICHELLE BROWN	2845	569
26	ROY SAIZ JR & NGOC-DIEM THI DUONG	2017020554	
27	CHARLOTTE HOGAN	2653	944
28	SCOTT A SIMPSON	2747	676
29	ANESI M & RHONDA TUUFULI	2526	158
30	GLENN EDWARD KNIGHT	2591	667
31	SHAREN & JAMES T FLEMING JR	2540	50
32	IVORY CHARLES ASHBY	2689	736
33	CRAIG STEPHEN & MELANIE JANE ELLIS	2017027095	
34	MISTY D FRANCESCON	2017022029	
35	SARAH L SOUSA	2017001963	
36	ANDREW FOX	2016009439	
37	KRISTEN WOOLDRIGE	2476	564
38	GREGORY & MONIQUE A MCCLAIN	13295	703
39	RICARDO & DELMA SANTA CRUZ	2386	150
40	PATRICK D FINDLEY	4275	192
41	TRENT W HARBEN	2016	20280
42	THOMAS M & LISA L HAAG	2469	275
43	VERONICA LOPEZ	2400	760
44	LIZBETH ANGUIANO	2427	924

ADJACENT PROPERTY SUMMARY

PROPERTY	OWNER	VOLUME	PAGE
45	JOHN & JODI PATTERSON	4102	574
46	CLYDE & CHINA FLOWERS	2313	164
47	JULIAN POINT TRUST	2589	386
48	STEPHEN & DEENA KILPATRICK	2435	451
49	DINO & MARIA LAURENTI	2427	971
50	JOHN PATRICK & TONYA ROSE MARS	2018000201	
51	JUAN & DANIELLE VILLAREAL	2637	963
52	CURTIS & ALICE MCCLAIN	2363	474
53	JAMES A BREDEWATER	2107	214
54	CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF THE LATTER-DAY SAINTS	3175	558
55	30 ASSOCIATES LTD	2015017573	
56	SCHERTZ-CIBOLO-UC ISD	1571	40
57	BRIAN WEATHERLY REVOCABLE LIVING TRUST	1457	970
58	STEPHEN WAYNE & RHONDA JEAN LUMAN	4156	465
59	SEARL JR & CASSANDRA WATSON	4037	474
60	SEARL J & CASSANDRA R WATSON	2745	376
61	CHARLES R PINSON	1220	117
62	DORLENE HIGGINSON	1702	59
63	JAMES A & MISTY HESTER	2129	982
64	JAMES A HESTER II	4006	225
65	MARY J HESTER	556	783
66	JAMES A HESTER ESTATE	DEATH CERT - 2170164	
67	JAMES A HESTER ESTATE	DEATH CERT - 2170164	
68	MALCOLM MACLAUCHLAN	2619	174
69	ESTATE OF CHARLES J NOEL	2849	27
70	MALCOLM H MACLAUCHLAN	2940	846
71	JAMES A & JERI S TWENTER	1501	82
72	JAMES A & JERI S TWENTER	1501	82
73	JAMES A & JERI S TWENTER	1501	82
74	PAUL P GIFFIN LIVING TRUST	4164	386
75	ESTATE OF CHARLES C TROYER	DEATH CERTIFICATE	
76	COUNTRY LANE MOBILE ESTATES, LLC	2015013580	
77	VAL'S MHC LLP	2364	1
78	ALFRED W VILLARREAL	1265	725
79	ALVIN D BURNEY	2128	696
80	DAVID W & LAUREL L CALE	2626	872
81	BUILDERS FIRSTSOURCE - SOUTH TEXAS LP	2015002565	
82	BUILDERS FIRSTSOURCE - SOUTH TEXAS LP	2015002564	
83	JEY INVESTMENTS LTD	1401	455
84	VERSIE L SEILER	2835	483
85	VERSIE L SEILER	2835	483
86	CITY OF CIBOLO	1262	712
87	G A GILBERT HOLDINGS LTD	1302	593

LINE TABLE

LINE	LENGTH	BEARING
L1	328.67'	S30°33'06"E
L2	390.51'	S30°03'34"E
L3	570.94'	N59°29'41"E
L4	375.20'	S59°14'41"W
L5	155.30'	S58°57'41"W
L6	193.90'	S59°28'41"W
L7	116.02'	N59°03'35"E
L8	392.39'	N59°24'33"E
L9	200.00'	N59°30'46"E
L10	60.00'	N59°23'28"E

EST. 1980 CUDE ENGINEERS
CUDEENGINEERS.COM
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F: (210) 523.7112

STEELE CREEK SUBDIVISION

LAND STUDY
PROPOSED USE & DEVELOPMENT

DATE
04-04-2018

PROJECT NO.
02907.300

DRAWN BY
PMB

CHECKED BY
JMC

REVISIONS

1. REV. PER CITY COMMENTS (05-04-18)
2. REV. PER CITY COMMENTS (05-25-18)
3.
4.
5.
6.
7.
8.
9.

SCALE: 1"=300'
0 150 300

CUDE ENGINEERS
TBPE No. 455

E24.2

P:\02907\300\2-Drawings\Land Study DWGs\2018-05-25 Land Study - Proposed Use.dwg 2018/06/08 1:15pm wmurphy

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

ADJACENT PROPERTY SUMMARY

PROPERTY	OWNER	VOLUME	PAGE
4	TRAN KHIEM THANH	2021-99019339	
5	TRAN KHIEM THANH	2021-99019339	
6	KEENAN J MOORE	2633	111
7	AGUILERA HECTOR	202099030644	
8	OLDHOMCADE CANNON & MORGAN GRACE LPOD SSE	2617	621
9	CITY OF CIBOLO	7	209-210
10	BRADLEY MCBRIDE JR.	2015008072	
11	LEAL MATTHEW VINCENT & AMANDA BRADY LEAL	202199033095	
12	SFR TEXAS ACQUISITION 3 LLC	202299020039	
13	SOKNARA BUN KUCH	2014017088	
14	AIJON RAZON GIANAN	2596	1014
15	INDUS MONTAGES TX LLC	202299013665	
16	JAY M. LOHMER	3025	400
17	JOSEPH & DAWN R COLLINS	2629	429
18	ABRAMS CAMILLE	201999016219	
19	KNAPP JARROD REED & KRISTINA ANN	202299004454	
20	VALANTE JANSEN & JACQUELIN PLAZA	202199014298	
21	GABRIEL & APRIL N ROSAS	4087	790
22	JAMES E SANCHEZ & GABRIELA JIMENEZ -SANCHEZ	2017017482	
23	MIGUEL & KATHIA A FLORES	2737	292
24	DEMARCUS JACKSON	2821	917
25	RALPH LOGAN & MICHELLE BROWN	2845	569
26	ROY SAIZ JR & NGOC-DIEM THI DUONG	2017020554	
27	CADY CHRISTOPHER AND RACHEL M	201899021588	
28	SCOTT A SIMPSON	2747	676
29	ANESI M & RHONDA TUUFULI	2526	158
30	FLICKINGER LEVI & JESSICA	202299021973	
31	GREEN CARMEN & DAVID CLAY	202199029918	
32	IVORY CHARLES ASHBY	2689	736
33	PRITTERS TRISTYN & RUSSELL PRITTERS III	202399029281	
34	WALTERS SHANE	202099023515	
35	WESTENDORF ALEX THOMAS	202299035686	
36	ANDREW FOX	2016009439	
37	SFR PROPERTY OWNER 3 LLC	202299015379	
38	GREGORY & MONIQUE A MCCLAIN	13295	703
39	RICARDO & DELMA SANTA CRUZ	2386	150
40	WANDER JUSTIN	202299000549	
41	TESCH JOSHUA & BRITTANY	202299017564	
42	THOMAS M & LISA L HAAG	2469	275
43	VERONICA LOPEZ	2400	760
44	LIZBETH ANGUIANO	2427	924
45	ALVA ALAN	202199022702	
46	DIRKES LAURANCE	202399028413	
47	MULTIPLE OWNERS	----------	
48	STEPHEN & DEENA KILPATRICK	2435	451
49	DINO & MARIA LAURENTI	2427	971
50	JOHN PATRICK & TONYA ROSE MARS	2018000201	
51	JUAN & DANIELLE VILLAREAL	2637	963
52	RICHTER ANTHONY KEYE & MELISSA AREND	202199031293	
53	VERTURO LAND ASSET 4 LLC	202299013410	
54	CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF THE LATTER DAY SAINTS	3175	558
55	30 ASSOCIATES LTD	2015017573	
62	TOLLE FAMILY FARM LLC	202499012878	
63	JAMES A & MISTY HESTER	2129	982
64	JAMES A HESTER II	4006	225
65	MARY J HESTER	556	783
66	JAMES A HESTER ESTATE	DEATH CERT - 2170164	
67	JAMES A HESTER ESTATE	DEATH CERT - 2170164	
68	MALCOLM MACLAUCHLAN	2619	174
69	GONZALEZ WALBERTO	202299026217	
70	MALCOLM H MACLAUCHLAN	2940	846
75	ESTATE OF CHARLES C TROYER	DEATH CERTIFICATE	
76	COUNTRY LANE MOBILE ESTATES, LLC	2015013580	
78	MGT PROPERTIES LLC	201999005215	
79	UNVARYING QUALITY	202099037072	
80	DAVID W & LAUREL L CALE	2626	872
83	GPM CITXOO1 LLC	202199038702	
84	CENTI PAUL J & ERIKA	201899022809	
85	CENTI PAUL J & ERIKA	201899022809	
86	CITY OF CIBOLO	1262	712

LEGAL DESCRIPTION

411.584 ACRES OF LAND BEING OUT OF THE GERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210 AND THE DAVID MILLER SURVAY NO. 87, ABSTRACT NO. 226, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 310.989 ACRES OF LAND, AS DESCRIBED IN VOLUME 1302, PAGES 593-596, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JANET SCHUBERT SKINNER, ET AL, AS DESCRIBED IN DOCUMENT NUMBER 2015025575, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

PARKLAND SUMMARY:

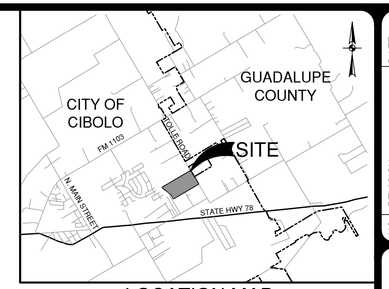
PARKLAND SPACE REQUIREMENTS:
TOTAL PARKLAND DEDICATION FOR THE TRACT SHALL BE A MINIMUM OF 8% OF SINGLE FAMILY AND MULTI-FAMILY USE ACREAGE PER UDC SECTION 16. TOTAL PARKLAND DEDICATION MAY BE MET BY PARKLAND DEDICATION, CASH CONTRIBUTIONS, PARK IMPROVEMENTS, AND/OR OTHER CREDITS AS AGREED TO BY THE DEVELOPER AND THE CITY OF CIBOLO TO BE FURTHER DEFINED IN THE LAND USE STUDY OR DEVELOPMENT AGREEMENT.

REQUIRED PARKLAND SPACE:
411.584 ACRES X 8% = 32.93 ACRES OF PARKLAND SPACE REQUIRED

PARKLAND SPACE PROVIDED:
52.05 ACRES

NOTES

1. SITE IS LOCATED WITHIN THE CITY OF CIBOLO.
2. THE SUBJECT TRACT IS CURRENTLY IN DEVELOPMENT.
3. PER FEMA FLOOD MAP PANEL 48187C0230F A PORTION OF THE SITE IS WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN. LOTS WITHIN THE 1% ANNUAL FLOOD CHANCE ARE CONDITIONALLY APPROVED PENDING A LETTER OF MAP REVISIONS (LOMR).
4. THERE ARE NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS RELATIVE TO WETLANDS, ENDANGERED OR OTHERWISE LISTED SPECIES, ARCHAEOLOGICAL INDICATORS, SOILS, OR SLOPE ANALYSIS.
5. A TREE SURVEY SHOWING EXISTING HERITAGE AND PROTECTED TREES WILL BE SUBMITTED ON A UNIT-BY-UNIT BASIS PER AGREEMENT WITH THE CITY.
6. SITE ZONING: SF-1, SF-2, & SF-3, PER ORDINANCE #1230.
7. LOT STANDARDS ARE PER UDC #1048 (PRE 2018 UPDATES)
8. SANITARY SEWER, WATER, & UTILITY INFORMATION LOCATIONS ARE APPROXIMATE AND LOCATIONS NEED TO BE FIELD VERIFIED.
9. ORDER OF PLATTING APPROXIMATE AND SUBJECT TO CHANGE.
10. ALL STREET LOCATIONS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PLATTING PROCESS.
11. ALL PROPOSED STREETS ARE DESIGNATED AS "LOCAL A" (50' RIGHT OF WAY) UNLESS OTHERWISE NOTED.
12. RIGHT OF WAY RESERVATION CROSSING PROPERTY RESERVED FOR PURCHASE FOR FUTURE EXTENSION OF FM 1103 TOLLWAY BY OTHERS.
13. RIGHT IF WAY RESERVATION TO N MAIN ST RESERVED FOR PURCHASE FOR ROADWAY EXTENSION BY OTHERS.
14. RIGHT OF WAY DEDICATION ALONG EAST PROPERTY LINE TO BE DEDICATED AT THE TIME OF PLATTING OF LANCE CROSSING.
15. ACCESS TO TOWN CREEK WAY TO BE LIMITED TO EMERGENCY VEHICLES ONLY.
16. OPEN SPACE WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
17. A LEVEL 3 TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED FOR THIS SUBDIVISION PRIOR TO THE PLATTING OF THE FIRST UNIT.
18. THE CONNECTION TO THE TOLLE TO MUST BE CONSTRUCTED BY THE COMPLETION OF THE 200TH HOME, UNLESS OTHERWSE NOTED.
19. PUBLIC IMPROVEMENTS AND PHASING WILL BE DETERMINED IN A PIA TO BE APPROVED BY CITY COUNCIL.
20. PROPOSED PUBLIC USE TRAILS SHALL BE A MINIMUM OF 8' WIDE.



LOCATION MAP
NOT-TO-SCALE

DATE PREPARED: 12/11/2024

LEGEND

- SITE BOUNDARY
- CITY LIMIT BOUNDARY
- EXISTING LIFT STATION
- EXISTING RAIL ROAD TRACKS
- FUTURE PUBLIC-USE TRAILS (BY CITY)
- PROPOSED PUBLIC-USE TRAILS (BY DEVELOPER)
- 6' SIDEWALK ALONG MAJOR STREETS
- EXISTING ZONING BOUNDARY
- EXISTING DEED LINE
- PROPOSED PHASE BOUNDARY
- PROPOSED MAJOR THOROUGHFARE
- FLOODWAY
- PROPOSED OPEN SPACE

0' 300' 600' 900'
SCALE: 1"= 300'

UNIT	LAND USE TYPE	PLATTING ORDER	MAX. LOT COVERAGE	MAX. DENSITY	LOT COUNT	ACREAGE
1	MEDIUM DENSITY RESIDENTIAL (SF2)	2	50%	4	88	34.50
2	MIXED DENSITY RESIDENTIAL (SF3)	1	60%	5.5	86	53.17
3A	MIXED DENSITY RESIDENTIAL (SF3)	3	60%	5.5	129	36.81
3B	MIXED DENSITY RESIDENTIAL (SF3)	4	60%	5.5	103	32.42
4A	MIXED DENSITY RESIDENTIAL (SF3)	9	60%	5.5	59	15.10
4B	MIXED DENSITY RESIDENTIAL (SF3)	11	60%	5.5	117	27.69
5	MIXED DENSITY RESIDENTIAL (SF3)	5	60%	5.5	59	15.61
6	MIXED DENSITY RESIDENTIAL (SF3)	7	60%	5.5	111	30.22
7	MIXED DENSITY RESIDENTIAL (SF3)	12	60%	5.5	3	18.19
8	MEDIUM DENSITY RESIDENTIAL (SF2)	6	50%	4	83	40.45
9	LOW DENSITY RESIDENTIAL (SF1)	10	35%	2	41	70.23
10	MIXED DENSITY RESIDENTIAL (SF3)	13	60%	5.5	40	19.73
	LANCE CROSSING	8	N/A	N/A	0	2.43
	TOTAL				919	396.55

DEVELOPER:
DR HORTON, INC.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
CONTACT PERSON: LESLIE OSTRANDER

CIVIL ENGINEER:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
CONTACT PERSON: REBECCA CARROLL, P.E.
2000 NW LOOP 410
SAN ANTONIO, TX 78213
TEL: (210) 375-9000
FAX: (210) 375-9000

NO. REVISION DATE

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STEELE CREEK
CIBOLO, TEXAS
LAND STUDY
PROPOSED USE AND DEVELOPMENT

PLAT NO. ____
JOB NO. 12629-00
DATE DECEMBER 2024
DESIGNER SS
CHECKED ____ DRAWN SS
SHEET ____

Date: September 28, 2023, 4:54 PM - User ID: ssepulveda
File: P:\126\29\00\design\Exhibits\240829 d1 Land Use Study.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

City of Cibolo

City Council Regular Meeting Staff Report

I. Discussion/Action regarding an Amendment to the Land Study for Steele Creek Subdivision. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11I.

From
Eron Spencer, Assistant Planning Director

Staff Contact(s)
Rick Vasquez,

FINDINGS/CURRENT ACTIVITY:

According to Section 20.3.2 of the City of Cibolo's Unified Development Code (UDC), a 'Land Study' serves as *"the first or introductory plan of a proposed subdivision."* It is required when a *"developer intends to develop and record only an individual portion to such subdivision."* The Land Study is used as an aid to show the proposed development of the entire subdivision and to assess the adequacy of public facilities and services needed to serve the proposed subdivision.

On June 26, 2018, City Council approved the Land Study for the Steele Creek Subdivision. Continental Homes of Texas, L.P. (the Developer) is requesting to amend the Land Study to reflect changes outlined in the proposed First Amendment to the Steele Creek Public Improvements Agreement (PIA).

The proposed Land Study Amendment was submitted to be considered concurrently with the First Amendment to the PIA, which would need to be decided prior to approving the Land Study Amendment.

SCOPE OF LAND STUDY AMENDMENT:

The Developer's proposed amendment to the Land Study for Steele Creek, as outlined in their cover letter, include the following key changes:

- Revises the land plan, platting order, acreage, and lot count for Units 4A, 4B, 6, 7, 9, and 10.
- Changes the land use and lot size in Unit 10 from 25' townhome lots to 60' mixed density residential lots.
- Removes the previously proposed 150' Right-of-Way (ROW) reservation and dedicating parkland in its place.
- Removes the western 80' proposed collector road and its ROW dedication.
- Adds the preliminary location of the proposed North-South collector road according to the City's Master Thoroughfare Plan (MTP).
- Updates the land study exhibit to reflect recorded units and provide document numbers.
- Removes the 12" water connection to the existing 16" water main on FM 1103.
- Revises the alignment and ROW width of Lance Crossing.

Per Section 20.3.2.C.2 of the UDC, *"the City Council shall review and evaluate the Land Study to determine whether the proposed development conforms to the Future Land Use Plan, Future Thoroughfare Plan, the UDC and other applicable ordinances of the City."*

Future Land Use Map (FLUM): The City of Cibolo's Future Land Use Map (FLUM) was adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, under Ordinance 1465. The FLUM is the community's visual guide for development decisions and includes the logical and orderly placement of PlaceTypes in the City and ETJ. It does not constitute zoning regulations or establish zoning district boundaries.

The Steele Creek Subdivision is designated as Compact Residential on the City's recently adopted FLUM. The character and intent of the Compact Residential PlaceType allows *"a variety of housing types, including small-lot single family detached homes, patio homes, townhomes, and duplexes."* Additionally, single-family lot sizes can range up to 9,000 square feet. The land use and lot sizes in Unit 10 are proposed to change from 25-foot-width townhome lots to 60-foot mixed density residential lots. Land uses within the subdivision will remain as small-lot single family detached homes. Therefore, this proposed revision to the Land Study for Steele Creek Subdivision is consistent with the Compact Residential PlaceType.

Master Thoroughfare Plan (MTP): The City of Cibolo's Master Thoroughfare Plan (MTP) was also adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, under Ordinance 1465. The MTP identifies transportation improvements and needs in the City and ETJ, focusing on the existing and proposed arterial and collector network that will serve the community as it grows over time. The MTP will ensure that future rights-of-way are set aside for growing the City's transportation network.

The Steele Creek Subdivision is generally located north of FM 78 and south of FM 1103, both designated as major arterials, and lies west of Tolle Road, which functions as a collector. Within the subdivision, two significant internal roadways provide primary access and circulation: Lance Crossing and Knights Crossing. Lance Crossing is identified on the MTP as collector road planned to connect to Tolle Road, requiring an 80-foot ROW. Knights Crossing, classified as a minor arterial on the MTP, extends to FM 1103 and requires an 86-foot ROW.

As part of the proposed Land Study Amendment, the Developer is seeking to adjust the eastern alignment and ROW dedication of Lance Crossing as it approaches Tolle Road. Additionally, the Amendment includes the removal of the previously proposed western 80-foot collector and its associated ROW dedication.

As shown on the 2022 Future Land Use and Thoroughfare Map, the City had previously identified a major arterial roadway with a planned right-of-way width of 150 feet running through Steele Creek Units 3B, 5, 6, and 10, providing a connection from FM 1103 to Interstate Highway 10. This right-of-way reservation was shown on the original Land Study and has since been removed from the current MTP.

On the current MTP, a proposed connector road (labeled as "North South Parkway") requiring an 80-foot ROW is depicted from FM 1103 to Haeckerville Road. The proposed roadway will overpass the Union Pacific Railroad to improve north-south connectivity within the City. The North South Parkway is planned to the west of Units 1 and 9 of Steele Creek Subdivision. To align with City's MTP, Staff negotiated with the Developer to dedicate roughly 47 acres of land to the City for the future construction of the proposed North South Parkway. The proposed First Amendment to the Steele Creek PIA addresses this land dedication and provides deadlines for conveyance to the City.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At its January 8, 2025, regular meeting, the Planning & Zoning Commission voted (6-0) to recommend approval of the Amendment to the Land Study for the Steele Creek Subdivision.

CITY COUNCIL ACTION:

The following are sample motions that can be made by City Council regarding this agenda item.

1. **Approve** the Amendment to the Land Study for the Steele Creek Subdivision.
2. **Approve** the Amendment to the Land Study for the Steele Creek Subdivision, ***with conditions***.
3. **Deny** the Amendment to the Land Study for the Steele Creek Subdivision, ***with findings***.

For a Land Study, Section 20.3.2.C.3 of the UDC allows City Council to impose conditions of approval that:

a. *Govern the timing (phasing) or sequencing of the development to ensure that the development is built-out in accordance with a schedule of public improvements to ensure that the development adequately adheres to the City's minimum design criteria for public improvements;*

b. *Pertain to proposed parkland dedication;*

c. *Pertain to the conformity of the proposed Land Study to this UDC;*

d. *Pertains to any issue related to the public health, safety or general welfare of the City; or*

e. *Additional information to be submitted to supplement the submittal of a Preliminary Plat.*

STAFF ANALYSIS:

Section 20.3.2.E of the UDC provides direction to the City Council when considering a Land Study by outlining the following criteria for approval:

1. ***The Study/Plan will be consistent with all zoning requirements for the property, if within the City corporate limits, or any development regulations approved as part of a Development Agreement;***

STAFF FINDING: The Steele Creek Subdivision includes a combination of zoning districts: Low Density Single-Family Residential (SF-1), Medium Density Single-Family Residential (SF-2), and Mixed Density Single-Family Residential (SF-3). These zoning classifications were established and approved by City Council on April 10, 2018, under Ordinance 1230. Therefore, the Land Study Amendment is vested under the zoning regulations in the 2013 Unified Development Code (UDC) that were in effect at the time of approval.

As reflected in the table below, the minimum lot design requirements for the SF-1, SF-2, and SF-3 zoning districts in the 2013 UDC closely align with the standards for the Low Density Residential (SF-2), Medium-High Density Residential (SF-5), and High Density Residential (SF-6) zoning districts, as defined in the 2018 UDC. These latter zoning districts are currently reflected on the City's official Zoning Map for the Steele Creek Subdivision.

Table 1. Comparison of Zoning Districts in the 2013 UDC and 2018 UDC.

Zoning District	2013 UDC	2018 UDC
SF-1/ SF-2 (Low Density Residential)	**SF-1 (Rural Residential)** Intent: Large-lot single-family housing and agricultural use in a very low-density suburban/exurban environment (max. 2 units/acre). Min. Lot Area: 21,000 sq. ft. Min. Lot Width: 85' Front Setback: 35' Rear Setback: 25' Side Setback: 10' Max. Height: 35' Max. Lot Coverage: 35%	**SF-2 (Low Density Residential)** Intent: Traditional suburban single-family detached dwellings in a low density setting (up to 2 units/acre). Min. Lot Area: 21,000 sq. ft. Min. Lot Width: 85' Front Setback: 35' Rear Setback: 25' Side Setback: 10' Max. Height: 35' Max. Lot Coverage: 35%
SF-2 / SF-5 (Medium-High Density Residential)	**SF-2 (Suburban Residential)** Intent: Traditional suburban single-family detached dwellings in a medium density setting (2 to 4 units/acre). Min. Lot Area: 7,200 sq. ft. Min. Lot Width: 65' Front Setback: 25' Rear Setback: 10' Side Setback: 10' Max. Height: 35' Max. Lot Coverage: 50%	**SF-5 (Medium-High Density Residential)** Intent: Traditional suburban single-family detached dwellings in a medium to high density setting (up to 5 units/acre). Transitional use in Town Center areas. Min. Lot Area: 7,200 sq. ft. Min. Lot Width: 65' Front Setback: 25' Rear Setback: 10' Side Setback: 10' Max. Lot Coverage: 55%
SF-3 / SF-6 (High Density Residential)	**SF-3 (Mixed Density Residential)** Intent: Higher density housing types (townhomes, garden homes, duplex/triplex), 2 to 5.5 units/acre. Transitional use between commercial and single-family areas. Min. Lot Area: 6,600 sq. ft. Min. Lot Width: 60' Front Setback: 25' Rear Setback: 10' Side Setback: 10' Max. Height: 35' Max. Lot Coverage: 60%	**SF-6 (High Density Residential)** Intent: Higher density residential housing types (up to 5.5 units/acre), including townhomes, garden homes, and duplex/triplex. Transitional use in Town Center areas. Min. Lot Area: 6,600 sq. ft. Min. Lot Width: 60' Front Setback: 25' Rear Setback: 10' Side Setback: 10' Max. Height: 35' Max. Lot Coverage: 60%

The City's current Zoning Map designates Steele Creek Unit 9 as SF-2, Units 1 and 8 as SF-5, and the remaining units (2, 3A, 3B, 4A, 4B, 5, 6, 7, and 10) as SF-6. As part of the proposed Amendment to the Land Study, the Developer is requesting revisions to the acreages and lots counts for Units 4A (SF-5), 4B (SF-5), 6 (SF-5), 7 (SF-5), 9 (SF-2), and 10 (SF-5).

One of the most significant changes is proposed for Unit 10, where the Developer seeks to replace the previously approved 88 townhome lots—each 25 feet in width and allowing up to 18 units per acre—with 40 single-family lots that are 60 feet in width and allow a maximum density of 5.5 units per acre. This revision not only alters the housing type and density but also results in a reduction in the overall number of residential lots within the Steele Creek Subdivision. Under the original Land Study, the subdivision included 1,030 lots. However, the proposed Amendment reduces the total lot count to 919.

These revisions align with the zoning classifications assigned to the subdivision and maintain consistency with the City's zoning regulations for the Steele Creek Subdivision. As such, the proposed Land Study Amendment remains in compliance with all applicable zoning requirements.

2. ***The proposed provision and configuration of roads, water, wastewater; drainage and park facilities will be adequate to serve each phase of the development;***

ROADS/ MTP: As previously noted, the Steele Creek Subdivision is situated north of FM 78 (major arterial), south of FM 1103 (major arterial), and west of Tolle Road (collector). Both the original Land Study and the proposed Amendment reflect a 15-foot ROW dedication along Tolle Road. Within the subdivision, Lance Crossing (collector) and Knights Crossing (minor arterial) serve as the primary internal roadways and are consistent with the City's MTP.

To further align with the current MTP, the Developer has agreed to dedicate approximately 47 acres of land to the City for the future construction of the proposed North South Parkway. This land dedication, along with the corresponding 80-foot ROW for the planned roadway, is illustrated in the Amendment to the Land Study.

Section 20.3.2 of the UDC requires that documentation be submitted with the Land Study that identifies which level of a Traffic Impact Analysis (TIA) will be submitted at the time of platting. The applicant has provided a TIA with their submittal.

UTILITIES: Steele Creek Subdivision is currently served by Guadalupe Valley Electric Cooperative (GVEC) for electricity and the City of Cibolo for water and sewer. The applicant provided letters of certification (LOCs) from applicable utility providers as required in Section 20.3.2.A of the UDC.

The proposed Amendment to the Land Study includes an updated utility plan that shows the locations of water and sanitary sewer lines throughout the subdivision. According to the applicant's cover letter, the previously planned 12-inch waterline is now proposed to connect to the existing 16-inch water main along FM 1103. The proposed Land Study also identifies the location of a new sanitary sewer lift station within Unit 6. Specific performance deadlines and reimbursement details for the City-requested sanitary sewer improvements are outlined in the proposed First Amendment to the PIA.

DRAINAGE: The 100-year FEMA floodplain traverses along the western boundary of the Steele Creek Subdivision, behind lots in Units 1 and 9, as well as along the southern boundary of Unit 4B, and through the center of Unit 7 on the eastern side of the development. To address stormwater management and mitigate runoff, the proposed Land Study Amendment identifies an existing detention area located in Unit 10 and a new detention area within Unit 7, both of which are outside of the floodplain.

PARKLAND: Section 16.2.2 of the UDC requires a minimum parkland dedication of *"eight (8%) percent of the total tract."* Considering the total acreage of Steele Creek Subdivision is 411.548 acres, the developer is required to dedicate at least 32.92 acres for parkland. The proposed Amendment indicates a total of 52.05 acres of parkland will be dedicated.

STAFF FINDING: For these reasons, the provision and configuration of roads, water, wastewater, drainage, and park facilities in the proposed Amendment to the Land Study for Steele Creek Subdivision will be adequate to serve each phase of the development.

3. ***The schedule of development is feasible and prudent and assures that the proposed development will progress to completion within the time limits proposed or allowed prior to Study/Plan expiration;***

STAFF FINDING: The Steele Creek Subdivision is a phased development consisting of twelve units. To date, nearly half of these units have been recorded in accordance with the phasing schedule established in the original Land Study. The proposed Amendment to the Land Study introduces revisions to the platting order for the remaining units, 4A, 4B, 6, 7, 9, and 10, as outlined in the table below.

Table 2. Comparison of the Original and Proposed Platting Order for the Steele Creek Subdivision.

Unit	Lot Count	Original Platting Order	Proposed Platting Order	Plat Status
1	88	2	2	Recorded
2	86	1	1	Recorded
3A	129	4	3	Recorded
3B	103	8	4	Recorded
4A	59	3	9	In Design
4B	117	9	11	In Design
5	59	5	5	Recorded
6	111	14	7	Approved (07/23/2024)
7	3	15	12	In Design
8	83	10	6	Recorded
9	41	11	10	In Design
10	40	6	13	In Design
Lance Crossing	N/A	N/A	8	In Design

Per Section 20.3.2.D.2 of the UDC, a Land Study is valid for five (5) years from the date of approval. However, it will continue to remain in effect beyond that period as long as the development progresses in accordance with the approved phasing schedule in the Land Study. Therefore, maintaining consistency with both the amended Land Study and the PIA will help ensure that the project stays on schedule and performance deadlines are met without expiration of the Land Study.

4. ***If the land lies within the extra territorial jurisdiction and/or is part of an approved Development Agreement, the proposed Study/Plan conforms to the provision of the Development Agreement and is consistent with the incorporated Conceptual Plan or any development regulations contained in the approved Development Agreement; and***

   STAFF FINDING: The Steele Creek Subdivision is located within the incorporated city limits of the City of Cibolo. Therefore, this criterion does not apply.

5. ***The location, size and sequence of the phases of development proposed assures orderly and efficient development of the land subject to the plan.***

   STAFF FINDING: Considering the proposed layout, size, and sequence of the remaining phases within the Steele Creek Subdivision, the Amendment to the Land Study in conjunction with the First Amendment to the PIA ensures an orderly, efficient, and coordinate approach to the continued development of the land.

STAFF RECOMMENDATION:

Staff and the City Engineer reviewed the Amendment to the Land Study and its associated documents. All comments have been addressed in accordance with the subdivision regulations in Section 20.3.2 of the Cibolo Unified Development Code (UDC). Therefore, Staff recommends **APPROVAL** of the Amendment to the Land Study for the Steele Creek Subdivision, subject to City Council's approval of the First Amendment to the PIA.

Attachments

Application.pdf

City Engineer Letter.pdf

2025 Proposed Land Study Amendment.pdf

2024 Future Land Use and Thoroughfare Map.pdf

2022 Future Land Use and Thoroughfare Map.pdf

2018 Land Study.pdf

KILLEN, GRIFFIN & FARRIMOND

ATTORNEYS AT LAW

October 14, 2024

Kelsee Jordan Lee
Planning & Economic Development Director
201 W Loop 539
Cibolo, TX 78108

RE: Land Use Study Amendment for the Steele Creek Subdivision, Approximately 411 Acres of Property Generally Located between FM 78 and FM 1103 and Tolle Road ("Property") within the City of Cibolo ("City"), Texas.

Dear Director Jordan Lee,

Our firm represents DR Horton, the developer of the Steele Creek Subdivision. On June 26, 2018, the City of Cibolo City Council approved the Land Study of the Steele Creek Subdivision. The intent of this amendment request is to accommodate the revision to the City's Master Thoroughfare Plan ("MTP") and to provide for larger lot sizes. In order to allow for the changes to the project, we respectfully submit this application for an amendment to the approved Land Use Study for the Steele Creek Subdivision. The amendment requests the following substantive changes to the approved Land Study for the Steele Creek Subdivision:

- Revises the land plan, platting order, acreage, and lot count for units 4A, 4B, 6, 7, 9, 10.
- Revises the land use and lot size of Unit 10 from 25' townhome lots to 60' mixed density residential lots.
- Removes 150' Right-of -Way ("ROW") reservation and proposes parkland dedication for a portion of the removed ROW.
- Removes the western 80' ROW proposed collector road and ROW dedication.
- Adds the preliminary location of proposed North-South collector road according to the MTP.
- Updates the land study exhibit to indicate the development is currently under construction and provided the recording document number for units that are already recorded.
- Removes the 12" water connection to the existing 16" water main on Tolle Road.
- Revises the Lance Crossing alignment and ROW width.

If there is any additional information or documentation that we can provide to assist in your review of this application, please do not hesitate to contact me at (210) 960-2750 or via email at ashley@kgftx.com.

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

By: _____
Ashley Farrimond

City of Cibolo

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

UNIVERSAL APPLICATION - LAND STUDY/MIXED USE PLAN

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 Name: Steele Creek Subdivsion

Total Acres: Approx. 411.584 Survey Name: Jeronimo Leal and David Miller Abstract No.: 226

Project Location (address): east of N. Main Street, south of FM 1103, north of FM 78

Current Zoning: SF-1, SF-2 and SF-3 Overlay: ☐ None ☐ Old Town ☐ FM 78

Proposed Zoning: SF-1, SF-2 and SF-3 # of Lots: _____ # of Units: _____

Please Choose One: ■ Single-Family ☐ Multi-Family ☐ Commercial ☐ Industrial

☐ Other _____

Current Use: Single Family Total Proposed Square Footage: Approx. 17,928,599.04

Proposed Use: Single Family (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Continental Homes of Texas, L.P.

Address: 10101 Reunion Place, Suite 250 City: San Antonio

State: Texas Zip Code: 78216 Phone: 210-960-2750

Email: ashley@kgftx.com Fax: _____

**Applicant (If different than Owner)*: DR Horton

* Letter of Authorization required

Address: 10101 Reunion Place, Suite 250 City: San Antonio

State: Texas Zip Code: 78216 Phone: 210-960-2750

Email: ashley@kgftx.com Fax: _____

Representative: Killen, Griffin & Farrimond, PLLC (c/o Ashley Farrimond)

Address: 10101 Reunion Place, Suite 250 City: San Antonio

State: Texas Zip Code: 78216 Phone: 210-960-2750

Email: ashley@kgftx.com Fax: _____

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

Ashley Farrimond
Owner or Representative's Signature

Ashley Farrimond, Killen, Griffin & Farrimond, PLLC
Typed / Printed Name

State of Texas

County of Bexar

Before me, Rachel Taylor, on this day personally appeared
Name of Notary Public

Ashley Farrimond, 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 14 day of October 2024

Notary Public Signature

RACHEL TAYLOR
(Notary Seal)
Notary Public, State of Texas
Comm. Expires 08-24-2025
Notary ID 133290099

City of Cibolo Use Only
Total Fees:
Payment Method:
Submittal Date:
Accepted by:
Case Number:

Yes	No	N/A	Checklist
			Form and Contents per UDC Article 20, Sections 20.3.2 - Land Study/Master Plan/Mixed Use Concept Plan
☑	☐	☐	One (1) hard copy and one (1) .pdf copy of the Land Study encompassing all land owned by the subdivider. The overall concept shall be in compliance with all applicable provisions of UDC Article 20.3.2.
☑	☐	☐	One (1) hard copy and one (1) .pdf copy of the preliminary utility plans. Topographic contours with intervals of not more than five (5) feet shall be shown on the Land Study.
☑	☐	☐	One (1) hard copy and one (1) .pdf copy of a tree survey showing all trees on the site, per the requirements of this UDC.
☐	☐	☐	Completed Application Form and Narrative of Application Request
☑	☐	☐	A certificate or letter from a title guaranty company or from an attorney duly licensed to practice law in the State of Texas certifying the following concerning title to the land. *A statement of records examined and date of examination; description of the property in question by metes and bounds; name of the fee owner as of the date of examination and the date, file number, and volume and page of the recording of deed involved; the name of any lien holder together with the date of filing and volume and page of such lien; and a general description of any easements or fee strips granted, along with the file number, date of filing, and volume and page of recording.*
☑	☐	☐	A non-refundable check payable to the city in the amount specified within the Fee Schedule of the city, as amended. *Land Study: $1,250 + $10/acre+ See Fee Schedule for any other applicable fees Mixed Use Concept Plan: $1,500.00 Amendment to: Land Study, Master Plan, Mixed Use Concept Plan $500.00 **Applicant may be responsible to pay additional fees of actual costs for any application associated with review or pre-development conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc.)*
☐	☐	☐	In cases where public streets, alleys, or easements are proposed to be platted across private easement or fee strips, a copy of the instrument establishing such private easement or fee strip shall be submitted. Where a private easement has no defined location, agreement on a defined easement must be reached before submission of Final Plat.
☑	☐	☐	Provide a certification showing that all taxes have been paid on the subject property and that no delinquent taxes exist against the property. The applicant shall also file proof of ownership documentation
☑	☐	☐	Project applicable LOC approvals per Utilities and outside review entities (i.e. TxDot, Guadalupe County)
☐	☐	☐	As necessary, depending upon the scope and nature of the Land Study, the city will require the filings of a Preliminary Engineering Report that provides a general and broad description of the following issues, as may be pertinent to the project; an assessment of how the Land Study will conform to the Future Land Use Map, Future Thoroughfare Plan, Parks Plan within approved Master Plan and other applicable provisions of this UDC, and identify how the project will tie into existing and/or proposed drainage facilities and utilities
☑	☐	☐	The Land Study shall identify which level of Traffic Impact Analysis will be required and a proposed scope of the TIA to be submitted with the Preliminary Plat and indicate how the developer intends to comply with the Parkland Dedication requirements if a residential development is proposed
☐	☐	☐	The city Engineer and city Planner may require additional information as necessary to demonstrate compliance with this UDC and city council policies

By signing below, I do hereby attest that the information contained in this application is true, accurate and complete.

Signature

10 · 14 · 24
Date

Ashley Farrimond
Printed Signature

Killen, Griffin & Farrimond, PLLC (Rep.)
Company

Project: Steele Creek Subdivision

City of Cibolo Use Only

☐ Complete Application ☐ Incomplete Application

Accepted By: _____ Date: _____

Land Study

ADJACENT PROPERTY SUMMARY

PROPERTY	OWNER	VOLUME	PAGE
4	TRAN KHIEM THANH	2021-99019339	
5	TRAN KHIEM THANH	2021-99019339	
6	KEENAN J MOORE	2633	111
7	AGUILERA HECTOR	202099030644	
8	OLDHOMCADE CANNON & MORGAN GRACE LPOD SSE	2617	621
9	CITY OF CIBOLO	7	209-210
10	BRADLEY MCBRIDE JR.	2015008072	
11	LEAL MATTHEW VINCENT & AMANDA BRADY LEAL	202199033095	
12	SFR TEXAS ACQUISITION 3 LLC	202299020039	
13	SOKNARA BUN KUCH	2014017088	
14	AIJON RAZON GIANAN	2596	1014
15	INDUS MONTAGES TX LLC	202299013665	
16	JAY M. LOHMER	3025	400
17	JOSEPH & DAWN R COLLINS	2629	429
18	ABRAMS CAMILLE	201999016219	
19	KNAPP JARROD REED & KRISTINA ANN	202299004454	
20	VALANTE JANSEN & JACQUILYN PLAZA	202199014298	
21	GABRIEL & APRIL N ROSAS	4087	790
22	JAMES E SANCHEZ & GABRIELA JIMENEZ -SANCHEZ	2017017482	
23	MIGUEL & KATHIA A FLORES	2737	292
24	DEMARCUS JACKSON	2821	917
25	RALPH LOGAN & MICHELLE BROWN	2845	569
26	ROY SAIZ JR & NGOC-DIEM THI DUONG	2017020554	
27	CADY CHRISTOPHER AND RACHEL M	201899021588	
28	SCOTT A SIMPSON	2747	676
29	ANESI M & RHONDA TUUFULI	2526	158
30	FLICKINGER LEVI & JESSICA	202299021973	
31	GREEN CARMEN & DAVID CLAY	202199029918	
32	IVORY CHARLES ASHBY	2689	736
33	PRITTERS TRISTYN & RUSSELL PRITTERS III	202399029281	
34	WALTERS SHANE	202099023515	
35	WESTENDORF ALEX THOMAS	202299035686	
36	ANDREW FOX	2016009439	
37	SFR PROPERTY OWNER 3 LLC	202299015379	
38	GREGORY & MONIQUE A MCCLAIN	13295	703
39	RICARDO & DELMA SANTA CRUZ	2386	150
40	WANDER JUSTIN	202299000549	
41	TESCH JOSHUA & BRITTANY	202299017554	
42	THOMAS M & LISA L HAAG	2469	275
43	VERONICA LOPEZ	2400	760
44	LIZBETH ANGUIANO	2427	924
45	ALVA ALAN	202199022702	
46	DIRKES LAURANCE	202399028413	
47	MULTIPLE OWNERS	----------	
48	STEPHEN & DEENA KILPATRICK	2435	451
49	DINO & MARIA LAURENTI	2427	971
50	JOHN PATRICK & TONYA ROSE MARS	2018000201	
51	JUAN & DANIELLE VILLAREAL	2637	963
52	RICHTER ANTHONY KEYE & MELISSA AREND	202199031293	
53	VERTURO LAND ASSET 4 LLC	202299013410	
54	CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF THE LATTER DAY SAINTS	3175	558
55	30 ASSOCIATES LTD	2015017573	
57	LATIMER KARA RENEE & RICK DOYLE LATIMER	201999017337	
62	TOLLE FAMILY FARM LLC	202499012878	
63	JAMES A & MISTY HESTER	2129	982
64	JAMES A HESTER II	4006	225
65	MARY J HESTER	556	783
66	JAMES A HESTER ESTATE	DEATH CERT - 2170164	
67	JAMES A HESTER ESTATE	DEATH CERT - 2170164	
68	MALCOLM MACLAUCHLAN	2619	174
69	GONZALEZ WALBERTO	202299025217	
70	MALCOLM H MACLAUCHLAN	2940	846
75	ESTATE OF CHARLES C TROYER	DEATH CERTIFICATE	
76	COUNTRY LANE MOBILE ESTATES, LLC	2015013580	
78	MGT PROPERTIES LLC	201999005215	
79	UNVARYING QUALITY	202099037072	
80	DAVID W & LAUREL L CALE	2626	872
83	GPM CITXOO1 LLC	202199038702	
84	CENTI PAUL J & ERIKA	201899022809	
85	CENTI PAUL J & ERIKA	201899022809	
86	CITY OF CIBOLO	1262	712

LEGAL DESCRIPTION

411.584 ACRES OF LAND BEING OUT OF THE GERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210 AND THE DAVID MILLER SURVAY NO. 87, ABSTRACT NO. 226, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 310.989 ACRES OF LAND, AS DESCRIBED IN VOLUME 1302, PAGES 593-596, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JANET SCHUBERT SKINNER, ET AL, AS DESCRIBED IN DOCUMENT NUMBER 2015025575, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

PARKLAND SUMMARY:

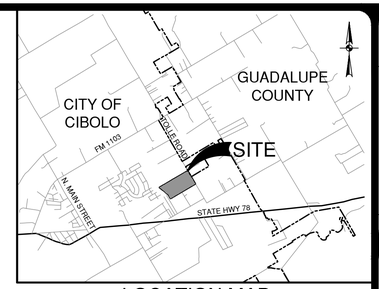
PARKLAND SPACE REQUIREMENTS:
TOTAL PARKLAND DEDICATION FOR THE TRACT SHALL BE A MINIMUM OF 8% OF SINGLE FAMILY AND MULTI-FAMILY USE ACREAGE PER UDC SECTION 16. TOTAL PARKLAND DEDICATION MAY BE MET BY PARKLAND DEDICATION, CASH CONTRIBUTIONS, PARK IMPROVEMENTS, AND/OR OTHER CREDITS AS AGREED TO BY THE DEVELOPER AND THE CITY OF CIBOLO TO BE FURTHER DEFINED IN THE LAND USE STUDY OR DEVELOPMENT AGREEMENT.

REQUIRED PARKLAND SPACE:
411.584 ACRES X 8% = 32.93 ACRES OF PARKLAND SPACE REQUIRED

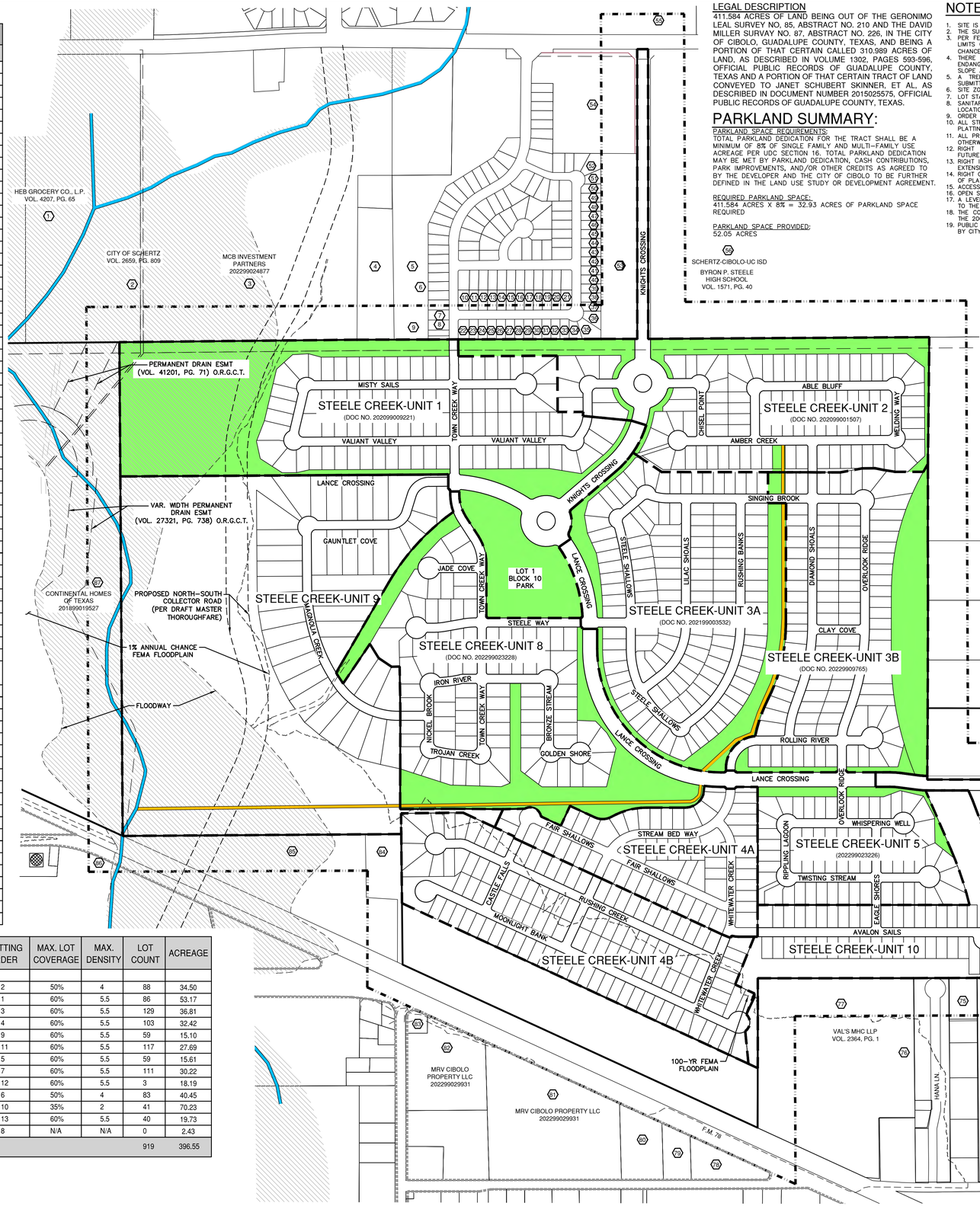
PARKLAND SPACE PROVIDED:
52.05 ACRES

NOTES

1. SITE IS LOCATED WITHIN THE CITY OF CIBOLO.
2. THE SUBJECT TRACT IS CURRENTLY IN DEVELOPMENT.
3. PER FEMA FLOOD MAP PANEL 48187C0230F A PORTION OF THE SITE IS WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN. LOTS WITHIN THE 1% ANNUAL FLOOD CHANCE ARE CONDITIONALLY APPROVED PENDING A LETTER OF MAP REVISIONS (LOMR).
4. THERE ARE NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS RELATIVE TO WETLANDS, ENDANGERED OR OTHERWISE LISTED SPECIES, ARCHAEOLOGICAL INDICATORS, SOILS, OR SLOPE ANALYSIS.
5. A TREE SURVEY SHOWING EXISTING HERITAGE AND PROTECTED TREES WILL BE SUBMITTED ON A UNIT-BY-UNIT BASIS PER AGREEMENT WITH THE CITY.
6. SITE ZONING: SF-1, SF-2, & SF-3, PER ORDINANCE #1230.
7. LOT STANDARDS ARE PER UDC #1048 (PRE 2018 UPDATES)
8. SANITARY SEWER, WATER, & UTILITY INFORMATION LOCATIONS ARE APPROXIMATE AND LOCATIONS NEED TO BE FIELD VERIFIED.
9. ORDER OF PLATTING APPROXIMATE AND SUBJECT TO CHANGE.
10. ALL STREET LOCATIONS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PLATTING PROCESS.
11. ALL PROPOSED STREETS ARE DESIGNATED AS "LOCAL A" (50' RIGHT OF WAY) UNLESS OTHERWISE NOTED.
12. RIGHT OF WAY RESERVATION CROSSING PROPERTY RESERVED FOR PURCHASE FOR FUTURE EXTENSION OF FM 1103 TOLLWAY BY OTHERS.
13. RIGHT IF WAY RESERVATION TO N MAIN ST RESERVED FOR PURCHASE FOR ROADWAY EXTENSION BY OTHERS.
14. RIGHT OF WAY DEDICATION ALONG EAST PROPERTY LINE TO BE DEDICATED AT THE TIME OF PLATTING OF LANCE CROSSING.
15. ACCESS TO TOWN CREEK WAY TO BE LIMITED TO EMERGENCY VEHICLES ONLY.
16. OPEN SPACE WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
17. A LEVEL 3 TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED FOR THIS SUBDIVISION PRIOR TO THE PLATTING OF THE FIRST UNIT.
18. THE CONNECTION TO THE TOLLE TO MUST BE CONSTRUCTED BY THE COMPLETION OF THE 200TH HOME, UNLESS OTHERWSE NOTED.
19. PUBLIC IMPROVEMENTS AND PHASING WILL BE DETERMINED IN A PIA TO BE APPROVED BY CITY COUNCIL.



LOCATION MAP
NOT-TO-SCALE



LEGEND

- SITE BOUNDARY
- CITY LIMIT BOUNDARY
- EXISTING LIFT STATION
- SS SS SS SS — EXISTING SEWER MAIN
- W W — EXISTING SEWER MAIN
- OHU OHU — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING RAIL ROAD TRACKS
- FUTURE PUBLIC-USE TRAILS (BY CITY)
- PROPOSED PUBLIC-USE TRAILS (BY DEVELOPER)
- EXISTING ZONING BOUNDARY
- EXISTING DEED LINE
- PROPOSED PHASE BOUNDARY
- PROPOSED MAJOR THOROUGHFARE
- FLOODWAY
- PROPOSED PARKLAND DEDICATION

0' 300' 600' 900'
SCALE: 1"= 300'

UNIT	LAND USE TYPE	PLATTING ORDER	MAX. LOT COVERAGE	MAX. DENSITY	LOT COUNT	ACREAGE
1	MEDIUM DENSITY RESIDENTIAL (SF2)	2	50%	4	88	34.50
2	MIXED DENSITY RESIDENTIAL (SF3)	1	60%	5.5	86	53.17
3A	MIXED DENSITY RESIDENTIAL (SF3)	3	60%	5.5	129	36.81
3B	MIXED DENSITY RESIDENTIAL (SF3)	4	60%	5.5	103	32.42
4A	MIXED DENSITY RESIDENTIAL (SF3)	9	60%	5.5	59	15.10
4B	MIXED DENSITY RESIDENTIAL (SF3)	11	60%	5.5	117	27.69
5	MIXED DENSITY RESIDENTIAL (SF3)	5	60%	5.5	59	15.61
6	MIXED DENSITY RESIDENTIAL (SF3)	7	60%	5.5	111	30.22
7	MIXED DENSITY RESIDENTIAL (SF3)	12	60%	5.5	3	18.19
8	MEDIUM DENSITY RESIDENTIAL (SF2)	6	50%	4	83	40.45
9	LOW DENSITY RESIDENTIAL (SF1)	10	35%	2	41	70.23
10	MIXED DENSITY RESIDENTIAL (SF3)	13	60%	5.5	40	19.73
	LANCE CROSSING	8	N/A	N/A	0	2.43
TOTAL					919	396.55

DEVELOPER:
DR HORTON, INC.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
CONTACT PERSON: LESLIE OSTRANDER

CIVIL ENGINEER:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
CONTACT PERSON: REBECCA CARROLL, P.E.
2000 NW LOOP 410
SAN ANTONIO, TX 78213
TEL: (210) 375-9000
FAX: (210) 375-9000

NO. REVISION DATE

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STEELE CREEK
CIBOLO, TEXAS

LAND STUDY
PROPOSED USE AND DEVELOPMENT

PLAT NO. _____
JOB NO. 12629-00
DATE OCTOBER 2024
DESIGNER SS
CHECKED ____ DRAWN SS
SHEET _____

Date: September 28, 2023, 11:39 AM - User ID: ssepulveda
File: P:\126\29\00\Design\Exhibits\240829 of Land Use Study.dwg

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Preliminary Utility Plans

LOCATION MAP
NOT-TO-SCALE

0' 300' 600' 900'
SCALE: 1"= 300'

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STEELE CREEK
CIBOLO, TEXAS

SITE PLAN

PLAT NO.
JOB NO. 12629-00
DATE OCTOBER 2024
DESIGNER SS
CHECKED DRAWN SS

SHEET

Date: September 28, 2023, 10:55 AM - User ID: ssepulveda
File: P:\126\29\00\Design\Exhibits\240930sit Utility Plan.dwg

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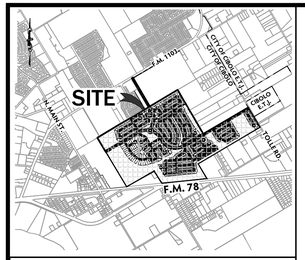
Tree Survey



LOCATION MAP
N.T.S.

DEVELOPER:
D.R. HORTON, INC.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
CONTACT PERSON: LESLIE OSTRANDER

CIVIL ENGINEER:
CUDE ENGINEERS
CONTACT PERSON: PATRICK MURPHY, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

LEGEND

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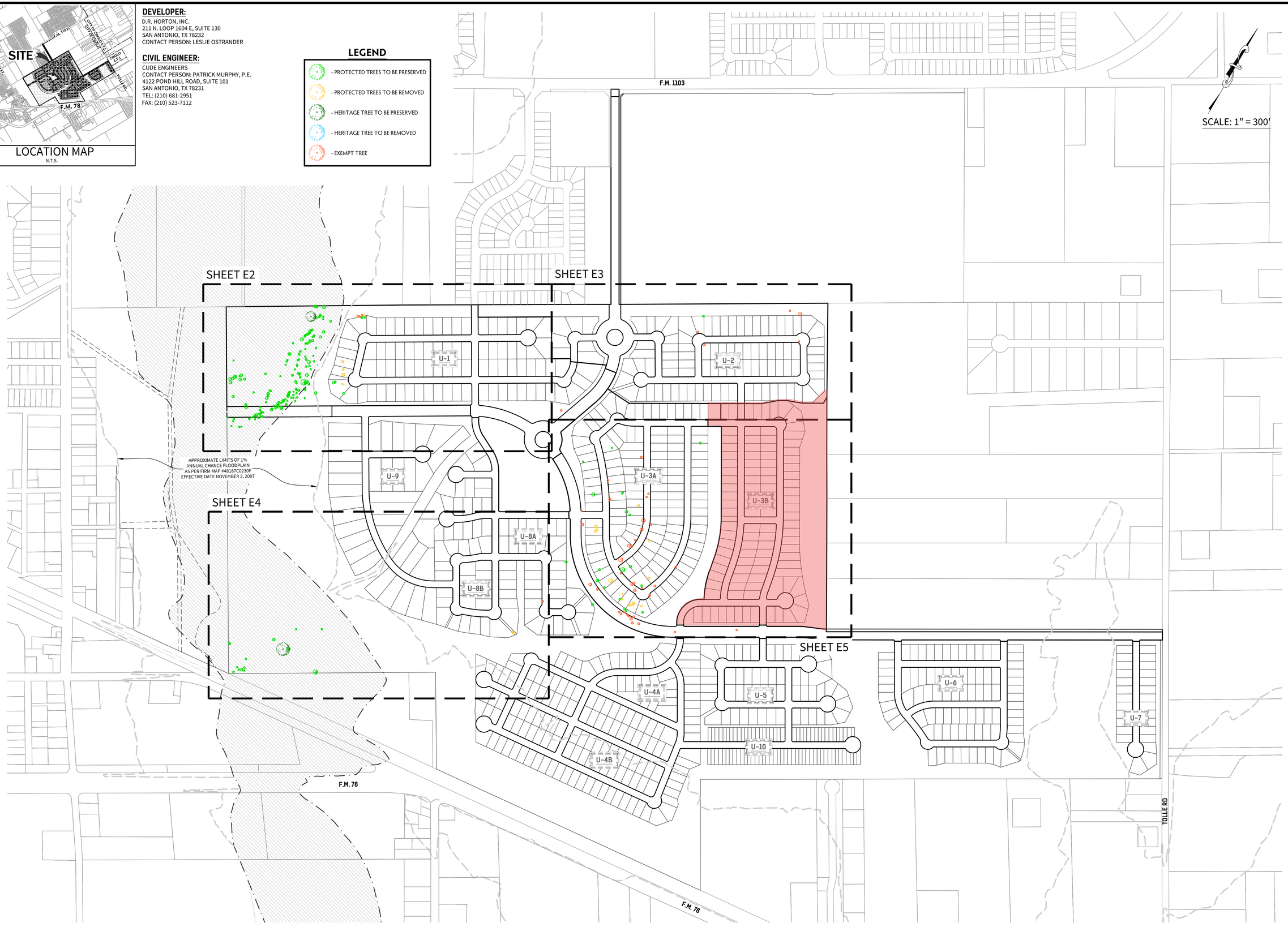
- EXEMPT TREE



CUDE ENGINEERS
EST. 1980
CUDEENGINEERS.COM
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F: (210) 523.7112

STEELE CREEK SUBDIVISION

MASTER TREE PRESERVATION PLAN

DATE
2018-11-30

PROJECT NO.
02907.300

DRAWN BY
PMB

CHECKED BY
WPM

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TBPE No. 455

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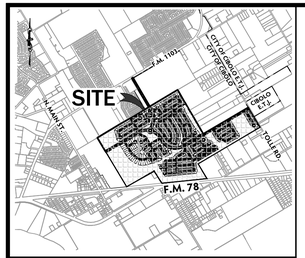

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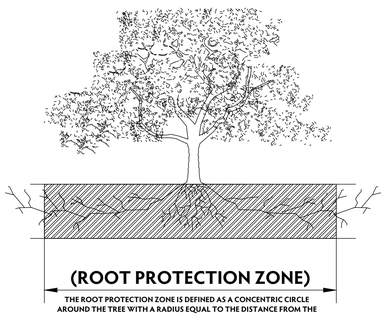
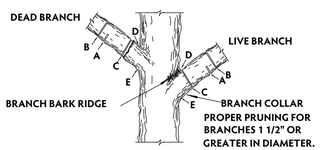


(ROOT PROTECTION ZONE)

THE ROOT PROTECTION ZONE IS DEFINED AS A CONCENTRIC CIRCLE AROUND THE TREE WITH A RADIUS EQUAL TO THE DISTANCE FROM THE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.



PROPER PRUNING FOR BRANCHES 1 1/2" OR GREATER IN DIAMETER.

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SCALE: 1" = 100'

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STEELE CREEK SUBDIVISION

TREE PRESERVATION PLAN

DATE
2018-11-30

PROJECT NO.
02907.300

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WPM

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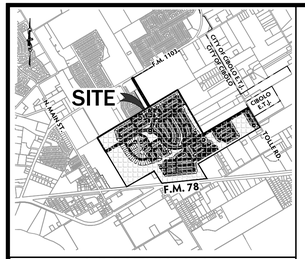

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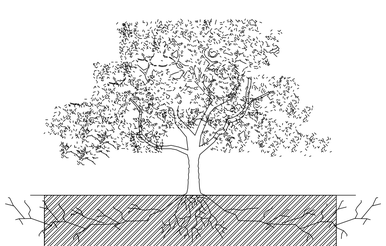

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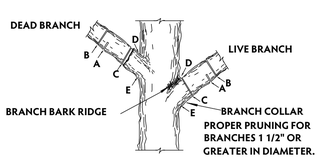

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SCALE: 1" = 100'

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STEELE CREEK SUBDIVISION

TREE PRESERVATION PLAN

DATE
2018-11-30

PROJECT NO.
02907.300

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E3

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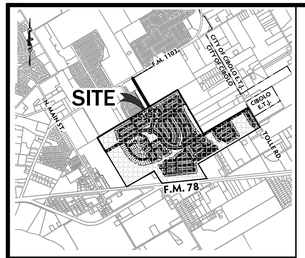

LOCATION MAP
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D.R. HORTON, INC.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
CONTACT PERSON: LESLIE OSTRANDER

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4122 POND HILL ROAD, SUITE 101
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TEL: (210) 681-2951
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LEGEND

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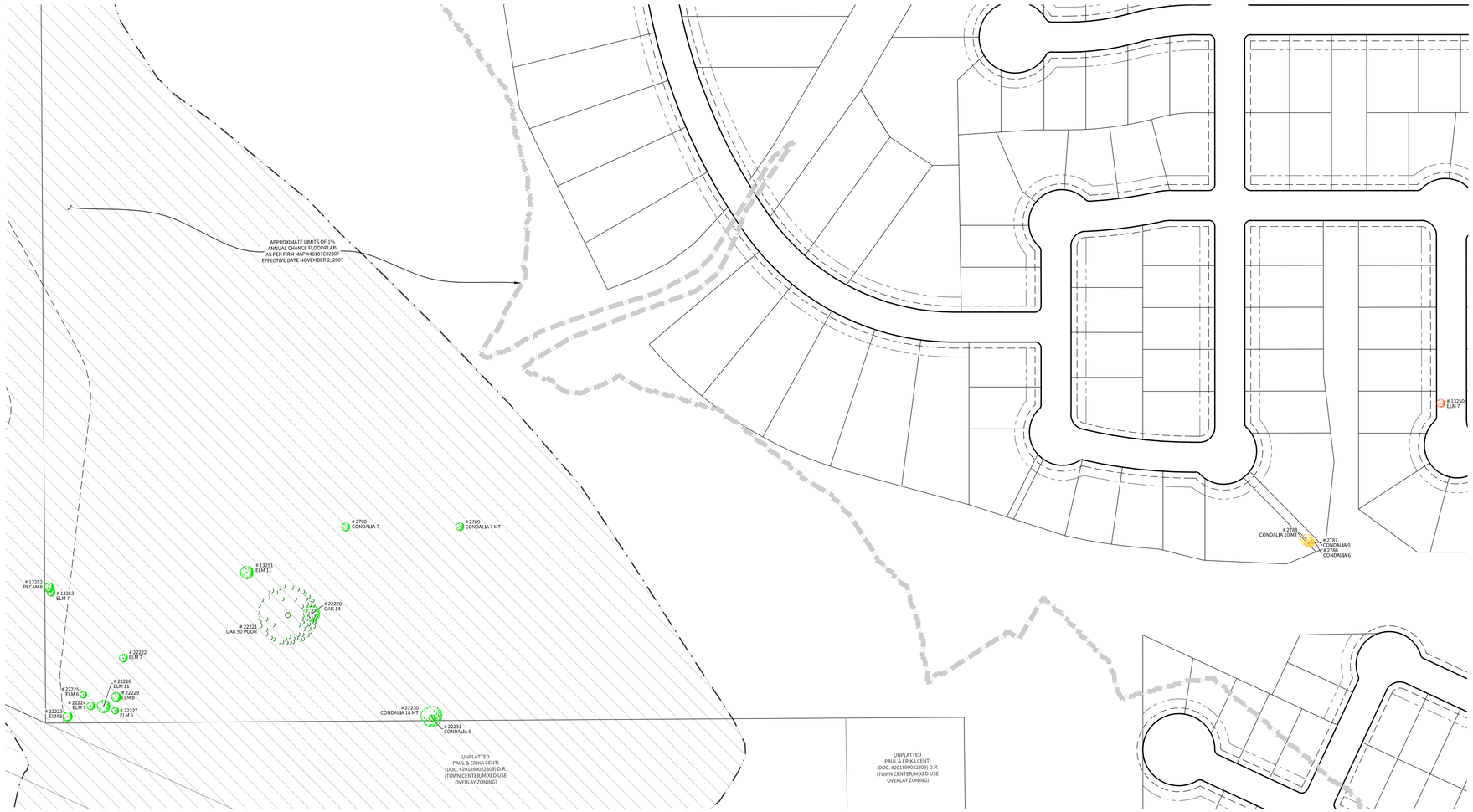

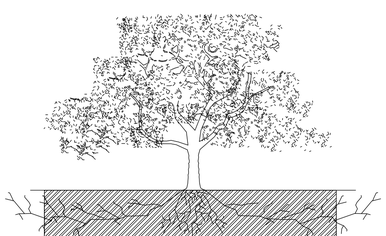

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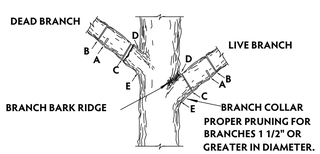

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STEELE CREEK SUBDIVISION

TREE PRESERVATION PLAN

DATE
2018-11-30

PROJECT NO.
02907.300

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WPM

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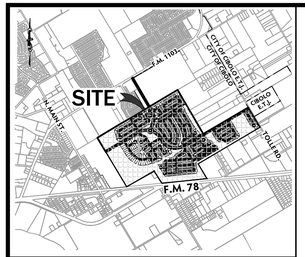

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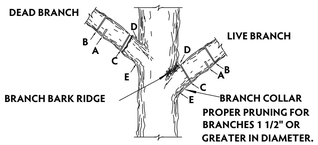

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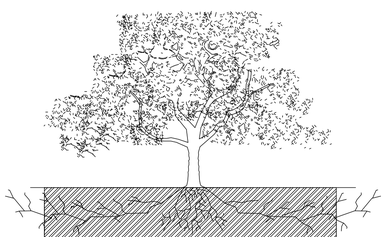

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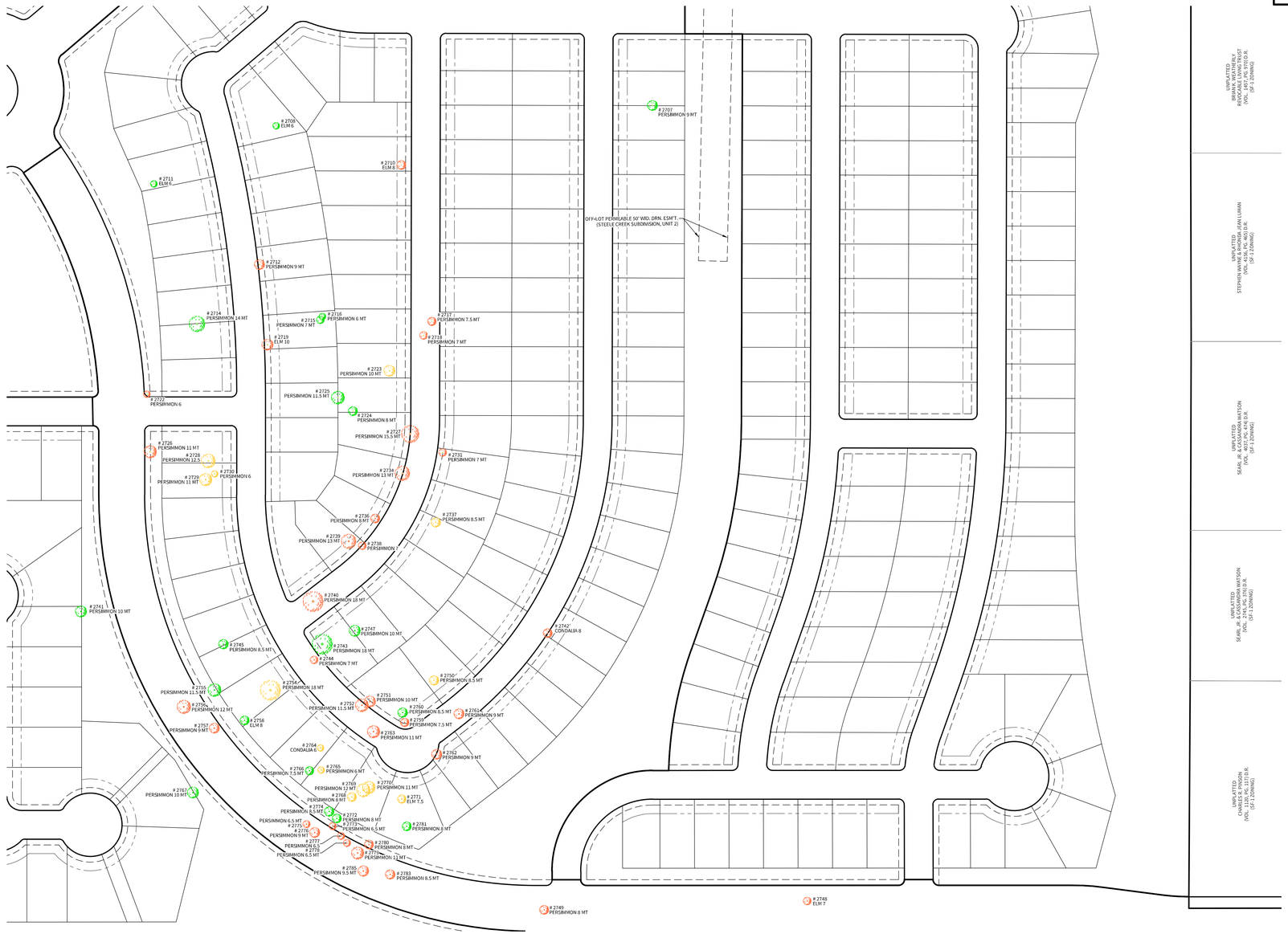

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STEELE CREEK SUBDIVISION

TREE PRESERVATION PLAN

DATE
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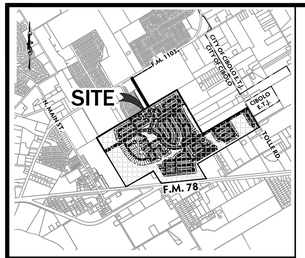

LOCATION MAP
N.T.S.

DEVELOPER:

D.R. HORTON, INC.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
CONTACT PERSON: LESLIE OSTRANDER

CIVIL ENGINEER:

CUDE ENGINEERS
CONTACT PERSON: PATRICK MURPHY, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

Number	Species	Protected Tree Inches Preserved	Protected Tree Inches Removed	Heritage Tree Inches Preserved	Heritage Tree Inches Removed	Exempt Tree
2701	Elm					7
2702	Persimmon	8				
2703	Persimmon					15
2704	Elm					7
2705	Elm					10
2706	Elm					6
2707	Persimmon	9				
2708	Elm	6				
2709	Elm					8
2710	Elm					8
2711	Elm	6				
2712	Persimmon					9
2714	Persimmon	14				
2715	Persimmon	7				
2716	Persimmon	6				
2717	Persimmon					7.5
2718	Persimmon					7
2719	Elm					10
2722	Persimmon					6
2723	Persimmon		10			
2724	Persimmon	8				
2725	Persimmon	11.5				
2726	Persimmon					11
2727	Persimmon					15.5
2728	Persimmon		12.5			
2729	Persimmon		11			
2730	Persimmon		6			
2731	Persimmon					7
2734	Persimmon					13
2736	Persimmon					8
2737	Persimmon		8.5			
2738	Persimmon					7
2739	Persimmon					13
2740	Persimmon					18
2741	Persimmon	10				
2742	Condalia					8
2743	Persimmon	18				
2744	Persimmon					7
2745	Persimmon	8.5				
2747	Persimmon	10				
2748	Elm					7
2749	Persimmon					8
2750	Persimmon		8.5			
2751	Persimmon					10
2752	Persimmon					11.5
2754	Persimmon		18			
2755	Persimmon	11.5				
2756	Persimmon					12
2757	Persimmon					9
2758	Elm	8				
2759	Persimmon					7.5
2760	Persimmon	8.5				
2761	Persimmon					9
2762	Persimmon					9
2763	Persimmon					11
2764	Condalia		6			
2765	Persimmon		6			
2766	Persimmon	7.5				
2767	Persimmon	10				
2768	Persimmon		8			
2769	Persimmon		12			
2770	Persimmon		11			
2771	Elm		7.5			
2772	Persimmon	8				
2773	Persimmon					6.5
2774	Persimmon	8.5				
2775	Persimmon					6.5
2776	Persimmon					9
2777	Persimmon					6.5
2778	Persimmon					6.5
2779	Persimmon					11
2780	Persimmon	8				8
2781	Persimmon	8				
2783	Persimmon					8.5
2785	Persimmon					9.5
2786	Condalia		6			

Number	Species	Protected Tree Inches Preserved	Protected Tree Inches Removed	Heritage Tree Inches Preserved	Heritage Tree Inches Removed	Exempt Tree
2787	Condalia		9			
2788	Condalia		10			
2789	Condalia	7				
2790	Condalia	7				
2792	Oak		12			
2793	Elm	7				
2794	Elm	6				
2795	Elm	14				
2796	Elm	9				
2797	Elm	7				
2798	Elm	8				
2799	Elm	7				
2800	Elm	7.5				
2801	Elm	8				
2802	Oak	6				
2803	Elm	6				
2813	Oak		12			
2814	Condalia		9.5			
2817	Oak	7				
2818	Oak	13				
2819	Elm	8				
2820	Elm	8				
2822	Elm	7				
2823	Elm	6				
2824	Elm	6				
2825	Elm	6.5				
2826	Elm	9				
2827	Elm	8				
2828	Elm	8				
2829	Elm	9.5				
2830	Elm	8				
2831	Elm	10				
2832	Elm	12				
2833	Elm	6				
2834	Elm	11.5				
2835	Oak		8			
2836	Elm	8				
2837	Oak	12				
2838	Oak	16				
2839	Oak	9				
2840	Oak	7				
2841	Oak	6				
2842	Oak	22.5				
2843	Elm	10.5				
2844	Elm	6				
2845	Elm	6				
2846	Elm	14				
2847	Elm	7				
2848	Elm	12				
2849	Elm	12				
2850	Elm	12.5				
2866	Elm	8				
2867	Elm	8				
2868	Elm	9				
2869	Elm	11				
2870	Oak	6.5				
2871	Elm	8				
2872	Elm	6.5				
2873	Elm	9				
2874	Elm	7				
2875	Elm	6				
2876	Oak	12				
2877	Oak	8.5				
2904	Elm	6				
2905	Elm	7				
2906	Elm	7				
2907	Elm	10				
2908	Elm	10				
2909	Elm	10				
2910	Elm	7				
2911	Elm	6				
2912	Elm	7				
2913	Elm	7				
2914	Elm	8				
2915	Elm	9				
2916	Elm	11				

Number	Species	Protected Tree Inches Preserved	Protected Tree Inches Removed	Heritage Tree Inches Preserved	Heritage Tree Inches Removed	Exempt Tree
2917	Elm	6				
2918	Elm	9				
2919	Elm	7				
2920	Elm	6				
2921	Elm	8				
2922	Elm	8.5				
2923	Oak	13.5				
2924	Elm	11				
2925	Elm	7				
2926	Elm	9				
2946	Condalia	7				
2948	Oak	10				
2949	Elm	8				
2950	Elm	7				
2951	Elm	8				
2952	Elm	6				
2953	Elm	6				
2954	Elm	7				
2955	Oak	8.5				
2956	Crabapple					6
2957	Crabapple					6
2958	Crabapple		10.5			
2959	Crabapple	7				
2960	Crabapple	6				
2961	Crabapple	8				
2963	Crabapple					6
2964	Crabapple					6
2967	Crabapple					9
2968	Oak			39		
2969	Elm	14				
2970	Elm	8				
2971	Elm	10				
2972	Elm	6.5				
2973	Condalia	8.5				
2974	Oak	11				
2975	Crabapple					
2976	Elm	6.5				
2977	Oak	8				
2978	Elm	8				
2979	Elm	6				
2980	Elm	7				
2981	Elm	7				
2982	Elm	11				
2983	Elm	6				
2984	Elm	6.5				
2985	Elm	6				
2986	Elm	7				
2987	Elm	7				
2988	Elm	9				
2989	Elm	6				
2990	Elm	7				
2991	Elm	6				
2992	Elm	8				
2993	Elm	10				
2994	Elm	6				
2995	Elm	8				
2996	Elm	11.5				
2998	Elm	7				
2999	Crabapple	7				
3000	Elm	10				
13250	Elm					7
13251	Elm	11				
13252	Pecan	8				
13253	Elm	7				
22008	Crabapple	6				
22009	Oak	7				
22010	Elm	9				
22011	Elm	13				
22012	Elm	10				
22013	Elm	9				
22014	Elm	7				
22015	Elm	6				
22016	Elm	7				
22017	Elm	6				
22018	Elm	7				
22019	Elm	8				

Number	Species	Protected Tree Inches Preserved	Protected Tree Inches Removed	Heritage Tree Inches Preserved	Heritage Tree Inches Removed	Exempt Tree
22020	Elm	8				
22021	Elm	7				
22022	Elm	6				
22023	Elm	7				
22024	Elm	6				
22025	Elm	6				
22026	Elm	7				
22027	Elm	6				
22028	Elm	6				
22029	Elm	6				
22030	Elm	6				
22031	Elm	9				
22032	Elm	6				
22033	Elm	8				
22034	Elm	11				
22035	Elm	7				
22036	Elm	8				
22037	Elm	14				
22038	Elm	8.5				
22097	Elm	10				
22098	Elm	10				
22099	Elm	6.5				
22100	Elm	6.5				
22101	Elm	6				
22102	Elm	6				
22103	Elm	6.5				
22104	Elm	6				
22105	Elm	6				
22106	Elm	7				
22107	Elm	6				
22108	Elm	7				
22109	Elm	6				
22111	Elm	6				
22112	Elm	6				
22113	Elm	9				
22114	Elm	8				
22115	Elm	6				
22116	Elm	8				
22117	Elm	6				
22137	Elm	6				
22138	Elm	7				
22139	Elm	6				
22220	Oak	14				
22221	Oak			50		
22222	Elm	7				
22223	Elm	8				
22224	Elm	7				
22225	Elm	6				
22226	Elm	11				
22227	Elm	6				
22229	Elm	8				
22230	Condalia	18				
22231	Condalia	6				
		1733	202	89	0	414

TREE PRESERVATION CALCULATIONS

PRESERVATION CALCULATIONS - PROTECTED NON-EXEMPT TREES

PROTECTED TREES TOTAL INCHES	= 1935 INCHES
PROTECTED TREES PRESERVED INCHES	= 1733 INCHES
PROTECTED TREES REMOVED INCHES	= 202 INCHES
PROTECTED TREES PRESERVATION RATE (50% REQ.)	= 89.56%

PRESERVATION CALCULATIONS - HERITAGE NON-EXEMPT TREES

HERITAGE TREES TOTAL INCHES	= 89 INCHES
HERITAGE TREES PRESERVED INCHES	= 89 INCHES
HERITAGE TREES REMOVED INCHES	= 0 INCHES
HERITAGE TREES PRESERVATION RATE (100% REQ.)	= 100.00%
HERITAGE TREE PRESERVATION DEFICIT	= 0 INCHES

MITIGATION SUMMARY

PROTECTED TREES REMOVED INCHES	= 202.0 INCHES
PROTECTED TREES MITIGATION REQUIRED (@ 80%)	= 161.6 INCHES
HERITAGE TREES REMOVED INCHES	= 0 INCHES
HERITAGE TREES MITIGATION REQUIRED (@ 300%)	= 0 INCHES
MITIGATION CARRIED FROM PREVIOUS UNITS	= 0 INCHES
TOTAL REQUIRED MITIGATION	= 161.6 INCHES

CUDE ENGINEERS
CUDEENGINEERS.COM
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F: (210) 523.7112

STEELE CREEK SUBDIVISION

TREE PRESERVATION PLAN CALCULATIONS

DATE
2018-11-30

PROJECT NO.
02907.300

DRAWN BY
PMB

CHECKED BY
WPM

REVISIONS
1.
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3.
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9.

CUDE ENGINEERS
TBPE No. 455

E6

6 OF 6

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Title Commitments

DHI TITLE AGENCY

Continental Homes of Texas, L.P.
5419 North Loop 1604 East, Suite 100
San Antonio, TX 78247

November 24, 2020

Dear Homebuyer(s):

In connection with your recent DHI Title Of Central Texas transaction, we are pleased to enclose your title policy for your records. The premium for this policy was paid at your closing so no additional funds are due.

It has been our pleasure to handle this transaction for you. If we can be of further service to you in the future, please feel free to call on us.

Thank you,

DHI Title Of Central Texas

DHI Title Of Central Texas
10700 Pecan Park Blvd., Suite 220
Austin, TX 78750
Phone: (512)219-0495 / Fax: (512)249-8919

First American Title Guaranty Company	Owner's Policy of Title Insurance (T-1)
	ISSUED BY **First American Title Guaranty Company**
Schedule A	POLICY NUMBER **5825548-0037658e**

Name and Address of Title Insurance Company:
FIRST AMERICAN TITLE GUARANTY COMPANY, 1500 S. Dairy Ashford, Suite 300, Houston, Texas 77077

File No.: 161-200218086

Date of Policy: November 6, 2020 at 03:00 PM

Address for Reference only: Steele Creek - 115.110 Acres, Cibolo, TX 78108

Amount of Insurance: $3,568,410.00 Premium: $$16,746.00

1. Name of Insured:

   Continental Homes of Texas, L.P., a Texas Limited Partnership

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is insured as vested in:

   Continental Homes of Texas, L.P.

4. The Land referred to in this policy is described as follows:

   115.110 acres of located in the Jeronimo Leal Survey No. 85, Abstract No. 210 and the David Miller Survey No. 87, Abstract No. 226, in the City of Cibolo, Guadalupe County, Texas, and being a portion of that certain called 311.08 acres of land conveyed to 258 Steele Creek Investments, LLC., as described in Document Number 201899019518, Official Public Records of Guadalupe County, Texas; a portion of that certain called 85.592 acres of land conveyed to 258 Steele Creek Investments, LLC., as described in Document Number 201899019519, Official Public Records of Guadalupe County and a portion of that certain called 65.801 acres of land conveyed to 258 Steele Creek Investments, LLC., as described in Document Number 201899019524, Official Public Records of Guadalupe County, Texas; said 115.110 acres of land being more particularly described as follows:

   COMMENCING, at a found 5/8 inch iron rod located in the northerly line of the Union Pacific Railroad and marking the southwesterly corner of the said 65.801 acres;

   THENCE, North 31deg 00' 24" West, along the westerly line of the said 65.801 acres, a distance of 472.48 feet, to a set ½ inch iron rod with "CUDE" cap, for the **POINT OF BEGINNING** of the herein described 115.110 acres;

   THENCE, North 31deg 00' 24" West, continuing along the westerly line of the said 65.801 acres, a distance of 245.65 feet, to a found ½ inch iron rod;

   THENCE, into the said 65.801 acres and the said 311.08 acres, the following courses:

   North 31deg 49' 37" West, a distance of 137.62 feet, to a set ½ inch iron rod with "CUDE" cap;
   South 59deg 09' 36" West, a distance of 2.66 feet, to a set ½ inch iron rod with "CUDE" cap;
   North 30deg 16' 47" West, a distance of 221.82 feet, to a set ½ inch iron rod with "CUDE" cap;
   North 30deg 16' 47" West, a distance of 267.09 feet, to a set ½ inch iron rod with "CUDE" cap;

North 30deg 16' 47" West, a distance of 50.00 feet, to a set ½ inch iron rod with "CUDE" cap;
North 31deg 22' 57" West, a distance of 245.66 feet, to a set ½ inch iron rod with "CUDE" cap;
South 58deg 37' 03" West, a distance of 44.38 feet, to a set ½ inch iron rod with "CUDE" cap;
North 86deg 37' 19" West, a distance of 85.04 feet, to a set ½ inch iron rod with "CUDE" cap;
North 62deg 18' 05" West, a distance of 91.98 feet, to a set ½ inch iron rod with "CUDE" cap;
South 03deg 39' 45" West, a distance of 262.36 feet, to a set ½ inch iron rod with "CUDE" cap;
Northwesterly, along the arc of a curve to the left having a radius of 900.30 feet, a central angle of 04deg 30' 00", an arc length of 70.71 feet and a chord bearing: N 63deg 51' 39" W, 70.69 feet, to a set ½ inch iron rod with "CUDE" cap;
North 00deg 11' 40" West, a distance of 573.24 feet, to a set ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the right having a radius of 1,246.06 feet, a central angle of 22deg 54' 43", an arc length of 498.29 feet and a chord bearing: N 11deg 15' 41" E, 494.97 feet, to a set ½ inch iron rod with "CUDE" cap;
South 67deg 16' 55" East, a distance of 1.00 feet, to a set ½ inch iron rod with "CUDE" cap;
North 23deg 29' 57" East, a distance of 33.94 feet, to a set ½ inch iron rod with "CUDE" cap;

Northwesterly, along the arc of a curve to the right having a radius of 272.16 feet, a central angle of 20deg 13' 52", an arc length of 96.10 feet and a chord bearing: N 40deg 58' 58" W, 95.60 feet, to a set ½ inch iron rod with "CUDE" cap;
North 30deg 45' 30" West, a distance of 19.05 feet, to a found ½ inch iron rod with "CUDE" cap marking the most southerly corner of Lance Crossing (80' right of way) as shown on the map or plat of Steele Creek Subdivision, Unit 1, as recorded in Volume 9, Pages 261-263, Plat Records of Guadalupe County, Texas;

THENCE, along the boundary lines of said Steele Creek Subdivision, Unit 1, the following courses:

North 59deg 14' 30" East, a distance of 50.00 feet, to a found ½ inch iron rod with "CUDE" cap;
South 30deg 45' 30" East, a distance of 18.02 feet, to a found ½ inch iron rod with "CUDE" cap;
Southeasterly, along the arc of a curve to the left having a radius of 225.00 feet, a central angle of 32deg 18' 17", an arc length of 126.86 feet and a chord bearing: S 46deg 54' 38" E, 125.19 feet, to a found ½ inch iron rod with "CUDE" cap;
South 63deg 03' 46" East, a distance of 128.30 feet, to a found ½ inch iron rod with "CUDE" cap;
Southeasterly, along the arc of a curve to the right having a radius of 275.00 feet, a central angle of 32deg 37' 28", an arc length of 156.59 feet and a chord bearing: S 46deg 45' 02" E, 154.48 feet, to a found ½ inch iron rod with "CUDE" cap;
South 30deg 26' 18" East, a distance of 292.06 feet, to a found ½ inch iron rod with "CUDE" cap;
Southeasterly, along the arc of a curve to the left having a radius of 10.00 feet, a central angle of 90deg 00' 00", an arc length of 15.71 feet and a chord bearing: S 75deg 26' 18" E, 14.14 feet, to a found ½ inch iron rod with "CUDE" cap;
North 59deg 33' 42" East, a distance of 508.91 feet, to a found ½ inch iron rod with "CUDE" cap located in the southwesterly line of that certain 171.390 acres of land conveyed to Continental Homes of Texas, L.P., as described in Document Number 201899019527;

THENCE, along the boundary lines of the said 171.390 acres, the following courses:

South 30deg 26' 18" East, a distance of 50.00 feet, to a found ½ inch iron rod with "CUDE" cap;
South 59deg 33' 42" West, a distance of 18.91 feet, to a found ½ inch iron rod with "CUDE" cap;
South 30deg 26' 18" East, a distance of 513.88 feet, to a found ½ inch iron rod with "CUDE" cap;
North 61deg 56' 57" East, a distance of 100.69 feet, to a found ½ inch iron rod with "CUDE" cap;
South 74deg 25' 04" East, a distance of 88.60 feet, to a found ½ inch iron rod with "CUDE" cap;
South 60deg 46' 16" East, a distance of 99.81 feet, to a found ½ inch iron rod with "CUDE" cap;
South 16deg 37' 12" East, a distance of 201.50 feet, to a found ½ inch iron rod with "CUDE" cap;
South 59deg 31' 33" West, a distance of 159.91 feet, to a found ½ inch iron rod with "CUDE" cap;
South 34deg 22' 24" East, a distance of 146.19 feet, to a found ½ inch iron rod with "CUDE" cap;
North 84deg 27' 39" East, a distance of 91.23 feet, to a found ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the left having a radius of 100.00 feet, a central angle of 54deg

08' 11", an arc length of 94.49 feet and a chord bearing: N 57deg 23' 33" E, 91.01 feet, to a found ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the right having a radius of 395.00 feet, a central angle of 29deg 12' 05", an arc length of 201.32 feet and a chord bearing: N 44deg 55' 30" E, 199.14 feet, to a found ½ inch iron rod with "CUDE" cap;
North 59deg 31' 33" East, a distance of 212.48 feet, to a found ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the left having a radius of 105.00 feet, a central angle of 71deg 31' 37", an arc length of 131.08 feet and a chord bearing: N 23deg 45' 44" E, 122.73 feet, to a found ½ inch iron rod with "CUDE" cap;
North 23deg 32' 17" West, a distance of 47.95 feet, to a found ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the left having a radius of 760.00 feet, a central angle of 06deg 54' 11", an arc length of 91.57 feet and a chord bearing: N 63deg 00' 38" E, 91.51 feet, to a found ½ inch iron rod with "CUDE" cap;
North 59deg 33' 32" East, a distance of 28.29 feet, to a found ½ inch iron rod with "CUDE" cap;
North 30deg 26' 28" West, a distance of 105.01 feet, to a found ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the right having a radius of 175.00 feet, a central angle of 85deg 12' 35", an arc length of 260.26 feet and a chord bearing: N 12deg 09' 39" E, 236.93 feet, to a found ½ inch iron rod with "CUDE" cap;
Northwesterly, along the arc of a curve to the right having a radius of 835.00 feet, a central angle of 14deg 58' 49", an arc length of 218.32 feet and a chord bearing: N 11deg 05' 31" W, 217.69 feet, to a found ½ inch iron rod with "CUDE" cap;
Northwesterly, along the arc of a curve to the left having a radius of 900.00 feet, a central angle of 25deg 16' 50", an arc length of 397.11 feet and a chord bearing: N 16deg 14' 32" W, 393.89 feet, to a found ½ inch iron rod with "CUDE" cap;
North 61deg 07' 03" East, a distance of 120.00 feet, to a found ½" iron rod with "CUDE" cap;
Southeasterly, along the arc of a curve to the right having a radius of 1,020.05 feet, a central angle of 01deg 14' 23", an arc length of 22.07 feet and a chord bearing: S 28deg 15' 45" E, 22.07 feet, to a found ½ inch iron rod with "CUDE" cap;
North 59deg 42' 42" East, a distance of 171.09 feet, to a found ½" iron rod with "CUDE" cap;
North 30deg 17' 18" West, a distance of 50.00 feet, to a found ½" iron rod with "CUDE" cap;
North 30deg 17' 18" West, a distance of 670.00 feet, to a found ½" iron rod with "CUDE" cap;
North 20deg 24' 59" West, a distance of 50.75 feet, to a found ½" iron rod with "CUDE" cap;
North 30deg 17' 18" West, a distance of 120.00 feet, to a found ½" iron rod with "CUDE" cap located in the southeasterly line of Steele Creek Subdivision, Unit 2, as recorded in Volume 9, pages 209-212, Plat Records of Guadalupe County, Texas;

THENCE, along the southeasterly line of said Steele Creek Subdivision, Unit 2, the following courses:

North 49deg 07' 12" East, a distance of 121.92 feet, to a found ½" iron rod with "CUDE" cap;
North 59deg 15' 42" East, a distance of 70.87 feet, to a found ½" iron rod with "CUDE" cap;

THENCE, along the boundary lines of the said 171.390 acres, the following courses:

South 78deg 04' 29" East, a distance of 142.81 feet, to a found ½" iron rod with "CUDE" cap;
South 40deg 59' 38" East, a distance of 81.44 feet, to a found ½" iron rod with "CUDE" cap;
South 11deg 42' 48" East, a distance of 64.48 feet, to a found ½" iron rod with "CUDE" cap;
South 21deg 02' 25" East, a distance of 60.79 feet, to a found ½" iron rod with "CUDE" cap;
South 30deg 17' 18" East, a distance of 420.00 feet, to a found ½" iron rod with "CUDE" cap;
North 58deg 18' 43" East, a distance of 201.69 feet, to a found ½" iron rod with "CUDE" cap located in the northeasterly line of the said 311.08 acres;

THENCE, Along the northeasterly line of the said 311.08 acres, the following courses:

South 30deg 33' 06" East, a distance of 17.66 feet, to a found ½ inch iron rod;
South 30deg 16' 30" East, a distance of 592.20 feet, to a found ½ inch iron pipe;

South 30deg 03' 34" East, a distance of 370.55 feet, to a set ½ inch iron rod with "CUDE" cap;

THENCE, into the said 311.08 acres, the said 85.592 acres and the said 65.801 acres, the following courses:

Southwesterly, along the arc of a curve to the right having a radius of 360.00 feet, a central angle of 07deg 29' 27", an arc length of 47.07 feet and a chord bearing: S 63deg 18' 34" W, 47.03 feet, to a set ½ inch iron rod with "CUDE" cap;
South 67deg 03' 18" West, a distance of 101.08 feet, to a set ½ inch iron rod with "CUDE" cap;
Southwesterly, along the arc of a curve to the left having a radius of 440.00 feet, a central angle of 07deg 29' 45", an arc length of 57.56 feet and a chord bearing: S 63deg 18' 25" W, 57.52 feet, to a set ½ inch iron rod with "CUDE" cap;
South 59deg 33' 32" West, a distance of 290.29 feet, to a set ½ inch iron rod with "CUDE" cap;
South 30deg 26' 28" East, a distance of 80.00 feet, to a set ½ inch iron rod with "CUDE" cap;
North 59deg 33' 32" East, a distance of 290.29 feet, to a set ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the right having a radius of 360.00 feet, a central angle of 07deg 29' 45", an arc length of 47.10 feet and a chord bearing: N 63deg 18' 25" E, 47.06 feet, to a found ½ inch iron rod with "CUDE" cap;
North 67deg 03' 18" East, a distance of 101.08 feet, to a set ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the left having a radius of 440.00 feet, a central angle of 06deg 12' 34", an arc length of 47.69 feet and a chord bearing: N 63deg 57' 00" E, 47.66 feet, to a found ½ inch iron rod with "CUDE" cap;
South 53deg 36' 06" East, a distance of 408.38 feet, to a set ½ inch iron rod with "CUDE" cap;
South 50deg 04' 17" East, a distance of 270.55 feet, to a set ½ inch iron rod with "CUDE" cap;
South 59deg 35' 47" West, a distance of 1,174.35 feet, to a set ½ inch iron rod with "CUDE" cap located in the northeasterly line of the said 65.801 acres;

THENCE, along the northeasterly line of the said 65.801 acres, the following courses:

South 30deg 23' 02" East, a distance of 403.84 feet, to a found ½ inch iron rod;
South 30deg 23' 02" east, a distance of 494.55 feet, to a set ½ inch iron rod with "CUDE" cap;

THENCE, into the said 68.801 acres, the following courses:

South 84deg 27' 39" West, a distance of 1,830.87 feet, to a set ½ inch iron rod with "CUDE" cap;
North 31deg 00' 24" West, a distance of 275.11 feet, to a set ½ inch iron rod with "CUDE" cap;
South 58deg 59' 36" West, a distance of 294.74 feet, to the **POINT OF BEGINNING** and containing 115.110 acres of land, more or less.

Authorized Countersignature
DHI Title Of Central Texas

Authorized Signature
(This Schedule A is valid only when jacket and Schedule B are attached)

File No.: 161-200218086

115.110 acres of located in the Jeronimo Leal Survey No. 85, Abstract No. 210 and the David Miller Survey No. 87, Abstract No. 226, in the City of Cibolo, Guadalupe County, Texas, and being a portion of that certain called 311.08 acres of land conveyed to 258 Steele Creek Investments, LLC., as described in Document Number 201899019518, Official Public Records of Guadalupe County, Texas; a portion of that certain called 85.592 acres of land conveyed to 258 Steele Creek Investments, LLC., as described in Document Number 201899019519, Official Public Records of Guadalupe County and a portion of that certain called 65.801 acres of land conveyed to 258 Steele Creek Investments, LLC., as described in Document Number 201899019524, Official Public Records of Guadalupe County, Texas; said 115.110 acres of land being more particularly described as follows:

COMMENCING, at a found 5/8 inch iron rod located in the northerly line of the Union Pacific Railroad and marking the southwesterly corner of the said 65.801 acres;

THENCE, North 31deg 00' 24" West, along the westerly line of the said 65.801 acres, a distance of 472.48 feet, to a set ½ inch iron rod with "CUDE" cap, for the **POINT OF BEGINNING** of the herein described 115.110 acres;

THENCE, North 31deg 00' 24" West, continuing along the westerly line of the said 65.801 acres, a distance of 245.65 feet, to a found ½ inch iron rod;

THENCE, into the said 65.801 acres and the said 311.08 acres, the following courses:

North 31deg 49' 37" West, a distance of 137.62 feet, to a set ½ inch iron rod with "CUDE" cap;
South 59deg 09' 36" West, a distance of 2.66 feet, to a set ½ inch iron rod with "CUDE" cap;
North 30deg 16' 47" West, a distance of 221.82 feet, to a set ½ inch iron rod with "CUDE" cap;
North 30deg 16' 47" West, a distance of 267.09 feet, to a set ½ inch iron rod with "CUDE" cap;
North 30deg 16' 47" West, a distance of 50.00 feet, to a set ½ inch iron rod with "CUDE" cap;
North 31deg 22' 57" West, a distance of 245.66 feet, to a set ½ inch iron rod with "CUDE" cap;
South 58deg 37' 03" West, a distance of 44.38 feet, to a set ½ inch iron rod with "CUDE" cap;
North 86deg 37' 19" West, a distance of 85.04 feet, to a set ½ inch iron rod with "CUDE" cap;
North 62deg 18' 05" West, a distance of 91.98 feet, to a set ½ inch iron rod with "CUDE" cap;
South 03deg 39' 45" West, a distance of 262.36 feet, to a set ½ inch iron rod with "CUDE" cap;
Northwesterly, along the arc of a curve to the left having a radius of 900.30 feet, a central angle of 04deg 30' 00", an arc length of 70.71 feet and a chord bearing: N 63deg 51' 39" W, 70.69 feet, to a set ½ inch iron rod with "CUDE" cap;
North 00deg 11' 40" West, a distance of 573.24 feet, to a set ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the right having a radius of 1,246.06 feet, a central angle of 22deg 54' 43", an arc length of 498.29 feet and a chord bearing: N 11deg 15' 41" E, 494.97 feet, to a set ½ inch iron rod with "CUDE" cap;
South 67deg 16' 55" East, a distance of 1.00 feet, to a set ½ inch iron rod with "CUDE" cap;
North 23deg 29' 57" East, a distance of 33.94 feet, to a set ½ inch iron rod with "CUDE" cap;

Northwesterly, along the arc of a curve to the right having a radius of 272.16 feet, a central angle of 20deg 13' 52", an arc length of 96.10 feet and a chord bearing: N 40deg 58' 58" W, 95.60 feet, to a set ½ inch iron rod with "CUDE" cap;
North 30deg 45' 30" West, a distance of 19.05 feet, to a found ½ inch iron rod with "CUDE" cap marking the most southerly corner of Lance Crossing (80' right of way) as shown on the map or plat of Steele Creek Subdivision, Unit 1, as recorded in Volume 9, Pages 261-263, Plat Records of Guadalupe County, Texas;

THENCE, along the boundary lines of said Steele Creek Subdivision, Unit 1, the following courses:

North 59deg 14' 30" East, a distance of 50.00 feet, to a found ½ inch iron rod with "CUDE" cap;
South 30deg 45' 30" East, a distance of 18.02 feet, to a found ½ inch iron rod with "CUDE" cap;
Southeasterly, along the arc of a curve to the left having a radius of 225.00 feet, a central angle of 32deg 18' 17", an arc length of 126.86 feet and a chord bearing: S 46deg 54' 38" E, 125.19 feet, to a found ½ inch iron rod with "CUDE" cap;
South 63deg 03' 46" East, a distance of 128.30 feet, to a found ½ inch iron rod with "CUDE" cap;
Southeasterly, along the arc of a curve to the right having a radius of 275.00 feet, a central angle of 32deg 37' 28", an arc length of 156.59 feet and a chord bearing: S 46deg 45' 02" E, 154.48 feet, to a found ½ inch iron rod with "CUDE" cap;
South 30deg 26' 18" East, a distance of 292.06 feet, to a found ½ inch iron rod with "CUDE" cap;
Southeasterly, along the arc of a curve to the left having a radius of 10.00 feet, a central angle of 90deg 00' 00", an arc length of 15.71 feet and a chord bearing: S 75deg 26' 18" E, 14.14 feet, to a found ½ inch iron rod with "CUDE" cap;
North 59deg 33' 42" East, a distance of 508.91 feet, to a found ½ inch iron rod with "CUDE" cap located in the southwesterly line of that certain 171.390 acres of land conveyed to Continental Homes of Texas, L.P., as described in Document Number 201899019527;

THENCE, along the boundary lines of the said 171.390 acres, the following courses:

South 30deg 26' 18" East, a distance of 50.00 feet, to a found ½ inch iron rod with "CUDE" cap;
South 59deg 33' 42" West, a distance of 18.91 feet, to a found ½ inch iron rod with "CUDE" cap;
South 30deg 26' 18" East, a distance of 513.88 feet, to a found ½ inch iron rod with "CUDE" cap;
North 61deg 56' 57" East, a distance of 100.69 feet, to a found ½ inch iron rod with "CUDE" cap;
South 74deg 25' 04" East, a distance of 88.60 feet, to a found ½ inch iron rod with "CUDE" cap;
South 60deg 46' 16" East, a distance of 99.81 feet, to a found ½ inch iron rod with "CUDE" cap;
South 16deg 37' 12" East, a distance of 201.50 feet, to a found ½ inch iron rod with "CUDE" cap;
South 59deg 31' 33" West, a distance of 159.91 feet, to a found ½ inch iron rod with "CUDE" cap;
South 34deg 22' 24" East, a distance of 146.19 feet, to a found ½ inch iron rod with "CUDE" cap;
North 84deg 27' 39" East, a distance of 91.23 feet, to a found ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the left having a radius of 100.00 feet, a central angle of 54deg 08' 11", an arc length of 94.49 feet and a chord bearing: N 57deg 23' 33" E, 91.01 feet, to a found ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the right having a radius of 395.00 feet, a central angle of 29deg 12' 05", an arc length of 201.32 feet and a chord bearing: N 44deg 55' 30" E, 199.14 feet, to a found ½ inch iron rod with "CUDE" cap;
North 59deg 31' 33" East, a distance of 212.48 feet, to a found ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the left having a radius of 105.00 feet, a central angle of 71deg 31' 37", an arc length of 131.08 feet and a chord bearing: N 23deg 45' 44" E, 122.73 feet, to a found ½ inch iron rod with "CUDE" cap;
North 23deg 32' 17" West, a distance of 47.95 feet, to a found ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the left having a radius of 760.00 feet, a central angle of 06deg 54' 11", an arc length of 91.57 feet and a chord bearing: N 63deg 00' 38" E, 91.51 feet, to a found ½ inch iron rod with "CUDE" cap;
North 59deg 33' 32" East, a distance of 28.29 feet, to a found ½ inch iron rod with "CUDE" cap;
North 30deg 26' 28" West, a distance of 105.01 feet, to a found ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the right having a radius of 175.00 feet, a central angle of 85deg 12' 35", an arc length of 260.26 feet and a chord bearing: N 12deg 09' 39" E, 236.93 feet, to a found ½ inch iron rod with "CUDE" cap;
Northwesterly, along the arc of a curve to the right having a radius of 835.00 feet, a central angle of 14deg 58' 49", an arc length of 218.32 feet and a chord bearing: N 11deg 05' 31" W, 217.69 feet, to a found ½ inch iron rod with "CUDE" cap;
Northwesterly, along the arc of a curve to the left having a radius of 900.00 feet, a central angle of 25deg 16' 50", an arc length of 397.11 feet and a chord bearing: N 16deg 14' 32" W, 393.89 feet, to a found ½ inch iron rod with "CUDE" cap;
North 61deg 07' 03" East, a distance of 120.00 feet, to a found ½" iron rod with "CUDE" cap;

Southeasterly, along the arc of a curve to the right having a radius of 1,020.05 feet, a central angle of 01deg 14' 23", an arc length of 22.07 feet and a chord bearing: S 28deg 15' 45" E, 22.07 feet, to a found ½ inch iron rod with "CUDE" cap;
North 59deg 42' 42" East, a distance of 171.09 feet, to a found ½" iron rod with "CUDE" cap;
North 30deg 17' 18" West, a distance of 50.00 feet, to a found ½" iron rod with "CUDE" cap;
North 30deg 17' 18" West, a distance of 670.00 feet, to a found ½" iron rod with "CUDE" cap;
North 20deg 24' 59" West, a distance of 50.75 feet, to a found ½" iron rod with "CUDE" cap;
North 30deg 17' 18" West, a distance of 120.00 feet, to a found ½" iron rod with "CUDE" cap located in the southeasterly line of Steele Creek Subdivision, Unit 2, as recorded in Volume 9, pages 209-212, Plat Records of Guadalupe County, Texas;

THENCE, along the southeasterly line of said Steele Creek Subdivision, Unit 2, the following courses:

North 49deg 07' 12" East, a distance of 121.92 feet, to a found ½" iron rod with "CUDE" cap;
North 59deg 15' 42" East, a distance of 70.87 feet, to a found ½" iron rod with "CUDE" cap;

THENCE, along the boundary lines of the said 171.390 acres, the following courses:

South 78deg 04' 29" East, a distance of 142.81 feet, to a found ½" iron rod with "CUDE" cap;
South 40deg 59' 38" East, a distance of 81.44 feet, to a found ½" iron rod with "CUDE" cap;
South 11deg 42' 48" East, a distance of 64.48 feet, to a found ½" iron rod with "CUDE" cap;
South 21deg 02' 25" East, a distance of 60.79 feet, to a found ½" iron rod with "CUDE" cap;
South 30deg 17' 18" East, a distance of 420.00 feet, to a found ½" iron rod with "CUDE" cap;
North 58deg 18' 43" East, a distance of 201.69 feet, to a found ½" iron rod with "CUDE" cap located in the northeasterly line of the said 311.08 acres;

THENCE, Along the northeasterly line of the said 311.08 acres, the following courses:

South 30deg 33' 06" East, a distance of 17.66 feet, to a found ½ inch iron rod;
South 30deg 16' 30" East, a distance of 592.20 feet, to a found ½ inch iron pipe;
South 30deg 03' 34" East, a distance of 370.55 feet, to a set ½ inch iron rod with "CUDE" cap;

THENCE, into the said 311.08 acres, the said 85.592 acres and the said 65.801 acres, the following courses:

Southwesterly, along the arc of a curve to the right having a radius of 360.00 feet, a central angle of 07deg 29' 27", an arc length of 47.07 feet and a chord bearing: S 63deg 18' 34" W, 47.03 feet, to a set ½ inch iron rod with "CUDE" cap;
South 67deg 03' 18" West, a distance of 101.08 feet, to a set ½ inch iron rod with "CUDE" cap;
Southwesterly, along the arc of a curve to the left having a radius of 440.00 feet, a central angle of 07deg 29' 45", an arc length of 57.56 feet and a chord bearing: S 63deg 18' 25" W, 57.52 feet, to a set ½ inch iron rod with "CUDE" cap;
South 59deg 33' 32" West, a distance of 290.29 feet, to a set ½ inch iron rod with "CUDE" cap;
South 30deg 26' 28" East, a distance of 80.00 feet, to a set ½ inch iron rod with "CUDE" cap;
North 59deg 33' 32" East, a distance of 290.29 feet, to a set ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the right having a radius of 360.00 feet, a central angle of 07deg 29' 45", an arc length of 47.10 feet and a chord bearing: N 63deg 18' 25" E, 47.06 feet, to a found ½ inch iron rod with "CUDE" cap;
North 67deg 03' 18" East, a distance of 101.08 feet, to a set ½ inch iron rod with "CUDE" cap;
Northeasterly, along the arc of a curve to the left having a radius of 440.00 feet, a central angle of 06deg 12' 34", an arc length of 47.69 feet and a chord bearing: N 63deg 57' 00" E, 47.66 feet, to a found ½ inch iron rod with "CUDE" cap;
South 53deg 36' 06" East, a distance of 408.38 feet, to a set ½ inch iron rod with "CUDE" cap;
South 50deg 04' 17" East, a distance of 270.55 feet, to a set ½ inch iron rod with "CUDE" cap;
South 59deg 35' 47" West, a distance of 1,174.35 feet, to a set ½ inch iron rod with "CUDE" cap located in the northeasterly line of the said 65.801 acres;

THENCE, along the northeasterly line of the said 65.801 acres, the following courses:

South 30deg 23' 02" East, a distance of 403.84 feet, to a found ½ inch iron rod;
South 30deg 23' 02" east, a distance of 494.55 feet, to a set ½ inch iron rod with "CUDE" cap;

THENCE, into the said 68.801 acres, the following courses:

South 84deg 27' 39" West, a distance of 1,830.87 feet, to a set ½ inch iron rod with "CUDE" cap;
North 31deg 00' 24" West, a distance of 275.11 feet, to a set ½ inch iron rod with "CUDE" cap;
South 58deg 59' 36" West, a distance of 294.74 feet, to the **POINT OF BEGINNING** and containing 115.110 acres of land, more or less.

First American Title Guaranty Company	Owner's Policy of Title Insurance (T-1)
	ISSUED BY **First American Title Guaranty Company**
Schedule B	POLICY NUMBER **5825548-0037658e**

File No.: 161-200218086

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) that arise by reason of the terms and conditions of the leases and easements, if any, shown in Schedule A, and the following matters:

1. The following restrictive covenants of record itemized below (the Company must either insert specific recording data or delete this exception):

   See Exception No. 10.a. below

   NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any, of any spouse of any Insured.

4. Any titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities,

   a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
   c. to filled-in lands, or artificial islands, or
   d. to statutory water rights, including riparian rights, or
   e. to the area extending from the line of mean low tide to the line of vegetation, or the right of access to that area or easement along and across that area.

5. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

6. The following matters and all terms of the documents creating or offering evidence of the matters (The Company must insert matters or delete this exception).

   a. Those recorded in Volume 446, Page 584 of the Deed Records of Guadalupe County, Texas.

      NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against

handicapped people.

b. Any and all easements, rights of way, encroachments, protrusions, boundary conflicts or other matters of a similar nature, the existence of which would be reflected by a current and accurate survey of the subject property.

c. The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

d. Easement conveyed to the State of Texas, together with all rights granted therein, as described in document recorded in Volume 241, Page 334 of the Deed Records of Guadalupe County, Texas.

e. Easement reserved by the Grantor therein, together with all rights retained therein, as described in document recorded in Volume 393, Page 545 of the Deed Records of Guadalupe County, Texas.

f. Easement conveyed to Green Valley Water Supply Corporation, together with all rights granted therein, as described in document recorded in Volume 365, Page 263 of the Deed Records of Guadalupe County, Texas.

g. Easement conveyed to Green Valley Water Supply Corporation, together with all rights granted therein, as described in document recorded in Volume 365, Page 269 of the Deed Records of Guadalupe County, Texas.

h. Easement conveyed to Green Valley Water Supply Corporation, together with all rights granted therein, as described in document recorded in Volume 422, Page 52 of the Deed Records of Guadalupe County, Texas.

i. Sewer Line Easement conveyed to Cibolo Creek Municipal Authority, together with all rights granted therein, as described in document recorded in Volume 496, Page 311 of the Deed Records of Guadalupe County, Texas.

j. Sewer Line Easement conveyed to Cibolo Creek Municipal Authority, together with all rights granted therein, as described in document recorded in Volume 498, Page 737 of the Deed Records of Guadalupe County, Texas.

k. Sewer Line Easement conveyed to the City of Cibolo, together with all rights granted therein, as described in document recorded in Volume 644, Page 583 of the Deed Records of Guadalupe County, Texas.

l. Drainage Easement conveyed to the City of Cibolo, together with all rights granted therein, as described in document recorded in Volume 649, Page 854 of the Deed Records of Guadalupe County, Texas.

m. Easement to the Guadalupe Valley Electric Coop, Inc. established by condemnation, in Cause No. 79-516 in the Judicial District Court of Guadalupe County, Texas, recorded in Volume 80B, Pages 327-328, Recorded Civil Minutes of the District Clerk Records of Guadalupe County, Texas.

n. Sanitary Sewer Easement Agreement conveyed to the City of Schertz, together with all rights granted therein, as described in document recorded in Volume 2585, Page 865 of the Official Public Records of Guadalupe County, Texas.

o. Easement awarded to the City of Schertz established by condemnation judgment in Cause No.

08-16247 in the 25th Judicial District Court of Guadalupe County, Texas, a certified copy thereof recorded in Volume 2659, Page 809 of the Official Public Records of Guadalupe County, Texas.

p. Drainage Easement Grant and Use Agreement conveyed to the City of Cibolo, together with all rights granted therein, as described in document recorded in Volume 2732, Page 738 of the Official Public Records of Guadalupe County, Texas.

q. Drainage Easement Agreement conveyed to HEB Grocery Company, LP, a Texas limited partnership, together with all rights granted therein, as described in document recorded in Volume 4201, Page 71 of the Official Public Records of Guadalupe County, Texas.

r. Easement Deed by Court Order in Settlement of Landowner Action, granted to Sprint Communications Company L.P., et al, together with all rights granted therein, recorded in Document No. 2015012533 of the Official Public Records of Guadalupe County, Texas.

s. Right of Way Easement conveyed to Guadalupe Valley Electric Cooperative, Inc., together with all rights granted therein, as described in document recorded in Document No. 2017018661 of the Official Public Records of Guadalupe County, Texas.

(Said instrument fails to contain Exhibit "A" mentioned therein, nor any legal description of the affected property.)

t. Terms and conditions contained in that certain Temporary Easement Agreement, recorded in Document No. 201899019528 of the Official Public Records of Guadalupe County, Texas.

u. Terms and conditions contained in that certain Temporary Easement Agreement, recorded in Document No. 201899019538 of the Official Public Records of Guadalupe County, Texas.

v. Item intentionally deleted.

w. Item intentionally deleted.

x. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

y. Section 14 of the conditions and stipulations of this Policy is hereby deleted.

z. All easements, building setback lines, restrictions and dedications as set out on the plat recorded in Volume 9, Pages 209-212 of the Map & Plat Records of Guadalupe County, Texas.

aa. All easements, building setback lines, restrictions and dedications as set out on the plat recorded in Volume 9, Pages 261-263 of the Map & Plat Records of Guadalupe County, Texas.

Office File No.	Policy Jacket No.	Date of Endorsement	Amount of Insurance	Type	Premium	Code	Rule
1 161-200218086	2 5825548-0037658e	3 November 6, 2020	4 $3,568,410.00	5 EN	6 $50.00	9 0803	R-29.1

MINERALS AND SURFACE DAMAGE ENDORSEMENT
T-19.3

Attached to Policy No. 5825548-0037658e

Issued by

FIRST AMERICAN TITLE GUARANTY COMPANY

The Company insures the insured against loss which the insured shall sustain by reason of damage to permanent buildings located on the Land on or after Date of Policy resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of coal, lignite, oil, gas or other minerals excepted or excluded on Schedule A, Item 2 or excepted in Schedule B. This endorsement does not insure against loss resulting from subsidence.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Authorized Countersignature

DHI Title Of Central Texas

Authorized Signature

First American Title Guaranty Company	Owner's Policy of Title Insurance (T-1)
	ISSUED BY **First American Title Guaranty Company**
Owner's Policy	POLICY NUMBER **5825548-0037658e**

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, **FIRST AMERICAN TITLE GUARANTY COMPANY**, a Texas corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
   (a) A defect in the Title caused by:
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
   (d) Any statutory or constitutional mechanic's, contractor's, or materialman's lien for labor or materials having its inception on or before Date of Policy.
3. Lack of good and indefeasible Title.
4. No right of access to and from the Land.

(Covered Risks Continued on Page 2)

In Witness Whereof, First American Title Guaranty Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Guaranty Company

Christopher M. Leavell
President

Jeffrey S. Robinson
Secretary

For Reference:

File No.: 161-200218086

Issued By:

DHI Title Of Central Texas
5419 North Loop 1604 East, Suite 200
San Antonio, TX 78247

Authorized Countersignature
DHI Title Of Central Texas

Authorized Signature

(This Policy is valid only when Schedules A and B are attached)

If this jacket was created electronically, it constitutes an original document.

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to:-
   (a) the occupancy, use or enjoyment of the Land;
   (b) the character, dimensions or location of any improvement erected on the Land;
   (c) subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective:
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency or similar creditors' rights laws by reason of the failure of its recording in the Public Records:
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to:
      (i) the occupancy, use, or enjoyment of the Land;
      (ii) the character, dimensions or location of any improvement erected on the Land;
      (iii) subdivision of land; or
      (iv) environmental protection;

      or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) created, suffered, assumed or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is:
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
6. The refusal of any person to purchase, lease or lend money on the estate or interest covered hereby in the land described in Schedule A because of Unmarketable Title.

First American Title Guaranty Company

Important Notice

ISSUED BY

First American Title Guaranty Company

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call First American Title Guaranty Company's toll-free telephone number for information or to make a complaint at:

1-888-632-1642

You may also write to First American Title Guaranty Company at:

1 First American Way
Santa Ana, California 92707

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact First American Title Guaranty Company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de First American Title Guaranty Company's para informacion o para someter una queja al:

1-888-632-1642

Usted tambien puede escribir a First American Title Guaranty Company:

1 First American Way
Santa Ana, California 92707

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el First American Title Guaranty Company primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

CONDITIONS

1. **DEFINITION OF TERMS.**
The following terms when used in this policy mean:
(a) "Amount of Insurance": the amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
(c) "Entity": A corporation, partnership, trust, limited liability company or other similar legal entity.
(d) "Insured": the Insured named in Schedule A.
(i) The term "Insured" also includes:
(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives or next of kin;
(B) successors to an Insured by dissolution, merger, consolidation, distribution or reorganization;
(C) successors to an Insured by its conversion to another kind of Entity;
(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title;
(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
(2) if the grantee wholly owns the named Insured,
(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
(ii) With regard to (A), (B), (C) and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
(e) "Insured Claimant": an Insured claiming loss or damage.
(f) "Knowledge" or "Known": actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
(g) "Land": the land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
(h) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
(i) "Public Records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
(j) "Title": the estate or interest described in Schedule A.
(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease or lend if there is a contractual condition requiring the delivery of marketable title.

2. **CONTINUATION OF INSURANCE.**
The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. **NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT.**
The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) below, or (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.
When, after the Date of the Policy, the Insured notifies the Company as required herein of a lien, encumbrance, adverse claim or other defect in Title insured by this policy that is not excluded or excepted from the coverage of this policy, the Company shall promptly investigate the charge to determine whether the lien, encumbrance, adverse claim or defect or other matter is valid and not barred by law or statute. The Company shall notify the Insured in writing, within a reasonable time, of its determination as to the validity or invalidity of the Insured's claim or charge under the policy. If the Company concludes that the lien, encumbrance, adverse claim or defect is not covered by this policy, or was otherwise addressed in the closing of the transaction in connection with which this policy was issued, the Company shall specifically advise the Insured of the reasons for its determination. If the Company concludes that the lien, encumbrance, adverse claim or defect is valid, the Company shall take one of the following actions: (i) institute the necessary proceedings to clear the lien, encumbrance, adverse claim or defect from the Title as insured; (ii) indemnify the Insured as provided in this policy; (iii) upon payment of appropriate premium and charges therefore, issue to the Insured Claimant or to a subsequent owner, mortgagee or holder of the estate or interest in the Land insured by this policy, a policy of title insurance without exception for the lien, encumbrance, adverse claim or defect, said policy to be in an amount equal to the current value of the Land or, if a loan policy, the amount of the loan; (iv) indemnify another title insurance company in connection with its issuance of a policy(ies) of title insurance without exception for the lien, encumbrance, adverse claim or defect; (v) secure a release or other document discharging the lien, encumbrance, adverse claim or defect; or (vi) undertake a combination of (i) through (v) herein.

4. **PROOF OF LOSS.**
In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. **DEFENSE AND PROSECUTION OF ACTIONS.**
(a) Upon written request by the Insured, and subject to the options contained in Sections 3 and 7 of these Conditions, the Company, at its own cost and without unreasonable delay,

options contained in Sections 3 and 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Sections 3 and 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE.

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY.

In case of a claim under this policy, the Company shall have the following additional options:

(a) to Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) to Pay or Otherwise Settle With Parties Other than the Insured or With the Insured Claimant.
(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay. Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY.

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of:
(i) the Amount of Insurance; or
(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 3 or 5 and is unsuccessful in establishing the Title, as insured,
(i) the Amount of Insurance shall be increased by 10%, and
(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY.

(a) If the Company establishes the Title, or removes the alleged

defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, all as insured, or takes action in accordance with Section 3 or 7, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY.

All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE.

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS.

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT.

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION.

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured, arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT.

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim, shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. Each Commitment, endorsement or other form, or provision in the Schedules to this policy that refers to a term defined in Section 1 of the Conditions shall be deemed to refer to the term regardless of whether the term is capitalized in the Commitment, endorsement or other form, or Schedule. Each Commitment, endorsement or other form, or provision in the Schedules that refers to the Conditions and Stipulations shall be deemed to refer to the Conditions of this policy.

16. SEVERABILITY.

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid and all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM.

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefore in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured, and in interpreting and enforcing the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of laws principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at **First American Title Guaranty Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Phone: 888-632-1642.**

DHI TITLE AGENCY

Continental Homes of Texas, L.P.
5419 North Loop 1604 East, Suite 100
San Antonio, TX 78247

May 10, 2023

Dear Homebuyer(s):

In connection with your recent DHI Title Agency transaction, we are pleased to enclose your title policy for your records. The premium for this policy was paid at your closing so no additional funds are due.

It has been our pleasure to handle this transaction for you. If we can be of further service to you in the future, please feel free to call on us.

Thank you,

DHI Title Agency

DHI Title Agency
10700 Pecan Park Blvd., Suite 220
Austin, TX 78750
Phone: (512)219-0495 / Fax: (512)249-8919

TITLE RESOURCES

OWNER'S POLICY OF TITLE INSURANCE (FORM T-1)
Issued by
TITLE RESOURCES GUARANTY COMPANY

SCHEDULE A

Name and Address of Title Insurance Company: Title Resources Guaranty Company, 8111 LBJ Freeway, Suite 1200, Dallas, TX 75251

File No.: 161-220224005 Policy No.: 2692-O-161-220224005

Address for Reference only: Steele Creek 175.5 Acres, Cibolo, TX 78108

Amount of Insurance: $3,858,300.00 Premium: $18,001.00

Date of Policy: April 17, 2023 at 12:30 PM

1. Name of Insured:

   Continental Homes of Texas, L.P.

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is insured as vested in:

   Continental Homes of Texas, L.P.

4. The land referred to in this policy is described as follows:

   TRACT 1 -

   89.60 ACRES OF LAND LOCATED IN THE DAVID MILLER SURVEY 87, ABSTRACT 226, JERONIMO LEAL SURVEY 85, ABSTRACT 210, BOTH OF GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 311.08 ACRES OF LAND AS DESCRIBED IN DOCUMENT 201899019518 OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 89.60 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

   BEGINNING, AT A SET 1/2" IRON ROD WITH "CUDE" CAP, ON THE EAST LINE OF LOT 5 OF NORTHSIDE ADDITION RECORDED IN VOLUME 2, PAGE 20 OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, THE SOUTHWEST CORNER OF A 171.390 ACRE TRACT AS DESCRIBED IN DOCUMENT 201899019527 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

   THENCE, DEPARTING THE EAST LINE OF SAID LOT 5, ALONG AND WITH THE SOUTH LINE OF SAID 171.390 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES, TO A SET 1/2" IRON ROD WITH "CUDE" CAP:

   N 59°24'16" E, A DISTANCE OF 968.29 FEET;

   S 30°47'17" E, A DISTANCE OF 577.48 FEET;

   N 59°12'43" E, A DISTANCE OF 748.68 FEET;

   N 30°28'27" W, A DISTANCE OF 450.11 FEET;

   N 60°43'41" E, A DISTANCE OF 247.61 FEET;

   S 30°45'32" E, A DISTANCE OF 10.43 FEET;

   N 59°14'28" E, A DISTANCE OF 50.00 FEET;

N 41°11'28" E, A DISTANCE OF 97.34 FEET;

N 65°55'44" E, A DISTANCE OF 85.53 FEET;

N 64°46'59" E, A DISTANCE OF 85.36 FEET;

N 63°38'22" E, A DISTANCE OF 85.22 FEET;

N 62°06'30" E, A DISTANCE OF 143.09 FEET;

N 62°06'30" E, A DISTANCE OF 210.70 FEET;

S 67°16'55" E, A DISTANCE OF 90.42 FEET, ON THE COMMON BOUNDARY LINE OF STEEL CREEK SUBDIVISION, UNIT 8, RECORDED IN VOLUME 9, PAGE 687 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, ALONG AND WITH THE WEST AND SOUTH LINES OF SAID STEELE CREEK SUBDIVISION, UNIT 8, THE FOLLOWING BEARINGS AND DISTANCES:

SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF S 67°16'57" E, WITH A RADIUS OF 1246.06 FEET, A CENTRAL ANGLE OF 22°54'43", AN ARC LENGTH OF 498.28 FEET, AND A CHORD BEARING AND DISTANCE OF S 11°15'41" W, 494.97 FEET, TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

S 00°11'40" E, A DISTANCE OF 573.24 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF N 28°23'20" E, WITH A RADIUS OF 900.30 FEET, A CENTRAL ANGLE OF 04°30'00", AN ARC LENGTH OF 70.71 FEET, AND A CHORD BEARING AND DISTANCE OF S 63°51'39" E, 70.69 FEET, TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

N 03°39'45" E, A DISTANCE OF 262.36 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

S 62°18'05" E, A DISTANCE OF 91.98 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

S 86°37'19" E, A DISTANCE OF 85.04 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

N 58°37'03" E, A DISTANCE OF 44.38 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

S 31°22'57" E, A DISTANCE OF 245.66 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

S 30°16'47" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

S 30°16'47" E, A DISTANCE OF 267.09 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

S 30°16'47" E, A DISTANCE OF 221.82 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

N 59°09'36" E, A DISTANCE OF 2.66 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP, ON THE COMMON BOUNDARY LINE OF SAID STEELE CREEK SUBDIVISION, UNIT 8 AND AN 115.110 ACRE TRACT AS DESCRIBED IN DOCUMENT 202099031952 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, S 31°49'37" E, ALONG AND WITH THE WEST LINE OF SAID 115.110 ACRE TRACT, A DISTANCE OF 137.62 FEET TO A FOUND 1/2" IRON ROD, FOR THE NORTH CORNER OF A 1.79 ACRE TRACT AS DESCRIBED IN DOCUMENT 201899022809 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, S 59°12'43" W, ALONG AND WITH THE COMMON BOUNDARY LINE OF SAID 311.08 ACRE TRACT, SAID 1.79 ACRE TRACT AND A 10.79 ACRE TRACT AS DESCRIBED IN SAID DOCUMENT 201899022809, A DISTANCE OF 1532.67 FEET TO A FOUND ½" IRON ROD WITH "KSC RPLS" CAP, ON THE NORTH RIGHT-OF-WAY LINE OF FM 78 (SEGUIN ROAD);

THENCE, S 84°15'38" W, ALONG AND WITH THE COMMON BOUNDARY LINE OF FM 78 (SEGUIN ROAD) AND SAID 311.08 ACRE TRACT, A DISTANCE OF 772.78 FEET TO A FOUND ½" IRON ROD WITH "KSC RPLS" CAP;

THENCE, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF FM 78 (SEGUIN ROAD), ALONG AND WITH THE WEST LINE OF SAID 311.08 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 31°35'34" W, A DISTANCE OF 315.99 FEET TO A FOUND 1/2" IRON ROD;

N 29°26'41" W, A DISTANCE OF 110.00 FEET TO A FOUND 1/2" IRON ROD;

N 30°28'55" W, A DISTANCE OF 178.52 FEET TO A FOUND 3/4" IRON ROD;

N 29°35'16" W, A DISTANCE OF 147.57 FEET TO A FOUND 1/2" IRON ROD;

S 59°26'29" W, A DISTANCE OF 100.00 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

N 30°55'55" W, A DISTANCE OF 343.54 FEET TO A FOUND 1/2" IRON ROD;

N 69°50'31" W, A DISTANCE OF 31.29 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

N 31°10'22" W, A DISTANCE OF 96.48 FEET TO A FOUND 1/2" IRON ROD;

S 59°12'21" W, A DISTANCE OF 150.23 FEET TO A FOUND 1/2" IRON ROD;

N 30°40'24" W, A DISTANCE OF 304.56 FEET TO A FOUND 1/2" IRON ROD;

N 30°35'44" W, A DISTANCE OF 136.25 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 89.60 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011).

TRACT 2 -

16.30 ACRES OF LAND LOCATED IN THE JERONIMO LEAL SURVEY 85, ABSTRACT 210, GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 65.801 ACRES OF LAND AS DESCRIBED IN DOCUMENT 201899019524 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 16.30 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2" IRON ROD, ON THE NORTH-RIGHT-OF-WAY LINE OF FM 78 (SEGUIN ROAD), THE SOUTHEAST CORNER OF SAID 65.801 ACRE TRACT AND THE SOUTHWEST CORNER OF AN 18.400 ACRE TRACT AS DESCRIBED IN VOLUME 2690, PAGE 80 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

THENCE, S 84°16'28" W, ALONG AND WITH THE COMMON BOUNDARY LINE OF SAID 65.801 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF FM 78 (SEGUIN ROAD), A DISTANCE OF 2150.05 FEET TO A FOUND FENCE POST, FOR THE SOUTHEAST CORNER OF A 10.79 ACRE TRACT AS DESCRIBED IN DOCUMENT 201899022809 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS AND THE SOUTHWEST CORNER OF SAID 65.801 ACRE TRACT;

THENCE, N 31°00'24" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF FM 78 (SEGUIN ROAD), ALONG AND WITH THE COMMON BOUNDARY LINE OF SAID 65.801 ACRE TRACT AND SAID 10.79 ACRE TRACT, A 1.79 ACRE TRACT AS DESCRIBED IN SAID DOCUMENT 201899022809, A DISTANCE OF 472.48 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP, A SOUTHWEST CORNER OF AN 115.110 ACRE TRACT;

THENCE, DEPARTING THE SAID COMMON BOUNDARY LINE AND THE SOUTH LINE OF SAID 115.110 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES, TO A SET 1/2" IRON ROD WITH "CUDE" CAP:

N 58°59'36" E, A DISTANCE OF 294.74 FEET;

S 31°00'24" E, A DISTANCE OF 275.11 FEET;

N 84°27'39" E, A DISTANCE OF 1830.87 FEET, ON THE COMMON BOUNDARY LINE OF SAID 18.400 ACRE TRACT AND SAID 65.801 ACRE TRACT;

THENCE, S 30°23'02" E, ALONG AND WITH THE COMMON BOUNDARY LINE OF 18.400 ACRE TRACT AND SAID 65.801 ACRE TRACT, A DISTANCE OF 328.32 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 16.30 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011).

TRACT 3 -

BEING 69.60 ACRES OF LAND LOCATED IN THE JERONIMO LEAL SURVEY 85, ABSTRACT 210, GUADALUPE COUNTY, TEXAS AND A PORTION OF A CALLED 85.592 ACRE TRACT RECORDED IN DOCUMENT 201899019519 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 69.60 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2" IRON ROD WITH "CUDE" CAP AT THE SOUTH CORNER OF STEELE CREEK SUBDIVISION, UNIT 5 RECORDED IN VOLUME 9, PAGE 684 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, THE EAST LINE OF A CALLED 115.110 ACRE TRACT RECORDED IN DOCUMENT 202099031952 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND THE WEST LINE OF SAID 85.592 ACRE TRACT;

THENCE, ALONG AND WITH THE SOUTH AND EAST LINES OF SAID STEELE CREEK SUBDIVISION, UNIT 5, THE FOLLOWING BEARINGS AND DISTANCES, TO A SET 1/2" IRON ROD WITH "CUDE" CAP:

N 59°35'47" E, A DISTANCE OF 1174.35 FEET;

N 50°04'17" W, A DISTANCE OF 136.88 FEET;

NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF S 41°52'52" W, WITH A RADIUS OF 1961.71 FEET, A CENTRAL ANGLE OF 05°35'04", AN ARC LENGTH OF 191.20 FEET, AND A CHORD BEARING AND DISTANCE OF N 50°54'40" W, 191.12 FEET;

N 53°42'11" W, A DISTANCE OF 350.83 FEET;

SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF N 29°09'46" W, WITH A RADIUS OF 441.20 FEET, A CENTRAL ANGLE OF 06°12'34", AN ARC LENGTH OF 47.82 FEET, AND A CHORD BEARING AND DISTANCE OF S 63°56'31" W, 47.79 FEET;

S 67°03'18" W, A DISTANCE OF 101.08 FEET;

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 07°29'45", AN ARC LENGTH OF 47.10 FEET, AND A CHORD BEARING AND DISTANCE OF S 63°18'25" W, 47.06 FEET;

S 59°33'32" W, A DISTANCE OF 290.29 FEET;

N 30°26'28" W, A DISTANCE OF 38.30 FEET, A NORTH CORNER OF SAID STEELE CREEK SUBDIVISION, UNIT 5;

THENCE, N 59°21'53" E, ALONG AND WITH THE NORTH LINE OF SAID 85.592 ACRE TRACT, A DISTANCE OF 494.80 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTH CORNER OF A CALLED 22.30 ACRE TRACT RECORDED IN VOLUME 461, PAGE 382 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, ALONG AND WITH THE COMMON LINE OF SAID 85.592 ACRE TRACT AND SAID 22.30 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 59°32'35" E, A DISTANCE OF 571.05 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

N 59°37'36" E, A DISTANCE OF 1917.62 FEET TO A FOUND 1/2" IRON ROD AT THE NORTH CORNER OF SAID 85.592 ACRE TRACT, THE EAST CORNER OF SAID 22.30 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF TOLLE ROAD;

THENCE, 30°16'38" E, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF TOLLE ROAD AND THE EAST LINE OF SAID 85.592 ACRE TRACT, A DISTANCE OF 1087.20 FEET TO A FOUND 1/2" IRON ROD AT THE EAST CORNER OF SAID 85.592 ACRE TRACT AND THE NORTH CORNER OF A CALLED 5.00 ACRE TRACT RECORDED IN VOLUME 1023, PAGE 510 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, ALONG AND WITH THE COMMON LINES OF SAID 85.592 ACRE TRACT, SAID 5.00 ACRE TRACT AND A CALLED 27.609 ACRE TRACT RECORDED IN VOLUME 1501, PAGE 82 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, THE FOLLOWING BEARINGS AND DISTANCES:

S 59°29'07" W, A DISTANCE OF 1151.46 FEET TO A FOUND CEDAR POST;

S 59°36'07" W, A DISTANCE OF 686.04 FEET TO A FOUND 1/2" IRON ROD WITH "HUTT ZOLARS" CAP AT THE WEST CORNER OF SAID 27.609 ACRE TRACT AND THE NORTH CORNER OF A CALLED 9.80 ACRE TRACT RECORDED IN VOLUME 4164, PAGE 386 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, S 59°19'16" W, ALONG AND WITH THE COMMON LINE OF SAID 85.592 ACRE TRACT AND SAID 9.80 ACRE TRACT, A DISTANCE OF 375.50 FEET TO A FOUND 1" IRON PIPE AT THE WEST CORNER OF SAID 9.80 ACRE TRACT AND THE NORTH CORNER OF A CALLED 0.84 ACRE TRACT RECORDED IN VOLUME 924, PAGE 153 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, S 59°15'52" W, ALONG AND WITH THE COMMON LINE OF SAID 85.592 ACRE TRACT AND SAID 0.84 ACRE TRACT, A DISTANCE OF 155.31 FEET TO A FOUND 1/2" IRON ROD AT THE WEST CORNER OF SAID 0.84 ACRE TRACT AND THE NORTH CORNER OF A CALLED 4.700 ACRE TRACT RECORDED IN DOCUMENT 2015013580 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, S 59°29'02" W, ALONG AND WITH THE COMMON LINE OF SAID 85.592 ACRE TRACT AND SAID 4.700 ACRE TRACT, A DISTANCE OF 193.94 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP AT THE WEST CORNER OF SAID 4.700 ACRE TRACT AND THE NORTH CORNER OF A CALLED 18.400 ACRE TRACT RECORDED IN VOLUME 2960, PAGE 80 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, S 59°32'02" W, ALONG AND WITH THE COMMON LINE OF SAID 85.592 ACRE TRACT AND SAID 18.400 ACRE TRACT, A DISTANCE OF 856.37 FEET TO A FOUND 1/2" IRON ROD AT THE WEST CORNER OF SAID 18.400 ACRE TRACT, THE SOUTH CORNER OF SAID 85.592 ACRE TRACT AND THE EAST LINE OF SAID 115.110 ACRE TRACT;

THENCE, N 30°23'02" W, ALONG AND WITH THE COMMON LINE OF SAID 85.592 ACRE TRACT AND SAID 115.110 ACRE TRACT, A DISTANCE OF 403.84 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 69.60 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011).

SCHEDULE A
(Continued)

Authorized Countersignature
DHI Title Agency

Authorized Signature

TITLE RESOURCES

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Title Resources Guaranty Company's toll-free telephone number for information or to make a complaint at:

1-800-526-8018

You may also write to Title Resources Guaranty Company at:

Attention: Claims Department
8111 LBJ Freeway, Suite 1200
Dallas, TX 75251

You may contact the Texas Department of Insurance to obtain information on companies. coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:
Should you have a dispute concerning your premium or about a claim, you should contact the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:
This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede llamar al número de teléfono gratuito de Title Resources Guaranty Company's para obtener información o para presentar una queja al:

1-800-526-8018

Usted también puede escribir a Title Resources Guaranty Company:

Attention: Claims Department
8111 LBJ Freeway, Suite 1200
Dallas, TX 75251

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:
Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con la ompañía primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA:
Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

TITLE RESOURCES

OWNER'S POLICY OF TITLE INSURANCE (FORM T-1)
Issued by
TITLE RESOURCES GUARANTY COMPANY

SCHEDULE B

File No.: 161-220224005 Policy No.: 2692-O-161-220224005

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of the terms and conditions of the leases and easements, if any, shown in Schedule A, and the following matters:

1. The following restrictive covenants of record itemized below (the Company must either insert specific recording data or delete this exception):

   See Schedule B 10 a. below.

   NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any, of any spouse of any Insured.

4. Any titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities,

   (a) to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or

   (b) to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or

   (c) to filled-in lands, or artificial islands, or

   (d) to statutory water rights, including riparian rights, or

   (e) to the area extending from the line of mean low tide to the line of vegetation, or the right of access to that area or easement along and across that area.

5. Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

6. The following matters and all terms of the documents creating or offering evidence of the matters (The Company must insert matters or delete this exception).

a. Those recorded in Volume 446, Page 584 of the Deed Records of Guadalupe County, Texas, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of The United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

b. Item intentionally deleted.

c. Item number 2 of Schedule B will be amended to read "shortages in area" upon payment of the required premium to DHI Title.

d. Sewer Line Easement conveyed to Cibolo Creek Municipal Authority, together with all rights granted therein, as described in document recorded in Volume 496, Page 311 of the Deed Records of Guadalupe County, Texas, and shown on Survey dated Survey dated September 22, 2022, last revised April 11, 2023, prepared by Cude Engineers, Yuri V. Balmaceda Wheelock, Registered Professional Land Surveyor No. 6815. (Tract 1)

e. Sewer Line Easement conveyed to Cibolo Creek Municipal Authority, together with all rights granted therein, as described in document recorded in Volume 498, Page 737 of the Deed Records of Guadalupe County, Texas, and shown on Survey dated September 22, 2022, last revised April 11, 2023, prepared by Cude Engineers, Yuri V. Balmaceda Wheelock, Registered Professional Land Surveyor No. 6815. (Tract 1)

f. Sewer Line Easement conveyed to the City of Cibolo, together with all rights granted therein, as described in document recorded in Volume 644, Page 583 of the Deed Records of Guadalupe County, Texas, and shown on Survey dated September 22, 2022, last revised April 11, 2023, prepared by Cude Engineers, Yuri V. Balmaceda Wheelock, Registered Professional Land Surveyor No. 6815. (Tract 1)

g. Drainage Easement conveyed to the City of Cibolo, together with all rights granted therein, as described in document recorded in Volume 649, Page 854 of the Deed Records of Guadalupe County, Texas, and shown on Survey dated September 22, 2022, last revised April 11, 2023, prepared by Cude Engineers, Yuri V. Balmaceda Wheelock, Registered Professional Land Surveyor No. 6815. (Tract 1)

h. Drainage Easement Grant and Use Agreement conveyed to the City of Cibolo, together with all rights granted therein, as described in document recorded in Volume 2732, Page 738 of the Official Public Records of Guadalupe County, Texas, and shown on Survey dated September 22, 2022, last revised April 11, 2023, prepared by Cude Engineers, Yuri V. Balmaceda Wheelock, Registered Professional Land Surveyor No. 6815. (Tract 1)

i. Easement Deed by Court Order in Settlement of Landowner Action, granted to Sprint Communications Company L.P., et al, together with all rights granted therein, recorded in Document No. 2015012533 of the Official Public Records of Guadalupe County, Texas, and shown on Survey dated September 22, 2022, last revised April 11, 2023, prepared by Cude Engineers, Yuri V. Balmaceda Wheelock, Registered Professional Land Surveyor No. 6815. (Tracts 1 and 2)

j. Right of Way Easement conveyed to Guadalupe Valley Electric Cooperative, Inc., together with all rights granted therein, as described in document recorded in Document No. 2017018661 of the Official Public Records of Guadalupe County, Texas, and shown on Survey dated December 20, 2017, last revised August 22, 2018, prepared by James W. Russell, Registered Professional Land Surveyor No. 4230 of Cude Engineers. (Tracts 1, 2 and 3) Blanket.

k. Variable Width Drainage Easement created by the plat of Steele Creek Subdivision, Unit 1, recorded in Volume 9, Page 261, Plat Records of Guadalupe County, Texas, and shown on Survey dated September 22, 2022, last revised April 11, 2023, prepared by Cude Engineers, Yuri V. Balmaceda Wheelock, Registered Professional Land Surveyor No. 6815. (Tract 1)

l. 12' foot Sanitary Sewer Easement, created by the plat of Steele Creek Subdivision, Unit 3A, recorded in Volume 9, Page 405, Plat Records of Guadalupe County, Texas and shown on Survey dated September 22, 2022, last revised April 11, 2023, prepared by Cude Engineers, Yuri V. Balmaceda Wheelock, Registered Professional Land Surveyor No. 6815. (Tract 1).

m. Variable Width Drainage Easements and Sanitary Sewer Easement created by the plat of Steele Creek Subdivision, Unit 5, recorded in Volume 9, Page 684, Plat Records of Guadalupe County, Texas and shown on Survey dated September 22, 2022, last revised April 11, 2023, prepared by Cude Engineers, Yuri V. Balmaceda Wheelock, Registered Professional Land Surveyor No. 6815. (Tracts 2 and 3)

n. 12' Sanitary Sewer Easement and Variable Width Drainage Easement, created by the plat of Steele Creek Subdivision, Unit 8, recorded in Volume 9, Page 687, Plat Records of Guadalupe County, Texas and shown on Survey dated September 22, 2022, last revised April 11, 2023, prepared by Cude Engineers, Yuri V. Balmaceda Wheelock, Registered Professional Land Surveyor No. 6815. (Tract 1)

o. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

p. Section 14 of the conditions and stipulations of this Policy is hereby deleted.

q. Survey dated September 22, 2022, last revised April 11, 2023, prepared by Cude Engineers, Yuri V. Balmaceda Wheelock, Registered Professional Land Surveyor No. 6815, shows the following matters, the existence of which are not insured against loss by this policy:

Tract 1

None shown

Tract 2

None shown

Tract 3

Concrete pipe/drain shown near West and Sourh property lines.

Bollards, sidewalk, signs and area between inset fence along West and North property lines.

Numerous cedar posts near North property line.

Power poles and overhead utility line shown along East property line apparently not within record easement.

Signs along West property line.

TITLE RESOURCES

OWNER'S POLICY OF TITLE INSURANCE (FORM T-1)
Issued by
TITLE RESOURCES GUARANTY COMPANY

LEGAL DESCRIPTION

File No.: 161-220224005 Policy No.: 2692-O-161-220224005

Legal description of the land:

TRACT 1 -

89.60 ACRES OF LAND LOCATED IN THE DAVID MILLER SURVEY 87, ABSTRACT 226, JERONIMO LEAL SURVEY 85, ABSTRACT 210, BOTH OF GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 311.08 ACRES OF LAND AS DESCRIBED IN DOCUMENT 201899019518 OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 89.60 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A SET 1/2" IRON ROD WITH "CUDE" CAP, ON THE EAST LINE OF LOT 5 OF NORTHSIDE ADDITION RECORDED IN VOLUME 2, PAGE 20 OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, THE SOUTHWEST CORNER OF A 171.390 ACRE TRACT AS DESCRIBED IN DOCUMENT 201899019527 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, DEPARTING THE EAST LINE OF SAID LOT 5, ALONG AND WITH THE SOUTH LINE OF SAID 171.390 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES, TO A SET 1/2" IRON ROD WITH "CUDE" CAP:

N 59°24'16" E, A DISTANCE OF 968.29 FEET;

S 30°47'17" E, A DISTANCE OF 577.48 FEET;

N 59°12'43" E, A DISTANCE OF 748.68 FEET;

N 30°28'27" W, A DISTANCE OF 450.11 FEET;

N 60°43'41" E, A DISTANCE OF 247.61 FEET;

S 30°45'32" E, A DISTANCE OF 10.43 FEET;

N 59°14'28" E, A DISTANCE OF 50.00 FEET;

N 41°11'28" E, A DISTANCE OF 97.34 FEET;

N 65°55'44" E, A DISTANCE OF 85.53 FEET;

N 64°46'59" E, A DISTANCE OF 85.36 FEET;

N 63°38'22" E, A DISTANCE OF 85.22 FEET;

N 62°06'30" E, A DISTANCE OF 143.09 FEET;

N 62°06'30" E, A DISTANCE OF 210.70 FEET;

S 67°16'55" E, A DISTANCE OF 90.42 FEET, ON THE COMMON BOUNDARY LINE OF STEEL CREEK SUBDIVISION, UNIT 8, RECORDED IN VOLUME 9, PAGE 687 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, ALONG AND WITH THE WEST AND SOUTH LINES OF SAID STEELE CREEK SUBDIVISION, UNIT 8, THE FOLLOWING BEARINGS AND DISTANCES:

SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF S 67°16'57" E, WITH A RADIUS OF 1246.06 FEET, A CENTRAL ANGLE OF 22°54'43", AN ARC LENGTH OF 498.28 FEET, AND A CHORD BEARING AND DISTANCE OF S 11°15'41" W, 494.97 FEET, TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

S 00°11'40" E, A DISTANCE OF 573.24 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF N 28°23'20" E, WITH A RADIUS OF 900.30 FEET, A CENTRAL ANGLE OF 04°30'00", AN ARC

LENGTH OF 70.71 FEET, AND A CHORD BEARING AND DISTANCE OF S 63°51'39" E, 70.69 FEET, TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

N 03°39'45" E, A DISTANCE OF 262.36 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

S 62°18'05" E, A DISTANCE OF 91.98 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

S 86°37'19" E, A DISTANCE OF 85.04 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

N 58°37'03" E, A DISTANCE OF 44.38 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

S 31°22'57" E, A DISTANCE OF 245.66 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

S 30°16'47" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

S 30°16'47" E, A DISTANCE OF 267.09 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

S 30°16'47" E, A DISTANCE OF 221.82 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

N 59°09'36" E, A DISTANCE OF 2.66 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP, ON THE COMMON BOUNDARY LINE OF SAID STEELE CREEK SUBDIVISION, UNIT 8 AND AN 115.110 ACRE TRACT AS DESCRIBED IN DOCUMENT 202099031952 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, S 31°49'37" E, ALONG AND WITH THE WEST LINE OF SAID 115.110 ACRE TRACT, A DISTANCE OF 137.62 FEET TO A FOUND 1/2" IRON ROD, FOR THE NORTH CORNER OF A 1.79 ACRE TRACT AS DESCRIBED IN DOCUMENT 201899022809 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, S 59°12'43" W, ALONG AND WITH THE COMMON BOUNDARY LINE OF SAID 311.08 ACRE TRACT, SAID 1.79 ACRE TRACT AND A 10.79 ACRE TRACT AS DESCRIBED IN SAID DOCUMENT 201899022809, A DISTANCE OF 1532.67 FEET TO A FOUND ½" IRON ROD WITH "KSC RPLS" CAP, ON THE NORTH RIGHT-OF-WAY LINE OF FM 78 (SEGUIN ROAD);

THENCE, S 84°15'38" W, ALONG AND WITH THE COMMON BOUNDARY LINE OF FM 78 (SEGUIN ROAD) AND SAID 311.08 ACRE TRACT, A DISTANCE OF 772.78 FEET TO A FOUND ½" IRON ROD WITH "KSC RPLS" CAP;

THENCE, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF FM 78 (SEGUIN ROAD), ALONG AND WITH THE WEST LINE OF SAID 311.08 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 31°35'34" W, A DISTANCE OF 315.99 FEET TO A FOUND 1/2" IRON ROD;

N 29°26'41" W, A DISTANCE OF 110.00 FEET TO A FOUND 1/2" IRON ROD;

N 30°28'55" W, A DISTANCE OF 178.52 FEET TO A FOUND 3/4" IRON ROD;

N 29°35'16" W, A DISTANCE OF 147.57 FEET TO A FOUND 1/2" IRON ROD;

S 59°26'29" W, A DISTANCE OF 100.00 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

N 30°55'55" W, A DISTANCE OF 343.54 FEET TO A FOUND 1/2" IRON ROD;

N 69°50'31" W, A DISTANCE OF 31.29 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

N 31°10'22" W, A DISTANCE OF 96.48 FEET TO A FOUND 1/2" IRON ROD;

S 59°12'21" W, A DISTANCE OF 150.23 FEET TO A FOUND 1/2" IRON ROD;

N 30°40'24" W, A DISTANCE OF 304.56 FEET TO A FOUND 1/2" IRON ROD;

N 30°35'44" W, A DISTANCE OF 136.25 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 89.60 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011).

TRACT 2 -

16.30 ACRES OF LAND LOCATED IN THE JERONIMO LEAL SURVEY 85, ABSTRACT 210, GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 65.801 ACRES OF LAND AS DESCRIBED IN DOCUMENT

201899019524 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 16.30 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2" IRON ROD, ON THE NORTH-RIGHT-OF-WAY LINE OF FM 78 (SEGUIN ROAD), THE SOUTHEAST CORNER OF SAID 65.801 ACRE TRACT AND THE SOUTHWEST CORNER OF AN 18.400 ACRE TRACT AS DESCRIBED IN VOLUME 2690, PAGE 80 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

THENCE, S 84°16'28" W, ALONG AND WITH THE COMMON BOUNDARY LINE OF SAID 65.801 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF FM 78 (SEGUIN ROAD), A DISTANCE OF 2150.05 FEET TO A FOUND FENCE POST, FOR THE SOUTHEAST CORNER OF A 10.79 ACRE TRACT AS DESCRIBED IN DOCUMENT 201899022809 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS AND THE SOUTHWEST CORNER OF SAID 65.801 ACRE TRACT;

THENCE, N 31°00'24" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF FM 78 (SEGUIN ROAD), ALONG AND WITH THE COMMON BOUNDARY LINE OF SAID 65.801 ACRE TRACT AND SAID 10.79 ACRE TRACT, A 1.79 ACRE TRACT AS DESCRIBED IN SAID DOCUMENT 201899022809, A DISTANCE OF 472.48 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP, A SOUTHWEST CORNER OF AN 115.110 ACRE TRACT;

THENCE, DEPARTING THE SAID COMMON BOUNDARY LINE AND THE SOUTH LINE OF SAID 115.110 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES, TO A SET 1/2" IRON ROD WITH "CUDE" CAP:

N 58°59'36" E, A DISTANCE OF 294.74 FEET;

S 31°00'24" E, A DISTANCE OF 275.11 FEET;

N 84°27'39" E, A DISTANCE OF 1830.87 FEET, ON THE COMMON BOUNDARY LINE OF SAID 18.400 ACRE TRACT AND SAID 65.801 ACRE TRACT;

THENCE, S 30°23'02" E, ALONG AND WITH THE COMMON BOUNDARY LINE OF 18.400 ACRE TRACT AND SAID 65.801 ACRE TRACT, A DISTANCE OF 328.32 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 16.30 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011).

TRACT 3 -

BEING 69.60 ACRES OF LAND LOCATED IN THE JERONIMO LEAL SURVEY 85, ABSTRACT 210, GUADALUPE COUNTY, TEXAS AND A PORTION OF A CALLED 85.592 ACRE TRACT RECORDED IN DOCUMENT 201899019519 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 69.60 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2" IRON ROD WITH "CUDE" CAP AT THE SOUTH CORNER OF STEELE CREEK SUBDIVISION, UNIT 5 RECORDED IN VOLUME 9, PAGE 684 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, THE EAST LINE OF A CALLED 115.110 ACRE TRACT RECORDED IN DOCUMENT 202099031952 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND THE WEST LINE OF SAID 85.592 ACRE TRACT;

THENCE, ALONG AND WITH THE SOUTH AND EAST LINES OF SAID STEELE CREEK SUBDIVISION, UNIT 5, THE FOLLOWING BEARINGS AND DISTANCES, TO A SET 1/2" IRON ROD WITH "CUDE" CAP:

N 59°35'47" E, A DISTANCE OF 1174.35 FEET;

N 50°04'17" W, A DISTANCE OF 136.88 FEET;

NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF S 41°52'52" W, WITH A RADIUS OF 1961.71 FEET, A CENTRAL ANGLE OF 05°35'04", AN ARC LENGTH OF 191.20 FEET, AND A CHORD BEARING AND DISTANCE OF N 50°54'40" W, 191.12 FEET;

N 53°42'11" W, A DISTANCE OF 350.83 FEET;

SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF N 29°09'46" W, WITH A RADIUS OF 441.20 FEET, A CENTRAL ANGLE OF 06°12'34", AN ARC LENGTH OF 47.82 FEET, AND A CHORD BEARING AND DISTANCE OF S 63°56'31" W, 47.79 FEET;

S 67°03'18" W, A DISTANCE OF 101.08 FEET;

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 07°29'45", AN ARC LENGTH OF 47.10 FEET, AND A CHORD BEARING AND DISTANCE OF S 63°18'25" W, 47.06 FEET;

S 59°33'32" W, A DISTANCE OF 290.29 FEET;

N 30°26'28" W, A DISTANCE OF 38.30 FEET, A NORTH CORNER OF SAID STEELE CREEK SUBDIVISION, UNIT 5;

THENCE, N 59°21'53" E, ALONG AND WITH THE NORTH LINE OF SAID 85.592 ACRE TRACT, A DISTANCE OF 494.80 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTH CORNER OF A CALLED 22.30 ACRE TRACT RECORDED IN VOLUME 461, PAGE 382 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, ALONG AND WITH THE COMMON LINE OF SAID 85.592 ACRE TRACT AND SAID 22.30 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 59°32'35" E, A DISTANCE OF 571.05 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;

N 59°37'36" E, A DISTANCE OF 1917.62 FEET TO A FOUND 1/2" IRON ROD AT THE NORTH CORNER OF SAID 85.592 ACRE TRACT, THE EAST CORNER OF SAID 22.30 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF TOLLE ROAD;

THENCE, 30°16'38" E, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF TOLLE ROAD AND THE EAST LINE OF SAID 85.592 ACRE TRACT, A DISTANCE OF 1087.20 FEET TO A FOUND 1/2" IRON ROD AT THE EAST CORNER OF SAID 85.592 ACRE TRACT AND THE NORTH CORNER OF A CALLED 5.00 ACRE TRACT RECORDED IN VOLUME 1023, PAGE 510 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, ALONG AND WITH THE COMMON LINES OF SAID 85.592 ACRE TRACT, SAID 5.00 ACRE TRACT AND A CALLED 27.609 ACRE TRACT RECORDED IN VOLUME 1501, PAGE 82 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, THE FOLLOWING BEARINGS AND DISTANCES:

S 59°29'07" W, A DISTANCE OF 1151.46 FEET TO A FOUND CEDAR POST;

S 59°36'07" W, A DISTANCE OF 686.04 FEET TO A FOUND 1/2" IRON ROD WITH "HUTT ZOLARS" CAP AT THE WEST CORNER OF SAID 27.609 ACRE TRACT AND THE NORTH CORNER OF A CALLED 9.80 ACRE TRACT RECORDED IN VOLUME 4164, PAGE 386 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

LEGAL DESCRIPTION
(Continued)

THENCE, S 59°19'16" W, ALONG AND WITH THE COMMON LINE OF SAID 85.592 ACRE TRACT AND SAID 9.80 ACRE TRACT, A DISTANCE OF 375.50 FEET TO A FOUND 1" IRON PIPE AT THE WEST CORNER OF SAID 9.80 ACRE TRACT AND THE NORTH CORNER OF A CALLED 0.84 ACRE TRACT RECORDED IN VOLUME 924, PAGE 153 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, S 59°15'52" W, ALONG AND WITH THE COMMON LINE OF SAID 85.592 ACRE TRACT AND SAID 0.84 ACRE TRACT, A DISTANCE OF 155.31 FEET TO A FOUND 1/2" IRON ROD AT THE WEST CORNER OF SAID 0.84 ACRE TRACT AND THE NORTH CORNER OF A CALLED 4.700 ACRE TRACT RECORDED IN DOCUMENT 2015013580 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, S 59°29'02" W, ALONG AND WITH THE COMMON LINE OF SAID 85.592 ACRE TRACT AND SAID 4.700 ACRE TRACT, A DISTANCE OF 193.94 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP AT THE WEST CORNER OF SAID 4.700 ACRE TRACT AND THE NORTH CORNER OF A CALLED 18.400 ACRE TRACT RECORDED IN VOLUME 2960, PAGE 80 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, S 59°32'02" W, ALONG AND WITH THE COMMON LINE OF SAID 85.592 ACRE TRACT AND SAID 18.400 ACRE TRACT, A DISTANCE OF 856.37 FEET TO A FOUND 1/2" IRON ROD AT THE WEST CORNER OF SAID 18.400 ACRE TRACT, THE SOUTH CORNER OF SAID 85.592 ACRE TRACT AND THE EAST LINE OF SAID 115.110 ACRE TRACT;

THENCE, N 30°23'02" W, ALONG AND WITH THE COMMON LINE OF SAID 85.592 ACRE TRACT AND SAID 115.110 ACRE TRACT, A DISTANCE OF 403.84 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 69.60 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011).

Office File No.	Policy Jacket No.	Date of Endorsement	Amount of Insurance	Type	Premium	Code	Rule
1 161-220224005	2 2692-O-161-220224005	3 April 17, 2023	4 $3,859,300.00	5 EN	6 $50.00	9 0803	R-29.1

MINERALS AND SURFACE DAMAGE ENDORSEMENT
T-19.3

Attached to Policy No. 2692-O-161-220224005

Issued by

TITLE RESOURCES GUARANTY COMPANY

The Company insures the insured against loss which the insured shall sustain by reason of damage to permanent buildings located on the Land on or after Date of Policy resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of coal, lignite, oil, gas or other minerals excepted or excluded on Schedule A, Item 2 or excepted in Schedule B. This endorsement does not insure against loss resulting from subsidence.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Authorized Countersignature
DHI Title Agency

Authorized Signature

Title Resources Guaranty Company

By
President/CEO

Secretary

OWNER'S POLICY OF TITLE INSURANCE (Form T-1)

Issued by

Title Resources Guaranty Company

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, TITLE RESOURCES GUARANTY COMPANY, a Texas corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
   (a) A defect in the Title caused by:
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
   The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
   (d) Any statutory or constitutional mechanic's, contractor's, or materialman's lien for labor or materials having its inception on or before Date of Policy.
3. Lack of good and indefeasible Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to:
   (a) the occupancy, use or enjoyment of the Land;
   (b) the character, dimensions or location of any improvement erected on the Land;
   (c) subdivision of land; or
   (d) environmental protection
   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective:
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency or similar creditors' rights laws by reason of the failure of its recording in the Public Records:
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

Authorized Countersignature
DHI Title Agency

Authorized Signature

Title Resources Guaranty Company

By: Paul McNulty
Executive Vice President

Michael P. Gaydon
Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to:
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions or location of any improvement erected on the Land;
   (iii) subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) created, suffered, assumed or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is:
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

6. The refusal of any person to purchase, lease or lend money on the estate or interest covered hereby in the land described in Schedule A because of Unmarketable Title.

CONDITIONS

1. **DEFINITION OF TERMS.**
   The following terms when used in this policy mean:
   (a) "Amount of Insurance": the amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
   (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
   (c) "Entity": A corporation, partnership, trust, limited liability company or other similar legal entity.
   (d) "Insured": the Insured named in Schedule A.
      (i) The term "Insured" also includes:
         (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives or next of kin;
         (B) successors to an Insured by dissolution, merger, consolidation, distribution or reorganization;
         (C) successors to an Insured by its conversion to another kind of Entity;
         (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title;
            (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
            (2) if the grantee wholly owns the named Insured,
            (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
            (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
      (ii) With regard to (A), (B), (C) and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
   (e) "Insured Claimant": an Insured claiming loss or damage.
   (f) "Knowledge" or "Known": actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
   (g) "Land": the land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
   (h) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
   (i) "Public Records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
   (j) "Title": the estate or interest described in Schedule A.
   (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease or lend if there is a contractual condition requiring the delivery of marketable title.

2. **CONTINUATION OF INSURANCE**
The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. **NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT.**
The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) below, or (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice. When, after the Date of the Policy, the Insured notifies the Company as required herein of a lien, encumbrance, adverse claim or other defect in Title insured by this policy that is not excluded or excepted from the coverage of this policy, the Company shall promptly investigate the charge to determine whether the lien, encumbrance, adverse claim or defect or other matter is valid and not barred by law or statute. The Company shall notify the Insured in writing, within a reasonable time, of its determination as to the validity or invalidity of the Insured's claim or charge under the policy. If the Company concludes that the lien, encumbrance, adverse claim or defect is not covered by this policy, or was otherwise addressed in the closing of the transaction in connection with which this policy was issued, the Company shall specifically advise the Insured of the reasons for its determination. If the Company concludes that the lien, encumbrance, adverse claim or defect is valid, the Company shall take one of the following actions: (i) institute the necessary proceedings to clear the lien, encumbrance, adverse claim or defect from the Title as insured; (ii) indemnify the Insured as provided in this policy; (iii) upon payment of appropriate premium and charges therefore, issue to the Insured Claimant or to a subsequent owner, loan or holder of the estate or interest in the Land insured by this policy, a policy of title insurance without exception for the lien, encumbrance, adverse claim or defect, said policy to be in an amount equal to the current value of the Land or, if a loan policy, the amount of the loan; (iv) indemnify another title insurance company in connection with its issuance of a policy(ies) of title insurance without exception for the lien, encumbrance, adverse claim or defect; (v) secure a release or other document discharging the lien, encumbrance, adverse claim or defect; or (vi) undertake a combination of (i) through (v) herein.

4. **PROOF OF LOSS.**
In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. **DEFENSE AND PROSECUTION OF ACTIONS.**
(a) Upon written request by the Insured, and subject to the options contained in Sections 3 and 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.
(c) If the Insured demands that the Company accept a settlement offer that is not greater than the Amount of Insurance or if the Insured expressly agrees that a settlement offer should be accepted, the Company has a right to be reimbursed if it has timely asserted its reservation of rights and notified the Insured that it intends to seek reimbursement if it pays to settle or defend a claim that is not covered by the policy.

6. **DUTY OF INSURED CLAIMANT TO COOPERATE.**
(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY.

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or (ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay. Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY.

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of:
(i) the Amount of Insurance; or
(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 3 or 5 and is unsuccessful in establishing the Title, as insured,
(i) the Amount of Insurance shall be increased by 10%, and
(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY.

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, all as insured, or takes action in accordance with Section 3 or 7, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY.

All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE.

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS.

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT.

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION.

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT.

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim, shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. Each Commitment, endorsement or other form, or provision in the Schedules to this policy that refers to a term defined in Section 1 of the Conditions shall be deemed to refer to the term regardless of whether the term is capitalized in the Commitment, endorsement or other form, or Schedule. Each Commitment, endorsement or other form, or provision in the Schedules that refers to the Conditions and Stipulations shall be deemed to refer to the Conditions of this policy.

16. SEVERABILITY.

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid and all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM.

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured, and in interpreting and enforcing the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of laws principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT.

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at Attn: Claims Department, 8111 LBJ Freeway, Suite 1200, Dallas, TX 75251.

Tax Certificate(s)

TAX CERTIFICATE

ALBERT URESTI, MPA, PCAC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR
P O BOX 839950
SAN ANTONIO, TX 78283-3950

Issued To:

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410
SAN ANTONIO, TX 78213

Legal Description

CB 4917 P-9A (18.3442 AC P-4Q (13.925 AC) CB 4918 P-1T (.0537 AC) P-1S (.0871 AC)

Fiduciary Number: 1239415

Parcel Address: EVANS RD
Legal Acres: 32.4100

Account Number: **04917-000-0091**

Certificate No: 11654902
Certificate Fee: $10.00

Print Date: 10/01/2024 01:19:43 PM
Paid Date:
Issue Date: 10/01/2024
Operator ID: JGAR

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2023, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

CONTINENTAL HOMES OF TEXAS LP
5419 N LOOP 1604 E
SAN ANTONIO, TX 78247-4703
United State

Certified Tax Unit(s):

8 ROAD AND FLOOD
9 ALAMO COMM COLLEGE
10 HOSPITAL DISTRICT
11 BEXAR COUNTY
19 SA RIVER AUTHORITY
55 NORTH EAST ISD
78 EMERG.SERV.DIST.#3

2023 Value:	1,653,000
2023 Levy:	$30,118.36
2023 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Albert Uresti

ALBERT URESTI, MPA, PCAC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR

Reference (GF) No: N/A

53.1.104

TAX CERTIFICATE

ALBERT URESTI, MPA, PCAC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR
P O BOX 839950
SAN ANTONIO, TX 78283-3950

Account Number: 04917-000-0091

Certificate No: 11654902

Account Number	Year(s)	Amount Due	Cause Number
04917-000-0046	No Years	0.00	
04917-000-0047	No Years	0.00	
04917-000-0090	No Years	0.00	

TAX CERTIFICATE

ALBERT URESTI, MPA, PCAC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR
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SAN ANTONIO, TX 78283-3950

Issued To:

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410
SAN ANTONIO, TX 78213

Legal Description

CB 4917 P-9A (18.3442 AC P-4Q (13.925 AC) CB 4918 P-1T (.0537 AC) P-1S (.0871 AC)

Fiduciary Number: 1239415

Parcel Address: EVANS RD
Legal Acres: 32.4100

Account Number: **04917-000-0091**

Certificate No: 11654901
Certificate Fee: $10.00

Print Date: 10/01/2024 01:18:45 PM
Paid Date:
Issue Date: 10/01/2024
Operator ID: JGAR

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Melonie Jessee

ALBERT URESTI, MPA, PCAC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR

Reference (GF) No: N/A

53.1.104

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BEXAR COUNTY TAX ASSESSOR-COLLECTOR
P O BOX 839950
SAN ANTONIO, TX 78283-3950

Account Number: 04917-000-0091

Certificate No: 11654901

Account Number	Year(s)	Amount Due	Cause Number
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04917-000-0047	No Years	0.00	
04917-000-0090	No Years	0.00	

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P O BOX 839950
SAN ANTONIO, TX 78283-3950

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Legal Description

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Fiduciary Number: 1239415

Parcel Address: EVANS RD
Legal Acres: 32.4100

Account Number: **04917-000-0091**

Certificate No: 11654900
Certificate Fee: $10.00

Print Date: 10/01/2024 01:09:29 PM
Paid Date:
Issue Date: 10/01/2024
Operator ID: JGAR

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Melonie Janet

for **ALBERT URESTI, MPA, PCAC**
BEXAR COUNTY TAX ASSESSOR-COLLECTOR

Reference (GF) No: N/A

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04917-000-0047	No Years	0.00	
04917-000-0090	No Years	0.00	

Letters of Certification per Utilities and outside review entities

City of Cibolo
Planning and Engineering Department
200 S. Main Street, Cibolo, TX 78108
P: 210.658.9900, F: 210.658.8065
E: planning@cibolotx.gov

Application for Letter of Certification

A Letter of Certification is used to facilitate the City's plat application, site plan review, or other construction document review processes. Department reviewers may include: Planning, Engineering, Public Works, Parks and Fire Marshal. Utility reviewers may include, Guadalupe Valley Electric Cooperative (GVEC), Cibolo Creek Municipal Authority (CCMA), CPS Energy, and Green Valley Special Utility District (GVSUD). Other reviewers may include: Texas Department of Transportation, Guadalupe County, or a third party consultant.

APPLICANT INFORMATION

Applicant: Pape-Dawson Engineers
Point of Contact: Becky Carroll, P.E.
Email: bcarroll@pape-dawson.com
Phone: (210) 375-9000

Project For Review: Steele Creek PIA Amendment

☐ Minor Plat ☐ Preliminary Plat ☐ Final Plat ☐ Preliminary/Final Plat ☐ Replat
☐ Site Plan ☒ Other: Public Improvement Agreement

REVIEWER INFORMATION AND RECOMMENDATION

Organization / Department: GVEC- Project Planning Department
Person Reviewing: Casie Boos
Email: cboos@gvec.org
Phone: 830-857-5127

☐ I recommend approval of the following Project: _____

☒ I recommend approval with the following conditions: _____

Pending additional easements needed based on approved electric designs for individual units and infrastructure upgrades needed to serve the development.

Signature: Casie Boos
Date: 10/10/2024

RETURN TO APPLICANT DATE

It is the applicant's responsibility to submit a completed Letter of Certification in person, by fax, or email to the Planning and Engineering Department (contact information provided above). The applicant should assign a return date with the following in mind:

A Letter of Certification for preliminary plats, final plats and replats, or any other type of plat where the Planning and Zoning Commission and/or the City Council is the approving authority, the Letter of Certification must be received in accordance with the Plat Review Checklist. A completed application may be submitted within the plat timeline. The plats review cycle is documented by the "Plats and Land Study Calendar," available online at: https://cms2.revize.com/revize/cibolo/Document%20Center/Business/Development%20Process/Development%20Tools/Plat%20Application%20Calendar.pdf.

A Letter of Certification of minor plats, site plans or any construction documents where the City Manager or his/her designee (City Engineer or City Planner) is the approving authority is not subject to any calendar cycle.

Return By (date):

City of Cibolo
Planning and Engineering Department
200 S. Main Street, Cibolo, TX 78108
P: 210.658.9900, F: 210.658.8065
E: planning@cibolotx.gov

Application for Letter of Certification

A Letter of Certification is used to facilitate the City's plat application, site plan review, or other construction document review processes. Department reviewers may include: Planning, Engineering, Public Works, Parks and Fire Marshal. Utility reviewers may include, Guadalupe Valley Electric Cooperative (GVEC), Cibolo Creek Municipal Authority (CCMA), CPS Energy, and Green Valley Special Utility District (GVSUD). Other reviewers may include: Texas Department of Transportation, Guadalupe County, or a third party consultant.

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Applicant: Pape-Dawson Engineers
Point of Contact: Becky Carroll, P.E.
Email: bcarroll@pape-dawson.com
Phone: (210) 375-9000

Project For Review: Steele Creek PIA Amendment

☐ Minor Plat ☐ Preliminary Plat ☐ Final Plat ☐ Preliminary/Final Plat ☐ Replat
☐ Site Plan ☒ Other: Public Improvement Agreement

REVIEWER INFORMATION AND RECOMMENDATION

Organization / Department: CCMA
Person Reviewing: Brandon Bradley
Email: bbradley@ccmatx.org
Phone: (210) 658-6241

☒ I recommend approval of the following Project: Steele Creek
☐ I recommend approval with the following conditions: _____

Signature: Brandon Bradley
Date: 10/11/2024

RETURN TO APPLICANT DATE

It is the applicant's responsibility to submit a completed Letter of Certification in person, by fax, or email to the Planning and Engineering Department (contact information provided above). The applicant should assign a return date with the following in mind:

A Letter of Certification for preliminary plats, final plats and replats, or any other type of plat where the Planning and Zoning Commission and/or the City Council is the approving authority, the Letter of Certification must be received in accordance with the Plat Review Checklist. A completed application may be submitted within the plat timeline. The plats review cycle is documented by the "Plats and Land Study Calendar," available online at: https://cms2.revize.com/revize/cibolo/Document%20Center/Business/Development%20Process/Development%20Tools/Plat%20Application%20Calendar.pdf.

A Letter of Certification of minor plats, site plans or any construction documents where the City Manager or his/her designee (City Engineer or City Planner) is the approving authority is not subject to any calendar cycle.

Return By (date):

Traffic Impact Analysis

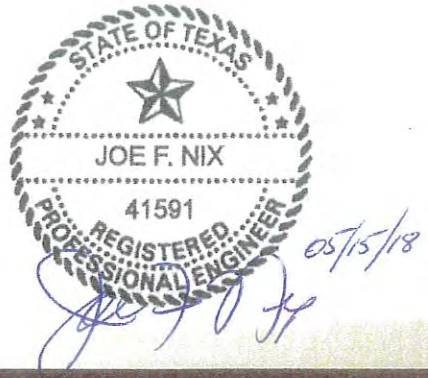
Prepared For:

DR Horton
211 N. Loop 1604 E., Suite 130
San Antonio, Texas

CEC
CIVIL ENGINEERING CONSULTANTS

TRAFFIC IMPACT STUDY

Steele Creek Planned Unit Development
411.584 Acres, FM 1103
Cibolo, Texas



Intelligent Engineering. Nature of Design.

TRANSPORTATION PUBLIC WORKS DEVELOPMENT SURVEYING

TRAFFIC IMPACT ANALYSIS

Steele Creek Planned Unit Development
411.584 Acres, FM 1103
Cibolo, Texas

Prepared for:

D R Horton, Inc.
211 N. Loop 1604 E., Suite 130
San Antonio, Texas

Prepared by:

CEC
CIVIL ENGINEERING CONSULTANTS

Civil Engineering Consultants
11550 IH 10 West, Suite 395
San Antonio, Texas

Prepared In Cooperation With:

EST 1980 CUDE ENGINEERS

Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas

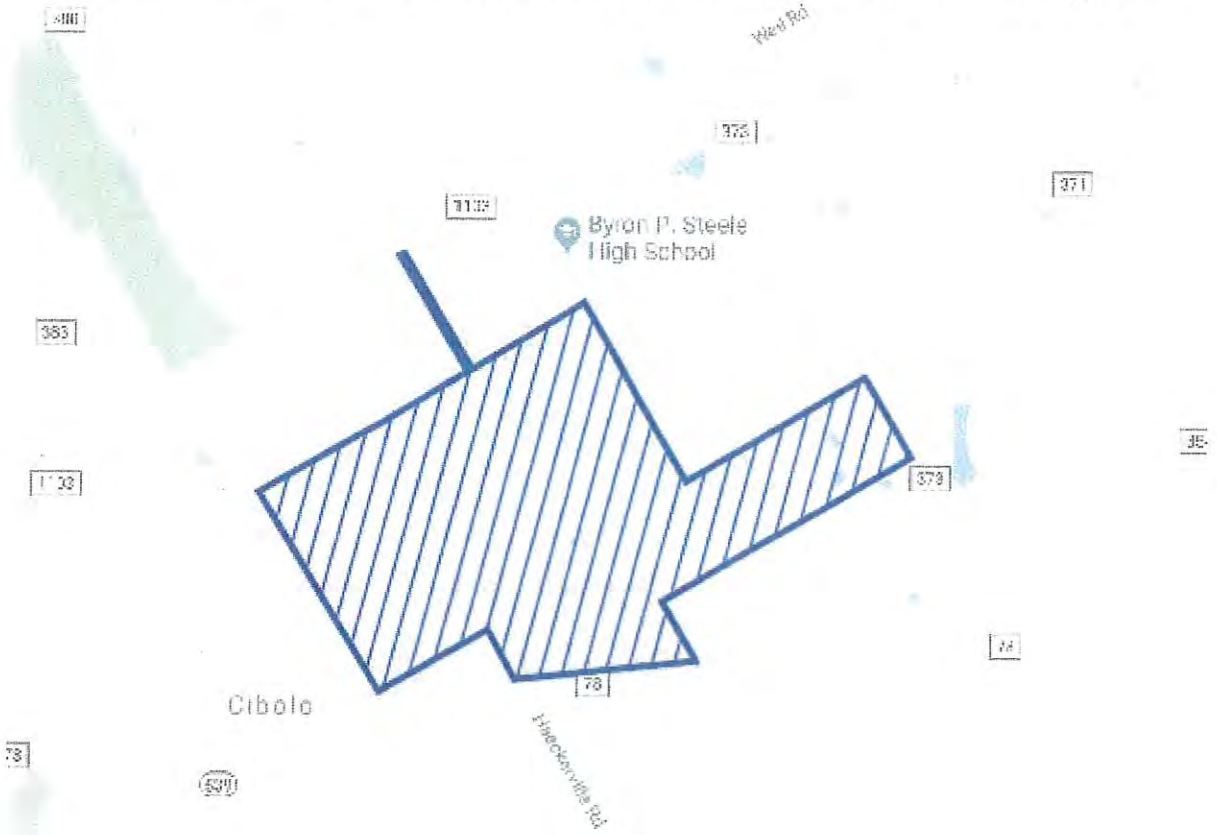
May 2018
E0597600

EXECUTIVE SUMMARY

TRAFFIC IMPACT ANALYSIS
Steele Creek Planned Unit Development
411.584 Acres, FM 1103
Cibolo, Texas

A. SITE LOCATION

The location of the Steele Creek Planned Unit Development is between FM 1103 and the Union Pacific Railroad and between Town Creek and Tolle Road, as shown in Figure i.



Source: Google Map

Figure i. Steele Creek Planned Unit Development Location

B. DEVELOPMENT DESCRIPTION

The Steele Creek Planned Unit Development is to consist of as many as 947 single family homes and 94 townhouses. The development is proposed to be built out in five years. The 412 acres are proposed to be developed in ten phases (units). The development will be served by two streets: an arterial street to access FM 1103 and a collector street to access Tolle Road. A collector street will be stubbed out at the eastern flood plain of Town Creek, right-of-way will be dedicated to the western border of the 412 acres to provide for the potential of a future extension of Schlather Street by others. The development layout is shown in Figure ii.

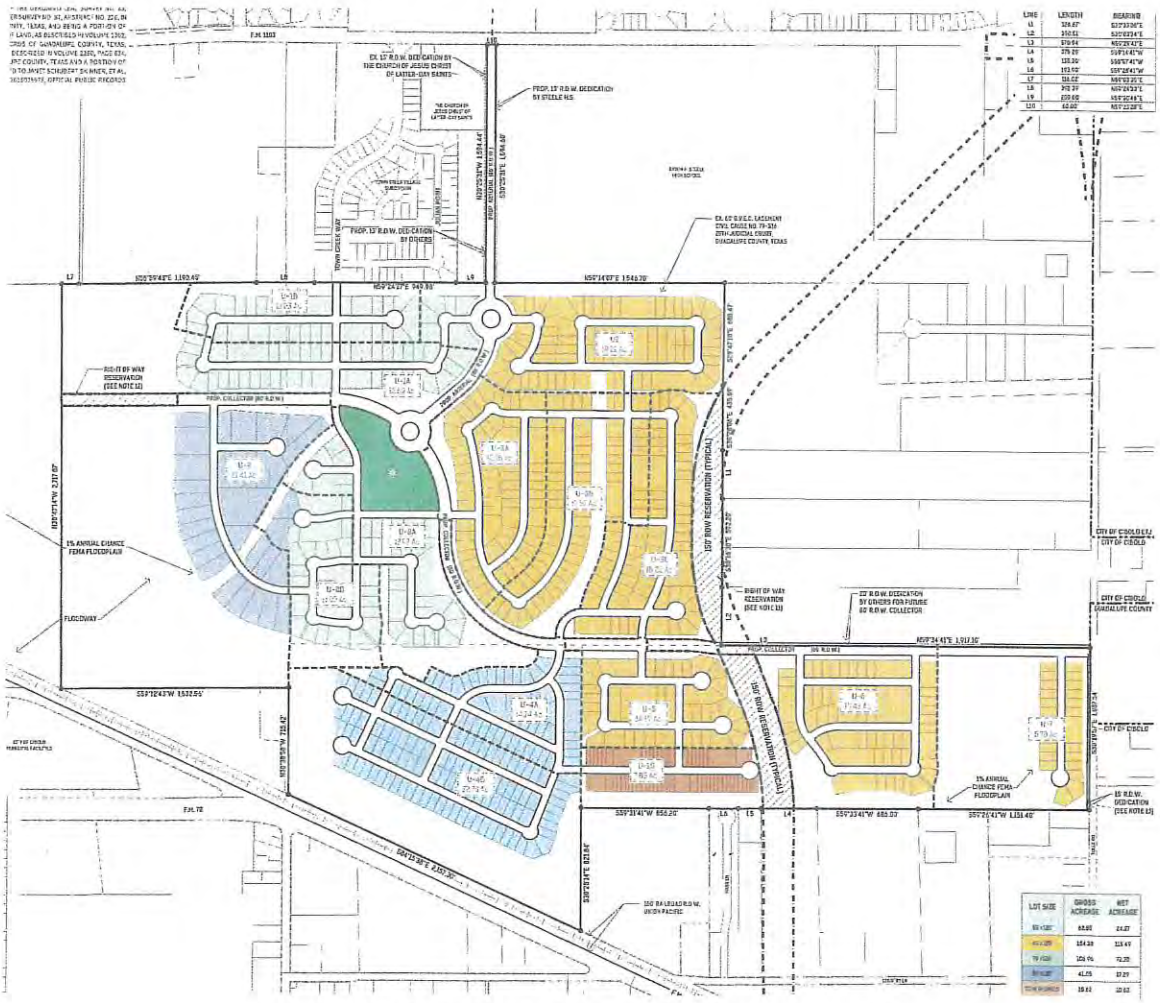


Figure ii Steele Creek Planned Unit Development

C. PRINCIPAL FINDINGS

Trip Generation. Using the Ninth Edition of the ITE *TRIP GENERATION MANUAL* reference, the proposed development is expected to generate trips based the number of residential units. Table i shows the anticipated trip generation for the proposed development.

Table i. Trip Generation for Steele Creek Planned Unit Development

TRIP GENERATION										
ITE Code	Weekday 24 Hour		Weekday AM Peak		Weekday PM Peak		Saturday 24 Hour		Saturday Peak	
210	Single Family Residential – 947 Lots									
Rate / Unit	9.52		0.75		1.00		9.91		0.93	
Trips	9,015		710		947		9,385		881	
% Enter/Exit	50%	50%	25%	75%	63%	37%	50%	50%	54%	46%
# Enter/Exit	4,507	4,508	178	532	597	350	4,693	4,692	476	405
230	Residential Townhouse - 94									
Rate / Unit	5.81		0.44		0.52		5.67		0.47	
Trips	546		41		49		533		44	
% Enter/Exit	50%	50%	17%	83%	67%	33%	50%	50%	54%	46%
# Enter/Exit	273	273	7	34	33	16	266	267	24	20
Total	Total									
Trips	9,561		751		996		9,918		925	
# Enter/Exit	4,780	4,781	185	566	630	366	4,959	4,959	500	425

Source: *ITE Trip Generation Manual, Ninth Edition*

Pass-By and/or Internal Trip Calculations and Reductions. For the purpose of this report, no adjustment is made for pass-by or internal trip calculations.

Identification of Impacts and Mitigation Improvements.
The traffic models, optimizing the traffic signal operations on FM 1103 at Main Street and at Rodeo Way, indicate that during the current morning peak period, the roadway system operates with a level-of-service (LOS) C or better. The westbound Weil Road approach experiences an average delay resulting in a LOS D. The southbound Country Lane approach to FM 78 experiences an average delay resulting in a LOS E.

During the current weekday evening peak, the intersection of FM 1103 and Main Street experiences average delays on the eastbound FM 103 approach and the southbound Cibolo Parkway approach the result in LOS F, also resulting in a LOS F for the overall intersection.

The traffic models for the projected volumes for the year 2023, taking into account the proposed improvements to FM 1103 as far south and west to Rodeo Way, indicate the average delays at the intersection of FM 1103 and Main Street would have more delays. The approaches of Weil Road and Brite Road to FM 1103 would have average delays resulting in LOS F and E, respectively during the evening peak. The Country Lane approach to FM 78 would have average delays resulting in LOS F during both peak periods.

The addition of the Steele Creek traffic would result in increasing the delays on all approaches. The approaches with LOS D, E, and F would have LOS F.

The delays on the Weil Road and Brite Road approaches could be reduced significantly by adding a short right turn lane on these two approaches to FM 1103. These improvements could be accomplished at minimal cost with the FM 1103 improvements (Tables 9 and 10).

The new toll road, proposed to extend south from FM 1103 between Weil Road and Rodeo Way, would be expected to reduce the through traffic on FM 1103 west of the toll road and reduce the traffic on County Lane at FM 78. Tables 11 and 12 indicate the impact of 50% of the through traffic using the toll road on the intersections west of the toll road and south of FM 1103. The intersection of FM 1103 and Main Street would still have average delays resulting on LOS F but with significantly reduced delays. Future improvements to FM 1103 between Main Street and Rodeo Way to provide two through lanes in each direction would significantly improve the level-of-service of the intersection.

New arterial street at FM 1103. The new arterial street at FM 1103 would be expected to have as many as 499 vehicles an hour entering and exiting during the evening period. As a minor arterial street (typically a four-lane divided roadway or a five-lane roadway with a center left turn lane), the roadway would have a capacity of as many as 34,000 vehicles an hour. Initially constructed as a minor collector street (40-foot pavement width with one through lane in each direction and a third lane for turning movements), the roadway would have a capacity of 800 vehicles an hour. The new arterial street at FM 1103 would be constructed as a minor collector from the northwest property line of the development to FM 1103 due to having only 60 feet of right-of-way width, anticipating that adjacent properties would dedicate the additional right-of-way to make the street a minor arterial street. Within the development, the roadway will be constructed as minor arterial street to a round-about, connecting with two major collector streets, although based on anticipated volumes being less than 500 vehicles an hour, minor collector streets would suffice.

The new arterial street at FM 1103 would have a LOS C during both the morning and evening peak periods. The number of anticipated eastbound right turns would warrant a right turn lane; however, the length of the right turn lane would be limited by the spacing between the new street and the church driveway to the west. In addition, due to an existing bar ditch near the edge of pavement on the south side of FM 1103 and an existing sidewalk along the church property, a right turn lane cannot be constructed on FM 1103 within the existing right-of-way. The existing center two-way left turn lane along FM 1103 would accommodate the anticipated left turn demand. The construction of the new arterial street would be expected to include providing a driveway for the adjacent high school and perhaps closing the existing west drive from the school onto FM 1103. The traffic anticipated to be generated by the Steele Creek development would not be sufficient to warrant a traffic signal. However, with the inclusion of the school traffic, a traffic signal may be warranted.

New collector at Tolle Road. The new collector street at Tolle Road would be expected to have as many as 497 vehicles an hour entering and exiting during the evening period. As a major collector street (44-foot pavement width with two lanes in each direction), the roadway would have a capacity of 1,000 vehicles an hour. As a minor collector street (40-foot pavement width with one through lane in each direction and a third lane for turning movements), the roadway would have a capacity of 800 vehicles an hour. The new collector street at Tolle Road would be constructed as a major collector street. Between the proposed 1103 Toll Road and Tolle Road, a

40-foot right-of-way dedication is expected from the adjacent property (as indicated on the master plan). Within the development the collector streets will be constructed as major collectors, although based on anticipated volumes being less than 500 vehicles an hour, minor collector streets would suffice.

The new collector street at Tolle Road would also have a LOS C during the morning and evening peak periods. The anticipated number of right turns from Tolle Road during the evening peak onto the new collector street would warrant a right turn lane. The number of anticipated left turns from Tolle Road onto the collector street during the evening peak would indicate the need for a left turn lane.

C. CONCLUSIONS & RECOMMENDATIONS

The traffic anticipated to be generated by the Steele Creek development can be accommodated by the adjacent roadway system. The proposed improvements to FM 1103 will relieve much of the congestion west of Rodeo Way. The proposed toll road could have significant improvements to the traffic congestion on FM 1103 and Main Street. Right turn lanes on the Weil Road and Brite Road approaches to FM 1103 would reduce delays on these streets at FM 1103 and should be included in the FM 1103 improvements.

The number of anticipated right turns onto the new collector street at FM 1103 would warrant a right turn lane on FM 1103; however, due to an existing bar ditch near the edge of pavement on the south side of FM 1103 and an existing sidewalk along the church property, a right turn lane cannot be constructed on FM 1103 within the existing right-of-way.

A traffic signal at the intersection of the new collector street and FM 1103 is not warranted based on the Steele Creek development generated traffic. However, if the high school connects to the new street, a traffic signal will be needed at the new intersection.

The new collector street at Tolle Road should include both a right turn lane and a left turn lane on Tolle Road approaching the new intersection.

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TRAFFIC IMPACT ANALYSIS
Steele Creek Planned Unit Development
411.584 Acres, FM 1103
Cibolo, Texas

♦ INTRODUCTION

A. Project Description

The Steele Creek Planned Unit Development is to consist of as many as 947 single family homes and 94 townhouses. The development is proposed to be built out in five years. The 412 acres are proposed to be developed in ten phases (units). The development will be served by two streets: an arterial street to access FM 1103 and a collector street to access Tolle Road. A collector street will be stubbed out at the eastern flood plain of Town Creek, right-of-way will be dedicated to the western border of the 412 acres to provide for the potential of a future extension of Schlather Street by others. The development layout is shown in Figure 1.

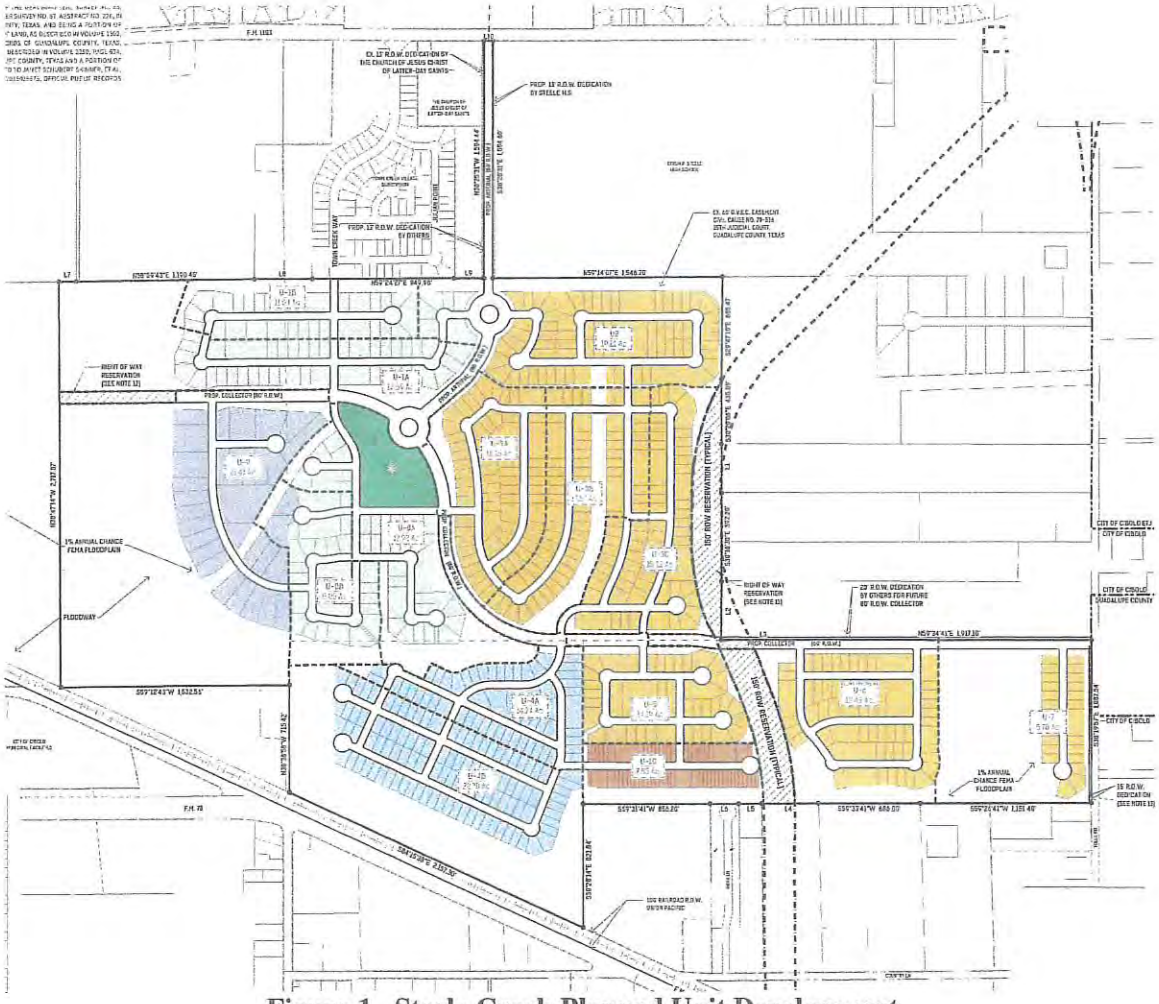


Figure 1. Steele Creek Planned Unit Development

♦ PROJECT LOCATION

The location of the Steele Creek Planned Unit Development is between FM 1103 and the Union Pacific Railroad and between Town Creek and Tolle Road, as shown in Figure 2.

Source: Google Map

Figure 2. Steele Creek Planned Unit Development Location

♦ PURPOSE OF PROJECT

The purpose of this project is to provide as many as 947 single family residential homes and 94 townhouse homes.

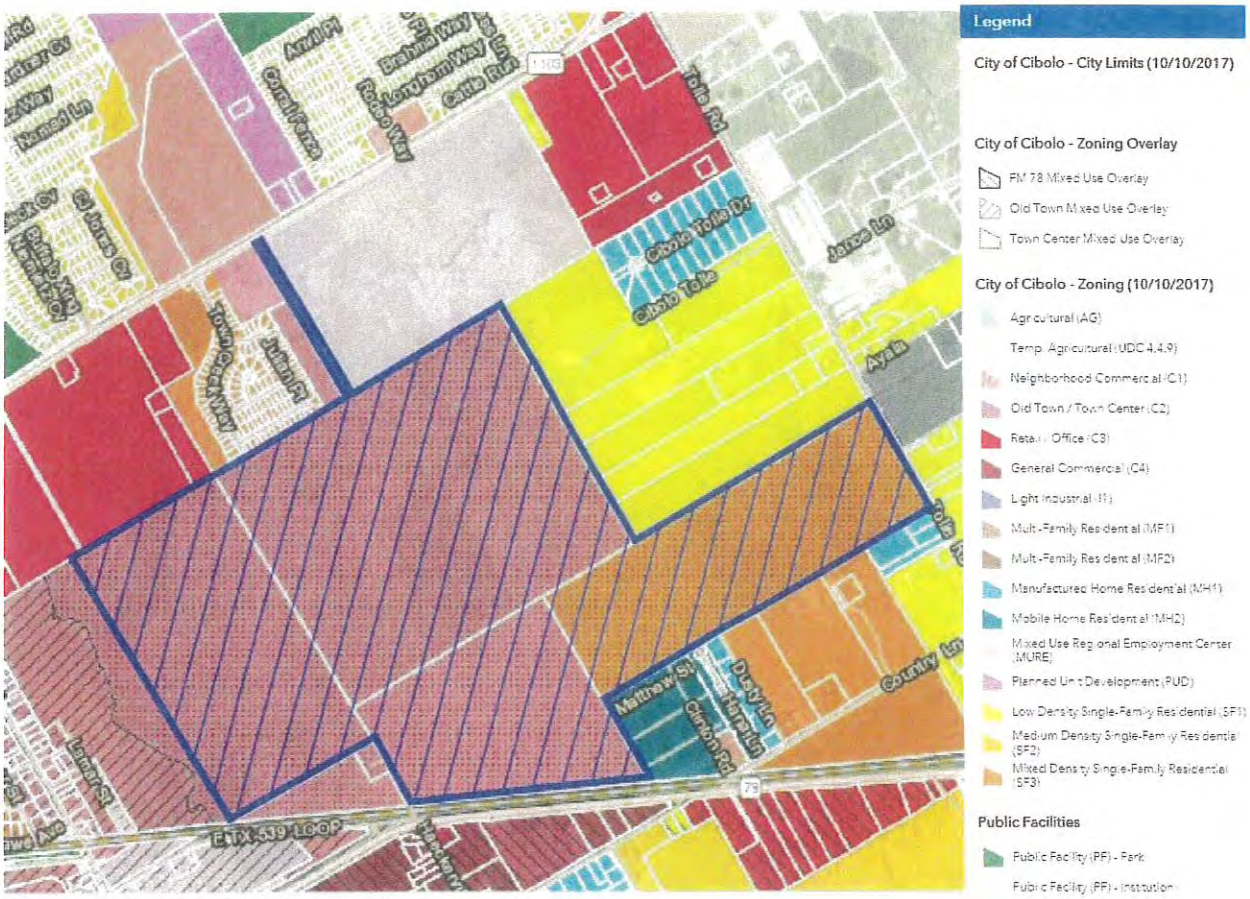
♦ STUDY PROCEDURE

The study procedure to determine the impact of the traffic generated by the proposed residential developments would normally include:

- determine the anticipated trips to be generated by the proposed development,
- determine a reasonable trip distribution of the trips during the peak periods of the development (7:00-8:00 AM weekdays and 5:00-6:00 PM weekdays).
- determine the current levels of service of those intersections to be impacted by the trips generated by the proposed developments,

C. Land Use and Zoning

The property is zoned for residential uses with Town Center Mixed Use Overlay, as indicated in Figure 3



Source: City of Cibolo Zoning Map

Figure 3. Steele Creek Planned Unit Development Zoning

♦ "NO-BUILD" CONDITION

A. Future Roadway/Intersection Improvement Projects

As mentioned, a toll road is planned to extend from FM 1103 to south of FM 78 and would pass through the 412 acres west of Tolle Road.

B. Other Project Traffic

There would not be other project traffic.

♦ TOTAL TRAFFIC CONDITION

A. Phasing Plan

The development of the single family residential development and town house development are anticipated to be completed in five years, by 2023. The subdivision is proposed to be developed in ten phases (units).

B. Project Traffic

i. Trip Generation. Using the Ninth Edition of the ITE *TRIP GENERATION MANUAL* reference, the proposed development is expected to generate trips based the number of residential units. Table 1 shows the anticipated trip generation for the proposed development.

Table 1. Trip Generation for Steele Creek Planned Unit Development

TRIP GENERATION										
ITE Code	Weekday 24 Hour		Weekday AM Peak		Weekday PM Peak		Saturday 24 Hour		Saturday Peak	
210	Single Family Residential – 947 Lots									
Rate / Unit	9.52		0.75		1.00		9.91		0.93	
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# Enter/Exit	4,507	4,508	178	532	597	350	4,693	4,692	476	405
230	Residential Townhouse - 94									
Rate / Unit	5.81		0.44		0.52		5.67		0.47	
Trips	546		41		49		533		44	
% Enter/Exit	50%	50%	17%	83%	67%	33%	50%	50%	54%	46%
# Enter/Exit	273	273	7	34	33	16	266	267	24	20
Total	Total									
Trips	9,561		751		996		9,918		925	
# Enter/Exit	4,780	4,781	185	566	630	366	4,959	4,959	500	425

Source: *ITE Trip Generation Manual, Ninth Edition*

ii. Pass-By and/or Internal Trip Calculations and Reductions. To this report, no adjustment is made for pass-by or internal trip calculations.

iii. Modal Trip Adjustments. To this report, no adjustment is made for modal trip adjustments during the peak hours of operation.

iv. Trip Distribution by Intersection. The trip distributions, by percentage and by volume, at the intersection of the new streets with FM 1103 and with Tolle Road are shown in Exhibits D1 and E1. Exhibits D2 and E2 indicate the trip distribution of the trips at the intersections of FM 1103 with Main Street, Rodeo Way, Weil Road, and Brite Road and the intersection of FM 78 and Country Lane. The directional trip distributions to and from the development on FM 1103 and on Country Lane are based on the directional distribution of the traffic movements observed in recent traffic counts on FM 1103 and on Country Lane [traffic data in Appendix B].

v. Trip Distribution Figure by Land Use. The trip distribution figures by land use are shown in Exhibits D1, D2, E1 and E2.

vi. Trip Assignment by Intersection. The trip assignments by street by percentage and by volume are shown in Exhibits D1, D2, E1, and E2.

vii. Site Generated Peak Hour Entering and Exiting Volume Figure. The development generated peak hour entering and exiting percentage and volume figures are shown in Exhibits D1, D2, E1, and E2, showing the anticipated traffic volumes, by movements of the development generated volumes at the street intersections.

viii. Future Roadway Network ADT and Classification. There are no other future public roadways associated with this project. The proposed toll road is to be constructed by others.

♦ CAPACITY ANALYSIS

TRAFFIC IMPACT ASSESSMENT

In determining the anticipated traffic impact to the surrounding roadway system resulting from the trips to be generated by the proposed development, a microscopic traffic simulation software package is used to evaluate capacity and levels-of-service for each intersection within the study area. The traffic simulation software is used to compare three scenarios:

- existing 2017 volumes
- projected 2023 volumes with 5.75% average annual increase; and
- proposed 2023 volumes with full development.

TRAFFIC SIMULATION ANALYSIS

SYNCHRO microscopic traffic simulation model application was utilized for comparison of the alternative scenarios. The analysis process involved the development of a base model (network with existing conditions), calibration of the base model (validation of traffic conditions), and alternative comparisons to the base model (traffic impact assessment).

Development of the base model involves the creation of a system network, also referred to as the link-node network. The network development inputs include: link-node assignment, traffic control, traffic signalization, roadway geometry, lane assignment, traffic volumes, and turning movements. The calibration of the base model requires the iterative adjustment of the network inputs to simulate existing roadway and traffic conditions. The analysis focused on the weekday morning and evening peak periods of the residential activities on the adjacent roadways.

As a method of assessing the operational impacts along the study roadways associated with the proposed development, two scenarios were considered for evaluation as listed below.

- **Existing 2017 Traffic Volumes**
- **Projected 2023 Traffic Volumes**
- **Proposed 2023 Traffic Volumes with full development**

Table 2. Level-of-Service Criteria for Signalized and Unsignalized Intersections

Level-of-Service (LOS)	Control Delay (seconds/vehicle)		Description
	Signalized Intersections	Unsignalized Intersections	
A	≤10.0	≤10.0	Very low vehicle delay, free traffic flow, good signal progression
B	10.1 to 20.0	10.1 to 15.0	Good signal progression, more vehicle stops and higher delay than LOS A
C	20.1 to 35.0	15.1 to 25.0	Stable traffic flow, fair signal progression, significant number of vehicle stops
D	35.1 to 55.0	25.1 to 35.0	Noticeable traffic congestion, longer delays and unfavorable signal progression
E	55.1 to 80.0	35.1 to 50.0	Limit of acceptable vehicle delay, unstable traffic flow, poor signal progression
F	> 80.0	> 50.0	Unacceptable delay, extremely unstable flow, heavy congestion, traffic exceeds capacity

Source: Highway Capacity Manual, Transportation Research Board, 2000.

TRAFFIC SIMULATION RESULTS AND OBSERVATIONS

The study intersection and driveways were analyzed for the existing weekday morning and evening peak periods (7:00-8:00 AM weekdays and 5:00-6:00 PM weekdays). The individual Level of Service for each approach for each intersection is shown on the Intersection Level of Service Calculation Tables in Appendix C. Table 3 and 4 summarize the level-of-service results by approach with the existing traffic volumes. Tables 5 and 6 summarize the level-of-service results by approach projected for the 2023 projected traffic volumes. Tables 7 and 8 summarize the level-of-service results by approach for the 2023 proposed traffic volumes with the full development.

Table 3. Levels of Service Summary for the Study Area – Weekday Morning Peak Period – Existing (2017)

Intersection	Intersection Approaches								Average	
	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS
FM 1103 & Main Street (signalized)	EB FM 1103		WB FM 1103		NB Main Street		SB Cibolo Pkwy		33.9	C
	48.3	D	34.9	C	18.9	B	28.5	C		
FM 1103 & Rodeo Way (signalized)	EB FM 1103		WB FM 1103		NB school drive		SB Rodeo Way		12.6	B
	18.1	B	20.1	C	6.9	A	10.9	B		
FM 1103 & Weil Road (Weil Road stops)	SB FM 1103		NB FM 1103		WB Weil Road				2.6	A
	0.3	A	0.0	A	32.8	D				
FM 1103 & Brite Road (Brite Road stops)	SB FM 1103		NB FM 1103		WB Brite Road				1.0	A
	0.5	A	0.0	A	16.4	C				
FM 78 & Country Lane (Country Lane stops)	EB FM 78		WB FM 78				SB Country Ln		11.6	B
	0.8	A	0.0	A			42.0	E		

Table 4. Levels of Service Summary for the Study Area – Weekday Evening Peak Period – Existing (2017)

Intersection	Intersection Approaches								Average	
	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS
FM 1103 & Main Street (signalized)	EB FM 1103		WB FM 1103		NB Main Street		SB Cibolo Pkwy		137.4	F
	140.3	F	32.5	C	21.9	C	248.9	F		
FM 1103 & Rodeo Way (signalized)	EB FM 1103		WB FM 1103		NB school drive		SB Rodeo Way		9.2	A
	20.4	C	20.3	C	7.1	A	5.9	A		
FM 1103 & Weil Road (Weil Road stops)	SB FM 1103		NB FM 1103		WB Weil Road				2.8	A
	0.6	A	0.0	A	32.3	D				
FM 1103 & Brite Road (Brite Road stops)	SB FM 1103		NB FM 1103		WB Brite Road				1.6	F
	0.8	A	0.0	A	20.8	C				
FM 78 & Country Lane (Country Lane stops)	EB FM 78		WB FM 78				SB Country Ln		2.4	A
	1.7	A	0.0	A			23.6	C		

Table 5. Levels of Service Summary for the Study Area – Weekday Morning Peak Period – Projected (2023)

Intersection	Intersection Approaches								Average	
	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS
FM 1103 & Main Street (signalized)	EB FM 1103		WB FM 1103		NB Main Street		SB Cibolo Pkwy		72.9	E
	101.3	F	56.3	E	31.6	C	85.5	F		
FM 1103 & Rodeo Way (signalized)	EB FM 1103		WB FM 1103		NB school drive		SB Rodeo Way		22.3	C
	32.6	C	43.4	D	7.9	A	18.4	B		
FM 1103 & Weil Road (Weil Road stops)	SB FM 1103		NB FM 1103		WB Weil Road				3.1	A
	0.3	A	0.0	A	39.1	E				
FM 1103 & Brite Road (Brite Road stops)	SB FM 1103		NB FM 1103		WB Brite Road				1.0	A
	0.6	A	0.0	A	16.0	C				
FM 78 & Country Lane (Country Lane stops)	EB FM 78		WB FM 78				SB Country Ln		15.3	C
	1.1	A	0.0	A			55.7	F		

Table 6. Levels of Service Summary for the Study Area – Weekday Evening Peak Period – Projected (2023)

Intersection	Intersection Approaches								Average	
	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS
FM 1103 & Main Street (signalized)	EB FM 1103		WB FM 1103		NB Main Street		SB Cibolo Pkwy		290.9	F
	433.9	F	97.0	F	31.2	C	314.2	F		
FM 1103 & Rodeo Way (signalized)	EB FM 1103		WB FM 1103		NB school drive		SB Rodeo Way		13.4	B
	25.6	C	25.1	C	11.9	B	8.9	A		
FM 1103 & Weil Road (Weil Road stops)	SB FM 1103		NB FM 1103		WB Weil Road				7.5	A
	0.6	A	0.0	A	92.6	F				
FM 1103 & Brite Road (Brite Road stops)	SB FM 1103		NB FM 1103		WB Brite Road				2.5	A
	1.3	A	0.0	A	41.5	E				
FM 78 & Country Lane (Country Lane stops)	EB FM 78		WB FM 78				SB Country Ln		5.1	A
	2.5	A	0.0	A			62.1	F		

Table 7. Levels of Service Summary for the Study Area – Weekday Morning Peak Period – Proposed 2023

Intersection	Intersection Approaches								Average	
	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS
FM 1103 & Main Street (signalized)	EB FM 1103		WB FM 1103		NB Main Street		SB Cibolo Pkwy		107.5	F
	134.2	F	84.8	F	35.1	D	137.6	F		
FM 1103 & Rodeo Way (signalized)	EB FM 1103		WB FM 1103		NB school drive		SB Rodeo Way		24.3	C
	27.0	C	40.1	D	9.0	A	22.7	C		
FM 1103 & Weil Road (Weil Road stops)	SB FM 1103		NB FM 1103		WB Weil Road				19.3	C
	0.4	A	0.0	A	190.5	F				
FM 1103 & Brite Road (Brite Road stops)	SB FM 1103		NB FM 1103		WB Brite Road				2.0	A
	0.8	A	0.0	A	29.8	D				
FM 78 & Country Lane (Country Lane stops)	EB FM 78		WB FM 78				SB Country Ln		73.6	F
	1.6	A	0.0	A			212.5	F		
FM 1103 & new arterial (arterial stops)	EB FM 1103		WB FM 1103		NB arterial				6.5	A
	0.0	A	2.0	A	19.1	C				
Tolle Road & new collector (collector stops)	SB Tolle Road		NB Tolle Road				EB collector		6.8	A
	0.0	A	2.8	A			18.4	C		

Table 8. Levels of Service Summary for the Study Area – Weekday Evening Peak Period – Proposed 2023

Intersection	Intersection Approaches								Average	
	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS
FM 1103 & Main Street (signalized)	EB FM 1103		WB FM 1103		NB Main Street		SB Cibolo Pkwy		387.9	F
	520.8	F	109.5	F	34.3	C	501.8	F		
FM 1103 & Rodeo Way (signalized)	EB FM 1103		WB FM 1103		NB school drive		SB Rodeo Way		33.0	C
	10.8	B	11.6	B	58.2	E	20.1	C		
FM 1103 & Weil Road (Weil Road stops)	SB FM 1103		NB FM 1103		WB Weil Road				76.0	F
	1.0	A	0.0	A	837.9	F				
FM 1103 & Brite Road (Brite Road stops)	SB FM 1103		NB FM 1103		WB Brite Road				22.6	C
	2.4	A	0.0	A	339.8	F				
FM 78 & Country Lane (Country Lane stops)	EB FM 78		WB FM 78				SB Country Ln		41.2	E
	4.1	A	0.0	A			469.9	F		
FM 1103 & new arterial (arterial stops)	EB FM 1103		WB FM 1103		NB arterial				3.8	A
	0.0	A	2.4	A	17.1	C				
Tolle Road & new collector (collector stops)	SB Tolle Road		NB Tolle Road				EB collector		6.8	A
	0.0	A	3.5	A			23.6	C		

Table 9. Levels of Service Summary for the Study Area – Weekday Morning Peak Period – Proposed 2023 with right turn lanes at Weil Road and Brite Road

Intersection	Intersection Approaches								Average	
	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS
FM 1103 & Weil Road (Weil Road stops)	SB FM 1103		NB FM 1103		WB Weil Road				13.0	C
	0.4	A	0.0	A	127.9	F				
FM 1103 & Brite Road (Brite Road stops)	SB FM 1103		NB FM 1103		WB Brite Road				1.5	A
	0.8	A	0.0	A	19.5	C				

Table 10. Levels of Service Summary for the Study Area – Weekday Evening Peak Period – Proposed 2023 with right turn lanes at Weil Road and Brite Road

Intersection	Intersection Approaches								Average	
	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS
FM 1103 & Weil Road (Weil Road stops)	SB FM 1103		NB FM 1103		WB Weil Road				24.6	C
	1.0	A	0.0	A	267.6	F				
FM 1103 & Brite Road (Brite Road stops)	SB FM 1103		NB FM 1103		WB Brite Road				6.8	A
	2.4	A	0.0	A	90.6	F				

Table 11. Levels of Service Summary for the Study Area – Weekday Morning Peak Period – Proposed 2023 with 50% toll road impact

Intersection	Intersection Approaches								Average	
	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS
FM 1103 & Main Street (signalized)	EB FM 1103		WB FM 1103		NB Main Street		SB Cibolo Pkwy		42.9	D
	63.2	E	45.4	D	18.2	B	38.6	D		
FM 1103 & Rodeo Way (signalized)	EB FM 1103		WB FM 1103		NB school drive		SB Rodeo Way		24.3	C
	27.0	C	40.1	D	9.0	A	22.7	C		
FM 78 & Country Lane (Country Lane stops)	EB FM 78		WB FM 78				SB Country Ln		15.5	C
	1.6	A	0.0	A			58.3	F		
FM 1103 & new arterial (arterial stops)	EB FM 1103		WB FM 1103		NB arterial				6.5	A
	0.0	A	2.0	A	19.1	C				
Tolle Road & new collector (collector stops)	SB Tolle Road		NB Tolle Road				EB collector		7.3	A
	0.0	A	2.8	A			19.9	C		

Table 12. Levels of Service Summary for the Study Area – Weekday Evening Peak Period – Proposed 2023 with 50% toll road impact

Intersection	Intersection Approaches								Average	
	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS	Control Delay (Sec)	LOS
FM 1103 & Main Street (signalized)	EB FM 1103		WB FM 1103		NB Main Street		SB Cibolo Pkwy		141.5	F
	185.8	F	57.1	E	13.5	B	157.5	F		
FM 1103 & Rodeo Way (signalized)	EB FM 1103		WB FM 1103		NB school drive		SB Rodeo Way		33.0	C
	10.8	B	11.6	B	58.2	E	20.1	C		
FM 78 & Country Lane (Country Lane stops)	EB FM 78		WB FM 78				SB Country Ln		7.5	A
	2.8	A	0.0	A			98.7	F		
FM 1103 & new arterial (arterial stops)	EB FM 1103		WB FM 1103		NB arterial				3.8	A
	0.0	A	2.4	A	17.1	C				
Tolle Road & new collector (collector stops)	SB Tolle Road		NB Tolle Road				EB collector		6.8	A
	0.0	A	3.5	A			23.6	C		

♦ IDENTIFICATION OF IMPACTS & MITIGATION IMPROVEMENTS

The traffic models, optimizing the traffic signal operations on FM 1103 at Main Street and at Rodeo Way, indicate that during the current morning peak period, the roadway system operates with a level-of-service (LOS) C or better. The westbound Weil Road approach experiences an average delay resulting in a LOS D. The southbound Country Lane approach to FM 78 experiences an average delay resulting in a LOS E.

During the current weekday evening peak, the intersection of FM 1103 and Main Street experiences average delays on the eastbound FM 103 approach and the southbound Cibolo Parkway approach the result in LOS F, also resulting in a LOS F for the overall intersection.

The traffic models for the projected volumes for the year 2023, taking into account the proposed improvements to FM 1103 as far south and west to Rodeo Way, indicate the average delays at the intersection of FM 1103 and Main Street would have more delays. The approaches of Weil Road and Brite Road to FM 1103 would have average delays resulting in LOS F and E, respectively during the evening peak. The Country Lane approach to FM 78 would have average delays resulting in LOS F during both peak periods.

The addition of the Steele Creek traffic would result in increasing the delays on all approaches. The approaches with LOS D, E, and F would have LOS F.

The delays on the Weil Road and Brite Road approaches could be reduced significantly by adding a short right turn lane on these two approaches to FM 1103. These improvements could be accomplished at minimal cost with the FM 1103 improvements (Tables 9 and 10).

The new toll road, proposed to extend south from FM 1103 between Weil Road and Rodeo Way, would be expected to reduce the through traffic on FM 1103 west of the toll road and reduce the traffic on County Lane at FM 78. Tables 11 and 12 indicate the impact of 50% of the through traffic using the toll road on the intersections west of the toll road and south of FM 1103. The intersection of FM 1103 and Main Street would still have average delays resulting on LOS F but with significantly reduced delays. Future improvements to FM 1103 between Main Street and Rodeo Way to provide two through lanes in each direction would significantly improve the level-of-service of the intersection.

New arterial street at FM 1103. The new arterial street at FM 1103 would be expected to have as many as 499 vehicles an hour entering and exiting during the evening period. As a minor arterial street (typically a four-lane divided roadway or a five-lane roadway with a center left turn lane), the roadway would have a capacity of as many as 34,000 vehicles an hour. Initially constructed as a minor collector street (40-foot pavement width with one through lane in each direction and a third lane for turning movements), the roadway would have a capacity of 800 vehicles an hour. The new arterial street at FM 1103 would be constructed as a minor collector from the northwest property line of the development to FM 1103 due to having only 60 feet of right-of-way width, anticipating that adjacent properties would dedicate the additional right-of-way to make the street a minor arterial street. Within the development, the roadway will be constructed as minor arterial street to a round-about, connecting with two major collector streets, although based on anticipated volumes being less than 500 vehicles an hour, minor collector streets would suffice.

The new arterial street at FM 1103 would have a LOS C during both the morning and evening peak periods. The number of anticipated eastbound right turns would warrant a right turn lane; however, the length of the right turn lane would be limited by the spacing between the new street and the church driveway to the west. In addition, due to an existing bar ditch near the edge of pavement on the south side of FM 1103 and an existing sidewalk along the church property, a right turn lane cannot be constructed on FM 1103 within the existing right-of-way. The existing center two-way left turn lane along FM 1103 would accommodate the anticipated left turn demand. The construction of the new arterial street would be expected to include providing a driveway for the adjacent high school and perhaps closing the existing west drive from the school onto FM 1103. The traffic anticipated to be generated by the Steele Creek development would not be sufficient to warrant a traffic signal. However, with the inclusion of the school traffic, a traffic signal may be warranted.

New collector at Tolle Road. The new collector street at Tolle Road would be expected to have as many as 497 vehicles an hour entering and exiting during the evening period. As a major collector street (44-foot pavement width with two lanes in each direction), the roadway would have a capacity of 1,000 vehicles an hour. As a minor collector street (40-foot pavement width with one through lane in each direction and a third lane for turning movements), the roadway would have a capacity of 800 vehicles an hour. The new collector street at Tolle Road would be constructed as a major collector street. Between the proposed 1103 Toll Road and Tolle Road, a 40-foot right-of-way dedication is expected from the adjacent property (as indicated on the master plan). Within the development the collector streets will be constructed as major collectors, although based on anticipated volumes being less than 500 vehicles an hour, minor collector streets would suffice.

The new collector street at Tolle Road would also have a LOS C during the morning and evening peak periods. The anticipated number of right turns from Tolle Road during the evening peak onto the new collector street would warrant a right turn lane. The number of anticipated left turns from Tolle Road onto the collector street during the evening peak would indicate the need for a left turn lane.

♦ CONCLUSIONS & RECOMMENDATIONS

The traffic anticipated to be generated by the Steele Creek development can be accommodated by the adjacent roadway system. The proposed improvements to FM 1103 will relieve much of the congestion west of Rodeo Way. The proposed toll road could have significant improvements to the traffic congestion on FM 1103 and Main Street. Right turn lanes on the Weil Road and Brite Road approaches to FM 1103 would reduce delays on these streets at FM 1103 and should be included in the FM 1103 improvements.

The number of anticipated right turns onto the new collector street at FM 1103 would warrant a right turn lane on FM 1103; however, due to an existing bar ditch near the edge of pavement on the south side of FM 1103 and an existing sidewalk along the church property, a right turn lane cannot be constructed on FM 1103 within the existing right-of-way.

A traffic signal at the intersection of the new collector street and FM 1103 is not warranted based on the Steele Creek development generated traffic. However, if the high school connects to the new street, a traffic signal will be needed at the new intersection.

The new collector street at Tolle Road should include both a right turn lane and a left turn lane on Tolle Road approaching the new intersection.

Prepared by:

Joe F. Nix, P.E., P.T.O.E.
CEC Tex Firm No. F-2274

APPENDIX INDEX

Appendix A **Land Use**

Appendix B **Traffic Survey**

Appendix C **Capacity Analysis Worksheets**

Appendix D **Street Photos**

APPENDIX A

LAND USE

- TIA Threshold Worksheet
- Steele Creek Planned Unit Development MDP – Exhibit E24.2
- Aerial Photo – Exhibit B
- Guadalupe Appraisal Map – Exhibit C
- Weekday Peak Trip Distribution, Site Percentages – Exhibit D1
- Weekday Peak Trip Distribution, Area Percentages – Exhibit D2
- Weekday Peak Trip Distribution, Site Volumes – Exhibit E1
- Weekday Peak Trip Distribution, Area Volumes – Exhibit E2
- Existing 2017 Volumes – Exhibit F
- Projected 2023 Traffic Volumes – Exhibit G
- Proposed 2023 Traffic Volumes – Exhibit H

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study.

Project Name: Steele Creek Planned Unit Development	Threshold Worksheet Prepared by: Joe Nix , PE, PTOE	
Project Location: 412 Acres, FM 1103	Company: Civil Engineering Consultants	☐ Owner or X Owner's Agent
	Address:11550 IH 10 West, Suite 395, San Antonio 78230	
Date: 15 May 2018	Email: jnix@cectexas.com	Phone:210-641-9999

Permit Type or Reason for TIA Study/Worksheet (Check one and indicate the number if known)

	Zoning #:		Site Plan:		Plat:		Mixed Use:		Other:

Proposed Type of Development (Multi building development or multi-occupancies may require additional tabulation sheets to determine total peak hour trips)

Anticipated Land/Building Use/Zoning	Project Size			Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	GFA	# of Units				
Single Family Residential			947	Weekday PM	1.00	947	ITE Code: 210
Residential Townhouse			94	Weekday PM	0.52	49	ITE Code: 230

Previous Development on Site (Required for land with previous/current buildings occupied within 1 year of submittal or if Re-zoning property)

Previous Land/Building Use/Zoning	Size			Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	GFA	# of Units				
							ITE Code:

Previous TIA Report (If property has a TIA on file) _____

Peak Hour Trips Projected in TIA on File	Peak Hour Trips Projected in *Updated* Development Plan

Difference in PHT (Proposed PHT – Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips (if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)

Turn Lane Requirements for Developments with Less Than 76 PHT (for developments with 76 or more PHT, this analysis will be included in the TIA)

Requirement	Right-turn lanes required at: (identify street/driveway name)	Left-turn lanes required at: (identify street/driveway name)
Median Openings	N/A	☐ _____ X None ☐ _____
Driveways or streets with a daily entering right- or left-turn traffic volume of 500 vehicle trips or 50 vehicle peak hour trips	X FM 1103 & new arterial ☐ None X Tolle Rd & Prop collector	X FM 1103 & new arterial ☐ None ☐ _____
Required by TxDOT	☐ _____ X None ☐ _____	☐ _____ X None ☐ _____
Where unsafe conditions may exist (limited sight distance, high speed, uneven grade, etc.)	☐ _____ X None ☐ _____	☐ _____ X None ☐ _____

Comments

(For Official Use Only, Do Not Write in this Box)

☐ TIA report is required. ☐ A TIA report is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

☐ The traffic impact analysis has been waived for the following reasons: _____

Reviewed by: _____ Date: _____

NOTE: GFA = Gross Floor Area (bldg. size). ITE = Institute of Transportation Engineers, *Trip Generation*, 9th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.

LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

411.584 ACRES OF LAND BEING OUT OF THE GERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210 AND THE DAVID MILLER SURVEY NO. 87, ABSTRACT NO. 226, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 310.989 ACRES OF LAND, AS DESCRIBED IN VOLUME 1302, PAGES 593-596, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; THAT CERTAIN CALLED 85.60 ACRES, AS DESCRIBED IN VOLUME 2250, PAGE 634, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JANET SCHUBERT SKINNER, ET AL, AS DESCRIBED IN DOCUMENT NUMBER 2015025575, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

DEVELOPER:

DR HORTON, INC.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
CONTACT PERSON: LESLIE OSTRANDER

CIVIL ENGINEER:

CUDE ENGINEERS
CONTACT PERSON: PATRICK MURPHY, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

LEGEND:

- SITE BOUNDARY
- CITY LIMIT BOUNDARY
- EXISTING LIFT STATION
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING RAIL ROAD TRACKS
- EXISTING ZONING BOUNDARY
- EXISTING DEED LINE
- PROPOSED PHASE BOUNDARY
- PROPOSED MAJOR THOROUGHFARE
- PROPOSED PRIVATE PARK & AMENITY CENTER
- 1% ANNUAL CHANCE FLOODPLAIN
- FLOODWAY
- PROPOSED CLOMR FLOODPLAIN REVISIONS
- EXISTING CANOPY COVER
- PROPOSED OPEN SPACE

UNIT	LAND USE TYPE	PLATTING ORDER	MAX. LOT COVERAGE	MAX DENSITY	GROSS Ac.	NET Ac.
1A	MEDIUM DENSITY RESIDENTIAL	2	60%	4	30.32	13.89
1B	MEDIUM DENSITY RESIDENTIAL	7	60%	4	14.52	11.03
2	MIXED DENSITY RESIDENTIAL	1	60%	5.5	29.66	19.21
3A	MIXED DENSITY RESIDENTIAL	3	60%	5.5	20.05	16.15
3B	MIXED DENSITY RESIDENTIAL	8	60%	5.5	22.12	17.57
3C	MIXED DENSITY RESIDENTIAL	12	60%	5.5	20.04	18.22
4A	MIXED DENSITY RESIDENTIAL	4	60%	5.5	15.31	14.74
4B	MIXED DENSITY RESIDENTIAL	9	60%	5.5	43.76	22.70
5	MIXED DENSITY RESIDENTIAL	5	60%	5.5	15.61	14.19
6	MIXED DENSITY RESIDENTIAL	14	60%	5.5	25.08	19.43
7	MIXED DENSITY RESIDENTIAL	15	60%	5.5	23.96	5.78
8A	MEDIUM DENSITY RESIDENTIAL	10	60%	4	20.39	12.92
8B	MEDIUM DENSITY RESIDENTIAL	13	60%	4	15.74	11.00
9	LOW DENSITY RESIDENTIAL	11	60%	2	67.00	21.41
10	TOWNHOME	6	75%	16	11.12	7.85
-	PARK SPACE	-----	-----	-----	6.23	6.23
-	RIGHT OF WAY ②	-----	-----	-----	30.67	30.67
TOTAL					411.56	264.99

① EQUIVALENT DISTRICT CODE WITH H DESIGNATION INDICATES A MODIFICATION TO ONE OR MORE OF THE ARTICLE 14 LOT DESIGN STANDARDS.
② RIGHT-OF-WAY AS INDICATED ON THE MAJOR THOROUGHFARE PLAN & FUTURE LAND USE MAP.
③ PARKLAND DEDICATION REQUIRED = 264.99 Ac. x 0.03 = 21.20 Ac.

LINE TABLE		
LINE	LENGTH	BEARING
L1	328.67'	S30°33'06"E
L2	390.51'	S30°03'34"E
L3	570.94'	N59°29'41"E
L4	375.28'	S59°14'41"W
L5	155.30'	S58°57'41"W
L6	193.90'	S59°28'41"W
L7	116.02'	N59°03'35"E
L8	392.39'	N59°24'33"E
L9	200.00'	N59°30'46"E
L10	60.00'	N59°23'28"E

LOT SIZE	GROSS ACREAGE	NET ACREAGE
55'x120'	62.55	24.37
60'x120'	154.38	115.49
70'x120'	106.96	72.30
85'x120'	41.05	17.29
TOWNHOMES	10.62	10.62
TOTAL	375.56	240.07

CUDE ENGINEERS
EST. 1980
CUDEENGINEERS.COM
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F: (210) 523.7112

STEELE CREEK SUBDIVISION
PLANNED UNIT DEVELOPMENT

LAND STUDY:
PROPOSED USE & DEVELOPMENT

DATE
2018-04-04
PROJECT NO.
02907.300
DRAWN BY
PMB
CHECKED BY
JMC

REVISIONS
1.
2.
3.
4.
5.
6.
7.
8.
9.

SCALE: 1"=300'
0 150 300

CUDE ENGINEERS
TBPE No. 455

E24.2
2 OF 2

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
TEL. (210) 641-9999
FAX: (210) 641-6440
EMAIL: cec@ceclexas.com

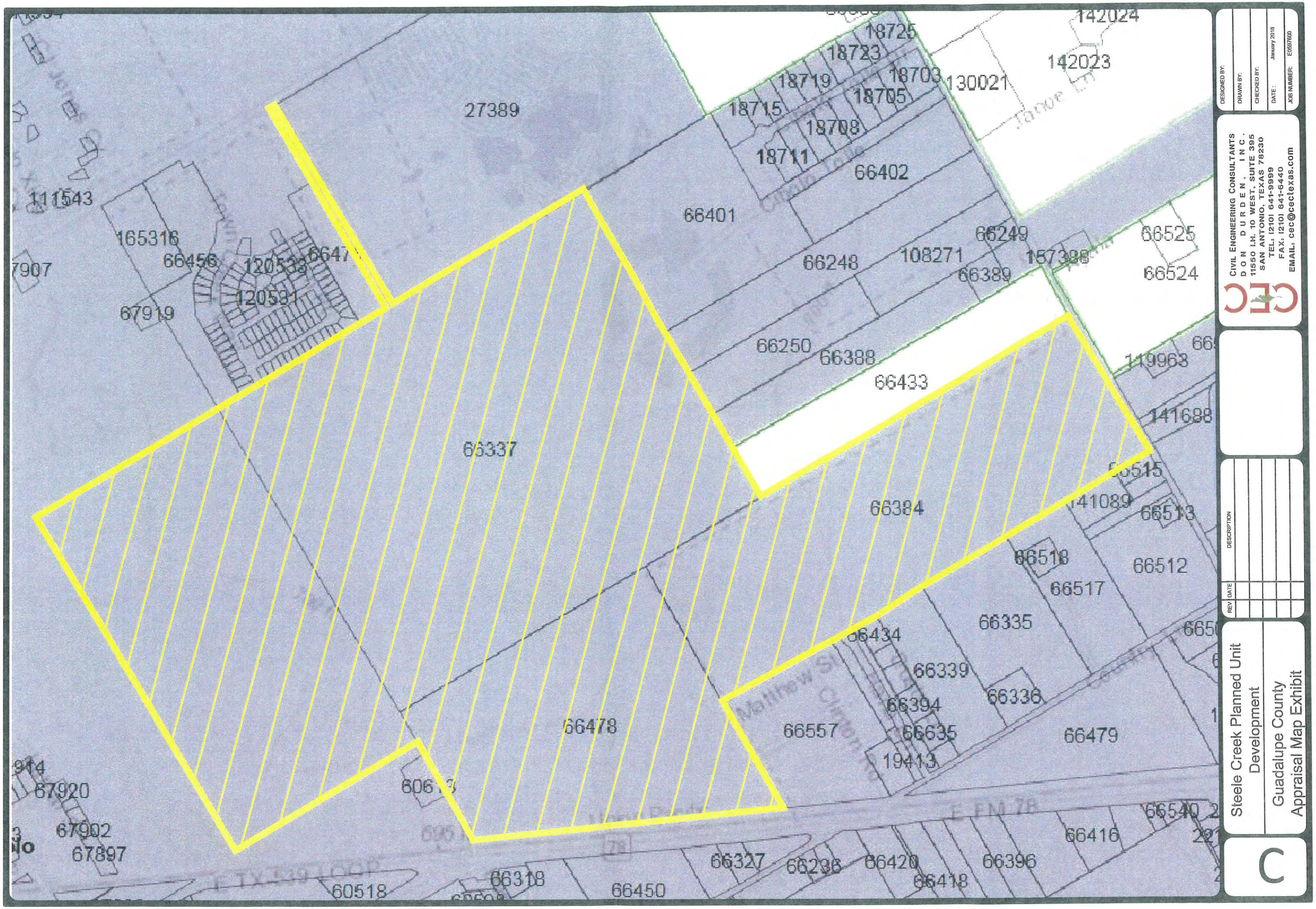
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	January 2018
JOB NUMBER:	E0597600

REV	DATE	DESCRIPTION

Steele Creek Planned Unit Development

Aerial Photo Exhibit

B



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REV	DATE	DESCRIPTION

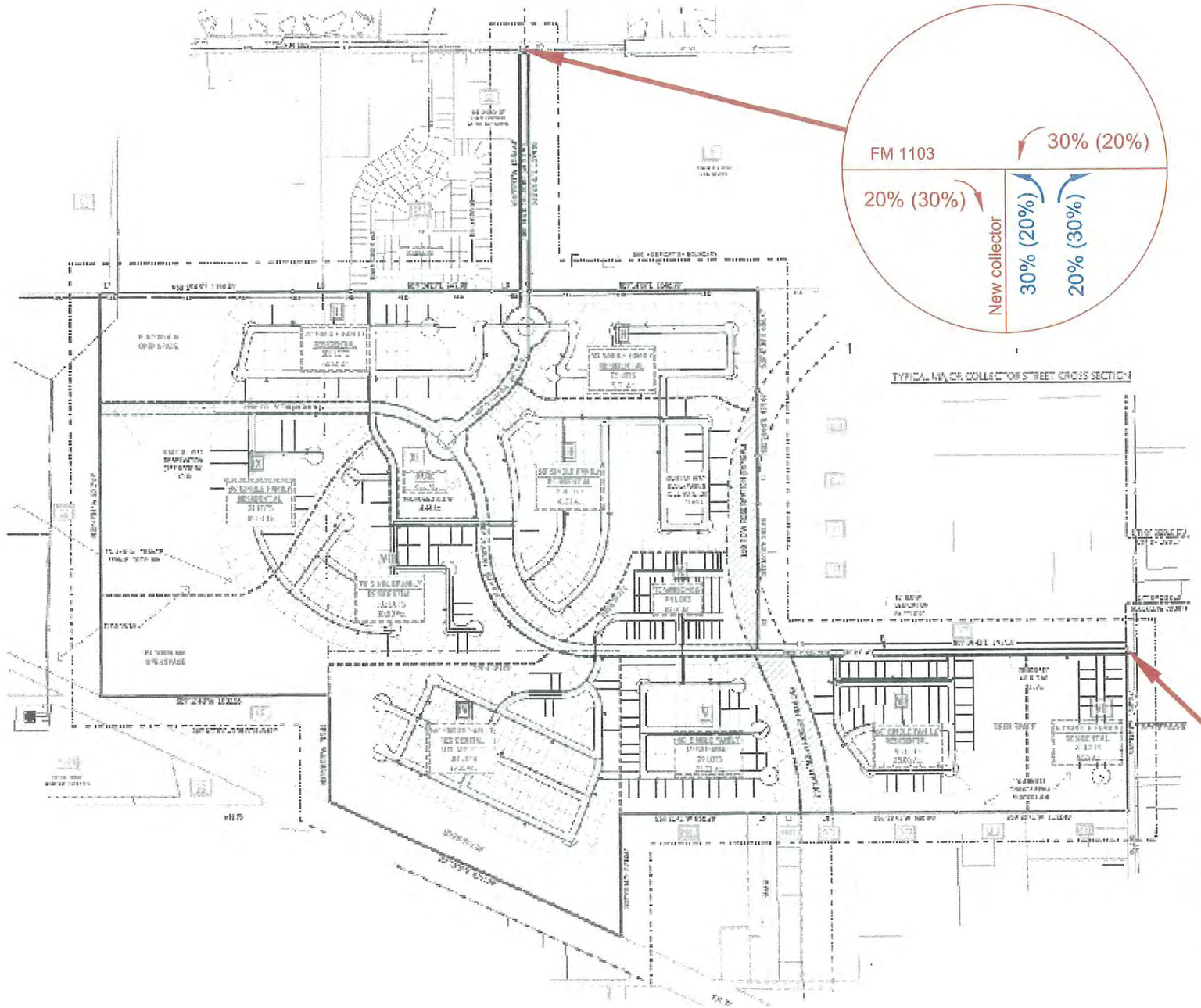
Steele Creek Planned Unit Development

Guadalupe County
Appraisal Map Exhibit

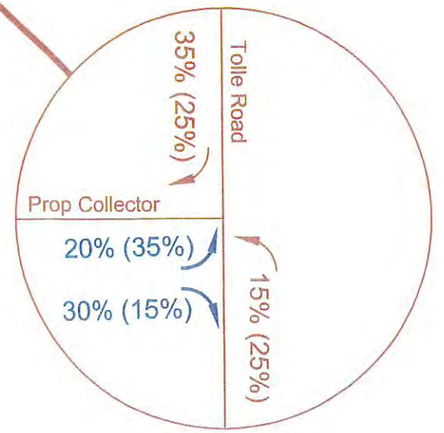
C

PEAK PERIOD TRIP DISTRIBUTION
XX% (YY%) AM (PM) PERCENTAGE

← ENTER → EXIT



TYPICAL MAJOR COLLECTOR STREET CROSS SECTION



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REV | DATE | DESCRIPTION

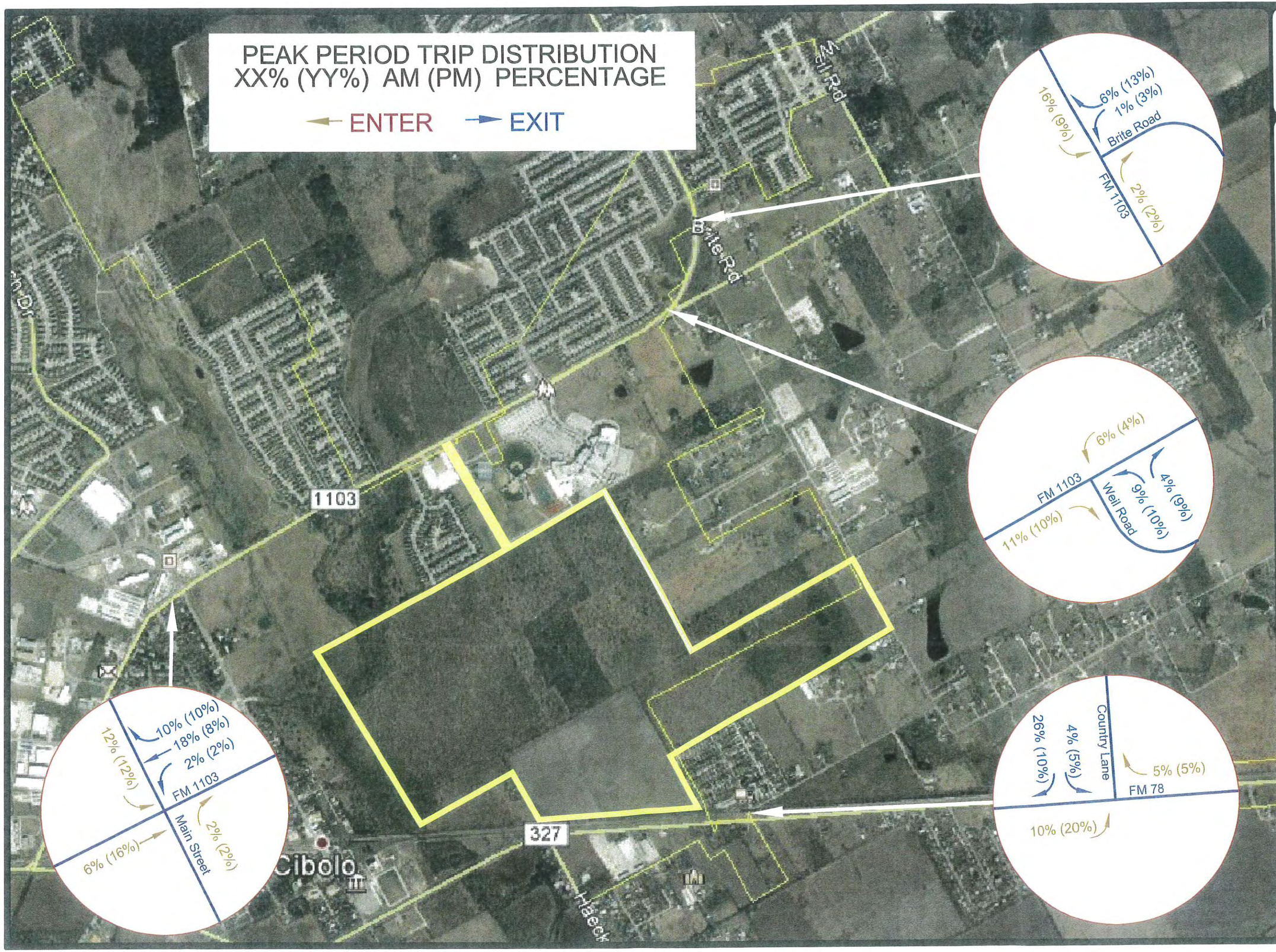
Steele Creek Planned Unit Development

Site Trip Distribution Percentage Exhibit

D1

PEAK PERIOD TRIP DISTRIBUTION
XX% (YY%) AM (PM) PERCENTAGE

ENTER → EXIT



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		JOB NUMBER:	E0597600

REV	DATE	DESCRIPTION

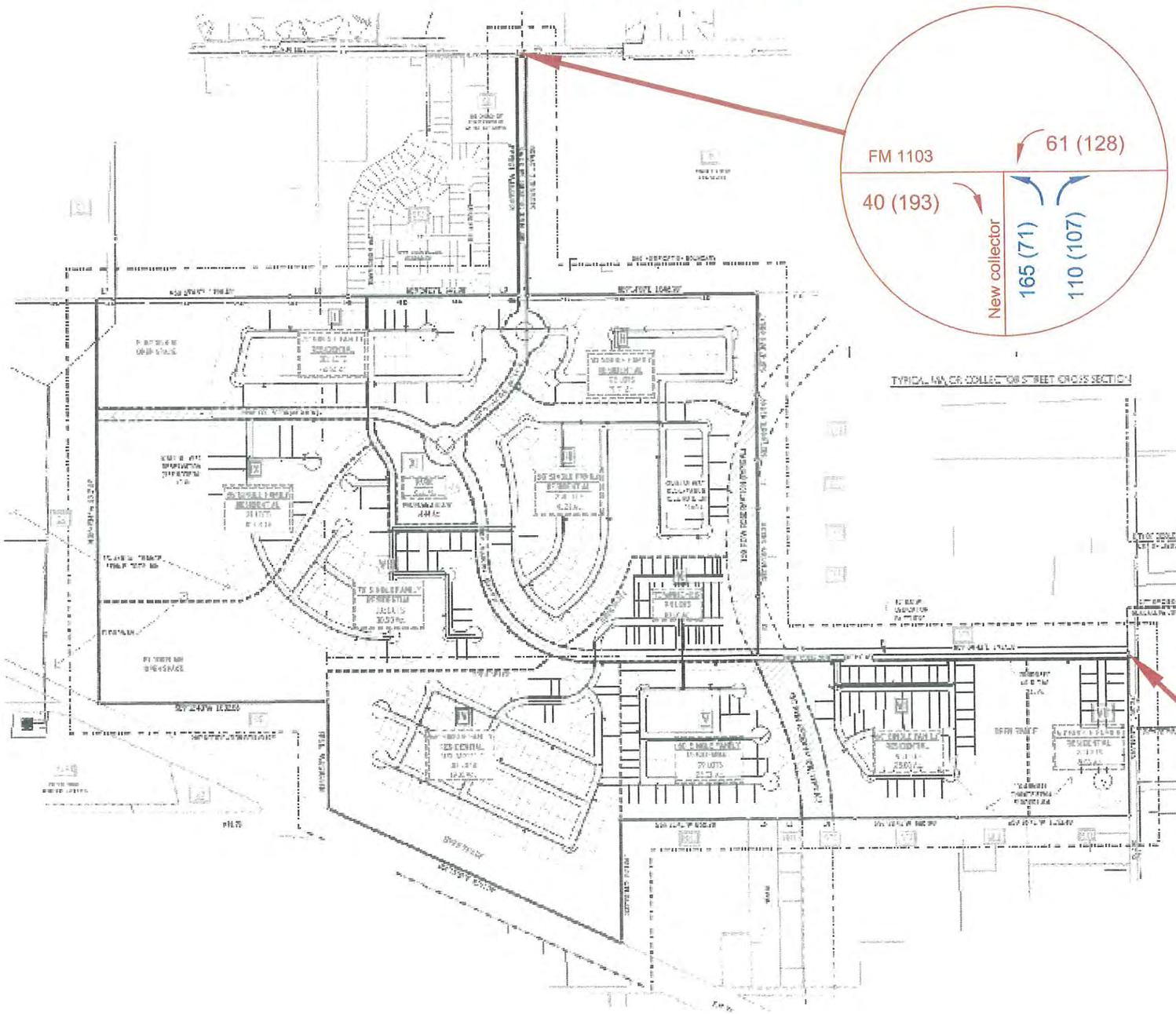
Steele Creek Planned Unit Development

Area Trip Distribution Percentage Exhibit

D2

PEAK PERIOD TRIP DISTRIBUTION
XX (YY) AM (PM) VOLUMES

← ENTER → EXIT



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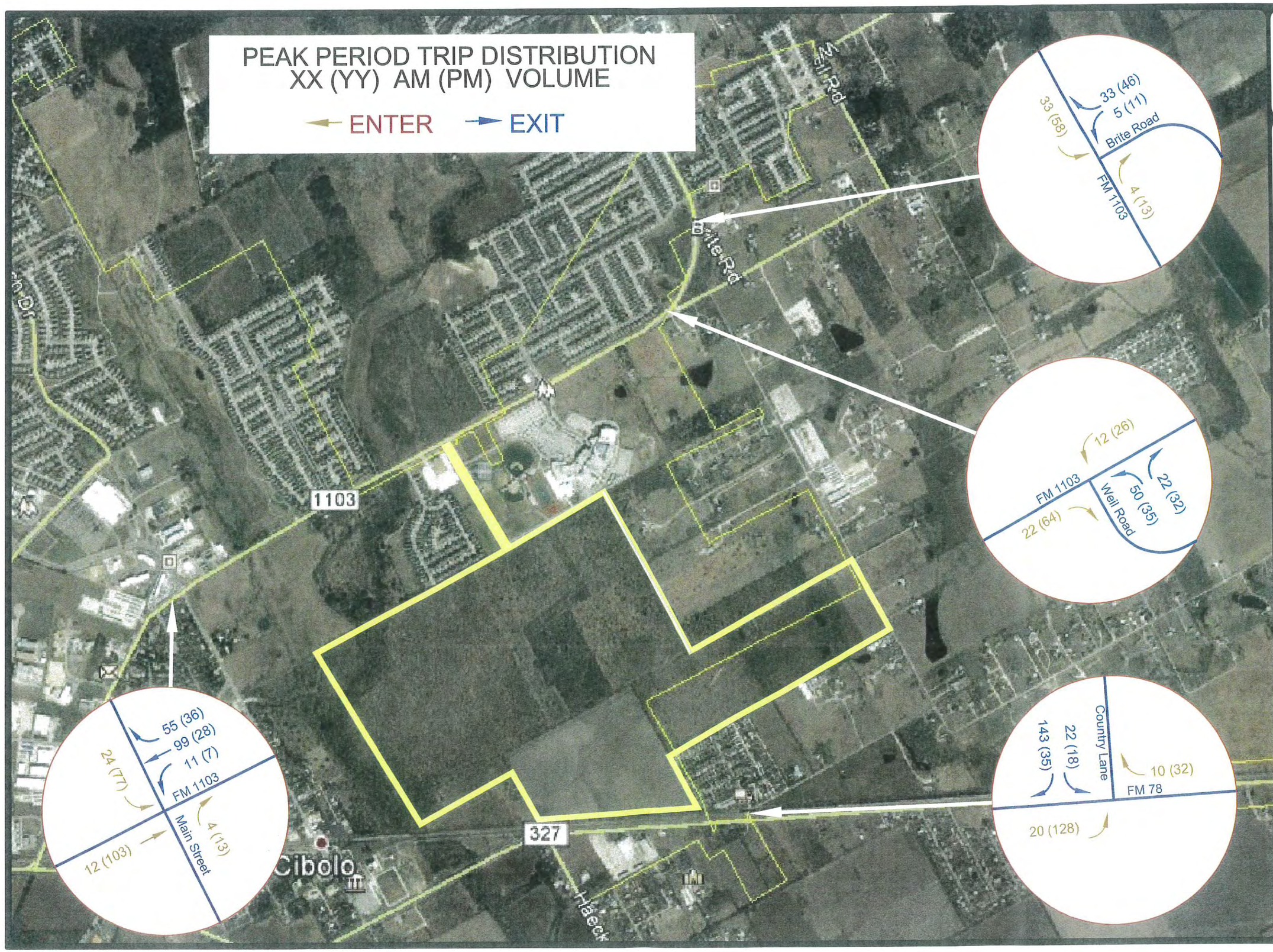
Steele Creek Planned Unit Development

Site Trip Distribution Volume Exhibit

E1

PEAK PERIOD TRIP DISTRIBUTION
XX (YY) AM (PM) VOLUME

← ENTER → EXIT



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REV	DATE	DESCRIPTION

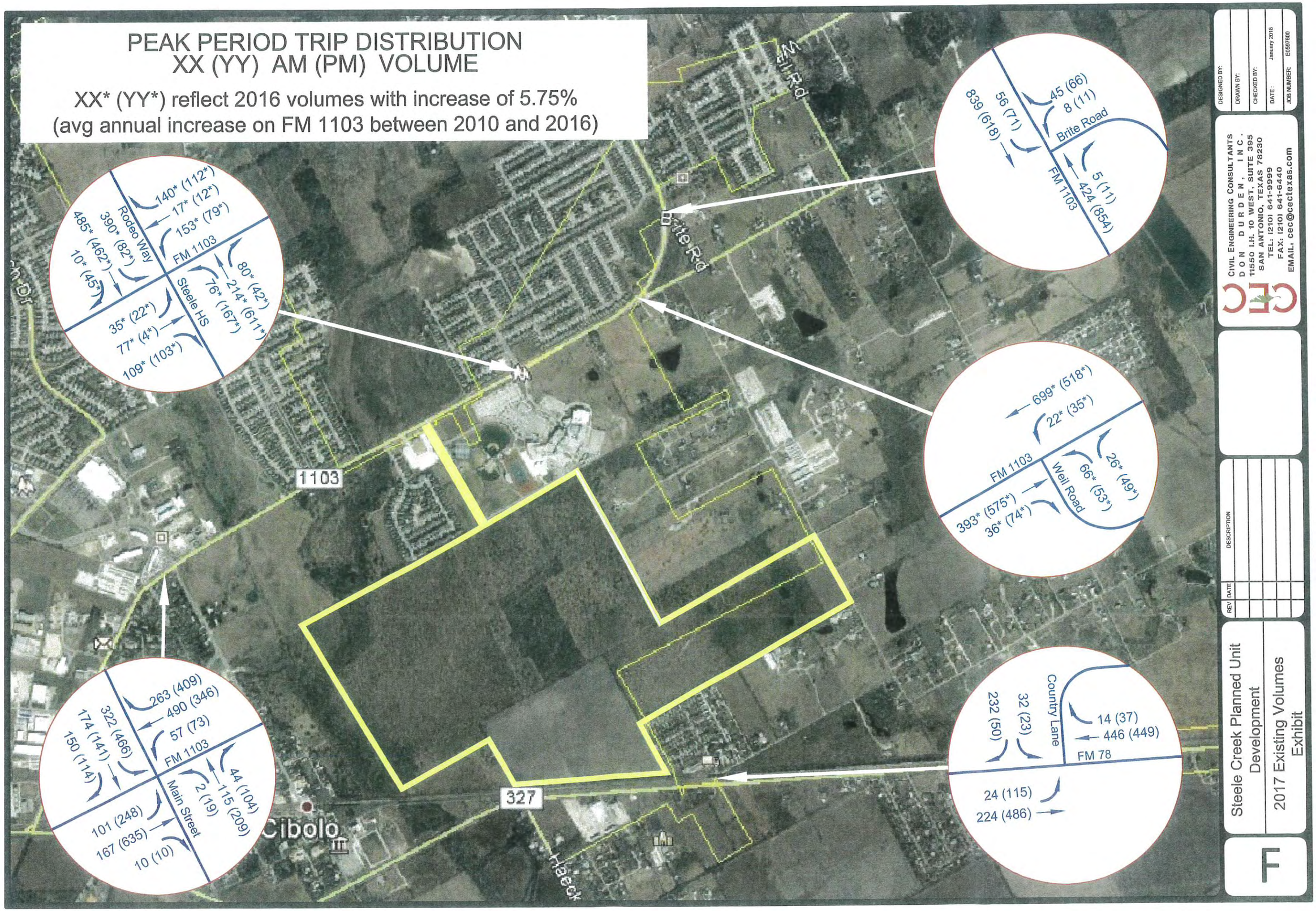
Steele Creek Planned Unit Development

Area Trip Distribution Volume Exhibit

E2

PEAK PERIOD TRIP DISTRIBUTION
XX (YY) AM (PM) VOLUME

XX* (YY*) reflect 2016 volumes with increase of 5.75%
(avg annual increase on FM 1103 between 2010 and 2016)



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CHECKED BY:
DATE: January 2018
JOB NUMBER: E0597600

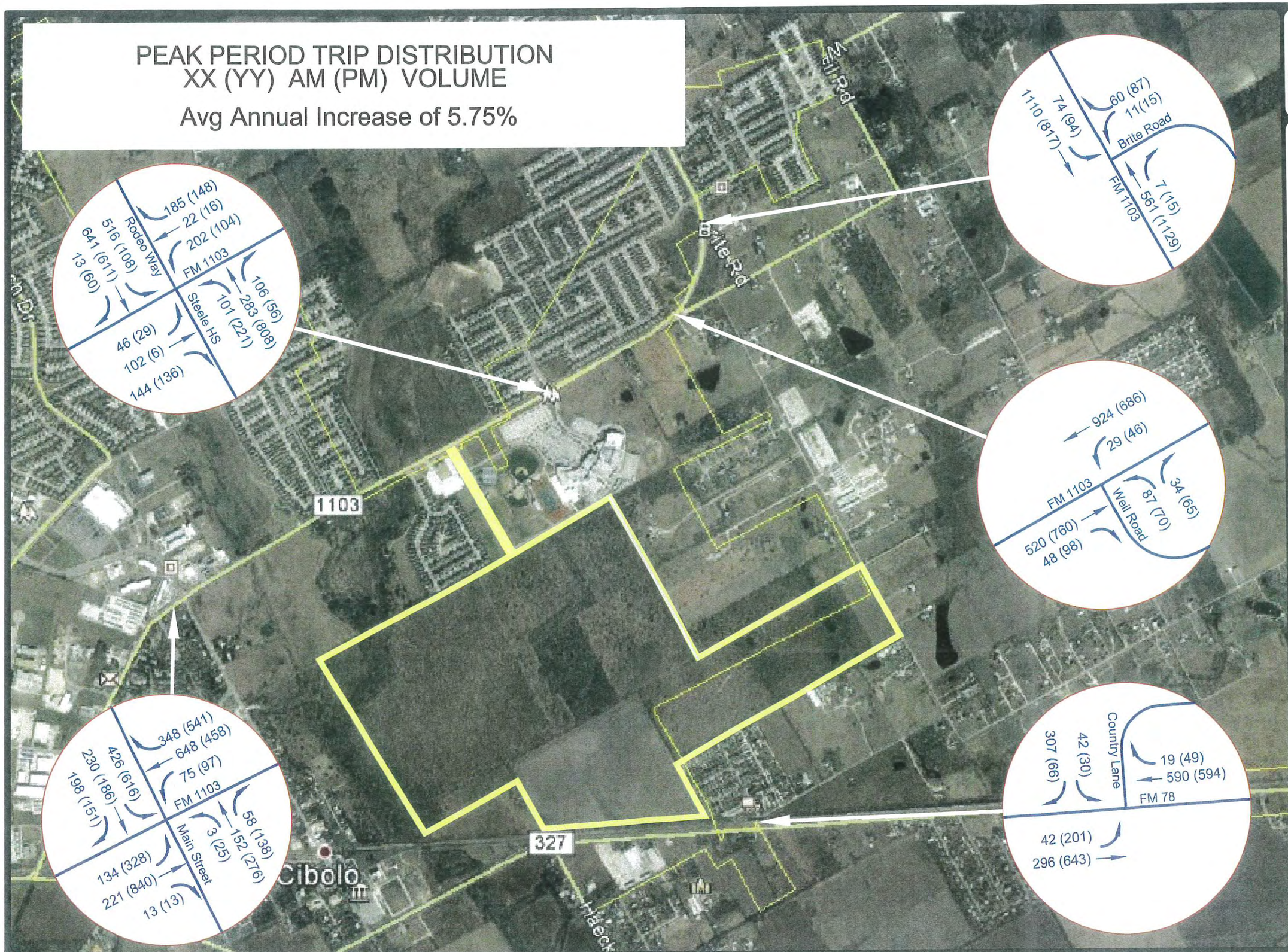
REV	DATE	DESCRIPTION

Steele Creek Planned Unit Development

2017 Existing Volumes Exhibit

F

PEAK PERIOD TRIP DISTRIBUTION
XX (YY) AM (PM) VOLUME
Avg Annual Increase of 5.75%



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DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	January 2018
JOB NUMBER:	E0597600

REV	DATE	DESCRIPTION

Steele Creek Planned Unit Development

2023 Projected Volumes Exhibit

G

PEAK PERIOD TRIP DISTRIBUTION
XX (YY) AM (PM) VOLUME

Rodeo Way
516 (108)
641 (611)
13 (60)
185 (148)
138 (190)
202 (104)
FM 1103
106 (56)
283 (808)
101 (221)
Steele HS
46 (29)
238 (190)
144 (136)

Brite Rd
Weil Rd
93 (133)
16 (26)
Brite Road
107 (152)
1183 (890)
11 (28)
693 (1268)
FM 1103

191 (343)
61 (128)
FM 1103
110 (107)
165 (71)
new collector
318 (248)
40 (193)

990 (825)
41 (72)
FM 1103
56 (97)
137 (105)
Weil Road
630 (977)
70 (162)

1103

Tolle Road
349 (96)
71 (160)
61 (218)
30 (160)
new collector
110 (124)
165 (53)

419 (599)
781 (507)
91 (107)
466 (720)
230 (186)
198 (151)
FM 1103
63 (162)
152 (276)
3 (25)
Main Street
134 (328)
242 (982)
13 (13)

Country Lane
64 (48)
450 (101)
29 (81)
590 (594)
FM 78
62 (329)
296 (643)

327

Cibolo

Haeck

CIVIL ENGINEERING CONSULTANTS
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EMAIL: cec@cectexas.com

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	January 2018
JOB NUMBER:	E0597600

REV	DATE	DESCRIPTION

Steele Creek Planned Unit Development

2023 Proposed Volumes Exhibit

H

APPENDIX B

TRAFFIC SURVEY

TRAFFIC DATA SURVEY

FM 1103
Cibolo, Texas
Guadalupe County

Prepared for: Civil Engineering Consultants
11550 IH 10 W, Suite 395
San Antonio, Texas 78230

Prepared By: AC Group, LLC
5828 Sebastian Place, Ste. 108
San Antonio, Texas 78249

Project 2017011200
December 19, 2017

AC GROUP LLC
TRAFFIC ENGINEERING AND DATA COLLECTION

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San Antonio, Texas 78249

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December 19, 2017

Civil Engineering Consultants
Mr. Joe Nix, P.E., PTOE
11550 IH 10 W, Suite 395
San Antonio, Texas 78230

Mr. Nix,

This report contains the traffic survey requested for three intersections in Cibolo, Texas. Turning movement count (TMC) data were collected on Wednesday, December 13, 2017 during the morning (7:00 – 9:00 AM) and evening (4:00 – 6:00 PM) peak period. A site map is included to illustrate the study area.

The traffic data found in this document is true and conducted to the best of our ability. Thank you for the opportunity to assist you and AC Group, LLC looks forward to working with Civil Engineering Consultants in the future.

Rene Arredondo, P.E., PTOE
Principal
AC Group, LLC

AC GROUP LLC
TRAFFIC ENGINEERING AND DATA COLLECTION

FM 1103
Cibolo, Texas

TURNING MOVEMENT COUNT (TMC) DATA
Wednesday, December 13, 2017

FM 1103 and Main Street

AC GROUP

Intersection: North/South Street: North Main Street / East/West Street: FM 1103

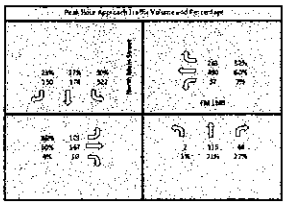
City / State: San Antonio, Texas
Project No.: 3817611200
Date Recorded: Wednesday, December 13, 2017

Peak Period: 1 — 7:00 AM - 9:00 AM
Peak Hour: 7:15 AM to 8:15 AM

Intersection Approaches

Start Time	North Main Street				North Main Street				FM 1103				FM 1103				Total	Hourly Total
	Northbound				Southbound				Eastbound				Westbound					
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	4	33	8		33	47	46		18	37	3		31	145	47		419	
7:15 AM	5	36	50		42	49	41		22	30	5		34	194	60		457	
7:30 AM	5	38	32		69	45	41		26	36	1		35	99	72		631	
7:45 AM	0	47	32		95	49	45		31	37	2		38	196	61		660	1809
8:00 AM	0	36	30		120	33	32		25	30	2		38	326	65		503	
8:15 AM	3	30	23		86	23	36		27	34	0		32	173	49		418	
8:30 AM	2	35	7		36	8	29		19	46	0		8	132	78		364	
8:45 AM	0	34	4		27	13	28		22	33	1		30	32	44		266	1569
	Northbound				Southbound				Eastbound				Westbound					
	Left	Thru	Right		Left	Thru	Right		Left	Thru	Right		Left	Thru	Right			
7:00 AM																	0	
7:15 AM																	0	
7:30 AM																	0	
7:45 AM																	0	0
8:00 AM																	0	
8:15 AM																	0	
8:30 AM																	0	
8:45 AM																	0	0
	Northbound				Southbound				Eastbound				Westbound					
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Total	Hourly Total
7:00 AM	4	33	8		33	47	46		18	37	3		31	145	47		419	
7:15 AM	5	36	50		42	49	41		22	30	5		34	194	60		457	
7:30 AM	5	38	32		69	45	41		26	36	1		35	99	72		631	
7:45 AM	0	47	32		95	49	45		31	37	2		38	196	61		660	1809
8:00 AM	0	36	30		120	33	32		25	30	2		38	326	65		503	
8:15 AM	3	30	23		86	23	36		27	34	0		32	173	49		418	
8:30 AM	2	35	7		36	8	29		19	46	0		8	132	78		364	
8:45 AM	0	34	4		27	13	28		22	33	1		30	32	44		266	1559
Total	19	384	84	0	606	270	298	0	188	323	16	0	306	987	483	0		
Peak Total	7	181	64	0	332	171	155	0	105	163	10	0	57	690	245	0		
Peak Turn Percent	1%	71%	25%	0%	68%	22%	32%	0%	36%	56%	4%	0%	7%	84%	30%	0%		
Peak Approach Total		349				646				278				816				
FORMULA	6	357	45		459	785	155		124	200	20		72	604	308			
PHF	0.3	0.754	0.8167		0.8306	0.8609	0.8958		0.8145	0.815	0.5		0.7826	0.8125	0.8438			

Comments



NB				SB				EB				WB			
L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	U
6	33	6	6	32	47	46		22	37	3	0	31	145	47	0
5	38	50	0	42	49	41	1	22	30	5	0	34	194	60	0
5	38	32	0	69	45	41	0	26	36	1	0	35	99	72	0
0	47	32	0	95	49	45	0	31	37	2	0	38	196	61	0
0	36	30	0	120	33	32	0	25	30	2	0	38	326	65	0
3	30	23	0	86	23	36	0	27	34	0	0	32	173	49	0
2	35	7	0	36	8	29	0	19	46	0	0	8	132	78	0
0	34	4	0	27	13	28	0	22	33	1	0	30	32	44	0

NB				SB				EB				WB			
LT	THRU	RT	PED	LT	THRU	RT	PED	LT	THRU	RT	PED	LT	THRU	RT	PED
22	47	46	1	21	105	47	0	6	33	6	0	18	17	3	0
42	49	41	1	18	164	60	0	5	26	16	0	22	20	0	0
69	45	41	0	16	95	77	0	5	33	12	0	26	50	1	0
84	41	35	0	18	154	61	0	8	23	12	0	31	37	2	0
120	33	32	0	11	120	65	0	0	25	10	0	22	50	2	0
86	23	36	0	12	116	49	0	0	17	20	0	27	58	0	0
36	8	29	0	8	132	78	0	2	15	7	0	30	49	0	0
27	13	28	0	10	92	44	0	0	14	4	0	22	38	1	0

FM 1103 and Main Street

AC GROUP

Intersection	North/South Street:	North Main Street	
	East/West Street:	FM 1103	
City / State	San Antonio, Texas		
Project No.	7017011300	Peak Period: 3	4:00 PM - 6:00 PM
Date Recorded:	Wednesday, December 13, 2017	Peak Hour:	4:45 PM to 5:45 PM

Intersection Approaches — Traffic Control: Signal

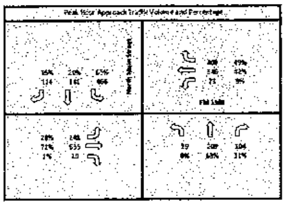
Start Time	North Main Street Northbound Left	Thru	Right	U	North Main Street Southbound Left	Thru	Right	U	FM 1103 Eastbound Left	Thru	Right	U	FM 1103 Westbound Left	Thru	Right	U	Total	Hourly Total
4:00 PM	2	34	14		85	39	26		82	113	1		13	70	82		560	
4:15 PM	2	36	24		101	38	29		51	117	5		26	72	115		638	
4:30 PM	2	32	22		114	31	17		81	153	1		7	64	110		665	
4:45 PM	4	63	27		98	29	17		72	184	2		21	94	92		685	2566
5:00 PM	2	49	32		128	33	28		62	173	1		16	88	111		723	
5:15 PM	6	35	23		128	31	24		45	109	3		12	60	99		595	
5:30 PM	7	42	22		112	48	45		69	189	4		24	104	107		773	
5:45 PM	3	66	56		101	43	26		57	150	4		17	82	90		675	2766

Start Time (Heavy Vehicles)	Northbound Left	Thru	Right	Southbound Left	Thru	Right	Eastbound Left	Thru	Right	Westbound Left	Thru	Right	Total	Hourly Total
4:00 PM													0	
4:15 PM													0	
4:30 PM													0	
4:45 PM													0	0
5:00 PM													0	
5:15 PM													0	
5:30 PM													0	
5:45 PM													0	0

Start Time (All Vehicles)	Northbound Left	Thru	Right	U	Southbound Left	Thru	Right	U	Eastbound Left	Thru	Right	U	Westbound Left	Thru	Right	U	Total	Hourly Total
4:00 PM	2	38	14		88	39	23		82	113	1		13	70	82		560	
4:15 PM	2	56	24		101	38	29		51	117	5		26	72	115		638	
4:30 PM	2	32	22		114	31	17		81	153	2		7	64	110		665	
4:45 PM	4	63	27		98	29	17		72	164	2		21	94	92		685	2566
5:00 PM	2	49	32		128	33	28		62	173	1		16	88	111		725	
5:15 PM	6	55	23		128	31	24		45	109	3		12	60	99		595	
5:30 PM	7	42	22		112	46	45		69	189	4		24	104	107		773	
5:45 PM	3	66	56		101	43	26		57	150	4		17	82	90		675	2765
Total	28	401	200	0	877	290	224	0	529	1268	22	0	136	654	806	0		
Peak Total	19	209	104	0	466	141	114	0	265	635	10	0	73	346	409	0		
Peak Turn Percent	6%	63%	31%	0%	65%	20%	16%	0%	29%	71%	1%	0%	9%	42%	49%	0%		
Peak Approach Total	332				721				894				828					
FORMULA	21	233	128		512	157	180		288	756	16		96	415	444			
PHF	0.4766	0.8294	0.8125		0.9109	0.7344	0.8233		0.8411	0.8399	0.625		0.7604	0.8357	0.9212			

Comments

Peak Hour Approach Traffic Volume and Percentage



NB L	NB T	NB R	NB U	SB L	SB T	SB R	SB U	EB L	EB T	EB R	EB U	WB L	WB T	WB R	WB U
1	34	14	0	88	39	88	0	82	113	1	0	13	70	82	3
1	56	24	0	101	38	21	0	51	117	5	0	21	72	115	3
2	32	22	0	114	31	17	0	71	153	1	0	7	94	110	8
4	63	27	4	98	29	17	0	72	164	2	0	21	94	92	0
2	48	32	4	128	33	28	0	61	173	1	0	16	88	111	4
6	65	23	0	128	31	24	0	45	109	3	0	12	56	99	0
7	42	21	0	112	48	45	0	69	189	4	0	24	104	107	0
3	68	36	0	101	43	26	0	67	150	4	0	17	82	96	0

SB LT	SB THRU	SB RT	SB PED	WB LT	WB THRU	WB RT	WB PED	NB LT	NB THRU	NB RT	NB PED	EB LT	EB THRU	EB RT	EB PED
88	39	23	0	13	70	82	0	2	38	14	0	82	133	1	0
101	38	29	0	26	72	115	0	2	56	24	0	51	117	5	0
114	31	17	0	7	64	110	0	2	32	22	0	81	153	2	0
98	29	17	0	21	94	93	0	4	63	27	0	72	164	2	0
128	33	28	0	16	88	111	0	2	48	32	0	62	173	1	0
128	31	24	0	12	60	99	0	6	55	23	0	45	109	3	0
112	48	45	0	24	104	107	0	7	42	22	0	69	189	4	0
101	43	25	0	17	82	90	0	3	68	36	0	57	160	4	0

FM 1103 and Brite Road

Intersection: North/South Street: FM 1103 | East/West Street: Brite Road

AC GROUP

City / State: San Antonio, Texas
Project No.: 241791.1206
Date Recorded: Wednesday, December 13, 2017

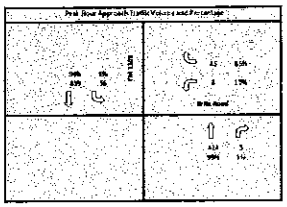
Peak Period: 1 — 7:00 AM - 9:00 AM
Peak Hour: 7:00 AM to 8:00 AM — 8:30 AM to 8:45 AM

Intersection Approaches

Start Time	FM 1103 Northbound Left	FM 1103 Northbound Thru	FM 1103 Northbound Right	FM 1103 Northbound U	FM 1103 Southbound Left	FM 1103 Southbound Thru	FM 1103 Southbound Right	FM 1103 Southbound U	Brite Road Eastbound Left	Brite Road Eastbound Thru	Brite Road Eastbound Right	Brite Road Eastbound U	Brite Road Westbound Left	Brite Road Westbound Thru	Brite Road Westbound Right	Brite Road Westbound U	Total	Hourly Total
7:00 AM	68	3			23	182							1	10			101	
7:15 AM	70	0			27	187							1	11			296	
7:30 AM	86	2			25	197							3	9			320	
7:45 AM	107	3			28	183							3	13			336	1307
8:00 AM	118	2			35	216							3	12			350	
8:15 AM	110	0			9	248							3	7			379	
8:30 AM	117	1			4	81							3	6			213	
8:45 AM	71	0			11	68							3	5			179	1151
7:00 AM																	0	
7:15 AM																	0	
7:30 AM																	0	
7:45 AM																	0	0
8:00 AM																	0	
8:15 AM																	0	
8:30 AM																	0	
8:45 AM																	0	0
7:00 AM	68	3			23	182							1	10			283	
7:15 AM	70	0			27	186							1	11			296	
7:30 AM	86	2			25	197							3	9			320	
7:45 AM	107	3			28	183							3	13			336	1307
8:00 AM	118	2			35	216							3	12			350	
8:15 AM	110	0			9	248							3	7			379	
8:30 AM	117	1			4	81							3	6			213	
8:45 AM	71	0			11	68							3	5			179	1151
Total	627	11	0	0	192	1368	0	0	0	0	0	0	23	73	0	0		
Peak Total	421	5	0	0	96	829	0	0	0	0	0	0	8	45	0	0		
Peak Hour Percent	95%	94%	17%	0%	69%	94%	0%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	33%	0%	63%	0%		
Peak Approach Total	439				891				0				53					
PEAK HOUR	0	439	0		97	872	0		0	0	0		25	0	68			
PHF	#DIV/0!	0.8693	0.625		0.6929	0.8817	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		0.8	#DIV/0!	0.8618			

Comments:

Peak Hour Approach Traffic Volumes and Percentages



NB				SB				EB				WB			
L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	U
9	66	1	0	25	182	0	4	3	0	0	0	1	0	10	0
0	70	0	0	27	187	0	0	0	0	0	0	1	0	11	0
0	86	2	0	25	197	0	0	0	0	0	0	0	0	0	0
0	107	3	0	28	183	0	0	0	0	0	0	0	0	13	0
0	118	2	0	35	216	0	0	0	0	0	0	0	0	12	0
0	110	0	0	9	248	0	0	0	0	0	0	0	0	7	0
0	117	1	0	4	81	0	0	0	0	0	0	0	0	6	0
0	71	0	0	11	68	0	0	0	0	0	0	0	0	5	0

SB				WB				NB				EB			
ET	THRU	RT	PED	LT	THRU	RT	PED	LT	THRU	RT	PED	LT	THRU	RT	PED
23	182	0	0	1	0	10	0	0	56	1	0	0	0	0	0
22	188	0	0	1	0	11	0	0	70	0	0	0	0	0	0
23	197	0	0	2	0	9	0	0	86	2	0	0	0	0	0
83	193	0	0	5	0	37	0	0	107	1	0	0	0	0	0
11	216	0	0	0	0	12	0	0	111	2	0	0	0	0	0
9	248	0	0	0	0	7	0	0	110	0	0	0	0	0	0
4	85	0	0	0	0	6	0	0	118	1	0	0	0	0	0
12	68	0	0	5	0	5	0	0	71	0	0	0	0	0	0

FM 1103 and Brite Road

AC GROUP

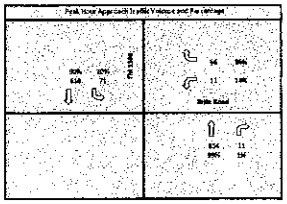
Intersection	North/South Street: FM 1103	East/West Street: Brite Road	
City / State	San Antonio, Texas		
Project No.	241361128M	Peak Period	4:00 PM - 5:45 PM
Date Recorded:	Wednesday, December 13, 2017	Peak Hour	4:45 PM to 5:45 PM

Intersection Approaches — Traffic Control: STOP

Start Time	FM 1103 Northbound Left	FM 1103 Northbound Thru	FM 1103 Northbound Right	FM 1103 Northbound U	FM 1103 Southbound Left	FM 1103 Southbound Thru	FM 1103 Southbound Right	FM 1103 Southbound U	Brite Road Eastbound Left	Brite Road Eastbound Thru	Brite Road Eastbound Right	Brite Road Eastbound U	Brite Road Westbound Left	Brite Road Westbound Thru	Brite Road Westbound Right	Brite Road Westbound U	Total	Hourly Total
4:00 PM		234	3		20	110							8	16			393	
4:15 PM		230	1		14	150							3	14			572	
4:30 PM		244	5		8	139							3	16			844	
4:45 PM		199	3		11	161							4	7			385	1453
5:00 PM		245	4		20	156							2	13			450	
5:15 PM		201	4		14	138							2	24			383	
5:30 PM		194	0		10	155							5	17			409	
5:45 PM		191	1		9	119							1	20			345	1586
4:00 PM																	0	
4:15 PM																	0	
4:30 PM																	0	
4:45 PM																	0	0
5:00 PM																	0	
5:15 PM																	0	
5:30 PM																	0	
5:45 PM																	0	0
4:00 PM		234	3		20	110							8	16			393	
4:15 PM		230	1		14	150							3	14			572	
4:30 PM		244	5		8	139							3	16			844	
4:45 PM		199	3		11	161							4	7			385	1453
5:00 PM		245	4		20	156							2	13			450	
5:15 PM		201	4		14	138							2	24			383	
5:30 PM		194	0		10	155							5	17			409	
5:45 PM		191	1		9	119							1	20			345	1586
Total	0	1877	33	0	132	1333	0	0	0	0	0	0	54	0	226	0		
Peak Total	0	858	13	0	71	626	0	0	0	0	0	0	11	0	66	0		
Peak Time Per Lane	0%	99%	1%	0%	10%	90%	0%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	14%	0%	86%	0%		
Peak Approach Total		865				649				0				77				
FORMULA	0	858	13	0	104	650	0	0	0	0	0	0	11	0	66	0		
PHF	#DIV/0!	0.975	0.6825		0.8833	0.9364	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.6875	0.7404	0.6875			

Comments

Peak Hour Approach Traffic Volume and Percentage



NB				SB				EB				WB			
L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	U
8	234	3	0	20	110	0	0	8	16	0	0	8	0	16	0
8	230	1	0	14	150	0	0	3	14	0	0	1	0	14	0
8	244	5	0	8	139	0	0	3	16	0	0	1	0	16	0
8	199	3	0	11	161	0	0	4	7	0	0	4	0	7	0
8	245	4	0	20	156	0	0	2	13	0	0	2	0	13	0
8	201	4	0	14	138	0	0	2	24	0	0	2	0	17	0
8	194	0	0	10	155	0	0	5	17	0	0	1	0	20	0
8	191	1	0	9	119	0	0	1	20	0	0	1	0	20	0

NB				SB				WB				EB			
LT	THRU	RT	PED	LT	THRU	RT	PED	LT	THRU	RT	PED	LT	THRU	RT	PED
20	110	0	0	0	0	16	0	0	234	3	0	0	0	0	0
14	150	0	0	1	0	14	0	0	230	1	0	0	0	0	0
8	139	0	0	1	0	16	0	0	244	5	0	0	0	0	0
11	161	0	0	4	0	7	0	0	199	3	0	0	0	0	0
20	156	0	0	2	0	13	0	0	245	4	0	0	0	0	0
14	138	0	0	2	0	24	0	0	201	4	0	0	0	0	0
10	155	0	0	5	0	17	0	0	194	0	0	0	0	0	0
9	119	0	0	1	0	20	0	0	191	1	0	0	0	0	0

FM 78 and County Lane

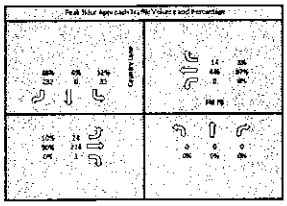
AC GROUP

Intersection	North/South Street: FM 78 / East/West Street: County Lane FM 78		
City / State	San Antonio, Texas	Peak Period	7:00 AM - 9:00 AM
Project No.	241.19.12369	Peak Hours	7:00 AM to 8:00 AM
Date Recorded	Wednesday, September 13, 2017		

Intersection Approaches — Traffic Count of STOP

Start Time	Country Lane (Northbound)				Country Lane (Southbound)				FM 78 (Eastbound)				FM 78 (Westbound)					
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Total	Hourly Total
7:00 AM	0	0	0	1	5	0	75	0	3	40	0	0	0	104	1	0	231	
7:15 AM	0	0	0	0	9	0	66	0	1	59	1	0	0	116	1	0	254	
7:30 AM	0	0	0	0	10	0	43	0	0	65	0	0	0	115	4	0	237	
7:45 AM	0	0	0	0	8	0	42	0	2	62	0	0	0	98	6	0	223	974
8:00 AM	1	0	0	0	7	0	35	0	3	57	0	0	0	91	6	0	200	
8:15 AM	0	0	0	0	2	0	38	0	1	34	0	0	0	70	5	0	154	
8:30 AM	0	0	0	0	1	0	31	0	1	55	0	0	0	66	3	0	156	
8:45 AM	0	0	0	0	1	0	4	0	1	35	0	0	0	33	1	0	125	953
	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total
7:00 AM																	0	
7:15 AM																	0	
7:30 AM																	0	
7:45 AM																	0	0
8:00 AM																	0	
8:15 AM																	0	
8:30 AM																	0	
8:45 AM																	0	0
	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total
7:00 AM	0	0	0	1	5	0	75	0	3	40	0	0	0	104	1	0	231	
7:15 AM	0	0	0	0	9	0	66	0	1	59	1	0	0	116	1	0	254	
7:30 AM	0	0	0	0	10	0	43	0	0	65	0	0	0	115	4	0	237	
7:45 AM	0	0	0	0	8	0	42	0	2	62	0	0	0	98	6	0	223	974
8:00 AM	1	0	0	0	7	0	35	0	3	57	0	0	0	91	6	0	200	
8:15 AM	0	0	0	0	2	0	38	0	1	34	0	0	0	70	5	0	154	
8:30 AM	0	0	0	0	1	0	31	0	1	55	0	0	0	66	3	0	156	
8:45 AM	0	0	0	0	1	0	4	0	1	35	0	0	0	33	1	0	125	953
Total	1	0	0	1	45	0	390	0	14	407	1	0	0	790	28	0		
Peak Total	0	0	0	1	32	0	331	0	14	224	1	0	0	486	14	0		
Peak Time Percent	0%	0%	0%	100%	71%	0%	85%	0%	93%	55%	0%	0%	0%	62%	50%	0%		
Peak Approach Total	1				364				240				0	512	24			
FORMULAS	0	0	0		46	0	509		15	245	4		0	512	24			
PHF	#DIV/0!	#DIV/0!	#DIV/0!		0.6	#DIV/0!	0.7733		0.6875	0.8615	0.25		#DIV/0!	0.8281	0.5833			

Comments



NB				SB				EB				WB			
L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	U
5	0	75	0	0	0	0	1	0	134	1	0	5	66	0	0
7	0	66	0	0	0	0	0	4	111	0	0	6	93	1	0
10	0	49	0	0	0	0	0	4	133	4	0	8	66	4	0
8	0	42	0	0	0	0	0	0	96	6	0	7	62	4	0
7	0	35	0	1	0	0	0	0	91	6	0	5	57	3	0
2	0	38	0	0	0	0	0	0	90	5	0	4	34	0	0
2	0	31	0	0	0	0	0	0	68	3	0	4	55	0	0
2	0	4	0	0	0	0	0	0	75	1	0	1	33	0	0

SB				WB				NB				EB			
LT	THRU	RT	PED	LT	THRU	RT	PED	LT	THRU	RT	PED	LT	THRU	RT	PED
0	0	0	1	5	40	0	0	5	0	75	0	0	104	1	0
0	0	0	0	1	57	1	0	9	0	66	0	0	111	0	0
0	0	0	0	0	65	0	0	10	0	43	0	0	133	4	0
0	0	0	7	52	0	0	0	8	0	42	0	0	96	6	0
1	0	0	0	3	57	0	0	7	0	35	0	0	91	6	0
0	0	0	0	4	34	0	0	2	0	38	0	0	90	5	0
0	0	0	0	4	55	0	0	2	0	31	0	0	69	3	0
0	0	0	0	3	35	0	0	2	0	4	0	0	75	1	0

FM 78 and County Lane

AC GROUP

Intersection:	North/South Street: County Lane East/West Street: FM 78		
City / State:	San Antonio, Texas		
Project No.:	191911286	Peak Period:	4:00 PM - 6:00 PM
Date Recorded:	Wednesday, December 13, 2017	Peak Hour:	4:45 PM - 5:45 PM

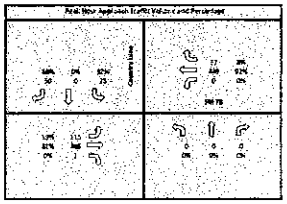
Intersection Approaches — Traffic Control: STOP

Start Time	County Lane Northbound				County Lane Southbound				FM 78 Eastbound				FM 78 Westbound				Total	Hourly Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	1	4	0	13	0	13	223	0	0	0	65	4	0	319	
4:15 PM	0	0	0	0	4	0	11	0	19	219	0	0	0	66	5	0	324	
4:30 PM	0	0	0	0	5	0	16	0	20	210	0	0	0	105	10	0	366	
4:45 PM	0	0	0	0	10	0	12	0	22	210	3	0	0	104	10	0	371	1643
5:00 PM	0	0	0	1	1	0	16	0	23	224	0	0	0	106	10	0	381	
5:15 PM	0	0	0	0	1	0	16	0	20	224	0	0	0	107	6	0	374	
5:30 PM	0	0	0	0	4	0	15	0	21	229	0	0	0	102	9	0	380	
5:45 PM	0	0	0	0	2	0	14	0	14	205	0	0	0	94	4	0	339	1474

Start Time	Bike Northbound				Bike Southbound				Bike Eastbound				Bike Westbound				Total	Hourly Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM																	0	
4:15 PM																	0	
4:30 PM																	0	
4:45 PM																	0	0
5:00 PM																	0	
5:15 PM																	0	
5:30 PM																	0	
5:45 PM																	0	0

Start Time	Bus Northbound				Bus Southbound				Bus Eastbound				Bus Westbound				Total	Hourly Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	1	4	0	13	0	13	223	0	0	0	65	4	0	319	
4:15 PM	0	0	0	0	4	0	11	0	19	219	0	0	0	66	5	0	324	
4:30 PM	0	0	0	0	5	0	16	0	20	210	0	0	0	105	10	0	366	
4:45 PM	0	0	0	0	10	0	12	0	22	210	3	0	0	104	10	0	371	1643
5:00 PM	0	0	0	1	1	0	16	0	23	224	0	0	0	106	10	0	381	
5:15 PM	0	0	0	0	1	0	16	0	20	224	0	0	0	107	6	0	374	
5:30 PM	0	0	0	0	4	0	15	0	21	229	0	0	0	102	9	0	380	
5:45 PM	0	0	0	0	2	0	14	0	14	205	0	0	0	94	4	0	339	1474
Total	0	0	0	1	40	0	113	0	230	1944	3	0	0	1199	68	0		
Peak Total	0	0	0	1	25	0	56	0	115	856	3	0	0	448	37	0		
Peak Time Percent	0%	0%	0%	100%	12%	0%	50%	0%	13%	91%	0%	0%	0%	92%	8%	0%		
Peak Approach Total	1				75				862				484					
PEAK HOUR	0	0	0	1	40	0	56		112	516	4		0	260	40			
PHF	#DIV/0!	#DIV/0!	#DIV/0!		0.313	#DIV/0!	0.875		0.933	0.9479	0.25		#DIV/0!	0.906	0.913			
Comments																		

Peak Hour Approach Traffic Volumes and Percentages



NB				SB				EB				WB			
L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	U
0	0	1	0	0	0	0	0	0	65	4	0	0	223	0	0
0	0	0	0	0	0	0	0	0	66	5	0	0	219	0	0
0	0	0	0	0	0	0	0	0	105	10	0	0	210	0	0
0	0	0	0	0	0	0	0	0	104	10	0	0	210	3	0
0	0	0	1	0	0	0	0	0	106	10	0	0	224	0	0
0	0	0	0	0	0	0	0	0	107	6	0	0	224	0	0
0	0	0	0	0	0	0	0	0	102	9	0	0	229	0	0
0	0	0	0	0	0	0	0	0	94	4	0	0	205	0	0
0	0	1	0	0	0	0	0	0	65	4	0	0	223	0	0
0	0	0	0	0	0	0	0	0	66	5	0	0	219	0	0
0	0	0	0	0	0	0	0	0	105	10	0	0	210	0	0
0	0	0	0	0	0	0	0	0	104	10	0	0	210	3	0
0	0	0	1	0	0	0	0	0	106	10	0	0	224	0	0
0	0	0	0	0	0	0	0	0	107	6	0	0	224	0	0
0	0	0	0	0	0	0	0	0	102	9	0	0	229	0	0
0	0	0	0	0	0	0	0	0	94	4	0	0	205	0	0

NB				SB				EB				WB			
LT	THRU	RT	PED	LT	THRU	RT	PED	LT	THRU	RT	PED	LT	THRU	RT	PED
0	0	0	1	0	0	0	0	4	0	60	0	0	66	4	0
0	0	0	0	0	0	0	0	4	0	62	0	0	86	0	0
0	0	0	0	0	0	0	0	6	0	58	0	0	105	10	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	72	160	1	0	10	0	12	0	0	114	10	0
0	0	0	1	33	130	0	0	3	0	10	0	0	108	10	0
0	0	0	0	28	124	0	0	6	0	13	0	0	102	0	0
0	0	0	0	31	120	0	0	4	0	16	0	0	120	0	0
0	0	0	0	34	105	0	0	7	0	14	0	0	94	4	0

FM 1103 and Weil Road

Intersection	North/South Street :	FM 1103	
	East/West Street :	Weil Road	
City / State	San Antonio, Texas		
Project No.	010-16	Peak Period :	1 — 7:00 AM - 9:00 AM
Date Recorded:	Friday, February 12, 2016	Peak Hour:	7:45 AM to 8:45 AM

AC GROUP LLC

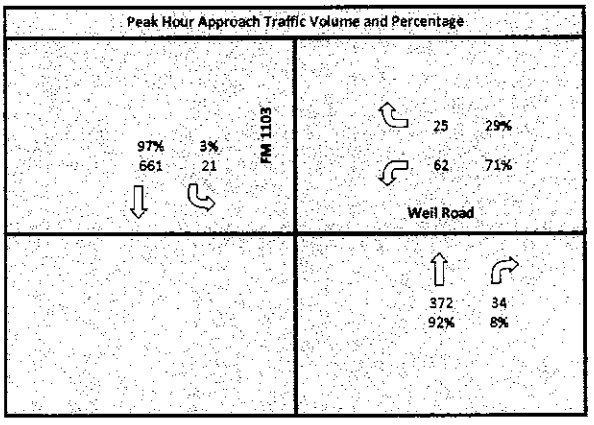
Start Time	Intersection Approaches: FM 1103 Northbound Left	Thur	Right	U	FM 1103 Southbound Left	Thur	Right	U	Weil Road Eastbound Left	Thur	Right	U	Weil Road Westbound Left	Thur	Right	U	Traffic Control Total	Hourly Total
7:00 AM		47	4	0	10	156		0					9		5	0	231	
7:15 AM		57	7	0	9	140		0					7		5	0	225	
7:30 AM		46	8	0	13	144		0					11		5	0	227	
7:45 AM		82	8	0	5	140		0					7		7	0	249	932
8:00 AM		82	7	0	9	170		0					9		4	0	281	
8:15 AM		106	11	0	3	208		0					27		7	0	362	
8:30 AM		102	8	0	4	143		0					19		7	0	283	
8:45 AM		51	7	0	2	74		0					13		5	0	152	1078

Start Time	Northbound Left	Thur	Right	Southbound Left	Thur	Right	Eastbound Left	Thur	Right	Westbound Left	Thur	Right	Total	Hourly Total
7:00 AM													0	
7:15 AM													0	
7:30 AM													0	
7:45 AM													0	0
8:00 AM													0	
8:15 AM													0	
8:30 AM													0	
8:45 AM													0	0

Start Time	Northbound Left	Thur	Right	U	Southbound Left	Thur	Right	U	Eastbound Left	Thur	Right	U	Westbound Left	Thur	Right	U	Total	Hourly Total
7:00 AM	0	47	4	0	10	156	0	0	0	0	0	0	9	0	5	0	231	
7:15 AM	0	57	7	0	9	140	0	0	0	0	0	0	7	0	5	0	225	
7:30 AM	0	46	8	0	13	144	0	0	0	0	0	0	11	0	5	0	227	
7:45 AM	0	82	8	0	5	140	0	0	0	0	0	0	7	0	7	0	249	932
8:00 AM	0	82	7	0	9	170	0	0	0	0	0	0	9	0	4	0	281	
8:15 AM	0	106	11	0	3	208	0	0	0	0	0	0	27	0	7	0	362	
8:30 AM	0	102	8	0	4	143	0	0	0	0	0	0	19	0	7	0	283	
8:45 AM	0	51	7	0	2	74	0	0	0	0	0	0	13	0	5	0	152	1078
Total	0	573	60	0	55	1175	0	0	0	0	0	0	102	0	45	0		
Peak Total	0	372	34	0	21	661	0	0	0	0	0	0	62	0	25	0		
Peak Turn Percent	0%	92%	8%	0%	3%	97%	0%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	71%	0%	29%	0%		
Peak Approach Total		406				682				0				87				
FORMULA	0	424	44		36	832	0		0	0	0		108	0	28			
PHF	#DIV/0!	0.8774	0.7727		0.5833	0.7945	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		0.5741	#DIV/0!	0.8929			

Comments

Peak Hour Approach Traffic Volume and Percentage



FM 1103 and Weil Road

Intersection	North/South Street :	FM 1103	
	East/West Street :	Weil Road	
City / State	San Antonio, Texas		
Project No.	010-16		
Date Recorded:	Friday, February 12, 2016		
Peak Period :	5	3:00 PM - 5:00 PM	
Peak Hour:	4:00 PM	to	5:00 PM

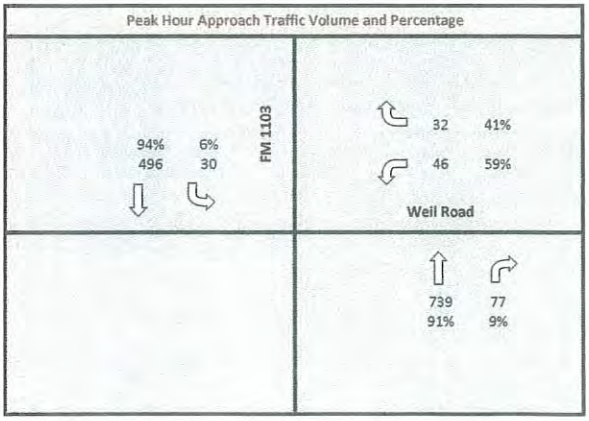
AC GROUP LLC
TRAFFIC ENGINEERING AND DATA COLLECTION

Start Time	Intersection Approaches: FM 1103 (Northbound) Left	Thur	Right	U	FM 1103 (Southbound) Left	Thur	Right	U	Weil Road (Eastbound) Left	Thur	Right	U	Weil Road (Westbound) Left	Thur	Right	U	Traffic Control: STOP Total	Hourly Total
3:00 PM		114	21	0	4	100		0					10		8	0	257	
3:15 PM		124	12	0	10	123		0					10		9	0	288	
3:30 PM		128	19	0	5	112		0					11		9	0	284	
3:45 PM		110	19	0	6	118		0					10		13	0	276	1105
4:00 PM		194	20	0	5	122		0					16		10	0	367	
4:15 PM		242	22	0	13	116		0					13		6	0	412	
4:30 PM		146	20	0	7	135		0					6		9	0	323	
4:45 PM		157	15	0	5	123		0					11		7	0	318	1420

Start Time	Northbound (Buses) Left	Thur	Right	Southbound Left	Thur	Right	Eastbound Left	Thur	Right	Westbound Left	Thur	Right	Total	Hourly Total
3:00 PM													0	
3:15 PM													0	
3:30 PM													0	
3:45 PM													0	0
4:00 PM													0	
4:15 PM													0	
4:30 PM													0	
4:45 PM													0	0

Start Time	Northbound (All) Left	Thur	Right	U	Southbound Left	Thur	Right	U	Eastbound Left	Thur	Right	U	Westbound Left	Thur	Right	U	Total	Hourly Total
3:00 PM	0	114	21	0	4	100	0	0	0	0	0	0	10	0	8	0	257	
3:15 PM	0	124	12	0	10	123	0	0	0	0	0	0	10	0	9	0	288	
3:30 PM	0	128	19	0	5	112	0	0	0	0	0	0	11	0	9	0	284	
3:45 PM	0	110	19	0	6	118	0	0	0	0	0	0	10	0	13	0	276	1105
4:00 PM	0	194	20	0	5	122	0	0	0	0	0	0	16	0	10	0	367	
4:15 PM	0	242	22	0	13	116	0	0	0	0	0	0	13	0	6	0	412	
4:30 PM	0	146	20	0	7	135	0	0	0	0	0	0	6	0	9	0	323	
4:45 PM	0	157	15	0	5	123	0	0	0	0	0	0	11	0	7	0	318	1420
Total	0	1215	148	0	55	949	0	0	0	0	0	0	87	0	71	0		
Peak Total	0	739	77	0	30	496	0	0	0	0	0	0	46	0	32	0		
Peak Turn Percent	0%	91%	9%	0%	6%	94%	0%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	59%	0%	41%	0%		
Peak Approach Total		816				526				0				78				
FORMULA	0	968	88		52	540	0		0	0	0		64	0	40			
PHF	#DIV/0!	0.7634	0.875		0.5769	0.9185	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		0.7188	#DIV/0!	0.8			
Comments																		

Peak Hour Approach Traffic Volume and Percentage



FM 1103 and Weil Road

Intersection	North/South Street :	FM 1103	
	East/West Street :	Weil Road	
City / State	San Antonio, Texas		
Project No.	010-16		
Date Recorded:	Friday, February 12, 2016		
Peak Period :	4	5:00 PM - 7:00 PM	
Peak Hour:	5:00 PM	to	6:00 PM

AC GROUP LLC — TRAFFIC ENGINEERING AND DATA COLLECTION

Traffic Control: STOP

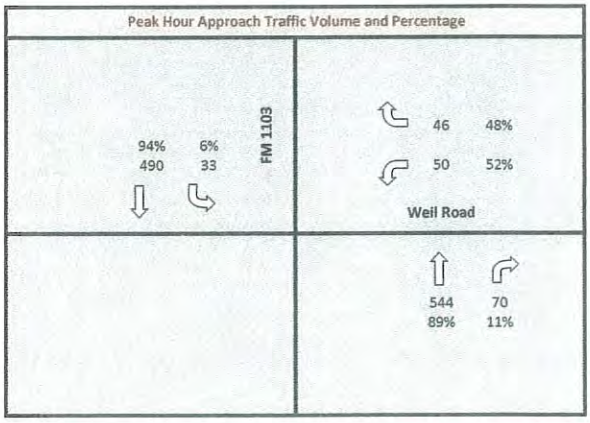
Start Time	Intersection Approaches: FM 1103 Northbound				FM 1103 Southbound				Weil Road Eastbound				Weil Road Westbound				Total	Hourly Total
	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U		
5:00 PM		127	23	0	10	87		0					16		20	0	283	
5:15 PM		133	8	0	8	116		0					12		8	0	285	
5:30 PM		136	16	0	6	134		0					11		9	0	312	
5:45 PM		148	23	0	9	153		0					11		9	0	353	1233
6:00 PM																	0	
6:15 PM																	0	
6:30 PM																	0	
6:45 PM																	0	0

Start Time	Northbound			Southbound			Eastbound			Westbound			Total	Hourly Total
	Left	Thur	Right	Left	Thur	Right	Left	Thur	Right	Left	Thur	Right		
5:00 PM													0	
5:15 PM													0	
5:30 PM													0	
5:45 PM													0	0
6:00 PM													0	
6:15 PM													0	
6:30 PM													0	
6:45 PM													0	0

Start Time	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total
	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U		
5:00 PM	0	127	23	0	10	87	0	0	0	0	0	0	16	0	20	0	283	
5:15 PM	0	133	8	0	8	116	0	0	0	0	0	0	12	0	8	0	285	
5:30 PM	0	136	16	0	6	134	0	0	0	0	0	0	11	0	9	0	312	
5:45 PM	0	148	23	0	9	153	0	0	0	0	0	0	11	0	9	0	353	1233
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	544	70	0	33	490	0	0	0	0	0	0	50	0	46	0		
Peak Total	0	544	70	0	33	490	0	0	0	0	0	0	50	0	46	0		
Peak Turn Percent	0%	89%	11%	0%	6%	94%	0%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	52%	0%	48%	0%		
Peak Approach Total		614				523				0				96				
FORMULA	0	592	92		40	612	0		0	0	0		64	0	80			
PHF	#DIV/0!	0.9189	0.7609		0.825	0.8007	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		0.7813	#DIV/0!	0.575			

Comments

Peak Hour Approach Traffic Volume and Percentage



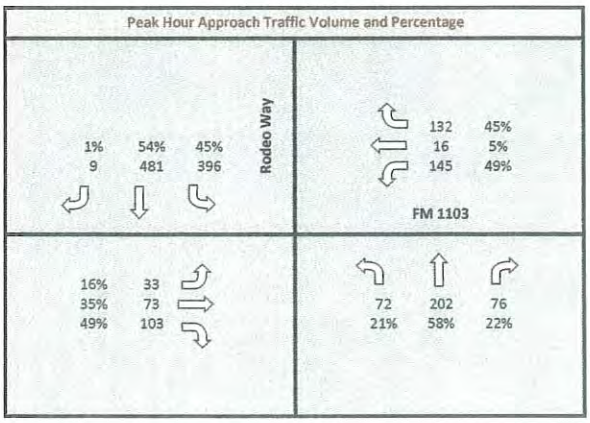
Rodeo Way and FM 1103

Intersection	North/South Street :	Rodeo Way	
	East/West Street :	FM 1103	
City / State	San Antonio, Texas		
Project No.	010-16	Peak Period : 1	7:00 AM - 9:00 AM
Date Recorded:	Wednesday, February 17, 2016	Peak Hour:	7:45 AM to 8:45 AM

AC GROUP LLC — TRAFFIC ENGINEERING AND DATA COLLECTION

Start Time	Intersection Approaches																Traffic Control: STOP	
	Rodeo Way				Rodeo Way				FM 1103				FM 1103					
	Northbound				Southbound				Eastbound				Westbound					
	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U	Total	Hourly Total
7:00 AM	2	42	4	0	4	132	0	0	7	1	23	0	2	0	3	0	220	
7:15 AM	9	55	5	0	23	200	4	0	12	0	53	0	10	0	7	0	378	
7:30 AM	8	39	9	0	10	128	2	0	9	4	46	0	9	0	14	0	278	
7:45 AM	19	46	17	0	63	150	3	0	19	7	33	0	17	1	26	0	401	1277
8:00 AM	21	54	26	0	92	128	1	0	6	17	24	0	24	3	29	0	425	
8:15 AM	22	55	20	0	147	109	4	0	6	23	25	0	44	4	39	0	498	
8:30 AM	10	47	13	0	94	94	1	0	2	26	21	0	60	8	38	0	414	
8:45 AM	7	48	2	0	8	76	3	0	1	1	21	0	8	1	8	0	184	1521
	Northbound				Southbound				Eastbound				Westbound					
	Left	Thur	Right		Left	Thur	Right		Left	Thur	Right		Left	Thur	Right		Total	Hourly Total
7:00 AM																	0	
7:15 AM																	0	
7:30 AM																	0	
7:45 AM																	0	0
8:00 AM																	0	
8:15 AM																	0	
8:30 AM																	0	
8:45 AM																	0	0
	Northbound				Southbound				Eastbound				Westbound					
	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U	Total	Hourly Total
7:00 AM	2	42	4	0	4	132	0	0	7	1	23	0	2	0	3	0	220	
7:15 AM	9	55	5	0	23	200	4	0	12	0	53	0	10	0	7	0	378	
7:30 AM	8	39	9	0	10	128	2	0	9	4	46	0	9	0	14	0	278	
7:45 AM	19	46	17	0	63	150	3	0	19	7	33	0	17	1	26	0	401	1277
8:00 AM	21	54	26	0	92	128	1	0	6	17	24	0	24	3	29	0	425	
8:15 AM	22	55	20	0	147	109	4	0	6	23	25	0	44	4	39	0	498	
8:30 AM	10	47	13	0	94	94	1	0	2	26	21	0	60	8	38	0	414	
8:45 AM	7	48	2	0	8	76	3	0	1	1	21	0	8	1	8	0	184	1521
Total	98	386	96	0	441	1017	18	0	62	79	246	0	174	17	164	0		
Peak Total	72	202	76	0	396	481	9	0	33	73	103	0	145	16	132	0		
Peak Turn Percent	21%	58%	22%	0%	45%	54%	1%	0%	16%	35%	49%	0%	49%	5%	45%	0%		
Peak Approach Total	350				886				209				293					
FORMULA	88	220	104		588	600	16		76	104	132		240	32	156			
PHF	0.8182	0.9182	0.7308		0.6735	0.8017	0.5625		0.4342	0.7019	0.7803		0.6042	0.5	0.8462			
Comments																		

Peak Hour Approach Traffic Volume and Percentage



Rodeo Way and FM 1103

Intersection	North/South Street :	Rodeo Way	
	East/West Street :	FM 1103	
City / State	San Antonio, Texas		
Project No.	010-16	Peak Period :	5 — 3:00 PM - 5:00 PM
Date Recorded:	Wednesday, February 17, 2016	Peak Hour:	4:00 PM to 5:00 PM

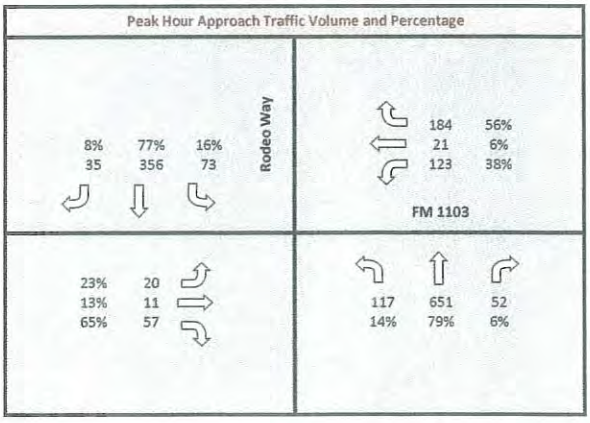
AC GROUP LLC — TRAFFIC ENGINEERING AND DATA COLLECTION

Start Time	Intersection Approaches: Rodeo Way (Northbound)				Rodeo Way (Southbound)				FM 1103 (Eastbound)				FM 1103 (Westbound)				Traffic Control: STOP	
	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U	Total	Hourly Total
3:00 PM	25	72	7	0	7	107	7	0	4	3	21	0	8	1	7	0	269	
3:15 PM	24	87	6	0	15	93	10	0	7	1	16	0	7	1	11	0	278	
3:30 PM	37	107	13	0	10	72	5	0	4	3	16	0	20	7	22	0	316	
3:45 PM	21	110	11	0	25	71	6	0	3	6	26	0	10	0	14	0	303	1166
4:00 PM	24	150	22	0	29	92	10	0	4	2	9	0	37	7	65	0	451	
4:15 PM	29	193	14	0	18	81	7	0	6	3	18	0	47	5	57	0	478	
4:30 PM	32	155	8	0	11	96	14	0	5	4	8	0	21	6	36	0	396	
4:45 PM	32	153	8	0	15	87	4	0	5	2	22	0	18	3	26	0	375	1700

	Northbound			Southbound			Eastbound			Westbound				
	Left	Thur	Right	Left	Thur	Right	Left	Thur	Right	Left	Thur	Right	Total	Hourly Total
3:00 PM													0	
3:15 PM													0	
3:30 PM													0	
3:45 PM													0	0
4:00 PM													0	
4:15 PM													0	
4:30 PM													0	
4:45 PM													0	0

	Northbound				Southbound				Eastbound				Westbound					
	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U	Total	Hourly Total
3:00 PM	25	72	7	0	7	107	7	0	4	3	21	0	8	1	7	0	269	
3:15 PM	24	87	6	0	15	93	10	0	7	1	16	0	7	1	11	0	278	
3:30 PM	37	107	13	0	10	72	5	0	4	3	16	0	20	7	22	0	316	
3:45 PM	21	110	11	0	25	71	6	0	3	6	26	0	10	0	14	0	303	1166
4:00 PM	24	150	22	0	29	92	10	0	4	2	9	0	37	7	65	0	451	
4:15 PM	29	193	14	0	18	81	7	0	6	3	18	0	47	5	57	0	478	
4:30 PM	32	155	8	0	11	96	14	0	5	4	8	0	21	6	36	0	396	
4:45 PM	32	153	8	0	15	87	4	0	5	2	22	0	18	3	26	0	375	1700
Total	224	1027	89	0	130	699	63	0	38	24	136	0	168	30	238	0		
Peak Total	117	651	52	0	73	356	35	0	20	11	57	0	123	21	184	0		
Peak Turn Percent	14%	79%	6%	0%	16%	77%	8%	0%	23%	13%	65%	0%	38%	6%	56%	0%		
Peak Approach Total	820				464				88				328					
FORMULA	128	772	88		116	384	56		24	16	88		188	28	260			
PHF	0.9141	0.8433	0.5909		0.6293	0.9271	0.625		0.8333	0.6875	0.6477		0.6543	0.75	0.7077			
Comments																		

Peak Hour Approach Traffic Volume and Percentage

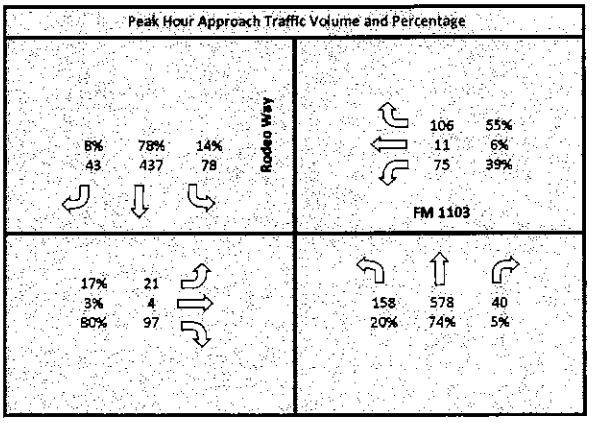


Rodeo Way and FM 1103

Intersection	North/South Street :	Rodeo Way	
	East/West Street :	FM 1103	
City / State	San Antonio, Texas		
Project No.	010-16	Peak Period :	4 — 5:00 PM - 7:00 PM
Date Recorded:	Wednesday, February 17, 2016	Peak Hour:	5:00 PM to 6:00 PM

Start Time	Intersection Approaches																Traffic Control	
	Rodeo Way				Rodeo Way				FM 1103				FM 1103					
	Northbound				Southbound				Eastbound				Westbound					
	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U	Total	Hourly Total
5:00 PM	31	124	7	0	20	91	16	0	3	0	21	0	18	1	24	0	356	
5:15 PM	49	129	14	0	16	112	7	0	6	1	24	0	22	1	33	0	414	
5:30 PM	36	156	11	0	28	119	12	0	8	1	26	0	20	4	22	0	443	
5:45 PM	42	169	8	0	14	115	8	0	4	2	26	0	15	5	27	0	435	1648
6:00 PM																	0	
6:15 PM																	0	
6:30 PM																	0	
6:45 PM																	0	0
	Northbound				Southbound				Eastbound				Westbound					
	Left	Thur	Right		Left	Thur	Right		Left	Thur	Right		Left	Thur	Right		Total	Hourly Total
5:00 PM																	0	
5:15 PM																	0	
5:30 PM																	0	
5:45 PM																	0	0
6:00 PM																	0	
6:15 PM																	0	
6:30 PM																	0	
6:45 PM																	0	0
	Northbound				Southbound				Eastbound				Westbound					
	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U	Left	Thur	Right	U	Total	Hourly Total
5:00 PM	31	124	7	0	20	91	16	0	3	0	21	0	18	1	24	0	356	
5:15 PM	49	129	14	0	16	112	7	0	6	1	24	0	22	1	33	0	414	
5:30 PM	36	156	11	0	28	119	12	0	8	1	26	0	20	4	22	0	443	
5:45 PM	42	169	8	0	14	115	8	0	4	2	26	0	15	5	27	0	435	1648
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	158	578	40	0	78	437	43	0	21	4	97	0	75	11	106	0		
Peak Total	158	578	40	0	78	437	43	0	21	4	97	0	75	11	106	0		
Peak Turn Percent	20%	74%	5%	0%	14%	78%	8%	0%	17%	3%	80%	0%	39%	6%	55%	0%		
Peak Approach Total	776				558				122				192					
FORMULA	196	676	56		112	476	64		32	8	104		88	20	132			
PHF	0.8061	0.855	0.7143		0.6964	0.9181	0.6719		0.6563	0.5	0.9327		0.8523	0.55	0.803			
Comments																		

Peak Hour Approach Traffic Volume and Percentage



APPENDIX C

CAPACITY ANALYSIS WORKSHEETS

Intersection	
Int Delay, s/veh	11.6

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	24	224	446	14	232	32
Future Vol, veh/h	24	224	446	14	232	32
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	243	485	15	252	35

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	500	0	-	0	788	492
Stage 1	-	-	-	-	492	-
Stage 2	-	-	-	-	296	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1064	-	-	-	360	577
Stage 1	-	-	-	-	615	-
Stage 2	-	-	-	-	755	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1064	-	-	-	351	577
Mov Cap-2 Maneuver	-	-	-	-	351	-
Stage 1	-	-	-	-	615	-
Stage 2	-	-	-	-	737	-

Approach	EB	WB	SW
HCM Control Delay, s	0.8	0	42
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	1064	-	-	-	368
HCM Lane V/C Ratio	0.025	-	-	-	0.78
HCM Control Delay (s)	8.5	-	-	-	42
HCM Lane LOS	A	-	-	-	E
HCM 95th %tile Q(veh)	0.1	-	-	-	6.5

Intersection	
Int Delay, s/veh	1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	8	45	424	5	56	839
Future Vol, veh/h	8	45	424	5	56	839
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	49	461	5	61	912

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1498	464	0	0	466	0
Stage 1	464	-	-	-	-	-
Stage 2	1034	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	135	598	-	-	1095	-
Stage 1	633	-	-	-	-	-
Stage 2	343	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	120	598	-	-	1095	-
Mov Cap-2 Maneuver	120	-	-	-	-	-
Stage 1	633	-	-	-	-	-
Stage 2	304	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	16.4	0	0.5
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	373	1095	-
HCM Lane V/C Ratio	-	-	0.154	0.056	-
HCM Control Delay (s)	-	-	16.4	8.5	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0.2	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	101	167	10	57	490	263	2	115	44	322	174	150
Future Volume (veh/h)	101	167	10	57	490	263	2	115	44	322	174	150
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	110	182	0	62	533	0	2	125	0	350	189	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	216	227	0	582	611	0	488	775	0	543	775	0
Arrive On Green	0.12	0.12	0.00	0.33	0.33	0.00	0.42	0.42	0.00	0.42	0.42	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1189	1863	0	1261	1863	0
Grp Volume(v), veh/h	110	182	0	62	533	0	2	125	0	350	189	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1189	1863	0	1261	1863	0
Q Serve(g_s), s	5.8	9.6	0.0	2.5	27.1	0.0	0.1	4.2	0.0	24.2	6.6	0.0
Cycle Q Clear(g_c), s	5.8	9.6	0.0	2.5	27.1	0.0	6.8	4.2	0.0	28.5	6.6	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	216	227	0	582	611	0	488	775	0	543	775	0
V/C Ratio(X)	0.51	0.80	0.00	0.11	0.87	0.00	0.00	0.16	0.00	0.64	0.24	0.00
Avail Cap(c_a), veh/h	319	335	0	995	1045	0	488	775	0	543	775	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	41.4	43.0	0.0	23.6	31.8	0.0	21.3	18.4	0.0	27.3	19.1	0.0
Incr Delay (d2), s/veh	1.8	8.4	0.0	0.1	4.3	0.0	0.0	0.4	0.0	5.8	0.7	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.0	5.4	0.0	1.2	14.7	0.0	0.0	2.3	0.0	9.2	3.6	0.0
LnGrp Delay(d),s/veh	43.3	51.4	0.0	23.6	36.2	0.0	21.3	18.9	0.0	33.1	19.9	0.0
LnGrp LOS	D	D		C	D		C	B		C	B	
Approach Vol, veh/h		292			595			127			539	
Approach Delay, s/veh		48.3			34.9			18.9			28.5	
Approach LOS		D			C			B			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		46.4		16.8		46.4		37.5
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		41.9		18.1		41.9		56.5
Max Q Clear Time (g_c+I1), s		8.8		11.6		30.5		29.1
Green Ext Time (p_c), s		3.3		0.7		2.5		3.9

Intersection Summary	
HCM 2010 Ctrl Delay	33.9
HCM 2010 LOS	C

Intersection	
Int Delay, s/veh	2.6

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	66	26	393	36	22	699
Future Vol, veh/h	66	26	393	36	22	699
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	72	28	427	39	24	760

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1255	447	0	0	466	0
Stage 1	447	-	-	-	-	-
Stage 2	808	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	189	612	-	-	1095	-
Stage 1	644	-	-	-	-	-
Stage 2	438	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	182	612	-	-	1095	-
Mov Cap-2 Maneuver	182	-	-	-	-	-
Stage 1	644	-	-	-	-	-
Stage 2	421	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	32.8	0	0.3
HCM LOS	D		

Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	227	1095	-
HCM Lane V/C Ratio	-	-	0.441	0.022	-
HCM Control Delay (s)	-	-	32.8	8.4	0
HCM Lane LOS	-	-	D	A	A
HCM 95th %tile Q(veh)	-	-	2.1	0.1	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	35	77	109	153	17	140	76	214	80	390	485	10
Future Volume (veh/h)	35	77	109	153	17	140	76	214	80	390	485	10
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	38	84	118	166	18	152	83	233	87	424	527	11
Adj No. of Lanes	1	1	1	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	305	435	370	363	40	336	511	779	291	675	1095	23
Arrive On Green	0.23	0.23	0.23	0.23	0.23	0.23	0.60	0.60	0.60	0.60	0.60	0.60
Sat Flow, veh/h	1210	1863	1583	1175	170	1439	864	1294	483	1055	1818	38
Grp Volume(v), veh/h	38	84	118	166	0	170	83	0	320	424	0	538
Grp Sat Flow(s),veh/h/ln	1210	1863	1583	1175	0	1609	864	0	1777	1055	0	1856
Q Serve(g_s), s	1.5	2.0	3.4	7.2	0.0	5.0	3.3	0.0	4.8	17.9	0.0	8.9
Cycle Q Clear(g_c), s	6.5	2.0	3.4	9.2	0.0	5.0	12.2	0.0	4.8	22.6	0.0	8.9
Prop In Lane	1.00		1.00	1.00		0.89	1.00		0.27	1.00		0.02
Lane Grp Cap(c), veh/h	305	435	370	363	0	376	511	0	1070	675	0	1118
V/C Ratio(X)	0.12	0.19	0.32	0.46	0.00	0.45	0.16	0.00	0.30	0.63	0.00	0.48
Avail Cap(c_a), veh/h	419	612	520	475	0	528	511	0	1070	675	0	1118
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.8	16.9	17.4	20.6	0.0	18.0	9.5	0.0	5.3	10.8	0.0	6.1
Incr Delay (d2), s/veh	0.2	0.2	0.5	0.9	0.0	0.9	0.7	0.0	0.7	4.4	0.0	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	1.0	1.5	2.4	0.0	2.3	0.9	0.0	2.5	5.9	0.0	4.9
LnGrp Delay(d),s/veh	21.0	17.1	17.9	21.4	0.0	18.8	10.2	0.0	6.0	15.2	0.0	7.6
LnGrp LOS	C	B	B	C		B	B		A	B		A
Approach Vol, veh/h		240			336			403			962	
Approach Delay, s/veh		18.1			20.1			6.9			10.9	
Approach LOS		B			C			A			B	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		37.5		17.3		37.5		17.3
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		33.0		18.0		33.0		18.0
Max Q Clear Time (g_c+I1), s		14.2		8.5		24.6		11.2
Green Ext Time (p_c), s		8.2		2.0		4.9		1.6

Intersection Summary	
HCM 2010 Ctrl Delay	12.6
HCM 2010 LOS	B

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	115	486	449	37	23	50
Future Vol, veh/h	115	486	449	37	23	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	125	528	488	40	25	54

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	528	0	-	0	1286	508
Stage 1	-	-	-	-	508	-
Stage 2	-	-	-	-	778	-
Critical Hdwy	4.12	-	-	-	7.12	6.22
Critical Hdwy Stg 1	-	-	-	-	6.12	-
Critical Hdwy Stg 2	-	-	-	-	6.12	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1039	-	-	-	141	565
Stage 1	-	-	-	-	547	-
Stage 2	-	-	-	-	389	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1039	-	-	-	128	565
Mov Cap-2 Maneuver	-	-	-	-	128	-
Stage 1	-	-	-	-	481	-
Stage 2	-	-	-	-	342	-

Approach	EB	WB	SW
HCM Control Delay, s	1.7	0	23.6
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	1039	-	-	-	272
HCM Lane V/C Ratio	0.12	-	-	-	0.292
HCM Control Delay (s)	8.9	-	-	-	23.6
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.4	-	-	-	1.2

Intersection	
Int Delay, s/veh	1.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	11	66	854	11	6	71
Future Vol, veh/h	11	66	854	11	6	71
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	72	928	12	7	77

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1024	934	0	0	940	0
Stage 1	934	-	-	-	-	-
Stage 2	90	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	261	322	-	-	729	-
Stage 1	382	-	-	-	-	-
Stage 2	934	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	258	322	-	-	729	-
Mov Cap-2 Maneuver	258	-	-	-	-	-
Stage 1	382	-	-	-	-	-
Stage 2	925	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	20.8	0	0.8
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	311	729	-
HCM Lane V/C Ratio	-	-	0.269	0.009	-
HCM Control Delay (s)	-	-	20.8	10	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	1.1	0	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	248	635	10	73	346	409	19	209	104	466	141	114
Future Volume (veh/h)	248	635	10	73	346	409	19	209	104	466	141	114
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	270	690	0	79	376	0	21	227	0	507	153	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	492	517	0	420	441	0	373	517	0	315	517	0
Arrive On Green	0.28	0.28	0.00	0.24	0.24	0.00	0.28	0.28	0.00	0.28	0.28	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1229	1863	0	1149	1863	0
Grp Volume(v), veh/h	270	690	0	79	376	0	21	227	0	507	153	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1229	1863	0	1149	1863	0
Q Serve(g_s), s	8.4	18.0	0.0	2.3	12.5	0.0	0.9	6.5	0.0	11.5	4.2	0.0
Cycle Q Clear(g_c), s	8.4	18.0	0.0	2.3	12.5	0.0	5.1	6.5	0.0	18.0	4.2	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	492	517	0	420	441	0	373	517	0	315	517	0
V/C Ratio(X)	0.55	1.33	0.00	0.19	0.85	0.00	0.06	0.44	0.00	1.61	0.30	0.00
Avail Cap(c_a), veh/h	492	517	0	492	517	0	373	517	0	315	517	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	20.0	23.4	0.0	19.8	23.7	0.0	20.4	19.3	0.0	28.7	18.4	0.0
Incr Delay (d2), s/veh	1.3	163.4	0.0	0.2	11.5	0.0	0.3	2.7	0.0	289.3	1.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.3	32.5	0.0	1.1	7.8	0.0	0.3	3.7	0.0	30.8	2.4	0.0
LnGrp Delay(d),s/veh	21.3	186.8	0.0	20.0	35.2	0.0	20.7	22.0	0.0	318.0	19.9	0.0
LnGrp LOS	C	F		B	D		C	C		F	B	
Approach Vol, veh/h		960			455			248			660	
Approach Delay, s/veh		140.3			32.5			21.9			248.9	
Approach LOS		F			C			C			F	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		22.5		22.5		22.5		19.9
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0
Max Q Clear Time (g_c+I1), s		8.5		20.0		20.0		14.5
Green Ext Time (p_c), s		3.3		0.0		0.0		0.8

Intersection Summary	
HCM 2010 Ctrl Delay	137.4
HCM 2010 LOS	F

Intersection	
Int Delay, s/veh	2.8

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	53	49	575	74	35	518
Future Vol, veh/h	53	49	575	74	35	518
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	58	53	625	80	38	563

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1304	665	0	0	705	0
Stage 1	665	-	-	-	-	-
Stage 2	639	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	177	460	-	-	893	-
Stage 1	511	-	-	-	-	-
Stage 2	526	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	166	460	-	-	893	-
Mov Cap-2 Maneuver	166	-	-	-	-	-
Stage 1	511	-	-	-	-	-
Stage 2	493	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	32.3	0	0.6
HCM LOS	D		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	240	893	-
HCM Lane V/C Ratio	-	-	0.462	0.043	-
HCM Control Delay (s)	-	-	32.3	9.2	0
HCM Lane LOS	-	-	D	A	A
HCM 95th %tile Q(veh)	-	-	2.3	0.1	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	22	4	103	79	12	112	167	611	42	82	462	45
Future Volume (veh/h)	22	4	103	79	12	112	167	611	42	82	462	45
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	24	4	112	86	13	122	182	664	46	89	502	49
Adj No. of Lanes	1	1	1	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	246	295	251	344	25	230	584	1138	79	474	1104	108
Arrive On Green	0.16	0.16	0.16	0.16	0.16	0.16	0.66	0.66	0.66	0.66	0.66	0.66
Sat Flow, veh/h	1249	1863	1583	1271	155	1452	853	1722	119	736	1671	163
Grp Volume(v), veh/h	24	4	112	86	0	135	182	0	710	89	0	551
Grp Sat Flow(s),veh/h/ln	1249	1863	1583	1271	0	1607	853	0	1842	736	0	1834
Q Serve(g_s), s	0.9	0.1	3.2	3.0	0.0	3.8	6.5	0.0	10.6	3.8	0.0	7.3
Cycle Q Clear(g_c), s	4.7	0.1	3.2	3.1	0.0	3.8	13.8	0.0	10.6	14.4	0.0	7.3
Prop In Lane	1.00		1.00	1.00		0.90	1.00		0.06	1.00		0.09
Lane Grp Cap(c), veh/h	246	295	251	344	0	255	584	0	1217	474	0	1212
V/C Ratio(X)	0.10	0.01	0.45	0.25	0.00	0.53	0.31	0.00	0.58	0.19	0.00	0.45
Avail Cap(c_a), veh/h	502	677	576	604	0	584	584	0	1217	474	0	1212
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	21.4	17.7	19.0	19.0	0.0	19.2	7.4	0.0	4.7	8.6	0.0	4.1
Incr Delay (d2), s/veh	0.2	0.0	1.2	0.4	0.0	1.7	1.4	0.0	2.0	0.9	0.0	1.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	1.5	1.1	0.0	1.8	1.7	0.0	5.8	0.9	0.0	3.9
LnGrp Delay(d),s/veh	21.6	17.7	20.2	19.4	0.0	21.0	8.8	0.0	6.7	9.5	0.0	5.3
LnGrp LOS	C	B	C	B		C	A		A	A		A
Approach Vol, veh/h		140			221			892			640	
Approach Delay, s/veh		20.4			20.3			7.1			5.9	
Approach LOS		C			C			A			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		37.4		12.4		37.4		12.4
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		32.9		18.1		32.9		18.1
Max Q Clear Time (g_c+I1), s		15.8		6.7		16.4		5.8
Green Ext Time (p_c), s		9.8		1.2		9.6		1.3

Intersection Summary	
HCM 2010 Ctrl Delay	9.2
HCM 2010 LOS	A

Intersection	
Int Delay, s/veh	15.3

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	42	296	590	19	42	307
Future Vol, veh/h	42	296	590	19	42	307
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	46	322	641	21	46	334

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	662	0	-	0	1065	652
Stage 1	-	-	-	-	652	-
Stage 2	-	-	-	-	413	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	927	-	-	-	246	468
Stage 1	-	-	-	-	518	-
Stage 2	-	-	-	-	668	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	927	-	-	-	234	468
Mov Cap-2 Maneuver	-	-	-	-	234	-
Stage 1	-	-	-	-	518	-
Stage 2	-	-	-	-	635	-

Approach	EB	WB	SW
HCM Control Delay, s	1.1	0	55.7
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	927	-	-	-	418
HCM Lane V/C Ratio	0.049	-	-	-	0.908
HCM Control Delay (s)	9.1	-	-	-	55.7
HCM Lane LOS	A	-	-	-	F
HCM 95th %tile Q(veh)	0.2	-	-	-	9.8

Intersection	
Int Delay, s/veh	1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	11	60	561	7	74	1110
Future Vol, veh/h	11	60	561	7	74	1110
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	65	610	8	80	1207

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1378	309	0	0	617	0
Stage 1	614	-	-	-	-	-
Stage 2	764	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	136	687	-	-	959	-
Stage 1	502	-	-	-	-	-
Stage 2	420	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	125	687	-	-	959	-
Mov Cap-2 Maneuver	125	-	-	-	-	-
Stage 1	502	-	-	-	-	-
Stage 2	385	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	16	0	0.6
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	405	959	-
HCM Lane V/C Ratio	-	-	0.191	0.084	-
HCM Control Delay (s)	-	-	16	9.1	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.7	0.3	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	134	221	13	75	648	348	3	152	58	426	230	198
Future Volume (veh/h)	134	221	13	75	648	348	3	152	58	426	230	198
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	146	240	0	82	704	0	3	165	0	463	250	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	227	239	0	712	747	0	366	703	0	435	703	0
Arrive On Green	0.13	0.13	0.00	0.40	0.40	0.00	0.38	0.38	0.00	0.38	0.38	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1125	1863	0	1216	1863	0
Grp Volume(v), veh/h	146	240	0	82	704	0	3	165	0	463	250	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1125	1863	0	1216	1863	0
Q Serve(g_s), s	11.3	18.5	0.0	4.2	52.6	0.0	0.3	8.7	0.0	45.8	13.9	0.0
Cycle Q Clear(g_c), s	11.3	18.5	0.0	4.2	52.6	0.0	14.2	8.7	0.0	54.5	13.9	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	227	239	0	712	747	0	366	703	0	435	703	0
V/C Ratio(X)	0.64	1.01	0.00	0.12	0.94	0.00	0.01	0.23	0.00	1.06	0.36	0.00
Avail Cap(c_a), veh/h	227	239	0	780	819	0	366	703	0	435	703	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	59.8	63.0	0.0	27.2	41.6	0.0	37.5	30.7	0.0	52.0	32.4	0.0
Incr Delay (d2), s/veh	6.0	59.9	0.0	0.1	18.0	0.0	0.0	0.8	0.0	61.4	1.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.9	13.4	0.0	2.1	30.7	0.0	0.1	4.6	0.0	24.7	7.4	0.0
LnGrp Delay(d),s/veh	65.9	122.9	0.0	27.2	59.7	0.0	37.5	31.5	0.0	113.4	33.8	0.0
LnGrp LOS	E	F		C	E		D	C		F	C	
Approach Vol, veh/h		386			786			168			713	
Approach Delay, s/veh		101.3			56.3			31.6			85.5	
Approach LOS		F			E			C			F	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		59.0		23.0		59.0		62.5
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		54.5		18.5		54.5		63.5
Max Q Clear Time (g_c+I1), s		16.2		20.5		56.5		54.6
Green Ext Time (p_c), s		4.9		0.0		0.0		3.4

Intersection Summary	
HCM 2010 Ctrl Delay	72.9
HCM 2010 LOS	E

Intersection	
Int Delay, s/veh	3.1

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	87	34	520	48	29	924
Future Vol, veh/h	87	34	520	48	29	924
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	95	37	565	52	32	1004

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1156	309	0	0	617	0
Stage 1	591	-	-	-	-	-
Stage 2	565	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	190	687	-	-	959	-
Stage 1	516	-	-	-	-	-
Stage 2	532	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	184	687	-	-	959	-
Mov Cap-2 Maneuver	184	-	-	-	-	-
Stage 1	516	-	-	-	-	-
Stage 2	514	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	39.1	0	0.3
HCM LOS	E		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	232	959	-
HCM Lane V/C Ratio	-	-	0.567	0.033	-
HCM Control Delay (s)	-	-	39.1	8.9	-
HCM Lane LOS	-	-	E	A	-
HCM 95th %tile Q(veh)	-	-	3.1	0.1	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	102	144	202	22	185	101	283	106	516	641	13
Future Volume (veh/h)	46	102	144	202	22	185	101	283	106	516	641	13
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	50	111	157	220	24	201	110	308	115	561	697	14
Adj No. of Lanes	1	2	1	1	2	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	184	728	325	279	364	325	451	899	336	655	1264	25
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.21	0.69	0.69	0.69	0.69	0.69	0.69
Sat Flow, veh/h	1151	3539	1583	1107	1770	1583	736	1294	483	960	1820	37
Grp Volume(v), veh/h	50	111	157	220	24	201	110	0	423	561	0	711
Grp Sat Flow(s),veh/h/ln	1151	1770	1583	1107	1770	1583	736	0	1777	960	0	1856
Q Serve(g_s), s	3.7	2.3	7.9	16.2	1.0	10.4	7.8	0.0	8.6	50.7	0.0	17.1
Cycle Q Clear(g_c), s	14.1	2.3	7.9	18.5	1.0	10.4	24.9	0.0	8.6	59.3	0.0	17.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.27	1.00		0.02
Lane Grp Cap(c), veh/h	184	728	325	279	364	325	451	0	1234	655	0	1289
V/C Ratio(X)	0.27	0.15	0.48	0.79	0.07	0.62	0.24	0.00	0.34	0.86	0.00	0.55
Avail Cap(c_a), veh/h	184	728	325	279	364	325	451	0	1234	655	0	1289
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	39.0	29.3	31.5	37.7	28.8	32.5	13.0	0.0	5.5	17.4	0.0	6.8
Incr Delay (d2), s/veh	0.8	0.1	1.1	14.0	0.1	3.5	1.3	0.0	0.8	13.5	0.0	1.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	1.1	3.5	6.5	0.5	4.8	1.7	0.0	4.4	15.7	0.0	9.1
LnGrp Delay(d),s/veh	39.7	29.4	32.6	51.7	28.9	36.0	14.3	0.0	6.3	30.9	0.0	8.5
LnGrp LOS	D	C	C	D	C	D	B		A	C		A
Approach Vol, veh/h		318			445			533			1272	
Approach Delay, s/veh		32.6			43.4			7.9			18.4	
Approach LOS		C			D			A			B	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		67.0		23.0		67.0		23.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		62.5		18.5		62.5		18.5
Max Q Clear Time (g_c+I1), s		26.9		16.1		61.3		20.5
Green Ext Time (p_c), s		17.0		1.0		1.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	22.3
HCM 2010 LOS	C

Intersection	
Int Delay, s/veh	5.1

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	201	643	594	49	30	66
Future Vol, veh/h	201	643	594	49	30	66
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	218	699	646	53	33	72

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	699	0	-	0	1808	672
Stage 1	-	-	-	-	672	-
Stage 2	-	-	-	-	1136	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	898	-	-	-	87	456
Stage 1	-	-	-	-	508	-
Stage 2	-	-	-	-	306	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	898	-	-	-	66	456
Mov Cap-2 Maneuver	-	-	-	-	66	-
Stage 1	-	-	-	-	508	-
Stage 2	-	-	-	-	232	-

Approach	EB	WB	SW
HCM Control Delay, s	2.5	0	62.1
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	898	-	-	-	160
HCM Lane V/C Ratio	0.243	-	-	-	0.652
HCM Control Delay (s)	10.3	-	-	-	62.1
HCM Lane LOS	B	-	-	-	F
HCM 95th %tile Q(veh)	1	-	-	-	3.7

Intersection	
Int Delay, s/veh	2.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	87	1129	15	94	817
Future Vol, veh/h	15	87	1129	15	94	817
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	95	1227	16	102	888

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1883	622	0	0	1243	0
Stage 1	1235	-	-	-	-	-
Stage 2	648	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	63	430	-	-	556	-
Stage 1	238	-	-	-	-	-
Stage 2	483	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	51	430	-	-	556	-
Mov Cap-2 Maneuver	51	-	-	-	-	-
Stage 1	238	-	-	-	-	-
Stage 2	394	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	41.5	0	1.3
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	205	556	-
HCM Lane V/C Ratio	-	-	0.541	0.184	-
HCM Control Delay (s)	-	-	41.5	12.9	-
HCM Lane LOS	-	-	E	B	-
HCM 95th %tile Q(veh)	-	-	2.8	0.7	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	328	840	13	97	458	541	25	276	138	616	186	151
Future Volume (veh/h)	328	840	13	97	458	541	25	276	138	616	186	151
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	357	913	0	105	498	0	27	300	0	670	202	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	408	428	0	455	478	0	463	789	0	384	789	0
Arrive On Green	0.23	0.23	0.00	0.26	0.26	0.00	0.42	0.42	0.00	0.42	0.42	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1175	1863	0	1075	1863	0
Grp Volume(v), veh/h	357	913	0	105	498	0	27	300	0	670	202	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1175	1863	0	1075	1863	0
Q Serve(g_s), s	29.1	34.5	0.0	7.0	38.5	0.0	2.3	16.6	0.0	46.9	10.5	0.0
Cycle Q Clear(g_c), s	29.1	34.5	0.0	7.0	38.5	0.0	12.8	16.6	0.0	63.5	10.5	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	408	428	0	455	478	0	463	789	0	384	789	0
V/C Ratio(X)	0.87	2.13	0.00	0.23	1.04	0.00	0.06	0.38	0.00	1.74	0.26	0.00
Avail Cap(c_a), veh/h	408	428	0	455	478	0	463	789	0	384	789	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	55.7	57.8	0.0	44.0	55.8	0.0	32.1	29.7	0.0	54.5	28.0	0.0
Incr Delay (d2), s/veh	18.6	516.8	0.0	0.3	52.4	0.0	0.2	1.4	0.0	345.7	0.8	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	16.4	79.2	0.0	3.5	26.7	0.0	0.8	8.8	0.0	52.8	5.6	0.0
LnGrp Delay(d),s/veh	74.3	574.5	0.0	44.3	108.2	0.0	32.4	31.1	0.0	400.2	28.8	0.0
LnGrp LOS	E	F		D	F		C	C		F	C	
Approach Vol, veh/h		1270			603			327			872	
Approach Delay, s/veh		433.9			97.0			31.2			314.2	
Approach LOS		F			F			C			F	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		68.0		39.0		68.0		43.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		63.5		34.5		63.5		38.5
Max Q Clear Time (g_c+I1), s		18.6		36.5		65.5		40.5
Green Ext Time (p_c), s		8.4		0.0		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	290.9
HCM 2010 LOS	F

Intersection	
Int Delay, s/veh	7.5

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	70	65	760	98	46	686
Future Vol, veh/h	70	65	760	98	46	686
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	76	71	826	107	50	746

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1352	466	0	0	933	0
Stage 1	879	-	-	-	-	-
Stage 2	473	-	-	-	-	-
Critical Hdwy	7.54	6.94	-	-	4.14	-
Critical Hdwy Stg 1	6.54	-	-	-	-	-
Critical Hdwy Stg 2	6.54	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	109	543	-	-	729	-
Stage 1	309	-	-	-	-	-
Stage 2	541	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	103	543	-	-	729	-
Mov Cap-2 Maneuver	103	-	-	-	-	-
Stage 1	309	-	-	-	-	-
Stage 2	504	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	92.6	0	0.6
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	169	729	-
HCM Lane V/C Ratio	-	-	0.868	0.069	-
HCM Control Delay (s)	-	-	92.6	10.3	-
HCM Lane LOS	-	-	F	B	-
HCM 95th %tile Q(veh)	-	-	6.2	0.2	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	29	6	136	104	16	148	221	808	56	108	611	60
Future Volume (veh/h)	29	6	136	104	16	148	221	808	56	108	611	60
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	32	7	148	113	17	161	240	878	61	117	664	65
Adj No. of Lanes	1	2	1	1	2	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	211	614	275	325	307	275	458	1177	82	325	1142	112
Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.17	0.68	0.68	0.68	0.68	0.68	0.68
Sat Flow, veh/h	1201	3539	1583	1227	1770	1583	723	1722	120	594	1670	164
Grp Volume(v), veh/h	32	7	148	113	17	161	240	0	939	117	0	729
Grp Sat Flow(s),veh/h/ln	1201	1770	1583	1227	1770	1583	723	0	1842	594	0	1834
Q Serve(g_s), s	1.6	0.1	5.4	5.3	0.5	5.9	16.4	0.0	20.7	10.0	0.0	13.1
Cycle Q Clear(g_c), s	7.5	0.1	5.4	5.4	0.5	5.9	29.6	0.0	20.7	30.7	0.0	13.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.06	1.00		0.09
Lane Grp Cap(c), veh/h	211	614	275	325	307	275	458	0	1259	325	0	1253
V/C Ratio(X)	0.15	0.01	0.54	0.35	0.06	0.59	0.52	0.00	0.75	0.36	0.00	0.58
Avail Cap(c_a), veh/h	346	1012	453	463	506	453	458	0	1259	325	0	1253
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	27.4	21.5	23.7	23.8	21.7	23.9	13.0	0.0	6.4	16.3	0.0	5.2
Incr Delay (d2), s/veh	0.3	0.0	1.6	0.6	0.1	2.0	4.3	0.0	4.1	3.1	0.0	2.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.1	2.5	1.8	0.3	2.7	3.8	0.0	11.6	1.9	0.0	7.2
LnGrp Delay(d),s/veh	27.7	21.5	25.3	24.4	21.8	25.9	17.3	0.0	10.5	19.4	0.0	7.2
LnGrp LOS	C	C	C	C	C	C	B		B	B		A
Approach Vol, veh/h		187			291			1179			846	
Approach Delay, s/veh		25.6			25.1			11.9			8.9	
Approach LOS		C			C			B			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		47.5		15.4		47.5		15.4
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		43.0		18.0		43.0		18.0
Max Q Clear Time (g_c+I1), s		31.6		9.5		32.7		7.9
Green Ext Time (p_c), s		9.5		1.5		8.6		1.6

Intersection Summary	
HCM 2010 Ctrl Delay	13.4
HCM 2010 LOS	B

Intersection	
Int Delay, s/veh	73.6

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	62	296	590	29	64	450
Future Vol, veh/h	62	296	590	29	64	450
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	67	322	641	32	70	489

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	673	0	-	0	1114	657
Stage 1	-	-	-	-	657	-
Stage 2	-	-	-	-	457	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	918	-	-	-	230	~ 465
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	638	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	918	-	-	-	213	~ 465
Mov Cap-2 Maneuver	-	-	-	-	213	-
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	591	-

Approach	EB	WB	SW
HCM Control Delay, s	1.6	0	212.5
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	918	-	-	-	405
HCM Lane V/C Ratio	0.073	-	-	-	1.379
HCM Control Delay (s)	9.2	-	-	-	212.5
HCM Lane LOS	A	-	-	-	F
HCM 95th %tile Q(veh)	0.2	-	-	-	27

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	93	693	11	107	1183
Future Vol, veh/h	16	93	693	11	107	1183
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	101	753	12	116	1286

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1635	383	0	0	765	0
Stage 1	759	-	-	-	-	-
Stage 2	876	-	-	-	-	-
Critical Hdwy	7.54	6.94	-	-	4.14	-
Critical Hdwy Stg 1	6.54	-	-	-	-	-
Critical Hdwy Stg 2	6.54	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	67	615	-	-	844	-
Stage 1	365	-	-	-	-	-
Stage 2	310	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	60	615	-	-	844	-
Mov Cap-2 Maneuver	60	-	-	-	-	-
Stage 1	365	-	-	-	-	-
Stage 2	267	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	29.8	0	0.8
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	261	844	-
HCM Lane V/C Ratio	-	-	0.454	0.138	-
HCM Control Delay (s)	-	-	29.8	9.9	-
HCM Lane LOS	-	-	D	A	-
HCM 95th %tile Q(veh)	-	-	2.2	0.5	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	238	144	202	138	185	101	283	106	516	641	13
Future Volume (veh/h)	46	238	144	202	138	185	101	283	106	516	641	13
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	50	259	157	220	150	201	110	308	115	561	697	14
Adj No. of Lanes	1	2	1	1	2	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	213	818	366	255	409	366	416	849	317	617	1194	24
Arrive On Green	0.23	0.23	0.23	0.23	0.23	0.23	0.66	0.66	0.66	0.66	0.66	0.66
Sat Flow, veh/h	1026	3539	1583	966	1770	1583	736	1294	483	960	1820	37
Grp Volume(v), veh/h	50	259	157	220	150	201	110	0	423	561	0	711
Grp Sat Flow(s),veh/h/ln	1026	1770	1583	966	1770	1583	736	0	1777	960	0	1856
Q Serve(g_s), s	3.6	4.9	6.8	13.6	5.7	8.9	7.8	0.0	8.6	43.9	0.0	17.1
Cycle Q Clear(g_c), s	12.6	4.9	6.8	18.5	5.7	8.9	24.9	0.0	8.6	52.5	0.0	17.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.27	1.00		0.02
Lane Grp Cap(c), veh/h	213	818	366	255	409	366	416	0	1166	617	0	1218
V/C Ratio(X)	0.24	0.32	0.43	0.86	0.37	0.55	0.26	0.00	0.36	0.91	0.00	0.58
Avail Cap(c_a), veh/h	213	818	366	255	409	366	416	0	1166	617	0	1218
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	32.6	25.5	26.2	34.9	25.8	27.1	14.6	0.0	6.2	19.4	0.0	7.7
Incr Delay (d2), s/veh	0.6	0.2	0.8	24.9	0.5	1.7	1.6	0.0	0.9	19.7	0.0	2.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	2.4	3.0	6.6	2.9	4.1	1.8	0.0	4.4	15.7	0.0	9.2
LnGrp Delay(d),s/veh	33.2	25.7	27.0	59.8	26.4	28.8	16.2	0.0	7.1	39.1	0.0	9.7
LnGrp LOS	C	C	C	E	C	C	B		A	D		A
Approach Vol, veh/h		466			571			533			1272	
Approach Delay, s/veh		27.0			40.1			9.0			22.7	
Approach LOS		C			D			A			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		57.0		23.0		57.0		23.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		52.5		18.5		52.5		18.5
Max Q Clear Time (g_c+I1), s		26.9		14.6		54.5		20.5
Green Ext Time (p_c), s		14.3		2.1		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	24.3
HCM 2010 LOS	C

Intersection	
Int Delay, s/veh	6.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	318	40	61	191	165	110
Future Vol, veh/h	318	40	61	191	165	110
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	346	43	66	208	179	120

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	389	0	707	367
Stage 1	-	-	-	-	367	-
Stage 2	-	-	-	-	340	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1170	-	402	678
Stage 1	-	-	-	-	701	-
Stage 2	-	-	-	-	721	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1170	-	379	678
Mov Cap-2 Maneuver	-	-	-	-	488	-
Stage 1	-	-	-	-	701	-
Stage 2	-	-	-	-	680	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2	19.1
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	550	-	-	1170	-
HCM Lane V/C Ratio	0.543	-	-	0.057	-
HCM Control Delay (s)	19.1	-	-	8.3	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	3.2	-	-	0.2	-

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	110	165	30	61	349	71
Future Vol, veh/h	110	165	30	61	349	71
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	120	179	33	66	379	77

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	550	418	457	0	-	0
Stage 1	418	-	-	-	-	-
Stage 2	132	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	496	635	1104	-	-	-
Stage 1	664	-	-	-	-	-
Stage 2	894	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	481	635	1104	-	-	-
Mov Cap-2 Maneuver	481	-	-	-	-	-
Stage 1	664	-	-	-	-	-
Stage 2	866	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	18.4	2.8	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1104	-	563	-	-
HCM Lane V/C Ratio	0.03	-	0.531	-	-
HCM Control Delay (s)	8.4	0	18.4	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	3.1	-	-

Intersection	
Int Delay, s/veh	73.6

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	62	296	590	29	64	450
Future Vol, veh/h	62	296	590	29	64	450
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	67	322	641	32	70	489

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	673	0	-	0	1114	657
Stage 1	-	-	-	-	657	-
Stage 2	-	-	-	-	457	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	918	-	-	-	230	~ 465
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	638	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	918	-	-	-	213	~ 465
Mov Cap-2 Maneuver	-	-	-	-	213	-
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	591	-

Approach	EB	WB	SW
HCM Control Delay, s	1.6	0	212.5
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	918	-	-	-	405
HCM Lane V/C Ratio	0.073	-	-	-	1.379
HCM Control Delay (s)	9.2	-	-	-	212.5
HCM Lane LOS	A	-	-	-	F
HCM 95th %tile Q(veh)	0.2	-	-	-	27

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection	
Int Delay, s/veh	1.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	93	693	11	107	1183
Future Vol, veh/h	16	93	693	11	107	1183
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	100	-	-	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	101	753	12	116	1286

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1635	383	0	0	765	0
Stage 1	759	-	-	-	-	-
Stage 2	876	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	92	615	-	-	844	-
Stage 1	423	-	-	-	-	-
Stage 2	368	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	79	615	-	-	844	-
Mov Cap-2 Maneuver	79	-	-	-	-	-
Stage 1	423	-	-	-	-	-
Stage 2	317	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.5	0	0.8
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	79	615	844	-
HCM Lane V/C Ratio	-	-	0.22	0.164	0.138	-
HCM Control Delay (s)	-	-	63	12	9.9	-
HCM Lane LOS	-	-	F	B	A	-
HCM 95th %tile Q(veh)	-	-	0.8	0.6	0.5	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	134	242	13	91	781	419	3	152	63	466	230	198
Future Volume (veh/h)	134	242	13	91	781	419	3	152	63	466	230	198
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	146	263	0	99	849	0	3	165	0	507	250	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	219	230	0	763	801	0	337	664	0	406	664	0
Arrive On Green	0.12	0.12	0.00	0.43	0.43	0.00	0.36	0.36	0.00	0.36	0.36	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1125	1863	0	1216	1863	0
Grp Volume(v), veh/h	146	263	0	99	849	0	3	165	0	507	250	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1125	1863	0	1216	1863	0
Q Serve(g_s), s	11.8	18.5	0.0	5.1	64.5	0.0	0.3	9.4	0.0	44.1	15.0	0.0
Cycle Q Clear(g_c), s	11.8	18.5	0.0	5.1	64.5	0.0	15.3	9.4	0.0	53.5	15.0	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	219	230	0	763	801	0	337	664	0	406	664	0
V/C Ratio(X)	0.67	1.14	0.00	0.13	1.06	0.00	0.01	0.25	0.00	1.25	0.38	0.00
Avail Cap(c_a), veh/h	219	230	0	763	801	0	337	664	0	406	664	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	62.8	65.8	0.0	25.8	42.8	0.0	41.5	34.1	0.0	55.6	35.9	0.0
Incr Delay (d2), s/veh	7.5	104.0	0.0	0.1	48.9	0.0	0.0	0.9	0.0	131.5	1.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.3	16.1	0.0	2.5	44.0	0.0	0.1	5.0	0.0	31.6	8.0	0.0
LnGrp Delay(d),s/veh	70.3	169.7	0.0	25.9	91.6	0.0	41.6	35.0	0.0	187.0	37.5	0.0
LnGrp LOS	E	F		C	F		D	C		F	D	
Approach Vol, veh/h		409			948			168			757	
Approach Delay, s/veh		134.2			84.8			35.1			137.6	
Approach LOS		F			F			D			F	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		58.0		23.0		58.0		69.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		53.5		18.5		53.5		64.5
Max Q Clear Time (g_c+I1), s		17.3		20.5		55.5		66.5
Green Ext Time (p_c), s		5.1		0.0		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	107.5
HCM 2010 LOS	F

Intersection	
Int Delay, s/veh	13

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	137	56	630	70	41	990
Future Vol, veh/h	137	56	630	70	41	990
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	100	-	-	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	149	61	685	76	45	1076

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1350	380	0	0	761	0
Stage 1	723	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 142	618	-	-	847	-
Stage 1	441	-	-	-	-	-
Stage 2	495	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 134	618	-	-	847	-
Mov Cap-2 Maneuver	~ 134	-	-	-	-	-
Stage 1	441	-	-	-	-	-
Stage 2	469	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	127.9	0	0.4
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NER	WBLn1	WBLn2	SWL	SWT
Capacity (veh/h)	-	-	134	618	847	-
HCM Lane V/C Ratio	-	-	1.111	0.098	0.053	-
HCM Control Delay (s)	-	-	175.5	11.5	9.5	-
HCM Lane LOS	-	-	F	B	A	-
HCM 95th %tile Q(veh)	-	-	8.5	0.3	0.2	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	238	144	202	138	185	101	283	106	516	641	13
Future Volume (veh/h)	46	238	144	202	138	185	101	283	106	516	641	13
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	50	259	157	220	150	201	110	308	115	561	697	14
Adj No. of Lanes	1	2	1	1	2	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	213	818	366	255	409	366	416	849	317	617	1194	24
Arrive On Green	0.23	0.23	0.23	0.23	0.23	0.23	0.66	0.66	0.66	0.66	0.66	0.66
Sat Flow, veh/h	1026	3539	1583	966	1770	1583	736	1294	483	960	1820	37
Grp Volume(v), veh/h	50	259	157	220	150	201	110	0	423	561	0	711
Grp Sat Flow(s),veh/h/ln	1026	1770	1583	966	1770	1583	736	0	1777	960	0	1856
Q Serve(g_s), s	3.6	4.9	6.8	13.6	5.7	8.9	7.8	0.0	8.6	43.9	0.0	17.1
Cycle Q Clear(g_c), s	12.6	4.9	6.8	18.5	5.7	8.9	24.9	0.0	8.6	52.5	0.0	17.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.27	1.00		0.02
Lane Grp Cap(c), veh/h	213	818	366	255	409	366	416	0	1166	617	0	1218
V/C Ratio(X)	0.24	0.32	0.43	0.86	0.37	0.55	0.26	0.00	0.36	0.91	0.00	0.58
Avail Cap(c_a), veh/h	213	818	366	255	409	366	416	0	1166	617	0	1218
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	32.6	25.5	26.2	34.9	25.8	27.1	14.6	0.0	6.2	19.4	0.0	7.7
Incr Delay (d2), s/veh	0.6	0.2	0.8	24.9	0.5	1.7	1.6	0.0	0.9	19.7	0.0	2.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	2.4	3.0	6.6	2.9	4.1	1.8	0.0	4.4	15.7	0.0	9.2
LnGrp Delay(d),s/veh	33.2	25.7	27.0	59.8	26.4	28.8	16.2	0.0	7.1	39.1	0.0	9.7
LnGrp LOS	C	C	C	E	C	C	B		A	D		A
Approach Vol, veh/h		466			571			533			1272	
Approach Delay, s/veh		27.0			40.1			9.0			22.7	
Approach LOS		C			D			A			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		57.0		23.0		57.0		23.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		52.5		18.5		52.5		18.5
Max Q Clear Time (g_c+I1), s		26.9		14.6		54.5		20.5
Green Ext Time (p_c), s		14.3		2.1		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	24.3
HCM 2010 LOS	C

Intersection	
Int Delay, s/veh	6.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	318	40	61	191	165	110
Future Vol, veh/h	318	40	61	191	165	110
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	346	43	66	208	179	120

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	389	0	707	367
Stage 1	-	-	-	-	367	-
Stage 2	-	-	-	-	340	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1170	-	402	678
Stage 1	-	-	-	-	701	-
Stage 2	-	-	-	-	721	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1170	-	379	678
Mov Cap-2 Maneuver	-	-	-	-	488	-
Stage 1	-	-	-	-	701	-
Stage 2	-	-	-	-	680	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2	19.1
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	550	-	-	1170	-
HCM Lane V/C Ratio	0.543	-	-	0.057	-
HCM Control Delay (s)	19.1	-	-	8.3	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	3.2	-	-	0.2	-

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	110	165	30	61	349	71
Future Vol, veh/h	110	165	30	61	349	71
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	120	179	33	66	379	77

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	550	418	457	0	-	0
Stage 1	418	-	-	-	-	-
Stage 2	132	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	496	635	1104	-	-	-
Stage 1	664	-	-	-	-	-
Stage 2	894	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	481	635	1104	-	-	-
Mov Cap-2 Maneuver	481	-	-	-	-	-
Stage 1	664	-	-	-	-	-
Stage 2	866	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	18.4	2.8	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1104	-	563	-	-
HCM Lane V/C Ratio	0.03	-	0.531	-	-
HCM Control Delay (s)	8.4	0	18.4	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	3.1	-	-

Intersection	
Int Delay, s/veh	15.5

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	62	296	590	29	43	297
Future Vol, veh/h	62	296	590	29	43	297
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	67	322	641	32	47	323

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	673	0	-	0	1114	657
Stage 1	-	-	-	-	657	-
Stage 2	-	-	-	-	457	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	918	-	-	-	230	465
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	638	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	918	-	-	-	213	465
Mov Cap-2 Maneuver	-	-	-	-	213	-
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	591	-

Approach	EB	WB	SW
HCM Control Delay, s	1.6	0	58.3
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	918	-	-	-	404
HCM Lane V/C Ratio	0.073	-	-	-	0.915
HCM Control Delay (s)	9.2	-	-	-	58.3
HCM Lane LOS	A	-	-	-	F
HCM 95th %tile Q(veh)	0.2	-	-	-	9.8

Intersection	
Int Delay, s/veh	1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	93	693	11	107	1183
Future Vol, veh/h	16	93	693	11	107	1183
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	101	753	12	116	1286

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1635	383	0	0	765	0
Stage 1	759	-	-	-	-	-
Stage 2	876	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	92	615	-	-	844	-
Stage 1	423	-	-	-	-	-
Stage 2	368	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	79	615	-	-	844	-
Mov Cap-2 Maneuver	79	-	-	-	-	-
Stage 1	423	-	-	-	-	-
Stage 2	317	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	23.8	0	0.8
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	308	844	-
HCM Lane V/C Ratio	-	-	0.385	0.138	-
HCM Control Delay (s)	-	-	23.8	9.9	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	1.7	0.5	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	134	132	13	91	457	419	3	152	63	466	230	198
Future Volume (veh/h)	134	132	13	91	457	419	3	152	63	466	230	198
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	146	143	0	99	497	0	3	165	0	507	250	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	181	190	0	533	560	0	518	909	0	591	909	0
Arrive On Green	0.10	0.10	0.00	0.30	0.30	0.00	0.49	0.49	0.00	0.49	0.49	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1125	1863	0	1216	1863	0
Grp Volume(v), veh/h	146	143	0	99	497	0	3	165	0	507	250	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1125	1863	0	1216	1863	0
Q Serve(g_s), s	9.9	9.2	0.0	5.1	31.3	0.0	0.2	6.1	0.0	49.4	9.8	0.0
Cycle Q Clear(g_c), s	9.9	9.2	0.0	5.1	31.3	0.0	10.0	6.1	0.0	55.5	9.8	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	181	190	0	533	560	0	518	909	0	591	909	0
V/C Ratio(X)	0.81	0.75	0.00	0.19	0.89	0.00	0.01	0.18	0.00	0.86	0.28	0.00
Avail Cap(c_a), veh/h	260	273	0	844	886	0	518	909	0	591	909	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	54.0	53.7	0.0	31.9	41.0	0.0	21.6	17.7	0.0	33.3	18.6	0.0
Incr Delay (d2), s/veh	11.7	7.0	0.0	0.2	7.0	0.0	0.0	0.4	0.0	14.9	0.7	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.5	5.1	0.0	2.5	17.2	0.0	0.1	3.3	0.0	18.9	5.2	0.0
LnGrp Delay(d),s/veh	65.7	60.7	0.0	32.0	48.0	0.0	21.6	18.1	0.0	48.1	19.4	0.0
LnGrp LOS	E	E		C	D		C	B		D	B	
Approach Vol, veh/h		289			596			168			757	
Approach Delay, s/veh		63.2			45.4			18.2			38.6	
Approach LOS		E			D			B			D	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		64.5		17.0		64.5		41.4
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		60.0		18.0		60.0		58.5
Max Q Clear Time (g_c+I1), s		12.0		11.9		57.5		33.3
Green Ext Time (p_c), s		5.2		0.6		1.2		3.6

Intersection Summary	
HCM 2010 Ctrl Delay	42.9
HCM 2010 LOS	D

Intersection	
Int Delay, s/veh	19.3

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	137	56	630	70	41	990
Future Vol, veh/h	137	56	630	70	41	990
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	149	61	685	76	45	1076

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1350	380	0	0	761	0
Stage 1	723	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 142	618	-	-	847	-
Stage 1	441	-	-	-	-	-
Stage 2	495	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 134	618	-	-	847	-
Mov Cap-2 Maneuver	~ 134	-	-	-	-	-
Stage 1	441	-	-	-	-	-
Stage 2	469	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	190.5	0	0.4
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NERWBLn1	SWL	SWT
Capacity (veh/h)	-	- 173	847	-
HCM Lane V/C Ratio	-	- 1.213	0.053	-
HCM Control Delay (s)	-	- 190.5	9.5	-
HCM Lane LOS	-	- F	A	-
HCM 95th %tile Q(veh)	-	- 11.5	0.2	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	238	144	202	138	185	101	283	106	516	641	13
Future Volume (veh/h)	46	238	144	202	138	185	101	283	106	516	641	13
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	50	259	157	220	150	201	110	308	115	561	697	14
Adj No. of Lanes	1	2	1	1	2	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	213	818	366	255	409	366	416	849	317	617	1194	24
Arrive On Green	0.23	0.23	0.23	0.23	0.23	0.23	0.66	0.66	0.66	0.66	0.66	0.66
Sat Flow, veh/h	1026	3539	1583	966	1770	1583	736	1294	483	960	1820	37
Grp Volume(v), veh/h	50	259	157	220	150	201	110	0	423	561	0	711
Grp Sat Flow(s),veh/h/ln	1026	1770	1583	966	1770	1583	736	0	1777	960	0	1856
Q Serve(g_s), s	3.6	4.9	6.8	13.6	5.7	8.9	7.8	0.0	8.6	43.9	0.0	17.1
Cycle Q Clear(g_c), s	12.6	4.9	6.8	18.5	5.7	8.9	24.9	0.0	8.6	52.5	0.0	17.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.27	1.00		0.02
Lane Grp Cap(c), veh/h	213	818	366	255	409	366	416	0	1166	617	0	1218
V/C Ratio(X)	0.24	0.32	0.43	0.86	0.37	0.55	0.26	0.00	0.36	0.91	0.00	0.58
Avail Cap(c_a), veh/h	213	818	366	255	409	366	416	0	1166	617	0	1218
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	32.6	25.5	26.2	34.9	25.8	27.1	14.6	0.0	6.2	19.4	0.0	7.7
Incr Delay (d2), s/veh	0.6	0.2	0.8	24.9	0.5	1.7	1.6	0.0	0.9	19.7	0.0	2.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	2.4	3.0	6.6	2.9	4.1	1.8	0.0	4.4	15.7	0.0	9.2
LnGrp Delay(d),s/veh	33.2	25.7	27.0	59.8	26.4	28.8	16.2	0.0	7.1	39.1	0.0	9.7
LnGrp LOS	C	C	C	E	C	C	B		A	D		A
Approach Vol, veh/h		466			571			533			1272	
Approach Delay, s/veh		27.0			40.1			9.0			22.7	
Approach LOS		C			D			A			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		57.0		23.0		57.0		23.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		52.5		18.5		52.5		18.5
Max Q Clear Time (g_c+I1), s		26.9		14.6		54.5		20.5
Green Ext Time (p_c), s		14.3		2.1		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	24.3
HCM 2010 LOS	C

Intersection	
Int Delay, s/veh	6.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	318	40	61	191	165	110
Future Vol, veh/h	318	40	61	191	165	110
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	346	43	66	208	179	120

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	389	0	707	367
Stage 1	-	-	-	-	367	-
Stage 2	-	-	-	-	340	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1170	-	402	678
Stage 1	-	-	-	-	701	-
Stage 2	-	-	-	-	721	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1170	-	379	678
Mov Cap-2 Maneuver	-	-	-	-	488	-
Stage 1	-	-	-	-	701	-
Stage 2	-	-	-	-	680	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2	19.1
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	550	-	-	1170	-
HCM Lane V/C Ratio	0.543	-	-	0.057	-
HCM Control Delay (s)	19.1	-	-	8.3	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	3.2	-	-	0.2	-

Intersection	
Int Delay, s/veh	7.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	110	165	30	61	349	71
Future Vol, veh/h	110	165	30	61	349	71
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	120	179	33	66	379	77

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	550	418	457	0	-	0
Stage 1	418	-	-	-	-	-
Stage 2	132	-	-	-	-	-
Critical Hdwy	7.12	6.22	4.12	-	-	-
Critical Hdwy Stg 1	6.12	-	-	-	-	-
Critical Hdwy Stg 2	6.12	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	446	635	1104	-	-	-
Stage 1	612	-	-	-	-	-
Stage 2	871	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	435	635	1104	-	-	-
Mov Cap-2 Maneuver	435	-	-	-	-	-
Stage 1	593	-	-	-	-	-
Stage 2	844	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	19.9	2.8	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1104	-	536	-	-
HCM Lane V/C Ratio	0.03	-	0.558	-	-
HCM Control Delay (s)	8.4	0	19.9	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	3.4	-	-

Intersection	
Int Delay, s/veh	73.6

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	62	296	590	29	64	450
Future Vol, veh/h	62	296	590	29	64	450
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	67	322	641	32	70	489

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	673	0	-	0	1114	657
Stage 1	-	-	-	-	657	-
Stage 2	-	-	-	-	457	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	918	-	-	-	230	~ 465
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	638	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	918	-	-	-	213	~ 465
Mov Cap-2 Maneuver	-	-	-	-	213	-
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	591	-

Approach	EB	WB	SW
HCM Control Delay, s	1.6	0	212.5
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	918	-	-	-	405
HCM Lane V/C Ratio	0.073	-	-	-	1.379
HCM Control Delay (s)	9.2	-	-	-	212.5
HCM Lane LOS	A	-	-	-	F
HCM 95th %tile Q(veh)	0.2	-	-	-	27

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection	
Int Delay, s/veh	1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	93	693	11	107	1183
Future Vol, veh/h	16	93	693	11	107	1183
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	101	753	12	116	1286

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1635	383	0	0	765	0
Stage 1	759	-	-	-	-	-
Stage 2	876	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	92	615	-	-	844	-
Stage 1	423	-	-	-	-	-
Stage 2	368	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	79	615	-	-	844	-
Mov Cap-2 Maneuver	79	-	-	-	-	-
Stage 1	423	-	-	-	-	-
Stage 2	317	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	23.8	0	0.8
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	308	844	-
HCM Lane V/C Ratio	-	-	0.385	0.138	-
HCM Control Delay (s)	-	-	23.8	9.9	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	1.7	0.5	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	134	242	13	91	781	419	3	152	63	466	230	198
Future Volume (veh/h)	134	242	13	91	781	419	3	152	63	466	230	198
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	146	263	0	99	849	0	3	165	0	507	250	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	219	230	0	763	801	0	337	664	0	406	664	0
Arrive On Green	0.12	0.12	0.00	0.43	0.43	0.00	0.36	0.36	0.00	0.36	0.36	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1125	1863	0	1216	1863	0
Grp Volume(v), veh/h	146	263	0	99	849	0	3	165	0	507	250	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1125	1863	0	1216	1863	0
Q Serve(g_s), s	11.8	18.5	0.0	5.1	64.5	0.0	0.3	9.4	0.0	44.1	15.0	0.0
Cycle Q Clear(g_c), s	11.8	18.5	0.0	5.1	64.5	0.0	15.3	9.4	0.0	53.5	15.0	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	219	230	0	763	801	0	337	664	0	406	664	0
V/C Ratio(X)	0.67	1.14	0.00	0.13	1.06	0.00	0.01	0.25	0.00	1.25	0.38	0.00
Avail Cap(c_a), veh/h	219	230	0	763	801	0	337	664	0	406	664	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	62.8	65.8	0.0	25.8	42.8	0.0	41.5	34.1	0.0	55.6	35.9	0.0
Incr Delay (d2), s/veh	7.5	104.0	0.0	0.1	48.9	0.0	0.0	0.9	0.0	131.5	1.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.3	16.1	0.0	2.5	44.0	0.0	0.1	5.0	0.0	31.6	8.0	0.0
LnGrp Delay(d),s/veh	70.3	169.7	0.0	25.9	91.6	0.0	41.6	35.0	0.0	187.0	37.5	0.0
LnGrp LOS	E	F		C	F		D	C		F	D	
Approach Vol, veh/h		409			948			168			757	
Approach Delay, s/veh		134.2			84.8			35.1			137.6	
Approach LOS		F			F			D			F	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		58.0		23.0		58.0		69.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		53.5		18.5		53.5		64.5
Max Q Clear Time (g_c+I1), s		17.3		20.5		55.5		66.5
Green Ext Time (p_c), s		5.1		0.0		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	107.5
HCM 2010 LOS	F

Intersection	
Int Delay, s/veh	6.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱	↰	↑	Y	
Traffic Vol, veh/h	318	40	61	191	165	110
Future Vol, veh/h	318	40	61	191	165	110
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	346	43	66	208	179	120

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	346	0	686	346
Stage 1	-	-	-	-	346	-
Stage 2	-	-	-	-	340	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1213	-	413	697
Stage 1	-	-	-	-	716	-
Stage 2	-	-	-	-	721	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1213	-	391	697
Mov Cap-2 Maneuver	-	-	-	-	497	-
Stage 1	-	-	-	-	716	-
Stage 2	-	-	-	-	682	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2	18.5
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	561	-	-	1213	-
HCM Lane V/C Ratio	0.533	-	-	0.055	-
HCM Control Delay (s)	18.5	-	-	8.1	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	3.1	-	-	0.2	-

Intersection	
Int Delay, s/veh	6.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	110	165	30	61	349	71
Future Vol, veh/h	110	165	30	61	349	71
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	250
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	120	179	33	66	379	77

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	511	379	379	0	-	0
Stage 1	379	-	-	-	-	-
Stage 2	132	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	523	668	1179	-	-	-
Stage 1	692	-	-	-	-	-
Stage 2	894	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	508	668	1179	-	-	-
Mov Cap-2 Maneuver	508	-	-	-	-	-
Stage 1	692	-	-	-	-	-
Stage 2	868	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.1	2.7	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1179	-	593	-	-
HCM Lane V/C Ratio	0.028	-	0.504	-	-
HCM Control Delay (s)	8.1	0	17.1	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	2.8	-	-

Intersection	
Int Delay, s/veh	73.6

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	62	296	590	29	64	450
Future Vol, veh/h	62	296	590	29	64	450
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	67	322	641	32	70	489

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	673	0	-	0	1114	657
Stage 1	-	-	-	-	657	-
Stage 2	-	-	-	-	457	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	918	-	-	-	230	~ 465
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	638	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	918	-	-	-	213	~ 465
Mov Cap-2 Maneuver	-	-	-	-	213	-
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	591	-

Approach	EB	WB	SW
HCM Control Delay, s	1.6	0	212.5
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	918	-	-	-	405
HCM Lane V/C Ratio	0.073	-	-	-	1.379
HCM Control Delay (s)	9.2	-	-	-	212.5
HCM Lane LOS	A	-	-	-	F
HCM 95th %tile Q(veh)	0.2	-	-	-	27

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection	
Int Delay, s/veh	1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	93	693	11	107	1183
Future Vol, veh/h	16	93	693	11	107	1183
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	101	753	12	116	1286

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1635	383	0	0	765	0
Stage 1	759	-	-	-	-	-
Stage 2	876	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	92	615	-	-	844	-
Stage 1	423	-	-	-	-	-
Stage 2	368	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	79	615	-	-	844	-
Mov Cap-2 Maneuver	79	-	-	-	-	-
Stage 1	423	-	-	-	-	-
Stage 2	317	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	23.8	0	0.8
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	308	844	-
HCM Lane V/C Ratio	-	-	0.385	0.138	-
HCM Control Delay (s)	-	-	23.8	9.9	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	1.7	0.5	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	134	242	13	91	781	419	3	152	63	466	230	198
Future Volume (veh/h)	134	242	13	91	781	419	3	152	63	466	230	198
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	146	263	0	99	849	0	3	165	0	507	250	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	219	230	0	763	801	0	337	664	0	406	664	0
Arrive On Green	0.12	0.12	0.00	0.43	0.43	0.00	0.36	0.36	0.00	0.36	0.36	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1125	1863	0	1216	1863	0
Grp Volume(v), veh/h	146	263	0	99	849	0	3	165	0	507	250	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1125	1863	0	1216	1863	0
Q Serve(g_s), s	11.8	18.5	0.0	5.1	64.5	0.0	0.3	9.4	0.0	44.1	15.0	0.0
Cycle Q Clear(g_c), s	11.8	18.5	0.0	5.1	64.5	0.0	15.3	9.4	0.0	53.5	15.0	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	219	230	0	763	801	0	337	664	0	406	664	0
V/C Ratio(X)	0.67	1.14	0.00	0.13	1.06	0.00	0.01	0.25	0.00	1.25	0.38	0.00
Avail Cap(c_a), veh/h	219	230	0	763	801	0	337	664	0	406	664	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	62.8	65.8	0.0	25.8	42.8	0.0	41.5	34.1	0.0	55.6	35.9	0.0
Incr Delay (d2), s/veh	7.5	104.0	0.0	0.1	48.9	0.0	0.0	0.9	0.0	131.5	1.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.3	16.1	0.0	2.5	44.0	0.0	0.1	5.0	0.0	31.6	8.0	0.0
LnGrp Delay(d),s/veh	70.3	169.7	0.0	25.9	91.6	0.0	41.6	35.0	0.0	187.0	37.5	0.0
LnGrp LOS	E	F		C	F		D	C		F	D	
Approach Vol, veh/h		409			948			168			757	
Approach Delay, s/veh		134.2			84.8			35.1			137.6	
Approach LOS		F			F			D			F	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		58.0		23.0		58.0		69.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		53.5		18.5		53.5		64.5
Max Q Clear Time (g_c+I1), s		17.3		20.5		55.5		66.5
Green Ext Time (p_c), s		5.1		0.0		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	107.5
HCM 2010 LOS	F

Intersection	
Int Delay, s/veh	19.3

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	137	56	630	70	41	990
Future Vol, veh/h	137	56	630	70	41	990
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	149	61	685	76	45	1076

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1350	380	0	0	761	0
Stage 1	723	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 142	618	-	-	847	-
Stage 1	441	-	-	-	-	-
Stage 2	495	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 134	618	-	-	847	-
Mov Cap-2 Maneuver	~ 134	-	-	-	-	-
Stage 1	441	-	-	-	-	-
Stage 2	469	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	190.5	0	0.4
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	173	847	-
HCM Lane V/C Ratio	-	-	1.213	0.053	-
HCM Control Delay (s)	-	-	190.5	9.5	-
HCM Lane LOS	-	-	F	A	-
HCM 95th %tile Q(veh)	-	-	11.5	0.2	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	238	144	202	138	185	101	283	106	516	641	13
Future Volume (veh/h)	46	238	144	202	138	185	101	283	106	516	641	13
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	50	259	157	220	150	201	110	308	115	561	697	14
Adj No. of Lanes	1	2	1	1	2	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	213	818	366	255	409	366	416	849	317	617	1194	24
Arrive On Green	0.23	0.23	0.23	0.23	0.23	0.23	0.66	0.66	0.66	0.66	0.66	0.66
Sat Flow, veh/h	1026	3539	1583	966	1770	1583	736	1294	483	960	1820	37
Grp Volume(v), veh/h	50	259	157	220	150	201	110	0	423	561	0	711
Grp Sat Flow(s),veh/h/ln	1026	1770	1583	966	1770	1583	736	0	1777	960	0	1856
Q Serve(g_s), s	3.6	4.9	6.8	13.6	5.7	8.9	7.8	0.0	8.6	43.9	0.0	17.1
Cycle Q Clear(g_c), s	12.6	4.9	6.8	18.5	5.7	8.9	24.9	0.0	8.6	52.5	0.0	17.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.27	1.00		0.02
Lane Grp Cap(c), veh/h	213	818	366	255	409	366	416	0	1166	617	0	1218
V/C Ratio(X)	0.24	0.32	0.43	0.86	0.37	0.55	0.26	0.00	0.36	0.91	0.00	0.58
Avail Cap(c_a), veh/h	213	818	366	255	409	366	416	0	1166	617	0	1218
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	32.6	25.5	26.2	34.9	25.8	27.1	14.6	0.0	6.2	19.4	0.0	7.7
Incr Delay (d2), s/veh	0.6	0.2	0.8	24.9	0.5	1.7	1.6	0.0	0.9	19.7	0.0	2.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	2.4	3.0	6.6	2.9	4.1	1.8	0.0	4.4	15.7	0.0	9.2
LnGrp Delay(d),s/veh	33.2	25.7	27.0	59.8	26.4	28.8	16.2	0.0	7.1	39.1	0.0	9.7
LnGrp LOS	C	C	C	E	C	C	B		A	D		A
Approach Vol, veh/h		466			571			533			1272	
Approach Delay, s/veh		27.0			40.1			9.0			22.7	
Approach LOS		C			D			A			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		57.0		23.0		57.0		23.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		52.5		18.5		52.5		18.5
Max Q Clear Time (g_c+I1), s		26.9		14.6		54.5		20.5
Green Ext Time (p_c), s		14.3		2.1		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	24.3
HCM 2010 LOS	C

Intersection	
Int Delay, s/veh	6.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	318	40	61	191	165	110
Future Vol, veh/h	318	40	61	191	165	110
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	346	43	66	208	179	120

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	346	0	686	346
Stage 1	-	-	-	-	346	-
Stage 2	-	-	-	-	340	-
Critical Hdwy	-	-	4.12	-	7.12	6.22
Critical Hdwy Stg 1	-	-	-	-	6.12	-
Critical Hdwy Stg 2	-	-	-	-	6.12	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1213	-	362	697
Stage 1	-	-	-	-	670	-
Stage 2	-	-	-	-	675	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1213	-	347	697
Mov Cap-2 Maneuver	-	-	-	-	456	-
Stage 1	-	-	-	-	670	-
Stage 2	-	-	-	-	638	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2	20.3
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	529	-	-	1213	-
HCM Lane V/C Ratio	0.565	-	-	0.055	-
HCM Control Delay (s)	20.3	-	-	8.1	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	3.5	-	-	0.2	-

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	110	165	30	61	349	71
Future Vol, veh/h	110	165	30	61	349	71
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	120	179	33	66	379	77

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	550	418	457	0	-	0
Stage 1	418	-	-	-	-	-
Stage 2	132	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	496	635	1104	-	-	-
Stage 1	664	-	-	-	-	-
Stage 2	894	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	481	635	1104	-	-	-
Mov Cap-2 Maneuver	481	-	-	-	-	-
Stage 1	664	-	-	-	-	-
Stage 2	866	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	18.4	2.8	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1104	-	563	-	-
HCM Lane V/C Ratio	0.03	-	0.531	-	-
HCM Control Delay (s)	8.4	0	18.4	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	3.1	-	-

Intersection	
Int Delay, s/veh	73.6

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	62	296	590	29	64	450
Future Vol, veh/h	62	296	590	29	64	450
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	67	322	641	32	70	489

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	673	0	-	0	1114	657
Stage 1	-	-	-	-	657	-
Stage 2	-	-	-	-	457	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	918	-	-	-	230	~ 465
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	638	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	918	-	-	-	213	~ 465
Mov Cap-2 Maneuver	-	-	-	-	213	-
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	591	-

Approach	EB	WB	SW
HCM Control Delay, s	1.6	0	212.5
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	918	-	-	-	405
HCM Lane V/C Ratio	0.073	-	-	-	1.379
HCM Control Delay (s)	9.2	-	-	-	212.5
HCM Lane LOS	A	-	-	-	F
HCM 95th %tile Q(veh)	0.2	-	-	-	27

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection	
Int Delay, s/veh	1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	93	693	11	107	1183
Future Vol, veh/h	16	93	693	11	107	1183
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	101	753	12	116	1286

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1635	383	0	0	765	0
Stage 1	759	-	-	-	-	-
Stage 2	876	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	92	615	-	-	844	-
Stage 1	423	-	-	-	-	-
Stage 2	368	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	79	615	-	-	844	-
Mov Cap-2 Maneuver	79	-	-	-	-	-
Stage 1	423	-	-	-	-	-
Stage 2	317	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	23.8	0	0.8
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	308	844	-
HCM Lane V/C Ratio	-	-	0.385	0.138	-
HCM Control Delay (s)	-	-	23.8	9.9	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	1.7	0.5	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	134	242	13	91	781	419	3	152	63	466	230	198
Future Volume (vph)	134	242	13	91	781	419	3	152	63	466	230	198
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frt	1.00	0.99		1.00	0.95		1.00	0.96		1.00	0.93	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	1849		1770	1765		1770	1781		1770	1734	
Flt Permitted	0.95	1.00		0.59	1.00		0.23	1.00		0.50	1.00	
Satd. Flow (perm)	1770	1849		1098	1765		421	1781		932	1734	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	146	263	14	99	849	455	3	165	68	507	250	215
RTOR Reduction (vph)	0	1	0	0	13	0	0	10	0	0	21	0
Lane Group Flow (vph)	146	276	0	99	1291	0	3	223	0	507	444	0
Turn Type	Split	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases	4	4			8			2			6	
Permitted Phases				8			2			6		
Actuated Green, G (s)	18.5	18.5		64.5	64.5		53.5	53.5		53.5	53.5	
Effective Green, g (s)	18.5	18.5		64.5	64.5		53.5	53.5		53.5	53.5	
Actuated g/C Ratio	0.12	0.12		0.43	0.43		0.36	0.36		0.36	0.36	
Clearance Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	218	228		472	758		150	635		332	618	
v/s Ratio Prot	0.08	c0.15			c0.73			0.13			0.26	
v/s Ratio Perm				0.09			0.01			c0.54		
v/c Ratio	0.67	1.21		0.21	1.70		0.02	0.35		1.53	0.72	
Uniform Delay, d1	62.8	65.8		26.8	42.8		31.3	35.5		48.2	41.7	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	7.6	128.5		0.2	322.0		0.2	1.5		252.0	7.1	
Delay (s)	70.4	194.2		27.0	364.8		31.5	37.0		300.2	48.8	
Level of Service	E	F		C	F		C	D		F	D	
Approach Delay (s)		151.5			340.9			37.0			180.0	
Approach LOS		F			F			D			F	

Intersection Summary			
HCM 2000 Control Delay	239.3	HCM 2000 Level of Service	F
HCM 2000 Volume to Capacity ratio	1.57		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	13.5
Intersection Capacity Utilization	126.7%	ICU Level of Service	H
Analysis Period (min)	15		

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	134	242	13	91	781	419	3	152	63	466	230	198
Future Volume (veh/h)	134	242	13	91	781	419	3	152	63	466	230	198
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	146	263	0	99	849	0	3	165	0	507	250	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	219	230	0	763	801	0	337	664	0	406	664	0
Arrive On Green	0.12	0.12	0.00	0.43	0.43	0.00	0.36	0.36	0.00	0.36	0.36	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1125	1863	0	1216	1863	0
Grp Volume(v), veh/h	146	263	0	99	849	0	3	165	0	507	250	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1125	1863	0	1216	1863	0
Q Serve(g_s), s	11.8	18.5	0.0	5.1	64.5	0.0	0.3	9.4	0.0	44.1	15.0	0.0
Cycle Q Clear(g_c), s	11.8	18.5	0.0	5.1	64.5	0.0	15.3	9.4	0.0	53.5	15.0	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	219	230	0	763	801	0	337	664	0	406	664	0
V/C Ratio(X)	0.67	1.14	0.00	0.13	1.06	0.00	0.01	0.25	0.00	1.25	0.38	0.00
Avail Cap(c_a), veh/h	219	230	0	763	801	0	337	664	0	406	664	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	62.8	65.8	0.0	25.8	42.8	0.0	41.5	34.1	0.0	55.6	35.9	0.0
Incr Delay (d2), s/veh	7.5	104.0	0.0	0.1	48.9	0.0	0.0	0.9	0.0	131.5	1.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.3	16.1	0.0	2.5	44.0	0.0	0.1	5.0	0.0	31.6	8.0	0.0
LnGrp Delay(d),s/veh	70.3	169.7	0.0	25.9	91.6	0.0	41.6	35.0	0.0	187.0	37.5	0.0
LnGrp LOS	E	F		C	F		D	C		F	D	
Approach Vol, veh/h		409			948			168			757	
Approach Delay, s/veh		134.2			84.8			35.1			137.6	
Approach LOS		F			F			D			F	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		58.0		23.0		58.0		69.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		53.5		18.5		53.5		64.5
Max Q Clear Time (g_c+I1), s		17.3		20.5		55.5		66.5
Green Ext Time (p_c), s		5.1		0.0		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	107.5
HCM 2010 LOS	F

Intersection	
Int Delay, s/veh	19.3

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	137	56	630	70	41	990
Future Vol, veh/h	137	56	630	70	41	990
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	149	61	685	76	45	1076

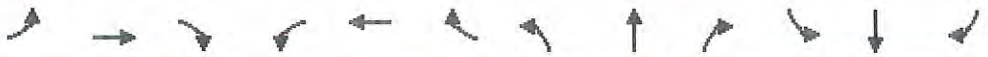
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1350	380	0	0	761	0
Stage 1	723	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 142	618	-	-	847	-
Stage 1	441	-	-	-	-	-
Stage 2	495	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 134	618	-	-	847	-
Mov Cap-2 Maneuver	~ 134	-	-	-	-	-
Stage 1	441	-	-	-	-	-
Stage 2	469	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	190.5	0	0.4
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	173	847	-
HCM Lane V/C Ratio	-	-	1.213	0.053	-
HCM Control Delay (s)	-	-	190.5	9.5	-
HCM Lane LOS	-	-	F	A	-
HCM 95th %tile Q(veh)	-	-	11.5	0.2	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	46	238	144	202	138	185	101	283	106	516	641	13
Future Volume (vph)	46	238	144	202	138	185	101	283	106	516	641	13
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5	4.5	4.5		4.5	4.5		4.5	4.5	
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95		1.00	1.00		1.00	1.00	
Frt	1.00	1.00	0.85	1.00	0.91		1.00	0.96		1.00	1.00	
Flt Protected	0.95	1.00	1.00	0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	3539	1583	1770	3235		1770	1787		1770	1857	
Flt Permitted	0.46	1.00	1.00	0.57	1.00		0.30	1.00		0.48	1.00	
Satd. Flow (perm)	866	3539	1583	1069	3235		553	1787		891	1857	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	50	259	157	220	150	201	110	308	115	561	697	14
RTOR Reduction (vph)	0	0	122	0	156	0	0	17	0	0	1	0
Lane Group Flow (vph)	50	259	35	220	195	0	110	406	0	561	710	0
Turn Type	Perm	NA	Perm	Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4		4	8			2			6		
Actuated Green, G (s)	17.9	17.9	17.9	17.9	17.9		52.5	52.5		52.5	52.5	
Effective Green, g (s)	17.9	17.9	17.9	17.9	17.9		52.5	52.5		52.5	52.5	
Actuated g/C Ratio	0.23	0.23	0.23	0.23	0.23		0.66	0.66		0.66	0.66	
Clearance Time (s)	4.5	4.5	4.5	4.5	4.5		4.5	4.5		4.5	4.5	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	195	797	356	240	729		365	1181		589	1227	
v/s Ratio Prot		0.07			0.06			0.23			0.38	
v/s Ratio Perm	0.06		0.02	c0.21			0.20			c0.63		
v/c Ratio	0.26	0.32	0.10	0.92	0.27		0.30	0.34		0.95	0.58	
Uniform Delay, d1	25.3	25.7	24.4	30.0	25.3		5.7	5.9		12.3	7.4	
Progression Factor	1.00	1.00	1.00	1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.7	0.2	0.1	36.0	0.2		2.1	0.8		27.0	2.0	
Delay (s)	26.0	25.9	24.5	66.0	25.5		7.8	6.7		39.4	9.4	
Level of Service	C	C	C	E	C		A	A		D	A	
Approach Delay (s)		25.5			41.1			6.9			22.6	
Approach LOS		C			D			A			C	

Intersection Summary			
HCM 2000 Control Delay	23.9	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.94		
Actuated Cycle Length (s)	79.4	Sum of lost time (s)	9.0
Intersection Capacity Utilization	82.7%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	238	144	202	138	185	101	283	106	516	641	13
Future Volume (veh/h)	46	238	144	202	138	185	101	283	106	516	641	13
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	50	259	157	220	150	201	110	308	115	561	697	14
Adj No. of Lanes	1	2	1	1	2	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	213	818	366	255	409	366	416	849	317	617	1194	24
Arrive On Green	0.23	0.23	0.23	0.23	0.23	0.23	0.66	0.66	0.66	0.66	0.66	0.66
Sat Flow, veh/h	1026	3539	1583	966	1770	1583	736	1294	483	960	1820	37
Grp Volume(v), veh/h	50	259	157	220	150	201	110	0	423	561	0	711
Grp Sat Flow(s),veh/h/ln	1026	1770	1583	966	1770	1583	736	0	1777	960	0	1856
Q Serve(g_s), s	3.6	4.9	6.8	13.6	5.7	8.9	7.8	0.0	8.6	43.9	0.0	17.1
Cycle Q Clear(g_c), s	12.6	4.9	6.8	18.5	5.7	8.9	24.9	0.0	8.6	52.5	0.0	17.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.27	1.00		0.02
Lane Grp Cap(c), veh/h	213	818	366	255	409	366	416	0	1166	617	0	1218
V/C Ratio(X)	0.24	0.32	0.43	0.86	0.37	0.55	0.26	0.00	0.36	0.91	0.00	0.58
Avail Cap(c_a), veh/h	213	818	366	255	409	366	416	0	1166	617	0	1218
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	32.6	25.5	26.2	34.9	25.8	27.1	14.6	0.0	6.2	19.4	0.0	7.7
Incr Delay (d2), s/veh	0.6	0.2	0.8	24.9	0.5	1.7	1.6	0.0	0.9	19.7	0.0	2.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	2.4	3.0	6.6	2.9	4.1	1.8	0.0	4.4	15.7	0.0	9.2
LnGrp Delay(d),s/veh	33.2	25.7	27.0	59.8	26.4	28.8	16.2	0.0	7.1	39.1	0.0	9.7
LnGrp LOS	C	C	C	E	C	C	B		A	D		A
Approach Vol, veh/h		466			571			533			1272	
Approach Delay, s/veh		27.0			40.1			9.0			22.7	
Approach LOS		C			D			A			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		57.0		23.0		57.0		23.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		52.5		18.5		52.5		18.5
Max Q Clear Time (g_c+I1), s		26.9		14.6		54.5		20.5
Green Ext Time (p_c), s		14.3		2.1		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	24.3
HCM 2010 LOS	C

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	318	40	61	191	165	110
Future Volume (vph)	318	40	61	191	165	110
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5	4.5	4.5	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	
Frt	1.00	0.85	1.00	1.00	0.95	
Flt Protected	1.00	1.00	0.95	1.00	0.97	
Satd. Flow (prot)	1863	1583	1770	1863	1711	
Flt Permitted	1.00	1.00	0.41	1.00	0.97	
Satd. Flow (perm)	1863	1583	763	1863	1711	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	346	43	66	208	179	120
RTOR Reduction (vph)	0	30	0	0	33	0
Lane Group Flow (vph)	346	13	66	208	266	0
Turn Type	NA	Perm	Perm	NA	Prot	
Protected Phases	4			8	2	
Permitted Phases		4	8			
Actuated Green, G (s)	14.5	14.5	14.5	14.5	25.7	
Effective Green, g (s)	14.5	14.5	14.5	14.5	25.7	
Actuated g/C Ratio	0.29	0.29	0.29	0.29	0.52	
Clearance Time (s)	4.5	4.5	4.5	4.5	4.5	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)	549	466	224	549	893	
v/s Ratio Prot	c0.19			0.11	c0.16	
v/s Ratio Perm		0.01	0.09			
v/c Ratio	0.63	0.03	0.29	0.38	0.30	
Uniform Delay, d1	15.0	12.3	13.4	13.8	6.6	
Progression Factor	1.00	1.00	1.00	1.00	1.00	
Incremental Delay, d2	2.4	0.0	0.7	0.4	0.9	
Delay (s)	17.4	12.4	14.1	14.2	7.5	
Level of Service	B	B	B	B	A	
Approach Delay (s)	16.8			14.2	7.5	
Approach LOS	B			B	A	

Intersection Summary			
HCM 2000 Control Delay	13.2	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.42		
Actuated Cycle Length (s)	49.2	Sum of lost time (s)	9.0
Intersection Capacity Utilization	48.0%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Intersection	
Int Delay, s/veh	6.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	110	165	30	61	349	71
Future Vol, veh/h	110	165	30	61	349	71
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	250
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	120	179	33	66	379	77

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	511	379	379	0	-	0
Stage 1	379	-	-	-	-	-
Stage 2	132	-	-	-	-	-
Critical Hdwy	7.12	6.22	4.12	-	-	-
Critical Hdwy Stg 1	6.12	-	-	-	-	-
Critical Hdwy Stg 2	6.12	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	473	668	1179	-	-	-
Stage 1	643	-	-	-	-	-
Stage 2	871	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	463	668	1179	-	-	-
Mov Cap-2 Maneuver	463	-	-	-	-	-
Stage 1	624	-	-	-	-	-
Stage 2	846	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	18.2	2.7	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1179	-	567	-	-
HCM Lane V/C Ratio	0.028	-	0.527	-	-
HCM Control Delay (s)	8.1	0	18.2	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	3.1	-	-

Intersection	
Int Delay, s/veh	41.2

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	329	643	594	81	48	101
Future Vol, veh/h	329	643	594	81	48	101
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	358	699	646	88	52	110

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	734	0	-	0	2104	690
Stage 1	-	-	-	-	690	-
Stage 2	-	-	-	-	1414	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	871	-	-	-	57	445
Stage 1	-	-	-	-	498	-
Stage 2	-	-	-	-	225	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	871	-	-	-	~ 34	445
Mov Cap-2 Maneuver	-	-	-	-	~ 34	-
Stage 1	-	-	-	-	498	-
Stage 2	-	-	-	-	133	-

Approach	EB	WB	SW
HCM Control Delay, s	4.1	0	$ 469.9
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	871	-	-	-	91
HCM Lane V/C Ratio	0.411	-	-	-	1.78
HCM Control Delay (s)	12	-	-	-	-$ 469.9
HCM Lane LOS	B	-	-	-	F
HCM 95th %tile Q(veh)	2	-	-	-	13.4

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	22.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	26	133	1268	28	152	890
Future Vol, veh/h	26	133	1268	28	152	890
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	145	1378	30	165	967

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2207	704	0	0	1409	0
Stage 1	1393	-	-	-	-	-
Stage 2	814	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	38	379	-	-	480	-
Stage 1	195	-	-	-	-	-
Stage 2	396	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 25	379	-	-	480	-
Mov Cap-2 Maneuver	~ 25	-	-	-	-	-
Stage 1	195	-	-	-	-	-
Stage 2	260	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	$ 339.8	0	2.4
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 114	480	-
HCM Lane V/C Ratio	-	- 1.516	0.344	-
HCM Control Delay (s)	-	-$ 339.8	16.4	-
HCM Lane LOS	-	- F	C	-
HCM 95th %tile Q(veh)	-	- 12.5	1.5	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	328	982	13	107	507	599	25	276	162	720	186	151
Future Volume (veh/h)	328	982	13	107	507	599	25	276	162	720	186	151
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	357	1067	0	116	551	0	27	300	0	783	202	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	432	453	0	479	503	0	428	739	0	350	739	0
Arrive On Green	0.24	0.24	0.00	0.27	0.27	0.00	0.40	0.40	0.00	0.40	0.40	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1175	1863	0	1075	1863	0
Grp Volume(v), veh/h	357	1067	0	116	551	0	27	300	0	783	202	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1175	1863	0	1075	1863	0
Q Serve(g_s), s	28.6	36.5	0.0	7.7	40.5	0.0	2.4	17.4	0.0	42.1	11.0	0.0
Cycle Q Clear(g_c), s	28.6	36.5	0.0	7.7	40.5	0.0	13.4	17.4	0.0	59.5	11.0	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	432	453	0	479	503	0	428	739	0	350	739	0
V/C Ratio(X)	0.83	2.35	0.00	0.24	1.10	0.00	0.06	0.41	0.00	2.24	0.27	0.00
Avail Cap(c_a), veh/h	432	453	0	479	503	0	428	739	0	350	739	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	53.8	56.8	0.0	42.8	54.7	0.0	35.2	32.5	0.0	56.8	30.6	0.0
Incr Delay (d2), s/veh	12.5	616.1	0.0	0.3	68.7	0.0	0.3	1.7	0.0	566.2	0.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	15.5	96.3	0.0	3.8	30.4	0.0	0.8	9.3	0.0	69.5	5.9	0.0
LnGrp Delay(d),s/veh	66.3	672.9	0.0	43.0	123.4	0.0	35.4	34.2	0.0	623.1	31.5	0.0
LnGrp LOS	E	F		D	F		D	C		F	C	
Approach Vol, veh/h		1424			667			327			985	
Approach Delay, s/veh		520.8			109.5			34.3			501.8	
Approach LOS		F			F			C			F	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		64.0		41.0		64.0		45.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		59.5		36.5		59.5		40.5
Max Q Clear Time (g_c+I1), s		19.4		38.5		61.5		42.5
Green Ext Time (p_c), s		9.6		0.0		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	387.9
HCM 2010 LOS	F

Intersection	
Int Delay, s/veh	76

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	105	97	977	162	72	825
Future Vol, veh/h	105	97	977	162	72	825
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	114	105	1062	176	78	897

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1755	619	0	0	1238	0
Stage 1	1150	-	-	-	-	-
Stage 2	605	-	-	-	-	-
Critical Hdwy	7.54	6.94	-	-	4.14	-
Critical Hdwy Stg 1	6.54	-	-	-	-	-
Critical Hdwy Stg 2	6.54	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 54	432	-	-	558	-
Stage 1	211	-	-	-	-	-
Stage 2	451	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 48	432	-	-	558	-
Mov Cap-2 Maneuver	~ 48	-	-	-	-	-
Stage 1	211	-	-	-	-	-
Stage 2	388	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	$ 837.9	0	1
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NERNWLn1	SWL	SWT
Capacity (veh/h)	-	- 84	558	-
HCM Lane V/C Ratio	-	- 2.614	0.14	-
HCM Control Delay (s)	-	-$ 837.9	12.5	-
HCM Lane LOS	-	- F	B	-
HCM 95th %tile Q(veh)	-	- 20.9	0.5	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	29	190	136	104	190	148	221	808	56	108	611	60
Future Volume (veh/h)	29	190	136	104	190	148	221	808	56	108	611	60
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	32	207	148	113	207	161	240	878	61	117	664	65
Adj No. of Lanes	1	2	1	1	2	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	389	1017	455	438	558	413	283	818	57	190	794	78
Arrive On Green	0.29	0.29	0.29	0.29	0.29	0.29	0.48	0.48	0.48	0.48	0.48	0.48
Sat Flow, veh/h	1010	3539	1583	1022	1941	1437	723	1722	120	594	1670	164
Grp Volume(v), veh/h	32	207	148	113	188	180	240	0	939	117	0	729
Grp Sat Flow(s),veh/h/ln	1010	1770	1583	1022	1770	1609	723	0	1842	594	0	1834
Q Serve(g_s), s	1.0	1.7	2.8	3.6	3.2	3.4	4.9	0.0	18.0	0.0	0.0	13.1
Cycle Q Clear(g_c), s	4.4	1.7	2.8	5.2	3.2	3.4	18.0	0.0	18.0	18.0	0.0	13.1
Prop In Lane	1.00		1.00	1.00		0.89	1.00		0.06	1.00		0.09
Lane Grp Cap(c), veh/h	389	1017	455	438	508	462	283	0	875	190	0	871
V/C Ratio(X)	0.08	0.20	0.33	0.26	0.37	0.39	0.85	0.00	1.07	0.62	0.00	0.84
Avail Cap(c_a), veh/h	579	1682	752	630	841	765	283	0	875	190	0	871
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.6	10.2	10.6	12.2	10.8	10.8	18.0	0.0	9.9	18.9	0.0	8.7
Incr Delay (d2), s/veh	0.1	0.1	0.4	0.3	0.4	0.5	25.7	0.0	52.0	14.0	0.0	9.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.8	1.2	1.0	1.6	1.6	4.4	0.0	21.4	1.9	0.0	8.8
LnGrp Delay(d),s/veh	12.7	10.3	11.0	12.5	11.2	11.4	43.6	0.0	61.9	33.0	0.0	18.0
LnGrp LOS	B	B	B	B	B	B	D		F	C		B
Approach Vol, veh/h		387			481			1179			846	
Approach Delay, s/veh		10.8			11.6			58.2			20.1	
Approach LOS		B			B			E			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		22.5		15.4		22.5		15.4
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0
Max Q Clear Time (g_c+I1), s		20.0		6.4		20.0		7.2
Green Ext Time (p_c), s		0.0		3.8		0.0		3.6

Intersection Summary	
HCM 2010 Ctrl Delay	33.0
HCM 2010 LOS	C

Intersection	
Int Delay, s/veh	3.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	248	193	128	343	71	107
Future Vol, veh/h	248	193	128	343	71	107
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	270	210	139	373	77	116

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	479	0	1025	374
Stage 1	-	-	-	-	374	-
Stage 2	-	-	-	-	651	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1083	-	260	672
Stage 1	-	-	-	-	696	-
Stage 2	-	-	-	-	519	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1083	-	227	672
Mov Cap-2 Maneuver	-	-	-	-	346	-
Stage 1	-	-	-	-	696	-
Stage 2	-	-	-	-	452	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.4	17.1
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	488	-	-	1083	-
HCM Lane V/C Ratio	0.396	-	-	0.128	-
HCM Control Delay (s)	17.1	-	-	8.8	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	1.9	-	-	0.4	-

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	124	53	160	218	96	160
Future Vol, veh/h	124	53	160	218	96	160
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	135	58	174	237	104	174

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	776	191	278	0	-	0
Stage 1	191	-	-	-	-	-
Stage 2	585	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	366	851	1285	-	-	-
Stage 1	841	-	-	-	-	-
Stage 2	557	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	309	851	1285	-	-	-
Mov Cap-2 Maneuver	309	-	-	-	-	-
Stage 1	841	-	-	-	-	-
Stage 2	470	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	23.6	3.5	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1285	-	382	-	-
HCM Lane V/C Ratio	0.135	-	0.504	-	-
HCM Control Delay (s)	8.2	0	23.6	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.5	-	2.7	-	-

Intersection	
Int Delay, s/veh	41.2

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	329	643	594	81	48	101
Future Vol, veh/h	329	643	594	81	48	101
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	358	699	646	88	52	110

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	734	0	-	0	2104	690
Stage 1	-	-	-	-	690	-
Stage 2	-	-	-	-	1414	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	871	-	-	-	57	445
Stage 1	-	-	-	-	498	-
Stage 2	-	-	-	-	225	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	871	-	-	-	~ 34	445
Mov Cap-2 Maneuver	-	-	-	-	~ 34	-
Stage 1	-	-	-	-	498	-
Stage 2	-	-	-	-	133	-

Approach	EB	WB	SW
HCM Control Delay, s	4.1	0	$ 469.9
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	871	-	-	-	91
HCM Lane V/C Ratio	0.411	-	-	-	1.78
HCM Control Delay (s)	12	-	-	-	-$ 469.9
HCM Lane LOS	B	-	-	-	F
HCM 95th %tile Q(veh)	2	-	-	-	13.4

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	6.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	26	133	1268	28	152	890
Future Vol, veh/h	26	133	1268	28	152	890
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	100	-	-	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	145	1378	30	165	967

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2207	704	0	0	1409	0
Stage 1	1393	-	-	-	-	-
Stage 2	814	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	38	379	-	-	480	-
Stage 1	195	-	-	-	-	-
Stage 2	396	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 25	379	-	-	480	-
Mov Cap-2 Maneuver	~ 25	-	-	-	-	-
Stage 1	195	-	-	-	-	-
Stage 2	260	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	90.6	0	2.4
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	25	379	480	-
HCM Lane V/C Ratio	-	-	1.13	0.381	0.344	-
HCM Control Delay (s)	-	-	$ 450.6	20.2	16.4	-
HCM Lane LOS	-	-	F	C	C	-
HCM 95th %tile Q(veh)	-	-	3.5	1.7	1.5	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	328	982	13	107	507	599	25	276	162	720	186	151
Future Volume (veh/h)	328	982	13	107	507	599	25	276	162	720	186	151
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	357	1067	0	116	551	0	27	300	0	783	202	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	432	453	0	479	503	0	428	739	0	350	739	0
Arrive On Green	0.24	0.24	0.00	0.27	0.27	0.00	0.40	0.40	0.00	0.40	0.40	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1175	1863	0	1075	1863	0
Grp Volume(v), veh/h	357	1067	0	116	551	0	27	300	0	783	202	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1175	1863	0	1075	1863	0
Q Serve(g_s), s	28.6	36.5	0.0	7.7	40.5	0.0	2.4	17.4	0.0	42.1	11.0	0.0
Cycle Q Clear(g_c), s	28.6	36.5	0.0	7.7	40.5	0.0	13.4	17.4	0.0	59.5	11.0	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	432	453	0	479	503	0	428	739	0	350	739	0
V/C Ratio(X)	0.83	2.35	0.00	0.24	1.10	0.00	0.06	0.41	0.00	2.24	0.27	0.00
Avail Cap(c_a), veh/h	432	453	0	479	503	0	428	739	0	350	739	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	53.8	56.8	0.0	42.8	54.7	0.0	35.2	32.5	0.0	56.8	30.6	0.0
Incr Delay (d2), s/veh	12.5	616.1	0.0	0.3	68.7	0.0	0.3	1.7	0.0	566.2	0.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	15.5	96.3	0.0	3.8	30.4	0.0	0.8	9.3	0.0	69.5	5.9	0.0
LnGrp Delay(d),s/veh	66.3	672.9	0.0	43.0	123.4	0.0	35.4	34.2	0.0	623.1	31.5	0.0
LnGrp LOS	E	F		D	F		D	C		F	C	
Approach Vol, veh/h		1424			667			327			985	
Approach Delay, s/veh		520.8			109.5			34.3			501.8	
Approach LOS		F			F			C			F	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		64.0		41.0		64.0		45.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		59.5		36.5		59.5		40.5
Max Q Clear Time (g_c+I1), s		19.4		38.5		61.5		42.5
Green Ext Time (p_c), s		9.6		0.0		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	387.9
HCM 2010 LOS	F

Intersection	
Int Delay, s/veh	24.6

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	105	97	977	162	72	825
Future Vol, veh/h	105	97	977	162	72	825
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	100	-	-	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	114	105	1062	176	78	897

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1755	619	0	0	1238	0
Stage 1	1150	-	-	-	-	-
Stage 2	605	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 76	432	-	-	558	-
Stage 1	264	-	-	-	-	-
Stage 2	508	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 65	432	-	-	558	-
Mov Cap-2 Maneuver	~ 65	-	-	-	-	-
Stage 1	264	-	-	-	-	-
Stage 2	437	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	267.6	0	1
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NER	NWLn1	NWLn2	SWL	SWT
Capacity (veh/h)	-	-	65	432	558	-
HCM Lane V/C Ratio	-	-	1.756	0.244	0.14	-
HCM Control Delay (s)	-	-$	500.1	16	12.5	-
HCM Lane LOS	-	-	F	C	B	-
HCM 95th %tile Q(veh)	-	-	10.3	0.9	0.5	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	29	190	136	104	190	148	221	808	56	108	611	60
Future Volume (veh/h)	29	190	136	104	190	148	221	808	56	108	611	60
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	32	207	148	113	207	161	240	878	61	117	664	65
Adj No. of Lanes	1	2	1	1	2	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	389	1017	455	438	558	413	283	818	57	190	794	78
Arrive On Green	0.29	0.29	0.29	0.29	0.29	0.29	0.48	0.48	0.48	0.48	0.48	0.48
Sat Flow, veh/h	1010	3539	1583	1022	1941	1437	723	1722	120	594	1670	164
Grp Volume(v), veh/h	32	207	148	113	188	180	240	0	939	117	0	729
Grp Sat Flow(s),veh/h/ln	1010	1770	1583	1022	1770	1609	723	0	1842	594	0	1834
Q Serve(g_s), s	1.0	1.7	2.8	3.6	3.2	3.4	4.9	0.0	18.0	0.0	0.0	13.1
Cycle Q Clear(g_c), s	4.4	1.7	2.8	5.2	3.2	3.4	18.0	0.0	18.0	18.0	0.0	13.1
Prop In Lane	1.00		1.00	1.00		0.89	1.00		0.06	1.00		0.09
Lane Grp Cap(c), veh/h	389	1017	455	438	508	462	283	0	875	190	0	871
V/C Ratio(X)	0.08	0.20	0.33	0.26	0.37	0.39	0.85	0.00	1.07	0.62	0.00	0.84
Avail Cap(c_a), veh/h	579	1682	752	630	841	765	283	0	875	190	0	871
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.6	10.2	10.6	12.2	10.8	10.8	18.0	0.0	9.9	18.9	0.0	8.7
Incr Delay (d2), s/veh	0.1	0.1	0.4	0.3	0.4	0.5	25.7	0.0	52.0	14.0	0.0	9.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.8	1.2	1.0	1.6	1.6	4.4	0.0	21.4	1.9	0.0	8.8
LnGrp Delay(d),s/veh	12.7	10.3	11.0	12.5	11.2	11.4	43.6	0.0	61.9	33.0	0.0	18.0
LnGrp LOS	B	B	B	B	B	B	D		F	C		B
Approach Vol, veh/h		387			481			1179			846	
Approach Delay, s/veh		10.8			11.6			58.2			20.1	
Approach LOS		B			B			E			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		22.5		15.4		22.5		15.4
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0
Max Q Clear Time (g_c+I1), s		20.0		6.4		20.0		7.2
Green Ext Time (p_c), s		0.0		3.8		0.0		3.6

Intersection Summary	
HCM 2010 Ctrl Delay	33.0
HCM 2010 LOS	C

Intersection	
Int Delay, s/veh	4.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	248	193	128	343	71	107
Future Vol, veh/h	248	193	128	343	71	107
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	270	210	139	373	77	116

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	479	0	1025	374
Stage 1	-	-	-	-	374	-
Stage 2	-	-	-	-	651	-
Critical Hdwy	-	-	4.12	-	7.12	6.22
Critical Hdwy Stg 1	-	-	-	-	6.12	-
Critical Hdwy Stg 2	-	-	-	-	6.12	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1083	-	213	672
Stage 1	-	-	-	-	647	-
Stage 2	-	-	-	-	457	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1083	-	192	672
Mov Cap-2 Maneuver	-	-	-	-	305	-
Stage 1	-	-	-	-	647	-
Stage 2	-	-	-	-	398	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.4	18.7
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	454	-	-	1083	-
HCM Lane V/C Ratio	0.426	-	-	0.128	-
HCM Control Delay (s)	18.7	-	-	8.8	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	2.1	-	-	0.4	-

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	124	53	160	218	96	160
Future Vol, veh/h	124	53	160	218	96	160
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	135	58	174	237	104	174

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	776	191	278	0	-	0
Stage 1	191	-	-	-	-	-
Stage 2	585	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	366	851	1285	-	-	-
Stage 1	841	-	-	-	-	-
Stage 2	557	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	309	851	1285	-	-	-
Mov Cap-2 Maneuver	309	-	-	-	-	-
Stage 1	841	-	-	-	-	-
Stage 2	470	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	23.6	3.5	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1285	-	382	-	-
HCM Lane V/C Ratio	0.135	-	0.504	-	-
HCM Control Delay (s)	8.2	0	23.6	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.5	-	2.7	-	-

Intersection	
Int Delay, s/veh	7.5

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	229	643	594	81	33	68
Future Vol, veh/h	229	643	594	81	33	68
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	249	699	646	88	36	74

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	734	0	-	0	1887	690
Stage 1	-	-	-	-	690	-
Stage 2	-	-	-	-	1197	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	871	-	-	-	77	445
Stage 1	-	-	-	-	498	-
Stage 2	-	-	-	-	286	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	871	-	-	-	55	445
Mov Cap-2 Maneuver	-	-	-	-	55	-
Stage 1	-	-	-	-	498	-
Stage 2	-	-	-	-	204	-

Approach	EB	WB	SW
HCM Control Delay, s	2.8	0	98.7
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	871	-	-	-	134
HCM Lane V/C Ratio	0.286	-	-	-	0.819
HCM Control Delay (s)	10.8	-	-	-	98.7
HCM Lane LOS	B	-	-	-	F
HCM 95th %tile Q(veh)	1.2	-	-	-	5.1

Intersection	
Int Delay, s/veh	35.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	26	133	1268	28	152	890
Future Vol, veh/h	26	133	1268	28	152	890
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	145	1378	30	165	967

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2207	704	0	0	1409	0
Stage 1	1393	-	-	-	-	-
Stage 2	814	-	-	-	-	-
Critical Hdwy	7.54	6.94	-	-	4.14	-
Critical Hdwy Stg 1	6.54	-	-	-	-	-
Critical Hdwy Stg 2	6.54	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 25	379	-	-	480	-
Stage 1	149	-	-	-	-	-
Stage 2	338	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 18	379	-	-	480	-
Mov Cap-2 Maneuver	~ 18	-	-	-	-	-
Stage 1	149	-	-	-	-	-
Stage 2	222	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	$ 540.7	0	2.4
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 89	480	-
HCM Lane V/C Ratio	-	- 1.942	0.344	-
HCM Control Delay (s)	-	-$ 540.7	16.4	-
HCM Lane LOS	-	- F	C	-
HCM 95th %tile Q(veh)	-	- 14.8	1.5	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	328	562	13	107	78	599	25	276	162	720	186	151
Future Volume (veh/h)	328	562	13	107	78	599	25	276	162	720	186	151
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	357	611	0	116	85	0	27	300	0	783	202	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	403	424	0	153	161	0	671	1063	0	587	1063	0
Arrive On Green	0.23	0.23	0.00	0.09	0.09	0.00	0.57	0.57	0.00	0.57	0.57	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1175	1863	0	1075	1863	0
Grp Volume(v), veh/h	357	611	0	116	85	0	27	300	0	783	202	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1175	1863	0	1075	1863	0
Q Serve(g_s), s	22.7	26.5	0.0	7.5	5.1	0.0	1.3	9.6	0.0	56.9	6.1	0.0
Cycle Q Clear(g_c), s	22.7	26.5	0.0	7.5	5.1	0.0	7.4	9.6	0.0	66.5	6.1	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	403	424	0	153	161	0	671	1063	0	587	1063	0
V/C Ratio(X)	0.88	1.44	0.00	0.76	0.53	0.00	0.04	0.28	0.00	1.34	0.19	0.00
Avail Cap(c_a), veh/h	403	424	0	358	376	0	671	1063	0	587	1063	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	43.5	45.0	0.0	52.1	51.0	0.0	13.8	12.8	0.0	32.8	12.1	0.0
Incr Delay (d2), s/veh	20.2	212.1	0.0	7.5	2.7	0.0	0.1	0.7	0.0	162.1	0.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	13.4	38.5	0.0	4.0	2.7	0.0	0.4	5.1	0.0	45.1	3.3	0.0
LnGrp Delay(d),s/veh	63.8	257.2	0.0	59.6	53.7	0.0	13.9	13.5	0.0	194.9	12.4	0.0
LnGrp LOS	E	F		E	D		B	B		F	B	
Approach Vol, veh/h		968			201			327			985	
Approach Delay, s/veh		185.8			57.1			13.5			157.5	
Approach LOS		F			E			B			F	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		71.0		31.0		71.0		14.5
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		66.5		26.5		66.5		23.5
Max Q Clear Time (g_c+I1), s		11.6		28.5		68.5		9.5
Green Ext Time (p_c), s		10.0		0.0		0.0		0.6

Intersection Summary	
HCM 2010 Ctrl Delay	141.5
HCM 2010 LOS	F

Intersection	
Int Delay, s/veh	49.5

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	105	97	977	162	72	825
Future Vol, veh/h	105	97	977	162	72	825
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	114	105	1062	176	78	897

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1755	619	0	0	1238	0
Stage 1	1150	-	-	-	-	-
Stage 2	605	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 76	432	-	-	558	-
Stage 1	264	-	-	-	-	-
Stage 2	508	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 65	432	-	-	558	-
Mov Cap-2 Maneuver	~ 65	-	-	-	-	-
Stage 1	264	-	-	-	-	-
Stage 2	437	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	$ 544	0	1
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	110	558	-
HCM Lane V/C Ratio	-	-	1.996	0.14	-
HCM Control Delay (s)	-	-	$ 544	12.5	-
HCM Lane LOS	-	-	F	B	-
HCM 95th %tile Q(veh)	-	-	18.2	0.5	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	29	190	136	104	190	148	221	808	56	108	611	60
Future Volume (veh/h)	29	190	136	104	190	148	221	808	56	108	611	60
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	32	207	148	113	207	161	240	878	61	117	664	65
Adj No. of Lanes	1	2	1	1	2	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	389	1017	455	438	558	413	283	818	57	190	794	78
Arrive On Green	0.29	0.29	0.29	0.29	0.29	0.29	0.48	0.48	0.48	0.48	0.48	0.48
Sat Flow, veh/h	1010	3539	1583	1022	1941	1437	723	1722	120	594	1670	164
Grp Volume(v), veh/h	32	207	148	113	188	180	240	0	939	117	0	729
Grp Sat Flow(s),veh/h/ln	1010	1770	1583	1022	1770	1609	723	0	1842	594	0	1834
Q Serve(g_s), s	1.0	1.7	2.8	3.6	3.2	3.4	4.9	0.0	18.0	0.0	0.0	13.1
Cycle Q Clear(g_c), s	4.4	1.7	2.8	5.2	3.2	3.4	18.0	0.0	18.0	18.0	0.0	13.1
Prop In Lane	1.00		1.00	1.00		0.89	1.00		0.06	1.00		0.09
Lane Grp Cap(c), veh/h	389	1017	455	438	508	462	283	0	875	190	0	871
V/C Ratio(X)	0.08	0.20	0.33	0.26	0.37	0.39	0.85	0.00	1.07	0.62	0.00	0.84
Avail Cap(c_a), veh/h	579	1682	752	630	841	765	283	0	875	190	0	871
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.6	10.2	10.6	12.2	10.8	10.8	18.0	0.0	9.9	18.9	0.0	8.7
Incr Delay (d2), s/veh	0.1	0.1	0.4	0.3	0.4	0.5	25.7	0.0	52.0	14.0	0.0	9.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.8	1.2	1.0	1.6	1.6	4.4	0.0	21.4	1.9	0.0	8.8
LnGrp Delay(d),s/veh	12.7	10.3	11.0	12.5	11.2	11.4	43.6	0.0	61.9	33.0	0.0	18.0
LnGrp LOS	B	B	B	B	B	B	D		F	C		B
Approach Vol, veh/h		387			481			1179			846	
Approach Delay, s/veh		10.8			11.6			58.2			20.1	
Approach LOS		B			B			E			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		22.5		15.4		22.5		15.4
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		18.0		18.0		18.0		18.0
Max Q Clear Time (g_c+I1), s		20.0		6.4		20.0		7.2
Green Ext Time (p_c), s		0.0		3.8		0.0		3.6

Intersection Summary	
HCM 2010 Ctrl Delay	33.0
HCM 2010 LOS	C

Intersection	
Int Delay, s/veh	3.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	248	193	128	343	71	107
Future Vol, veh/h	248	193	128	343	71	107
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	270	210	139	373	77	116

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	479	0	1025	374
Stage 1	-	-	-	-	374	-
Stage 2	-	-	-	-	651	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1083	-	260	672
Stage 1	-	-	-	-	696	-
Stage 2	-	-	-	-	519	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1083	-	227	672
Mov Cap-2 Maneuver	-	-	-	-	346	-
Stage 1	-	-	-	-	696	-
Stage 2	-	-	-	-	452	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.4	17.1
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	488	-	-	1083	-
HCM Lane V/C Ratio	0.396	-	-	0.128	-
HCM Control Delay (s)	17.1	-	-	8.8	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	1.9	-	-	0.4	-

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	124	53	160	218	96	160
Future Vol, veh/h	124	53	160	218	96	160
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	135	58	174	237	104	174

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	776	191	278	0	-	0
Stage 1	191	-	-	-	-	-
Stage 2	585	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	366	851	1285	-	-	-
Stage 1	841	-	-	-	-	-
Stage 2	557	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	309	851	1285	-	-	-
Mov Cap-2 Maneuver	309	-	-	-	-	-
Stage 1	841	-	-	-	-	-
Stage 2	470	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	23.6	3.5	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1285	-	382	-	-
HCM Lane V/C Ratio	0.135	-	0.504	-	-
HCM Control Delay (s)	8.2	0	23.6	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.5	-	2.7	-	-

Intersection	
Int Delay, s/veh	41.2

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	329	643	594	81	48	101
Future Vol, veh/h	329	643	594	81	48	101
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	358	699	646	88	52	110

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	734	0	-	0	2104	690
Stage 1	-	-	-	-	690	-
Stage 2	-	-	-	-	1414	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	871	-	-	-	57	445
Stage 1	-	-	-	-	498	-
Stage 2	-	-	-	-	225	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	871	-	-	-	~ 34	445
Mov Cap-2 Maneuver	-	-	-	-	~ 34	-
Stage 1	-	-	-	-	498	-
Stage 2	-	-	-	-	133	-

Approach	EB	WB	SW
HCM Control Delay, s	4.1	0	$ 469.9
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	871	-	-	-	91
HCM Lane V/C Ratio	0.411	-	-	-	1.78
HCM Control Delay (s)	12	-	-	-	$ 469.9
HCM Lane LOS	B	-	-	-	F
HCM 95th %tile Q(veh)	2	-	-	-	13.4

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection	
Int Delay, s/veh	22.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	26	133	1268	28	152	890
Future Vol, veh/h	26	133	1268	28	152	890
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	145	1378	30	165	967

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2207	704	0	0	1409	0
Stage 1	1393	-	-	-	-	-
Stage 2	814	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	38	379	-	-	480	-
Stage 1	195	-	-	-	-	-
Stage 2	396	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 25	379	-	-	480	-
Mov Cap-2 Maneuver	~ 25	-	-	-	-	-
Stage 1	195	-	-	-	-	-
Stage 2	260	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	$ 339.8	0	2.4
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 114	480	-
HCM Lane V/C Ratio	-	- 1.516	0.344	-
HCM Control Delay (s)	-	-$ 339.8	16.4	-
HCM Lane LOS	-	- F	C	-
HCM 95th %tile Q(veh)	-	- 12.5	1.5	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	328	982	13	107	507	599	25	276	162	720	186	151
Future Volume (veh/h)	328	982	13	107	507	599	25	276	162	720	186	151
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	357	1067	0	116	551	0	27	300	0	783	202	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	432	453	0	479	503	0	428	739	0	350	739	0
Arrive On Green	0.24	0.24	0.00	0.27	0.27	0.00	0.40	0.40	0.00	0.40	0.40	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1175	1863	0	1075	1863	0
Grp Volume(v), veh/h	357	1067	0	116	551	0	27	300	0	783	202	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1175	1863	0	1075	1863	0
Q Serve(g_s), s	28.6	36.5	0.0	7.7	40.5	0.0	2.4	17.4	0.0	42.1	11.0	0.0
Cycle Q Clear(g_c), s	28.6	36.5	0.0	7.7	40.5	0.0	13.4	17.4	0.0	59.5	11.0	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	432	453	0	479	503	0	428	739	0	350	739	0
V/C Ratio(X)	0.83	2.35	0.00	0.24	1.10	0.00	0.06	0.41	0.00	2.24	0.27	0.00
Avail Cap(c_a), veh/h	432	453	0	479	503	0	428	739	0	350	739	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	53.8	56.8	0.0	42.8	54.7	0.0	35.2	32.5	0.0	56.8	30.6	0.0
Incr Delay (d2), s/veh	12.5	616.1	0.0	0.3	68.7	0.0	0.3	1.7	0.0	566.2	0.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	15.5	96.3	0.0	3.8	30.4	0.0	0.8	9.3	0.0	69.5	5.9	0.0
LnGrp Delay(d),s/veh	66.3	672.9	0.0	43.0	123.4	0.0	35.4	34.2	0.0	623.1	31.5	0.0
LnGrp LOS	E	F		D	F		D	C		F	C	
Approach Vol, veh/h		1424			667			327			985	
Approach Delay, s/veh		520.8			109.5			34.3			501.8	
Approach LOS		F			F			C			F	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		64.0		41.0		64.0		45.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		59.5		36.5		59.5		40.5
Max Q Clear Time (g_c+I1), s		19.4		38.5		61.5		42.5
Green Ext Time (p_c), s		9.6		0.0		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	387.9
HCM 2010 LOS	F

Intersection	
Int Delay, s/veh	49.5

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	105	97	977	162	72	825
Future Vol, veh/h	105	97	977	162	72	825
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	114	105	1062	176	78	897

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1755	619	0	0	1238	0
Stage 1	1150	-	-	-	-	-
Stage 2	605	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 76	432	-	-	558	-
Stage 1	264	-	-	-	-	-
Stage 2	508	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 65	432	-	-	558	-
Mov Cap-2 Maneuver	~ 65	-	-	-	-	-
Stage 1	264	-	-	-	-	-
Stage 2	437	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	$ 544	0	1
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NERNWLn1	SWL	SWT
Capacity (veh/h)	-	- 110	558	-
HCM Lane V/C Ratio	-	- 1.996	0.14	-
HCM Control Delay (s)	-	- $ 544	12.5	-
HCM Lane LOS	-	- F	B	-
HCM 95th %tile Q(veh)	-	- 18.2	0.5	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	29	190	136	104	190	148	221	808	56	108	611	60
Future Volume (veh/h)	29	190	136	104	190	148	221	808	56	108	611	60
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	32	207	148	113	207	161	240	878	61	117	664	65
Adj No. of Lanes	1	2	1	1	2	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	229	774	346	282	424	314	407	1113	77	273	1079	106
Arrive On Green	0.22	0.22	0.22	0.22	0.22	0.22	0.65	0.65	0.65	0.65	0.65	0.65
Sat Flow, veh/h	1010	3539	1583	1022	1941	1437	723	1722	120	594	1670	164
Grp Volume(v), veh/h	32	207	148	113	188	180	240	0	939	117	0	729
Grp Sat Flow(s),veh/h/ln	1010	1770	1583	1022	1770	1609	723	0	1842	594	0	1834
Q Serve(g_s), s	1.9	3.2	5.4	6.9	6.2	6.6	19.4	0.0	24.5	11.8	0.0	15.5
Cycle Q Clear(g_c), s	8.5	3.2	5.4	10.1	6.2	6.6	34.9	0.0	24.5	36.3	0.0	15.5
Prop In Lane	1.00		1.00	1.00		0.89	1.00		0.06	1.00		0.09
Lane Grp Cap(c), veh/h	229	774	346	282	387	352	407	0	1190	273	0	1185
V/C Ratio(X)	0.14	0.27	0.43	0.40	0.49	0.51	0.59	0.00	0.79	0.43	0.00	0.62
Avail Cap(c_a), veh/h	282	957	428	335	479	435	407	0	1190	273	0	1185
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	26.6	21.6	22.4	25.8	22.7	22.9	17.2	0.0	8.5	21.6	0.0	6.9
Incr Delay (d2), s/veh	0.3	0.2	0.8	0.9	0.9	1.2	6.2	0.0	5.4	4.8	0.0	2.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	1.6	2.4	2.0	3.1	3.0	4.6	0.0	14.0	2.3	0.0	8.5
LnGrp Delay(d),s/veh	26.9	21.8	23.2	26.7	23.7	24.0	23.3	0.0	13.9	26.4	0.0	9.3
LnGrp LOS	C	C	C	C	C	C	C		B	C		A
Approach Vol, veh/h		387			481			1179			846	
Approach Delay, s/veh		22.8			24.5			15.8			11.7	
Approach LOS		C			C			B			B	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		47.5		19.0		47.5		19.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		43.0		18.0		43.0		18.0
Max Q Clear Time (g_c+I1), s		36.9		10.5		38.3		12.1
Green Ext Time (p_c), s		5.3		2.9		4.2		2.4

Intersection Summary	
HCM 2010 Ctrl Delay	17.0
HCM 2010 LOS	B

Intersection	
Int Delay, s/veh	3.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	248	193	128	343	71	107
Future Vol, veh/h	248	193	128	343	71	107
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	270	210	139	373	77	116

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	270	0	921	270
Stage 1	-	-	-	-	270	-
Stage 2	-	-	-	-	651	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1293	-	300	769
Stage 1	-	-	-	-	775	-
Stage 2	-	-	-	-	519	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1293	-	268	769
Mov Cap-2 Maneuver	-	-	-	-	373	-
Stage 1	-	-	-	-	775	-
Stage 2	-	-	-	-	463	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.2	15.3
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	540	-	-	1293	-
HCM Lane V/C Ratio	0.358	-	-	0.108	-
HCM Control Delay (s)	15.3	-	-	8.1	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	1.6	-	-	0.4	-

Intersection	
Int Delay, s/veh	5.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	124	53	160	218	96	160
Future Vol, veh/h	124	53	160	218	96	160
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	250
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	135	58	174	237	104	174

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	689	104	104	0	-	0
Stage 1	104	-	-	-	-	-
Stage 2	585	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	412	951	1488	-	-	-
Stage 1	920	-	-	-	-	-
Stage 2	557	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	356	951	1488	-	-	-
Mov Cap-2 Maneuver	356	-	-	-	-	-
Stage 1	920	-	-	-	-	-
Stage 2	482	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	19.5	3.3	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1488	-	438	-	-
HCM Lane V/C Ratio	0.117	-	0.439	-	-
HCM Control Delay (s)	7.7	0	19.5	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.4	-	2.2	-	-

Intersection	
Int Delay, s/veh	41.2

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	329	643	594	81	48	101
Future Vol, veh/h	329	643	594	81	48	101
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	358	699	646	88	52	110

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	734	0	-	0	2104	690
Stage 1	-	-	-	-	690	-
Stage 2	-	-	-	-	1414	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	871	-	-	-	57	445
Stage 1	-	-	-	-	498	-
Stage 2	-	-	-	-	225	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	871	-	-	-	~ 34	445
Mov Cap-2 Maneuver	-	-	-	-	~ 34	-
Stage 1	-	-	-	-	498	-
Stage 2	-	-	-	-	133	-

Approach	EB	WB	SW
HCM Control Delay, s	4.1	0	$ 469.9
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	871	-	-	-	91
HCM Lane V/C Ratio	0.411	-	-	-	1.78
HCM Control Delay (s)	12	-	-	-	-$ 469.9
HCM Lane LOS	B	-	-	-	F
HCM 95th %tile Q(veh)	2	-	-	-	13.4

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	22.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	26	133	1268	28	152	890
Future Vol, veh/h	26	133	1268	28	152	890
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	145	1378	30	165	967

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2207	704	0	0	1409	0
Stage 1	1393	-	-	-	-	-
Stage 2	814	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	38	379	-	-	480	-
Stage 1	195	-	-	-	-	-
Stage 2	396	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 25	379	-	-	480	-
Mov Cap-2 Maneuver	~ 25	-	-	-	-	-
Stage 1	195	-	-	-	-	-
Stage 2	260	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	$ 339.8	0	2.4
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	114	480	-
HCM Lane V/C Ratio	-	-	1.516	0.344	-
HCM Control Delay (s)	-	-	$ 339.8	16.4	-
HCM Lane LOS	-	-	F	C	-
HCM 95th %tile Q(veh)	-	-	12.5	1.5	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	328	982	13	107	507	599	25	276	162	720	186	151
Future Volume (veh/h)	328	982	13	107	507	599	25	276	162	720	186	151
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	357	1067	0	116	551	0	27	300	0	783	202	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	432	453	0	479	503	0	428	739	0	350	739	0
Arrive On Green	0.24	0.24	0.00	0.27	0.27	0.00	0.40	0.40	0.00	0.40	0.40	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1175	1863	0	1075	1863	0
Grp Volume(v), veh/h	357	1067	0	116	551	0	27	300	0	783	202	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1175	1863	0	1075	1863	0
Q Serve(g_s), s	28.6	36.5	0.0	7.7	40.5	0.0	2.4	17.4	0.0	42.1	11.0	0.0
Cycle Q Clear(g_c), s	28.6	36.5	0.0	7.7	40.5	0.0	13.4	17.4	0.0	59.5	11.0	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	432	453	0	479	503	0	428	739	0	350	739	0
V/C Ratio(X)	0.83	2.35	0.00	0.24	1.10	0.00	0.06	0.41	0.00	2.24	0.27	0.00
Avail Cap(c_a), veh/h	432	453	0	479	503	0	428	739	0	350	739	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	53.8	56.8	0.0	42.8	54.7	0.0	35.2	32.5	0.0	56.8	30.6	0.0
Incr Delay (d2), s/veh	12.5	616.1	0.0	0.3	68.7	0.0	0.3	1.7	0.0	566.2	0.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	15.5	96.3	0.0	3.8	30.4	0.0	0.8	9.3	0.0	69.5	5.9	0.0
LnGrp Delay(d),s/veh	66.3	672.9	0.0	43.0	123.4	0.0	35.4	34.2	0.0	623.1	31.5	0.0
LnGrp LOS	E	F		D	F		D	C		F	C	
Approach Vol, veh/h		1424			667			327			985	
Approach Delay, s/veh		520.8			109.5			34.3			501.8	
Approach LOS		F			F			C			F	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		64.0		41.0		64.0		45.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		59.5		36.5		59.5		40.5
Max Q Clear Time (g_c+I1), s		19.4		38.5		61.5		42.5
Green Ext Time (p_c), s		9.6		0.0		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	387.9
HCM 2010 LOS	F

Intersection	
Int Delay, s/veh	49.5

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	105	97	977	162	72	825
Future Vol, veh/h	105	97	977	162	72	825
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	114	105	1062	176	78	897

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1755	619	0	0	1238	0
Stage 1	1150	-	-	-	-	-
Stage 2	605	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 76	432	-	-	558	-
Stage 1	264	-	-	-	-	-
Stage 2	508	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 65	432	-	-	558	-
Mov Cap-2 Maneuver	~ 65	-	-	-	-	-
Stage 1	264	-	-	-	-	-
Stage 2	437	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	$ 544	0	1
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	110	558	-
HCM Lane V/C Ratio	-	-	1.996	0.14	-
HCM Control Delay (s)	-	-	$ 544	12.5	-
HCM Lane LOS	-	-	F	B	-
HCM 95th %tile Q(veh)	-	-	18.2	0.5	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	124	53	160	218	96	160
Future Vol, veh/h	124	53	160	218	96	160
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	135	58	174	237	104	174

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	776	191	278	0	-	0
Stage 1	191	-	-	-	-	-
Stage 2	585	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	366	851	1285	-	-	-
Stage 1	841	-	-	-	-	-
Stage 2	557	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	309	851	1285	-	-	-
Mov Cap-2 Maneuver	309	-	-	-	-	-
Stage 1	841	-	-	-	-	-
Stage 2	470	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	23.6	3.5	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1285	-	382	-	-
HCM Lane V/C Ratio	0.135	-	0.504	-	-
HCM Control Delay (s)	8.2	0	23.6	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.5	-	2.7	-	-

Intersection	
Int Delay, s/veh	41.2

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	329	643	594	81	48	101
Future Vol, veh/h	329	643	594	81	48	101
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	358	699	646	88	52	110

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	734	0	-	0	2104	690
Stage 1	-	-	-	-	690	-
Stage 2	-	-	-	-	1414	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	871	-	-	-	57	445
Stage 1	-	-	-	-	498	-
Stage 2	-	-	-	-	225	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	871	-	-	-	~ 34	445
Mov Cap-2 Maneuver	-	-	-	-	~ 34	-
Stage 1	-	-	-	-	498	-
Stage 2	-	-	-	-	133	-

Approach	EB	WB	SW
HCM Control Delay, s	4.1	0	$ 469.9
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBRSWLn1
Capacity (veh/h)	871	-	-	- 91
HCM Lane V/C Ratio	0.411	-	-	- 1.78
HCM Control Delay (s)	12	-	-	-$ 469.9
HCM Lane LOS	B	-	-	- F
HCM 95th %tile Q(veh)	2	-	-	- 13.4

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection	
Int Delay, s/veh	22.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	26	133	1268	28	152	890
Future Vol, veh/h	26	133	1268	28	152	890
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	250	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	145	1378	30	165	967

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2207	704	0	0	1409	0
Stage 1	1393	-	-	-	-	-
Stage 2	814	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	38	379	-	-	480	-
Stage 1	195	-	-	-	-	-
Stage 2	396	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 25	379	-	-	480	-
Mov Cap-2 Maneuver	~ 25	-	-	-	-	-
Stage 1	195	-	-	-	-	-
Stage 2	260	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	$ 339.8	0	2.4
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 114	480	-
HCM Lane V/C Ratio	-	- 1.516	0.344	-
HCM Control Delay (s)	-	-$ 339.8	16.4	-
HCM Lane LOS	-	- F	C	-
HCM 95th %tile Q(veh)	-	- 12.5	1.5	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	328	982	13	107	507	599	25	276	162	720	186	151
Future Volume (vph)	328	982	13	107	507	599	25	276	162	720	186	151
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frt	1.00	1.00		1.00	0.92		1.00	0.94		1.00	0.93	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	1859		1770	1711		1770	1759		1770	1738	
Flt Permitted	0.95	1.00		0.28	1.00		0.37	1.00		0.26	1.00	
Satd. Flow (perm)	1770	1859		520	1711		696	1759		484	1738	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	357	1067	14	116	551	651	27	300	176	783	202	164
RTOR Reduction (vph)	0	0	0	0	28	0	0	14	0	0	19	0
Lane Group Flow (vph)	357	1081	0	116	1174	0	27	462	0	783	347	0
Turn Type	Split	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases	4	4			8			2			6	
Permitted Phases				8			2			6		
Actuated Green, G (s)	36.5	36.5		40.5	40.5		59.5	59.5		59.5	59.5	
Effective Green, g (s)	36.5	36.5		40.5	40.5		59.5	59.5		59.5	59.5	
Actuated g/C Ratio	0.24	0.24		0.27	0.27		0.40	0.40		0.40	0.40	
Clearance Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	430	452		140	461		276	697		191	689	
v/s Ratio Prot	0.20	c0.58			c0.69			0.26			0.20	
v/s Ratio Perm				0.22			0.04			c1.62		
v/c Ratio	0.83	2.39		0.83	2.55		0.10	0.66		4.10	0.50	
Uniform Delay, d1	53.8	56.8		51.5	54.8		28.4	37.0		45.2	34.1	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	12.8	633.0		31.4	701.9		0.7	4.9		1407.1	2.6	
Delay (s)	66.6	689.7		82.9	756.7		29.1	42.0		1452.4	36.7	
Level of Service	E	F		F	F		C	D		F	D	
Approach Delay (s)		535.0			697.4			41.3			1001.4	
Approach LOS		F			F			D			F	

Intersection Summary			
HCM 2000 Control Delay	648.8	HCM 2000 Level of Service	F
HCM 2000 Volume to Capacity ratio	3.17		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	13.5
Intersection Capacity Utilization	160.8%	ICU Level of Service	H
Analysis Period (min)	15		

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	328	982	13	107	507	599	25	276	162	720	186	151
Future Volume (veh/h)	328	982	13	107	507	599	25	276	162	720	186	151
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	357	1067	0	116	551	0	27	300	0	783	202	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	432	453	0	479	503	0	428	739	0	350	739	0
Arrive On Green	0.24	0.24	0.00	0.27	0.27	0.00	0.40	0.40	0.00	0.40	0.40	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1175	1863	0	1075	1863	0
Grp Volume(v), veh/h	357	1067	0	116	551	0	27	300	0	783	202	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1175	1863	0	1075	1863	0
Q Serve(g_s), s	28.6	36.5	0.0	7.7	40.5	0.0	2.4	17.4	0.0	42.1	11.0	0.0
Cycle Q Clear(g_c), s	28.6	36.5	0.0	7.7	40.5	0.0	13.4	17.4	0.0	59.5	11.0	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	432	453	0	479	503	0	428	739	0	350	739	0
V/C Ratio(X)	0.83	2.35	0.00	0.24	1.10	0.00	0.06	0.41	0.00	2.24	0.27	0.00
Avail Cap(c_a), veh/h	432	453	0	479	503	0	428	739	0	350	739	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	53.8	56.8	0.0	42.8	54.7	0.0	35.2	32.5	0.0	56.8	30.6	0.0
Incr Delay (d2), s/veh	12.5	616.1	0.0	0.3	68.7	0.0	0.3	1.7	0.0	566.2	0.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	15.5	96.3	0.0	3.8	30.4	0.0	0.8	9.3	0.0	69.5	5.9	0.0
LnGrp Delay(d),s/veh	66.3	672.9	0.0	43.0	123.4	0.0	35.4	34.2	0.0	623.1	31.5	0.0
LnGrp LOS	E	F		D	F		D	C		F	C	
Approach Vol, veh/h		1424			667			327			985	
Approach Delay, s/veh		520.8			109.5			34.3			501.8	
Approach LOS		F			F			C			F	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		64.0		41.0		64.0		45.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		59.5		36.5		59.5		40.5
Max Q Clear Time (g_c+I1), s		19.4		38.5		61.5		42.5
Green Ext Time (p_c), s		9.6		0.0		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	387.9
HCM 2010 LOS	F

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	248	193	128	343	71	107
Future Volume (vph)	248	193	128	343	71	107
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5	4.5	4.5	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	
Frt	1.00	0.85	1.00	1.00	0.92	
Flt Protected	1.00	1.00	0.95	1.00	0.98	
Satd. Flow (prot)	1863	1583	1770	1863	1678	
Flt Permitted	1.00	1.00	0.54	1.00	0.98	
Satd. Flow (perm)	1863	1583	1012	1863	1678	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	270	210	139	373	77	116
RTOR Reduction (vph)	0	143	0	0	59	0
Lane Group Flow (vph)	270	67	139	373	134	0
Turn Type	NA	Perm	Perm	NA	Prot	
Protected Phases	4			8	2	
Permitted Phases		4	8			
Actuated Green, G (s)	15.4	15.4	15.4	15.4	23.8	
Effective Green, g (s)	15.4	15.4	15.4	15.4	23.8	
Actuated g/C Ratio	0.32	0.32	0.32	0.32	0.49	
Clearance Time (s)	4.5	4.5	4.5	4.5	4.5	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)	595	505	323	595	828	
v/s Ratio Prot	0.14			c0.20	c0.08	
v/s Ratio Perm		0.04	0.14			
v/c Ratio	0.45	0.13	0.43	0.63	0.16	
Uniform Delay, d1	13.1	11.7	12.9	14.0	6.7	
Progression Factor	1.00	1.00	1.00	1.00	1.00	
Incremental Delay, d2	0.6	0.1	0.9	2.1	0.4	
Delay (s)	13.6	11.8	13.9	16.0	7.1	
Level of Service	B	B	B	B	A	
Approach Delay (s)	12.8			15.4	7.1	
Approach LOS	B			B	A	

Intersection Summary			
HCM 2000 Control Delay	13.0	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	48.2	Sum of lost time (s)	9.0
Intersection Capacity Utilization	41.9%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Intersection	
Int Delay, s/veh	5.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	124	53	160	218	96	160
Future Vol, veh/h	124	53	160	218	96	160
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	250
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	135	58	174	237	104	174

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	689	104	104	0	-	0
Stage 1	104	-	-	-	-	-
Stage 2	585	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	412	951	1488	-	-	-
Stage 1	920	-	-	-	-	-
Stage 2	557	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	356	951	1488	-	-	-
Mov Cap-2 Maneuver	356	-	-	-	-	-
Stage 1	920	-	-	-	-	-
Stage 2	482	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	19.5	3.3	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1488	-	438	-	-
HCM Lane V/C Ratio	0.117	-	0.439	-	-
HCM Control Delay (s)	7.7	0	19.5	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.4	-	2.2	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	134	242	13	91	781	419	3	152	63	466	230	198
Future Volume (veh/h)	134	242	13	91	781	419	3	152	63	466	230	198
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	146	263	0	99	849	0	3	165	0	507	250	0
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	219	230	0	763	801	0	337	664	0	406	664	0
Arrive On Green	0.12	0.12	0.00	0.43	0.43	0.00	0.36	0.36	0.00	0.36	0.36	0.00
Sat Flow, veh/h	1774	1863	0	1774	1863	0	1125	1863	0	1216	1863	0
Grp Volume(v), veh/h	146	263	0	99	849	0	3	165	0	507	250	0
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1774	1863	0	1125	1863	0	1216	1863	0
Q Serve(g_s), s	11.8	18.5	0.0	5.1	64.5	0.0	0.3	9.4	0.0	44.1	15.0	0.0
Cycle Q Clear(g_c), s	11.8	18.5	0.0	5.1	64.5	0.0	15.3	9.4	0.0	53.5	15.0	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	219	230	0	763	801	0	337	664	0	406	664	0
V/C Ratio(X)	0.67	1.14	0.00	0.13	1.06	0.00	0.01	0.25	0.00	1.25	0.38	0.00
Avail Cap(c_a), veh/h	219	230	0	763	801	0	337	664	0	406	664	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	62.8	65.8	0.0	25.8	42.8	0.0	41.5	34.1	0.0	55.6	35.9	0.0
Incr Delay (d2), s/veh	7.5	104.0	0.0	0.1	48.9	0.0	0.0	0.9	0.0	131.5	1.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.3	16.1	0.0	2.5	44.0	0.0	0.1	5.0	0.0	31.6	8.0	0.0
LnGrp Delay(d),s/veh	70.3	169.7	0.0	25.9	91.6	0.0	41.6	35.0	0.0	187.0	37.5	0.0
LnGrp LOS	E	F		C	F		D	C		F	D	
Approach Vol, veh/h		409			948			168			757	
Approach Delay, s/veh		134.2			84.8			35.1			137.6	
Approach LOS		F			F			D			F	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		58.0		23.0		58.0		69.0
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green Setting (Gmax), s		53.5		18.5		53.5		64.5
Max Q Clear Time (g_c+I1), s		17.3		20.5		55.5		66.5
Green Ext Time (p_c), s		5.1		0.0		0.0		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	107.5
HCM 2010 LOS	F

Intersection	
Int Delay, s/veh	19.3

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	137	56	630	70	41	990
Future Vol, veh/h	137	56	630	70	41	990
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	149	61	685	76	45	1076

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1350	380	0	0	761	0
Stage 1	723	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 142	618	-	-	847	-
Stage 1	441	-	-	-	-	-
Stage 2	495	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 134	618	-	-	847	-
Mov Cap-2 Maneuver	~ 134	-	-	-	-	-
Stage 1	441	-	-	-	-	-
Stage 2	469	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	190.5	0	0.4
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NERWBLn1	SWL	SWT
Capacity (veh/h)	-	- 173	847	-
HCM Lane V/C Ratio	-	- 1.213	0.053	-
HCM Control Delay (s)	-	- 190.5	9.5	-
HCM Lane LOS	-	- F	A	-
HCM 95th %tile Q(veh)	-	- 11.5	0.2	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

APPENDIX D

STREET PHOTOS

Source: Google Earth

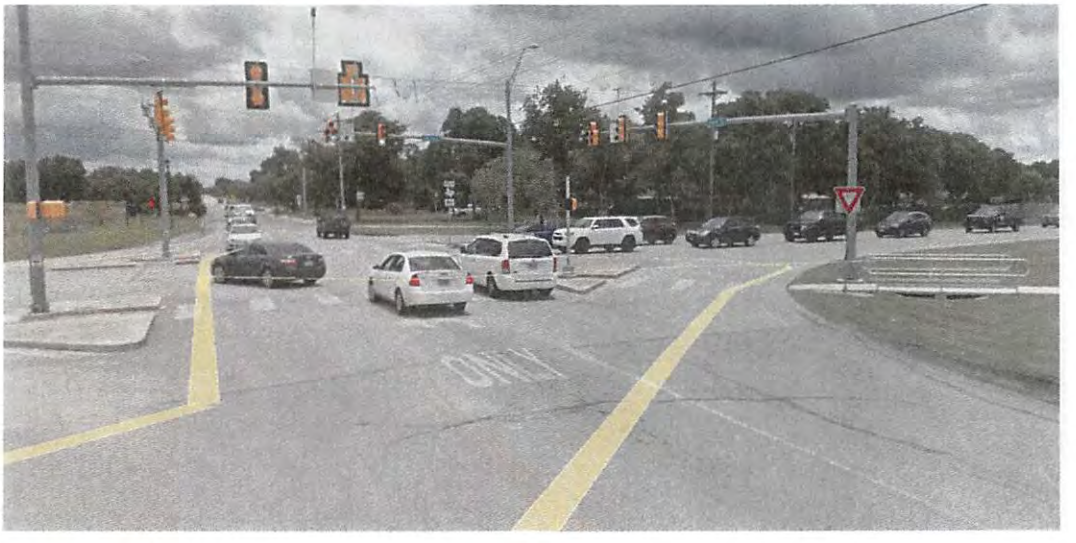
FM 1103 at Main Street, looking east

Source: Google Earth

FM 1103 at Main Street, looking west

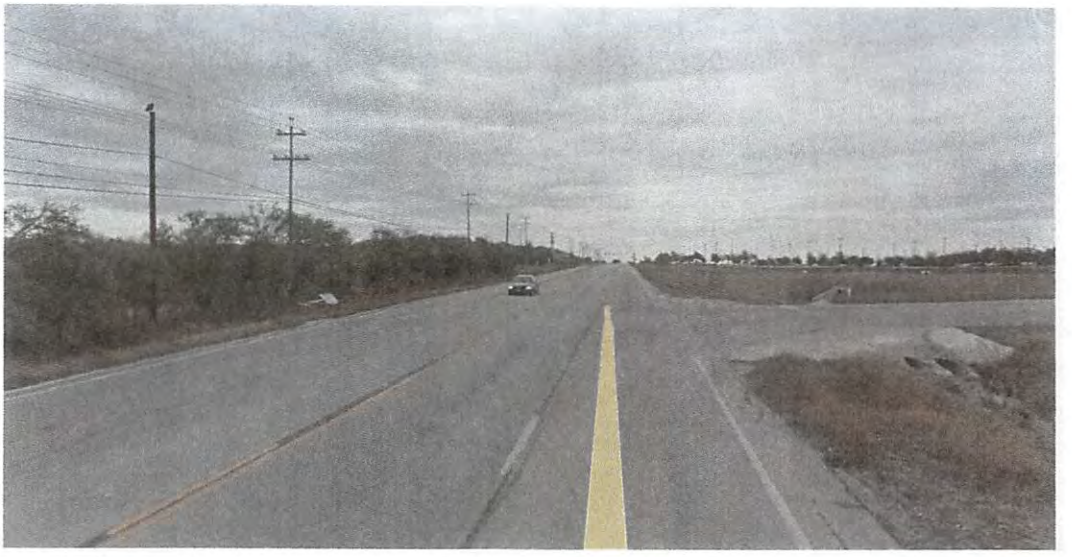
Source: Google Earth

Main Street at FM 1103, looking north



Source: Google Earth

Cibolo Parkway at FM 1103, looking south



Source: Google Earth

FM 1103 at west school drive, looking east

Source: Google Earth

FM 1103 at Rodeo Way, looking east

Source: Google Earth

FM 1103 at Rodeo Way, looking west

Source: Google Earth

Weil Road at FM 1103

Source: Google Earth

Brite Road at FM 1103

Source: Google Earth

Tolle Road near new collector location, looking north

Source: Google Earth

FM 78 at Country Lane, looking east

Source: Google Earth

Country Lane approaching FM 78

Property Owner Authorization

October 10, 2024

City of Cibolo
Planning Department
201 West Loop 539
Cibolo, Texas 78108

Attn: Authorization to Submit and Process an Application for a Land Plan Amendment for Property Generally Located at Southeast of FM 1103 and N. Main Street ("Property"), within the City of Cibolo ("City"), Guadalupe County, Texas

The purpose of this correspondence is to provide authorization to DR Horton, Killen, Griffin & Farrimond, PLLC, and Pape-Dawson Engineers to act as applicant and representative in the filing and processing for approval an application for a Land Plan Amendment for the Property.

I hereby declare that I represent the owner of the Property and have the authority to grant permission to request and process for approval a Land Plan Amendment for the Property. Thank you for your time and attention to this matter.

Owner:

Continental Homes of Texas, L.P.,
a Texas limited partnership

CHTEX of Texas, Inc.,
its General Partner

By: Leslie Ostrander

Name: Leslie Ostrander

Title: Assistant Secretary

State of Texas §
§
County of Bexar §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Leslie Ostrander, known to me to be the person whose name is subscribed to the foregoing letter and acknowledge to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 11 day of Oct., 2024.

TONI SIMS
Notary Public, State of Texas
Comm. Expires 11-10-2027
Notary ID 128798220

Notary Public for the State of Texas

Signed Deposit Agreement

City of Cibolo

Deposit Agreement for Development Review

This agreement is made this 10th day of October, 2024, by the Applicant in favor of the City of Cibolo, Texas ("City").

Applicant: Name and Address

Continental Homes of Texas, LP

5419 North Loop 1604 East

San Antonio, Texas 78247

Applicant is requesting City approval of a rezoning, subdivision, variance, site plan, preliminary plat, final plat, conditional use permit, or any other development-related application. Under authority granted to it by applicable state and local laws, the City requires the Applicant to execute this Agreement and to provide a cash deposit to the City for the payment of all costs incurred by the City in reviewing the application.

Applicant shall deposit in cash with the City the initial amount identified within the approved Fee Schedule, a current copy of which is attached to this Agreement as Exhibit "A." A copy of the application that is subject to this Agreement is attached hereto as Exhibit "B." If the application is longer than ten (10) pages, a summary may be attached hereto in lieu of the full application, so long as the summary contains sufficient information to accurately identify the subject application.

Applicant acknowledges that the application shall not be deemed complete and accepted for processing, and the City shall not commence to review and process an application, until this Agreement is executed by the Applicant and the Agreement and the full deposit are delivered to the City.

The City will deposit the money in its account and draw upon the deposit to pay the costs it incurs in connection with the application. The City shall determine all of its costs, including both administrative and consulting services, in accordance with the Fee Schedule, as annually adopted by the City. To the extent that any interest accrues on any cash deposit held by the City under this Agreement, such interest shall be deemed to be part of the total review costs incurred by the City; as such, Applicant hereby waives any claim to such interest and acknowledges that the City shall not be responsible for paying any interest on money deposited under this Agreement.

If in the discretion of the City, there is deemed to be an inadequate balance in the Deposit Account to pay for all the fees and costs incurred by the City, the City will notify the Applicant of the need for additional funds and the amount required to be further paid. Applicant shall pay such additional funds within ten (10) calendar days of receipt of such notice. For purposes hereof, receipt of notice shall be deemed made upon written, email notification to the Applicant. If an application is placed upon a meeting agenda for public hearing and/or consideration by City Council or another City board or commission, failure by the Applicant to submit payment in full for any additional funds required under this Agreement may be cited as grounds for recommending disapproval or disapproving of an application, as applicable.

Internal Use: _____ **(Case File#)**

If the application process is completed, withdrawn by the Applicant, or disapproved by the City, any remaining balance in the Deposit Account shall be paid to the Applicant within 60 calendar days of the date on which the application process was completed, withdrawn, or disapproved.

Upon request, the City will provide the Applicant an accounting of all expenses charged against the Deposit Account, but in no event more often than monthly. An accounting will be provided when a notice is made by the City for additional funds.

Applicant shall indemnify and hold the City harmless from any liability, claim, action, or suit or any obligation to the Applicant arising from or in connection with the terms and conditions of this Agreement. The applicant shall pay all costs and expenses, including reasonable attorney fees and suit costs, incurred by the City arising from or in connection with the City enforcing any terms and conditions of this Agreement.

APPLICANT:

Leslie Ostrander, Vice President of Land

Name and Title

Leslie Ostrander

Signature

October 10th, 2024

Date

Internal Use: _____ (Case File#)

3421 Paesanos Pkwy., Ste. 200 San Antonio Tx 78231
Main: 877 627 3772

Colliers
Engineering & Design

January 2, 2025

On behalf of the:

City of Cibolo
Attn: Grant Fore
200 S. Main Street
Cibolo, Texas 78108

Re: Amended Land Study Review
Steele Creek Subdivision (LS-24-03)

Mr. Fore,

Colliers Engineering & Design has completed its review of the referenced project. We find that the development is in conformance with the City of Cibolo Unified Development Code and flood ordinances. We have no further comments.

Our review of the project does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo

ADJACENT PROPERTY SUMMARY

PROPERTY	OWNER	VOLUME	PAGE
4	TRAN KHIEM THANH	2021-99019339	
5	TRAN KHIEM THANH	2021-99019339	
6	KEENAN J MOORE	2633	111
7	AGUILERA HECTOR	202099030644	
8	OLDHOMCADE CANNON & MORGAN GRACE LPOD SSE	2617	621
9	CITY OF CIBOLO	7	209-210
10	BRADLEY MCBRIDE JR.	2015008072	
11	LEAL MATTHEW VINCENT & AMANDA BRADY LEAL	202199033095	
12	SFR TEXAS ACQUISITION 3 LLC	202299020039	
13	SOKNARA BUN KUCH	2014017088	
14	AIJON RAZON GIANAN	2596	1014
15	INDUS MONTAGES TX LLC	202299013665	
16	JAY M. LOHMER	3025	400
17	JOSEPH & DAWN R COLLINS	2629	429
18	ABRAMS CAMILLE	201999016219	
19	KNAPP JARROD REED & KRISTINA ANN	202299004454	
20	VALANTE JANSEN & JACQUELIN PLAZA	202199014298	
21	GABRIEL & APRIL N ROSAS	4087	790
22	JAMES E SANCHEZ & GABRIELA JIMENEZ -SANCHEZ	2017017482	
23	MIGUEL & KATHIA A FLORES	2737	292
24	DEMARCUS JACKSON	2821	917
25	RALPH LOGAN & MICHELLE BROWN	2845	569
26	ROY SAIZ JR & NGOC-DIEM THI DUONG	2017020554	
27	CADY CHRISTOPHER AND RACHEL M	201899021588	
28	SCOTT A SIMPSON	2747	676
29	ANESI M & RHONDA TUUFULI	2526	158
30	FLICKINGER LEVI & JESSICA	202299021973	
31	GREEN CARMEN & DAVID CLAY	202199029918	
32	IVORY CHARLES ASHBY	2689	736
33	PRITTERS TRISTYN & RUSSELL PRITTERS III	202399029281	
34	WALTERS SHANE	202099023515	
35	WESTENDORF ALEX THOMAS	202299035686	
36	ANDREW FOX	2016009439	
37	SFR PROPERTY OWNER 3 LLC	202299015379	
38	GREGORY & MONIQUE A MCCLAIN	13295	703
39	RICARDO & DELMA SANTA CRUZ	2386	150
40	WANDER JUSTIN	202299000549	
41	TESCH JOSHUA & BRITTANY	202299017564	
42	THOMAS M & LISA L HAAG	2469	275
43	VERONICA LOPEZ	2400	760
44	LIZBETH ANGUIANO	2427	924
45	ALVA ALAN	202199022702	
46	DIRKES LAURANCE	202399028413	
47	MULTIPLE OWNERS	----------	
48	STEPHEN & DEENA KILPATRICK	2435	451
49	DINO & MARIA LAURENTI	2427	971
50	JOHN PATRICK & TONYA ROSE MARS	2018000201	
51	JUAN & DANIELLE VILLAREAL	2637	963
52	RICHTER ANTHONY KEYE & MELISSA AREND	202199031293	
53	VERTURO LAND ASSET 4 LLC	202299013410	
54	CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF THE LATTER DAY SAINTS	3175	558
55	30 ASSOCIATES LTD	2015017573	
62	TOLLE FAMILY FARM LLC	202499012878	
63	JAMES A & MISTY HESTER	2129	982
64	JAMES A HESTER II	4006	225
65	MARY J HESTER	556	783
66	JAMES A HESTER ESTATE	DEATH CERT - 2170164	
67	JAMES A HESTER ESTATE	DEATH CERT - 2170164	
68	MALCOLM MACLAUCHLAN	2619	174
69	GONZALEZ WALBERTO	202299026217	
70	MALCOLM H MACLAUCHLAN	2940	846
75	ESTATE OF CHARLES C TROYER	DEATH CERTIFICATE	
76	COUNTRY LANE MOBILE ESTATES, LLC	2015013580	
78	MGT PROPERTIES LLC	201999005215	
79	UNVARYING QUALITY	202099037072	
80	DAVID W & LAUREL L CALE	2626	872
83	GPM CITXOO1 LLC	202199038702	
84	CENTI PAUL J & ERIKA	201899022809	
85	CENTI PAUL J & ERIKA	201899022809	
86	CITY OF CIBOLO	1262	712

LEGAL DESCRIPTION

411.584 ACRES OF LAND BEING OUT OF THE GERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210 AND THE DAVID MILLER SURVAY NO. 87, ABSTRACT NO. 226, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 310.989 ACRES OF LAND, AS DESCRIBED IN VOLUME 1302, PAGES 593-596, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JANET SCHUBERT SKINNER, ET AL, AS DESCRIBED IN DOCUMENT NUMBER 2015025575, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

PARKLAND SUMMARY:

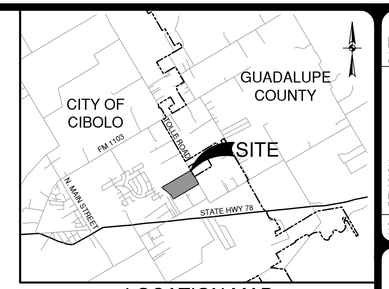
PARKLAND SPACE REQUIREMENTS:
TOTAL PARKLAND DEDICATION FOR THE TRACT SHALL BE A MINIMUM OF 8% OF SINGLE FAMILY AND MULTI-FAMILY USE ACREAGE PER UDC SECTION 16. TOTAL PARKLAND DEDICATION MAY BE MET BY PARKLAND DEDICATION, CASH CONTRIBUTIONS, PARK IMPROVEMENTS, AND/OR OTHER CREDITS AS AGREED TO BY THE DEVELOPER AND THE CITY OF CIBOLO TO BE FURTHER DEFINED IN THE LAND USE STUDY OR DEVELOPMENT AGREEMENT.

REQUIRED PARKLAND SPACE:
411.584 ACRES X 8% = 32.93 ACRES OF PARKLAND SPACE REQUIRED

PARKLAND SPACE PROVIDED:
52.05 ACRES

NOTES

1. SITE IS LOCATED WITHIN THE CITY OF CIBOLO.
2. THE SUBJECT TRACT IS CURRENTLY IN DEVELOPMENT.
3. PER FEMA FLOOD MAP PANEL 48187C0230F A PORTION OF THE SITE IS WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN. LOTS WITHIN THE 1% ANNUAL FLOOD CHANCE ARE CONDITIONALLY APPROVED PENDING A LETTER OF MAP REVISIONS (LOMR).
4. THERE ARE NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS RELATIVE TO WETLANDS, ENDANGERED OR OTHERWISE LISTED SPECIES, ARCHAEOLOGICAL INDICATORS, SOILS, OR SLOPE ANALYSIS.
5. A TREE SURVEY SHOWING EXISTING HERITAGE AND PROTECTED TREES WILL BE SUBMITTED ON A UNIT-BY-UNIT BASIS PER AGREEMENT WITH THE CITY.
6. SITE ZONING: SF-1, SF-2, & SF-3, PER ORDINANCE #1230.
7. LOT STANDARDS ARE PER UDC #1048 (PRE 2018 UPDATES)
8. SANITARY SEWER, WATER, & UTILITY INFORMATION LOCATIONS ARE APPROXIMATE AND LOCATIONS NEED TO BE FIELD VERIFIED.
9. ORDER OF PLATTING APPROXIMATE AND SUBJECT TO CHANGE.
10. ALL STREET LOCATIONS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PLATTING PROCESS.
11. ALL PROPOSED STREETS ARE DESIGNATED AS "LOCAL A" (50' RIGHT OF WAY) UNLESS OTHERWISE NOTED.
12. RIGHT OF WAY RESERVATION CROSSING PROPERTY RESERVED FOR PURCHASE FOR FUTURE EXTENSION OF FM 1103 TOLLWAY BY OTHERS.
13. RIGHT IF WAY RESERVATION TO N MAIN ST RESERVED FOR PURCHASE FOR ROADWAY EXTENSION BY OTHERS.
14. RIGHT OF WAY DEDICATION ALONG EAST PROPERTY LINE TO BE DEDICATED AT THE TIME OF PLATTING OF LANCE CROSSING.
15. ACCESS TO TOWN CREEK WAY TO BE LIMITED TO EMERGENCY VEHICLES ONLY.
16. OPEN SPACE WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
17. A LEVEL 3 TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED FOR THIS SUBDIVISION PRIOR TO THE PLATTING OF THE FIRST UNIT.
18. THE CONNECTION TO THE TOLLE TO MUST BE CONSTRUCTED BY THE COMPLETION OF THE 200TH HOME, UNLESS OTHERWSE NOTED.
19. PUBLIC IMPROVEMENTS AND PHASING WILL BE DETERMINED IN A PIA TO BE APPROVED BY CITY COUNCIL.
20. PROPOSED PUBLIC USE TRAILS SHALL BE A MINIMUM OF 8' WIDE.



LOCATION MAP
NOT-TO-SCALE

DATE PREPARED: 12/11/2024

LEGEND

- SITE BOUNDARY
- CITY LIMIT BOUNDARY
- EXISTING LIFT STATION
- EXISTING RAIL ROAD TRACKS
- FUTURE PUBLIC-USE TRAILS (BY CITY)
- PROPOSED PUBLIC-USE TRAILS (BY DEVELOPER)
- 6' SIDEWALK ALONG MAJOR STREETS
- EXISTING ZONING BOUNDARY
- EXISTING DEED LINE
- PROPOSED PHASE BOUNDARY
- PROPOSED MAJOR THOROUGHFARE
- FLOODWAY
- PROPOSED OPEN SPACE

0' 300' 600' 900'
SCALE: 1"= 300'

UNIT	LAND USE TYPE	PLATTING ORDER	MAX. LOT COVERAGE	MAX. DENSITY	LOT COUNT	ACREAGE
1	MEDIUM DENSITY RESIDENTIAL (SF2)	2	50%	4	88	34.50
2	MIXED DENSITY RESIDENTIAL (SF3)	1	60%	5.5	86	53.17
3A	MIXED DENSITY RESIDENTIAL (SF3)	3	60%	5.5	129	36.81
3B	MIXED DENSITY RESIDENTIAL (SF3)	4	60%	5.5	103	32.42
4A	MIXED DENSITY RESIDENTIAL (SF3)	9	60%	5.5	59	15.10
4B	MIXED DENSITY RESIDENTIAL (SF3)	11	60%	5.5	117	27.69
5	MIXED DENSITY RESIDENTIAL (SF3)	5	60%	5.5	59	15.61
6	MIXED DENSITY RESIDENTIAL (SF3)	7	60%	5.5	111	30.22
7	MIXED DENSITY RESIDENTIAL (SF3)	12	60%	5.5	3	18.19
8	MEDIUM DENSITY RESIDENTIAL (SF2)	6	50%	4	83	40.45
9	LOW DENSITY RESIDENTIAL (SF1)	10	35%	2	41	70.23
10	MIXED DENSITY RESIDENTIAL (SF3)	13	60%	5.5	40	19.73
	LANCE CROSSING	8	N/A	N/A	0	2.43
	TOTAL				919	396.55

DEVELOPER:
DR HORTON, INC.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
CONTACT PERSON: LESLIE OSTRANDER

CIVIL ENGINEER:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
CONTACT PERSON: REBECCA CARROLL, P.E.
2000 NW LOOP 410
SAN ANTONIO, TX 78213
TEL: (210) 375-9000
FAX: (210) 375-9000

NO. REVISION DATE

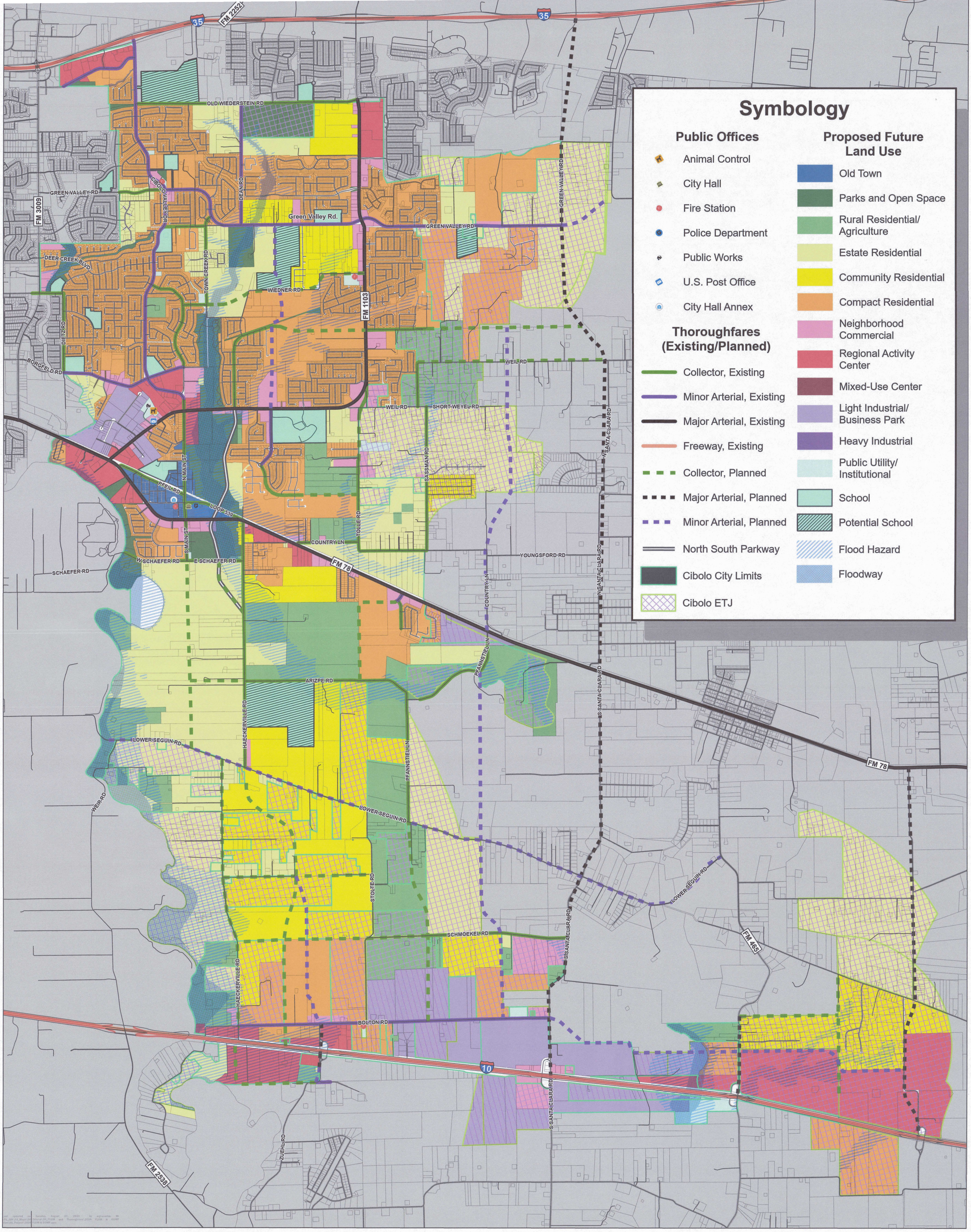
PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STEELE CREEK
CIBOLO, TEXAS
LAND STUDY
PROPOSED USE AND DEVELOPMENT

PLAT NO. ____
JOB NO. 12629-00
DATE DECEMBER 2024
DESIGNER SS
CHECKED ____ DRAWN SS
SHEET ____

Date: September 28, 2023, 4:54 PM - User ID: ssepulveda
File: P:\126\29\00\design\Exhibits\240829 d1 Land Use Study.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.



Symbology

Public Offices

- Animal Control
- City Hall
- Fire Station
- Police Department
- Public Works
- U.S. Post Office
- City Hall Annex

Thoroughfares (Existing/Planned)

- Collector, Existing
- Minor Arterial, Existing
- Major Arterial, Existing
- Freeway, Existing
- Collector, Planned
- Major Arterial, Planned
- Minor Arterial, Planned
- North South Parkway
- Cibolo City Limits
- Cibolo ETJ

Proposed Future Land Use

- Old Town
- Parks and Open Space
- Rural Residential/ Agriculture
- Estate Residential
- Community Residential
- Compact Residential
- Neighborhood Commercial
- Regional Activity Center
- Mixed-Use Center
- Light Industrial/ Business Park
- Heavy Industrial
- Public Utility/ Institutional
- School
- Potential School
- Flood Hazard
- Floodway

CITY OF CIBOLO TEXAS

1:23,000

DISCLAIMER: All geospatial data products on this page are for informational purposes only and are not suitable for legal, engineering, or surveying purposes. The City of Cibolo cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany these products. Boundaries do not represent an on-the-ground survey conducted by or under the supervision of a registered professional land surveyor and represents only the approximate relative location of property boundaries. These products may not reflect some data otherwise available. These products are not a substitute for obtaining a survey or other professional advice about a specific property, specific question, or situation.

Future Land Use and Thoroughfare Map

City of Cibolo

September 10th 2024

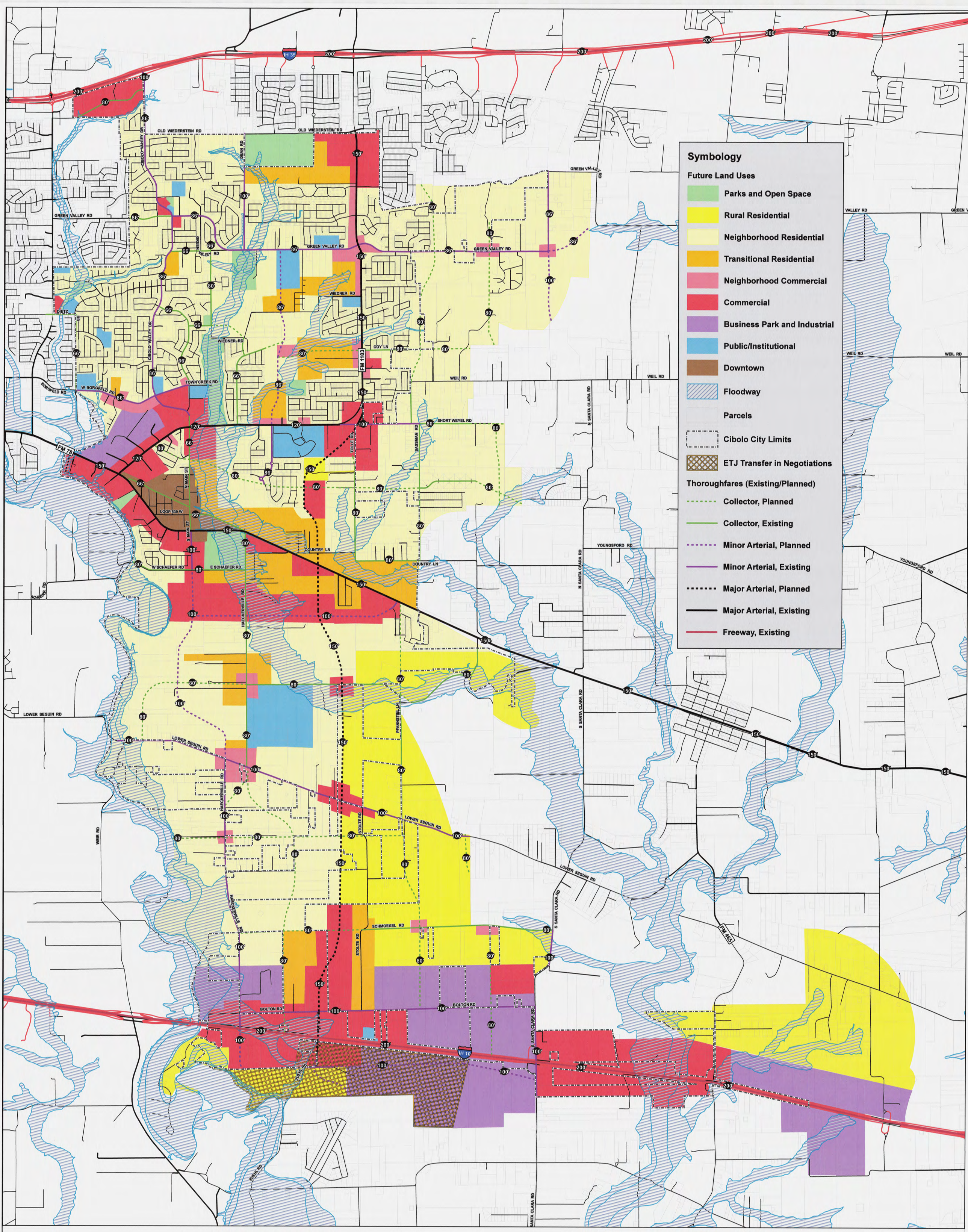
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

0 ½ 1 2 Mile

This is to certify this map as the Official Future Land Use Map/Future Thoroughfare Plan adopted on 10Sept 2024 by the City Council of the City of Cibolo, Texas.

SIGNED: _____
Mark Allen, Mayor

ATTEST: Peggy Cimics
Peggy Cimics, City Secretary



Future Land Use and Thoroughfare Map

City of Cibolo

August, 9th 2022

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

0 ½ 1 2 Mile

1:24,000

DISCLAIMER: All geospatial data products on this page are for informational purposes only and are not suitable for legal, engineering, or surveying purposes. The City of Cibolo cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany these products. Boundaries do not represent an on-the-ground survey conducted by or under the supervision of a registered professional land surveyor and represents only the approximate relative location of property boundaries. These products may not reflect some data otherwise available. These products are not a substitute for obtaining a survey or other professional advice about a specific property, specific question, or situation.

This is to certify this map as the Official Future Land Use Map/Future Thoroughfare Plan adopted on August 9, 2022 by the City Council of the City of Cibolo, Texas.

SIGNED: _____
Stosh Boyle, Mayor

ATTEST: Peggy Cimics
Peggy Cimics, City Secretary

LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

411.584 ACRES OF LAND BEING OUT OF THE GERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210 AND THE DAVID MILLER SURVEY NO. 87, ABSTRACT NO. 226, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 310.989 ACRES OF LAND, AS DESCRIBED IN VOLUME 1302, PAGES 593-596, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; THAT CERTAIN CALLED 85.60 ACRES, AS DESCRIBED IN VOLUME 2250, PAGE 634, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JANET SCHUBERT SKINNER, ET AL, AS DESCRIBED IN DOCUMENT NUMBER 2015025575, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

DEVELOPER:

DR HORTON, INC.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
CONTACT PERSON: LESLIE OSTRANDER

CIVIL ENGINEER:

CUDE ENGINEERS
CONTACT PERSON: PATRICK MURPHY, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

NOTES:

1. SITE IS LOCATED WITHIN THE CITY OF CIBOLO.
2. THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED.
3. PER FEMA FLOOD MAP PANEL 48187C0230F A PORTION OF THE SITE IS WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN. LOTS WITHIN THE 1% ANNUAL FLOOD CHANCE ARE CONDITIONALLY APPROVED PENDING A LETTER OF MAP REVISIONS (LOMR).
4. THERE ARE NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS RELATIVE TO WETLANDS, ENDANGERED OR OTHERWISE LISTED SPECIES, ARCHAEOLOGICAL INDICATORS, SOILS, OR SLOPE ANALYSIS.
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13. RIGHT OF WAY RESERVATION CROSSING PROPERTY RESERVED FOR PURCHASE FOR FUTURE EXTENSION OF FM 1103 TOLLWAY BY OTHERS.
14. RIGHT OF WAY RESERVATION TO N MAIN ST RESERVED FOR PURCHASE FOR ROADWAY EXTENSION BY OTHERS.
15. RIGHT OF WAY DEDICATION ALONG EAST PROPERTY LINE TO BE DEDICATED AT THE TIME OF PLATTING OF UNIT 7.
16. ACCESS TO TOWN CREEK WAY TO BE LIMITED TO EMERGENCY VEHICLES ONLY.
17. OPEN SPACE WILL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
18. A LEVEL 3 TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED FOR THIS SUBDIVISION PRIOR TO THE PLATTING OF THE FIRST UNIT.
19. THE CONNECTION TO TOLLE RD MUST BE CONSTRUCTED BY THE COMPLETION OF THE 200TH HOME, UNLESS OTHERWISE NOTED.
20. PUBLIC IMPROVEMENTS AND PHASING WILL BE DETERMINED IN A PIA TO BE APPROVED BY CITY COUNCIL.

LEGEND:

- SITE BOUNDARY
- CITY LIMIT BOUNDARY
- EXISTING LIFT STATION
- EX.8"S — EXISTING SEWER MAIN
- EX.8"W — EXISTING WATER MAIN
- O.H.E. — EXISTING OVERHEAD ELECTRIC
- EXISTING RAIL ROAD TRACKS
- FUTURE PUBLIC-USE TRAILS (BY CITY)
- PROPOSED PUBLIC-USE TRAILS (BY DEVELOPER)
- EXISTING ZONING BOUNDARY
- EXISTING DEED LINE
- PROPOSED PHASE BOUNDARY
- PROPOSED MAJOR THOROUGHFARE
- PROPOSED PRIVATE PARK & AMENITY CENTER
- 1% ANNUAL CHANCE FLOODPLAIN
- FLOODWAY
- PROPOSED LOMR FLOODPLAIN REVISIONS
- EXISTING CANOPY COVER
- PROPOSED PARKLAND DEDICATION (±120 Ac.)

UNIT	LAND USE TYPE	PLATTING ORDER	MAX. LOT COVERAGE	MAX DENSITY	LOT COUNT	GROSS Ac.	NET Ac.
1A	MEDIUM DENSITY RESIDENTIAL (SF2)	2	50%	4	53	30.32	13.89
1B	MEDIUM DENSITY RESIDENTIAL (SF2)	7	50%	4	43	14.52	11.03
2	MIXED DENSITY RESIDENTIAL (SF3)	1	60%	5.5	100	29.66	19.21
3A	MIXED DENSITY RESIDENTIAL (SF3)	4	60%	5.5	84	20.05	18.15
3B	MIXED DENSITY RESIDENTIAL (SF3)	8	60%	5.5	86	22.12	17.57
3C	MIXED DENSITY RESIDENTIAL (SF3)	12	60%	5.5	83	20.04	18.22
4A	MIXED DENSITY RESIDENTIAL (SF3)	3	60%	5.5	65	15.31	14.74
4B	MIXED DENSITY RESIDENTIAL (SF3)	9	60%	5.5	110	43.76	22.70
5	MIXED DENSITY RESIDENTIAL (SF3)	5	60%	5.5	64	15.61	14.19
6	MIXED DENSITY RESIDENTIAL (SF3)	14	60%	5.5	95	25.08	19.43
7	MIXED DENSITY RESIDENTIAL (SF3)	15	60%	5.5	30	23.96	5.78
8A	MEDIUM DENSITY RESIDENTIAL (SF2)	10	50%	4	42	20.39	12.92
8B	MEDIUM DENSITY RESIDENTIAL (SF2)	13	50%	4	47	15.74	11.00
9	LOW DENSITY RESIDENTIAL (SF1)	11	35%	2	40	67.00	21.41
10	TOWNHOME ①	6	75%	18	88	11.12	7.85
-	PARK SPACE	-----	-----	-----	-----	6.23	6.23
-	RIGHT OF WAY ②	-----	-----	-----	-----	30.67	30.67
TOTAL					1030	411.58	264.99

① SUBJECT TO APPROVAL OF A CONDITIONAL USE PERMIT
② RIGHT-OF-WAY AS INDICATED ON THE MAJOR THOROUGHFARE PLAN & FUTURE LAND USE MAP.
③ PARKLAND DEDICATION REQUIRED = 264.99 Ac. x 0.08 = 21.20 Ac.

ADJACENT PROPERTY SUMMARY

PROPERTY	OWNER	VOLUME	PAGE
1	HEB GROCERY CO., L.P.	4207	65
2	CITY OF SCHERTZ	2659	809
3	WILLIAM D BAILEY & CYNTHIA H HERNANDEZ	-	-
4	DEBRA RHEW	2250	982
5	DEBRA RHEW	2250	982
6	KEENAN J MOORE	2633	111
7	FELIX & MARIA E MAMBER	2560	546
8	WILLIAM H & LAURA L BUTTERFIELD	2617	621
9	CITY OF CIBOLO	7	209-210
10	BRADLEY MCBRIDE, JR.	2015008072	
11	JONATHAN BRIAN & LAUREN ELIZABETH O'CONNOR	2016015423	
12	ANTWAN DESHAWN & ALEXIS PIPER	2016020515	
13	SOKNARA BUN KUCH	2014017088	
14	ALJON RAZON GIANAN	2596	1014
15	MICHAEL HERBERT GIARDINI	2014018011	
16	JAY M. LOHMER	3025	400
17	JOSEPH & DAWN R COLLINS	2629	429
18	SONJA MARIE SHARP	2516	279
19	CHRISTOPHER L & KAYLAH M CAGUIOA	4204	467
20	SHANNON BAXLEY	2573	319
21	GABRIEL & APRIL N ROSAS	4087	790
22	JAMES E SANCHEZ & GABRIELA JIMENEZ-SANCHEZ	2017017482	
23	MIGUEL & KATHIA A FLORES	2737	292
24	DEMARCUS JACKSON	2821	917
25	RALPH LOGAN & MICHELLE BROWN	2845	569
26	ROY SAIZ JR & NGOC-DIEM THI DUONG	2017020554	
27	CHARLOTTE HOGAN	2653	944
28	SCOTT A SIMPSON	2747	676
29	ANESI M & RHONDA TUUFULI	2526	158
30	GLENN EDWARD KNIGHT	2591	667
31	SHAREN & JAMES T FLEMING JR	2540	50
32	IVORY CHARLES ASHBY	2689	736
33	CRAIG STEPHEN & MELANIE JANE ELLIS	2017027095	
34	MISTY D FRANCESCON	2017022029	
35	SARAH L SOUSA	2017001963	
36	ANDREW FOX	2016009439	
37	KRISTEN WOOLDRIGE	2476	564
38	GREGORY & MONIQUE A MCCLAIN	13295	703
39	RICARDO & DELMA SANTA CRUZ	2386	150
40	PATRICK D FINDLEY	4275	192
41	TRENT W HARBEN	2016	20280
42	THOMAS M & LISA L HAAG	2469	275
43	VERONICA LOPEZ	2400	760
44	LIZBETH ANGUIANO	2427	924

ADJACENT PROPERTY SUMMARY

PROPERTY	OWNER	VOLUME	PAGE
45	JOHN & JODI PATTERSON	4102	574
46	CLYDE & CHINA FLOWERS	2313	164
47	JULIAN POINT TRUST	2589	386
48	STEPHEN & DEENA KILPATRICK	2435	451
49	DINO & MARIA LAURENTI	2427	971
50	JOHN PATRICK & TONYA ROSE MARS	2018000201	
51	JUAN & DANIELLE VILLAREAL	2637	963
52	CURTIS & ALICE MCCLAIN	2363	474
53	JAMES A BREDEWATER	2107	214
54	CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF THE LATTER-DAY SAINTS	3175	558
55	30 ASSOCIATES LTD	2015017573	
56	SCHERTZ-CIBOLO-UC ISD	1571	40
57	BRIAN WEATHERLY REVOCABLE LIVING TRUST	1457	970
58	STEPHEN WAYNE & RHONDA JEAN LUMAN	4156	465
59	SEARL JR & CASSANDRA WATSON	4037	474
60	SEARL J & CASSANDRA R WATSON	2745	376
61	CHARLES R PINSON	1220	117
62	DORLENE HIGGINSON	1702	59
63	JAMES A & MISTY HESTER	2129	982
64	JAMES A HESTER II	4006	225
65	MARY J HESTER	556	783
66	JAMES A HESTER ESTATE	DEATH CERT - 2170164	
67	JAMES A HESTER ESTATE	DEATH CERT - 2170164	
68	MALCOLM MACLAUCHLAN	2619	174
69	ESTATE OF CHARLES J NOEL	2849	27
70	MALCOLM H MACLAUCHLAN	2940	846
71	JAMES A & JERI S TWENTER	1501	82
72	JAMES A & JERI S TWENTER	1501	82
73	JAMES A & JERI S TWENTER	1501	82
74	PAUL P GIFFIN LIVING TRUST	4164	386
75	ESTATE OF CHARLES C TROYER	DEATH CERTIFICATE	
76	COUNTRY LANE MOBILE ESTATES, LLC	2015013580	
77	VAL'S MHC LLP	2364	1
78	ALFRED W VILLARREAL	1265	725
79	ALVIN D BURNEY	2128	696
80	DAVID W & LAUREL L CALE	2626	872
81	BUILDERS FIRSTSOURCE - SOUTH TEXAS LP	2015002565	
82	BUILDERS FIRSTSOURCE - SOUTH TEXAS LP	2015002564	
83	JEY INVESTMENTS LTD	1401	455
84	VERSIE L SEILER	2835	483
85	VERSIE L SEILER	2835	483
86	CITY OF CIBOLO	1262	712
87	G A GILBERT HOLDINGS LTD	1302	593

LINE TABLE

LINE	LENGTH	BEARING
L1	328.67'	S30°33'06"E
L2	390.51'	S30°03'34"E
L3	570.94'	N59°29'41"E
L4	375.20'	S59°14'41"W
L5	155.30'	S58°57'41"W
L6	193.90'	S59°28'41"W
L7	116.02'	N59°03'35"E
L8	392.39'	N59°24'33"E
L9	200.00'	N59°30'46"E
L10	60.00'	N59°23'28"E

EST. 1980 CUDE ENGINEERS

CUDEENGINEERS.COM
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F: (210) 523.7112

STEELE CREEK SUBDIVISION

LAND STUDY
PROPOSED USE & DEVELOPMENT

DATE
04-04-2018

PROJECT NO.
02907.300

DRAWN BY
PMB

CHECKED BY
JMC

REVISIONS
1. REV. PER CITY COMMENTS (05-04-18)
2. REV. PER CITY COMMENTS (05-25-18)
3.
4.
5.
6.
7.
8.
9.

CUDE ENGINEERS
TBPE No. 455

E24.2

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

P:\02907\300\2-Drawings\Land Study DWGs\2018-05-25 Land Study - Proposed Use.dwg 2018/06/08 1:15pm wmurphy

City of Cibolo

City Council Regular Meeting Staff Report

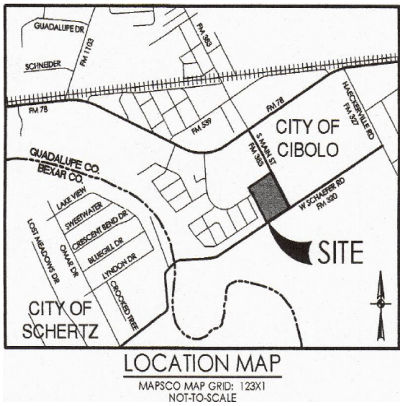
J. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Red River Ranch Unit 6. (Mr. Otto)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11J.

From
Chris Otto, City Engineer

ITEM SUMMARY:

Project Name:	Red River Ranch Unit 6
Owner/Applicant:	Continental Homes of Texas, L.P.
Representative:	Pape-Dawson Engineers
Contractor:	Yantis Company
Council Place:	2
Vested Rights:	Planned Unit Development (PUD) approved on March 10, 2015 (Ordinance 1123)
Proposed Use:	51 Single Family Residential Lots, 2 Greenbelt Lots
Plat Recordation:	March 28, 2022
Acres:	12.198 acres



FINDINGS/CURRENT ACTIVITY:
A Final Acceptance walkthrough was conducted and all punch list items (deficiencies) that were documented have been addressed. The developer is requesting Final Acceptance of the following improvements located within Unit 6 of the Red River Ranch Subdivision.

The following units have been recorded:

Unit	Lots	Recordation Date
1	86 Single Family Residential Lots, 4 Greenbelt Lots	03/02/2018
2	69 Single Family Residential Lots, 3 Greenbelt Lots	03/21/2019
3	57 Single Family Residential Lots, 2 Greenbelt Lots	06/21/2019
4	42 Single Family Residential Lots, 1 Greenbelt Lot	06/21/2019
5	75 Single Family Residential Lots, 1 Greenbelt Lot	05/03/2021
6	51 Single Family Residential Lots, 2 Greenbelt Lots	03/28/2022
Total lots recorded	380 Single Family Residential Lots	

ACCEPTANCE OF PUBLIC IMPROVEMENTS – FINAL ACCEPTANCE:

Section 20.3.11 of the UDC speaks to Public Improvements Acceptance. It is expressly understood that as a condition to the approval of said subdivision, no Building Permits will be issued until all public infrastructure is installed and other improvements required by this UDC is accepted for the subdivision in which said lot is contained.

Inspection and Acceptance of Public Improvements. The City Engineer, the City's Construction Inspectors, and the Public Works Department have conducted their inspections and walkthroughs. Based upon this walkthrough and any developer's corrections, City staff have found the construction to be in accordance with the approved construction plans. The applicant's engineer has submitted a signed and sealed letter to the City Engineer stating that the development is complete in accordance with the approved construction plans and all known deficiencies ("punch list" items) have been corrected.

Final Acceptance of Public Improvements. The City's Final Acceptance Criteria in the UDC are as follows.

I. After 18 months from the date of preliminary acceptance in accordance with Part I, or when 75% of the buildable lots within the development or the unit of the development being presented for final acceptance have been developed, whichever point in time occurs last, the developer may petition the City for final acceptance of public improvements by completing Part II of the "Developer Petition for Acceptance of Public Improvements" as shown in this UDC and providing three (3) copies of the form to the City.

City Engineer has walked the site and found the public improvements to be in general conformance with the approved construction documents and the "Developer Petition for Acceptance of Public Improvements" has been received.

II. Upon the submission of a complete petition with all the required information and attachments specified in this UDC, the Construction Inspector or appointed City staff members, in conjunction with the City Engineer, shall perform final acceptance inspections to determine that the owner has maintained the public improvements in good condition and has corrected any and all deficiencies specified in the Preliminary Acceptance procedure.

City Engineer has verified that all punch list items have been addressed and recommends final acceptance of the public improvements.

III. Each public improvement shall be tabulated and quantified into terms of lineal road length, lineal sidewalk length, lineal water line length (per diameter of water line), lineal sanitary sewer line length (per diameter of sanitary sewer line), lineal drainage channel lengths, acreage of storm water pond acreage, and the like, as well as the valuation for each public improvement.

Public Infrastructure	**Linear Feet (LF) Dedicated**	**Total Valuation**
Water	8" Pipe (1,426 LF)	$110,275.02
Sanitary Sewer	15" Main (116.34 LF); 8" Main (1,538.50 LF); 6" Lateral (1,927 LF)	$220,755.61
Drainage	N/A	
Street	1,905 LF (per recorded plat)	$359,725.86
Other	Earthwork/Clearing/SWPPP/Conduits	$126,793.32
Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibolo		**$817,549.81**

City Engineer has reviewed the quantities and valuations of public improvements and agrees with the values above.

IV. In conjunction with the submittal of the Final Acceptance instrument, the applicant shall submit the following:

- Completed Part II Developer Petition for Final Acceptance of Public Improvements
- Executed Warranty Bond
- Copy of recorded Final Plat
- As-Built Plans
- A DVD with AutoCAD and PDF's of all items on the above list.

City Engineer is in receipt of the above items.

CITY ENGINEER RECOMMENDATION: The City Engineer recommends approval of the applicant's request for Final Acceptance of Red River Ranch Unit 6.

Attachments

City Engineer Letter.pdf

Petition.pdf

Warranty Bond.pdf

Recorded Plat.pdf

3421 Paesanos Parkway San Antonio Texas 78231
Main: 877 627 3772

TBPLS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617

Colliers
Engineering & Design

March 10, 2025

City of Cibolo
Planning Department
Attn: Rick Vasquez
200 S. Main Street
Cibolo, Texas 78108

Re: Red River Ranch Unit 6 – Final Acceptance

Dear Mr. Vasquez,

On March 10, 2025, I conducted a site visit for Red River Ranch Unit 6. After visiting the site, it is my opinion that the infrastructure has been constructed in accordance with the approved plans and all punch list items have been addressed. Therefore, I recommend approval of the Final Acceptance for the public infrastructure.

Our review does not relieve or release the Engineer of Record or Surveyor of Record from complying with all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Christopher Otto, P.E., CFM
City Engineer's Office

M:\687\01\01\Submittals\Construction Acceptance\250310 - Red River Ranch Unit 6 - FA\250310 - Red River Ranch Unit 6 - FA.docx

Final Acceptance

PART II

DEVELOPER PETITION FOR FINAL ACCEPTANCE OF PUBLIC IMPROVEMENT(S),

FOR: (Name/Section of Development).

WHEREAS, the City Council of the City of Cibolo, Texas approved the Preliminary Acceptance of the improvements listed in Part I Petition for:

Red River Ranch-Unit 6 Subdivision.

NOW THEREFORE, KNOW ALL MEN BY THOSE PRESENT THAT Continental Homes of Texas, L.P. (Owner) respectfully files this, a Petition with the City Council of the City of Cibolo for Final Acceptance of the following described public improvements (list each improvement, the length of each improvement and the valuation of each improvement):

Water: 8" pipe = 1,426 LF; $110,275.02

Sanitary Sewer: 15" main = 116.34 LF; 8" main = 1,538.50 LF; 6" lateral = 1,927 LF; $220,755.61

Drainage: $0.00

Street: $359,725.86

Other: Earthwork/Clearing/SWPPP/Conduits; $126,793.32

WHEREAS, the owner has maintained such improvements in good condition for at least one year from the date of acceptance by the City Council; and

WHEREAS, the owner has corrected all deficiencies reported by the City of Cibolo,

It is therefore requested that final inspection be made of said improvements, that Final Acceptance be approved by the City Council of the City of Cibolo, and that the Owner be relieved of any further obligation to maintain or cause to maintain such improvements.

10/4/2024
(Date)

By Leslie Oslander
(Owner)

Original - City
Duplicate - Owner
Triplicate – City

Final Acceptance

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10/4/2024
(Date)

By _____
(Owner)

Original - City
Duplicate - Owner
Triplicate – City

Final Acceptance

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10/4/2024
(Date)

By Leslie Oslander
(Owner)

Original - City
Duplicate - Owner
Triplicate – City

Issued in Triplicate

Warranty Bond

Bond No. 30224346

STATE OF TEXAS §
COUNTY OF GUADALUPE §
CITY OF CIBOLO §

KNOW ALL MEN BY THESE PRESENTS:

That we, Continental Homes of Texas, L.P. By CHTEX of Texas, Inc. the undersigned subdivider, as Principal, and The Continental Insurance Company, as Surety, do hereby acknowledge ourselves to be held and firmly bound unto the City of Cibolo, a municipal corporation of the County of Guadalupe and State of Texas, in the full and just sum of $ 81,754.98 (being ten [10%] percent of the estimated cost of the hereinafter enumerated site improvements) for the payment of which well and truly to be made, we hereby bind ourselves and our respective heirs, administrators, executors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has petitioned the City Council of the City of Cibolo for permission to develop a subdivision within the jurisdiction of the City of Cibolo, more particularly described as follows, to wit: (Legal Description), which is shown on a subdivision plat, entitled Red River Ranch-Unit 6 Subdivision, heretofore conditionally approved by the Planning and Zoning Commission of The City of Cibolo on September 9th 20 20; and

WHEREAS, under the provisions of the City of Cibolo Unified Development Code, the City Council of the City of Cibolo requires, as a condition precedent to the granting of such petition, that the Principal guarantee that he will maintain and cause to be maintained, in good condition according to the requirements of such subdivision ordinance, and to correct any and all deficiencies not in accordance with the approved plans and specifications as may be noted, the following site improvements for a period of eighteen (18) months after acceptance of the construction thereof by the City Council:

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall maintain or correct, and cause to be maintained or corrected, the above-mentioned improvements in accordance with the requirements of the City of Cibolo subdivision ordinance, and the amendments thereto, if any, for the period of eighteen (18) months after the acceptance of the construction thereof by the City Council of the City of Cibolo, then this obligation shall be void: otherwise, the obligations made under this bond will remain in full force and effect.

IN TESTIMONY WHEREOF, WITNESS OUR HANDS and seal, this the 14th Day of October, 2024.

Continental Homes of Texas, L.P. By CHTEX of Texas, Inc., Its General Partner
Subdivider and Principal

By: Leslie Oslander

The Continental Insurance Company
Surety

By: James I. Moore

James I. Moore, Attorney-in-Fact

APPROVED AND ACCEPTED, THIS THE ____ DAY OF _____ 20_____.

CITY OF CIBOLO

BY: _____

TITLE: _____

Original - City
Duplicate - Owner
Triplicate – City

STATE OF ILLINOIS

COUNTY OF DUPAGE}

On October 14, 2024, before me, Lisa Marotta, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared, James I Moore known to me to be Attorney-in-Fact of The Continental Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires, February 7, 2026

Lisa Marotta, Notary Public

Commission No.946275

OFFICIAL SEAL
LISA MAROTTA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires February 7, 2026

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

James I Moore, Stephen T Kazmer, Dawn L Morgan, Melissa Schmidt, Amy Wickett, Kelly A Gardner, Jennifer J Mc Comb, Tariese M Pisciotto, Diane M Rubright, Martin Moss, Individually

of Downers Grove, IL, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 20th day of June, 2021.

The Continental Insurance Company

Paul T. Bruflat — Vice President

State of South Dakota, County of Minnehaha, ss:

On this 20th day of June, 2021, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.

M. BENT NOTARY PUBLIC SOUTH DAKOTA (SEAL)

My Commission Expires March 2, 2026

M. Bent — Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and furthercertify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is stillin force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this 14th day of October, 2024.

The Continental Insurance Company

D. Johnson — Assistant Secretary

Form F6850-4/2012

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF THE CONTINENTAL INSURANCE COMPANY:

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the Board of Directors of the Company at a meeting held on May 10, 1995.

> "RESOLVED: That any Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Group Vice President to the Secretary of the Company prior to such execution becoming effective.

This Power of Attorney is signed by Paul T. Bruflat, Vice President, who has been authorized pursuant to the above resolution to execution power of attorneys on behalf of The Continental Insurance Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012.

> "Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and
>
> Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"), Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

Figure: 28 TAC §1.601(a)(3)

1 IMPORTANT NOTICE

To obtain information or make a complaint:

2 You may contact Continental Casualty Company, National Fire Insurance Company of Hartford, American Casualty Company of Reading, PA and Continental Insurance Company at 312-822-5000.

3 You may call Continental Casualty Company, National Fire Insurance Company of Hartford, American Casualty Company of Reading, PA and Continental Insurance Company's toll-free telephone number for information or to make a complaint at:

1-877-672-6115

4 You may also write to Continental Casualty Company, National Fire Insurance Company of Hartford, American Casualty Company of Reading, PA and Continental Insurance Company at:

CNA Surety
151 North Franklin, 17th Floor
Chicago, IL 60606

5 You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

6 You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-Mail: ConsumerProtection@tdi.texas.gov

7 **PREMIUM OR CLAIM DISPUTES:**
Should you have a dispute concerning your premium or about a claim you should contact Continental Casualty Company, National Fire Insurance Company of Hartford, American Casualty Company of Reading, PA and Continental Insurance Company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

8 **ATTACH THIS NOTICE TO YOUR POLICY:**
This notice is for information only and does not become a part or condition of the attached document.

Form F8277-6-2018

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Puede comunicarse con Continental Casualty Company, National Fire Insurance Company de Hartford, American Casualty Company de Reading, PA y Continental Insurance Company al 312-822-5000.

Usted puede llamar al numero de telefono gratis de Continental Casualty Company, National Fire Insurance Company de Hartford, American Casualty Company de Reading, PA y Continental Insurance Company's para informacion o para someter una queja al:

1-877-672-6115

Usted tambien puede escribir a Continental Casualty Company, National Fire Insurance Company de Hartford, American Casualty Company de Reading, PA y Continental Insurance Company:

CNA Surety
151 North Franklin, 17th Floor
Chicago, IL 60606

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

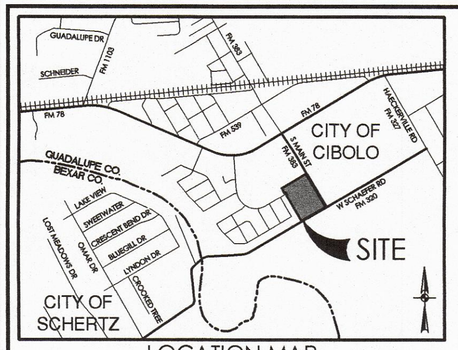
1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-Mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:
Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el Continental Casualty Company, National Fire Insurance Company de Hartford, American Casualty Company de Reading, PA y Continental Insurance Company primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N59°43'30"E	169.75'
L2	N59°31'52"E	13.66'
L3	N30°28'08"W	66.00'
L4	S59°31'52"W	29.05'
L5	N30°28'08"W	125.04'
L6	N30°46'00"W	111.65'
L7	S59°14'02"W	23.00'
L8	N59°32'59"E	23.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L9	S59°31'52"W	100.72'
L10	S59°31'52"W	91.34'
L11	N30°28'08"W	450.00'
L12	S30°46'00"E	96.00'
L13	N08°57'51"W	123.02'
L14	N30°28'08"W	118.30'
L15	N30°28'08"W	117.20'
L16	S30°28'08"E	45.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°17'52"	N14°22'56"E	21.27'	23.64'
C2	15.00'	089°42'08"	N75°37'04"W	21.16'	23.48'
C3	15.00'	090°00'00"	S14°31'52"W	21.21'	23.56'
C4	15.00'	039°42'54"	S50°19'35"E	10.19'	10.40'
C5	50.00'	169°25'49"	S14°31'52"W	99.57'	147.86'
C6	15.00'	039°42'54"	S79°23'19"W	10.19'	10.40'
C7	15.00'	039°42'54"	S39°40'25"W	10.19'	10.40'
C8	50.00'	169°25'49"	N75°28'08"W	99.57'	147.86'
C9	15.00'	039°42'54"	N10°36'41"W	10.19'	10.40'
C10	15.00'	090°00'00"	N75°28'08"W	21.21'	23.56'
C11	15.00'	090°00'00"	S14°31'52"W	21.21'	23.56'
C12	25.00'	090°00'00"	S75°28'08"E	35.36'	39.27'
C13	25.00'	090°00'00"	N14°31'52"E	35.36'	39.27'
C14	15.00'	090°00'00"	N75°28'08"W	21.21'	23.56'

LEGEND

AC	ACRE(S)	PUD	PLANNED UNIT DEVELOPMENT
BLK	BLOCK	GB	GREENBELT
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS	VOL	VOLUME
		PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS	ROW	RIGHT-OF-WAY
		VAR WID	VARIABLE WIDTH
		●	FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW

—— —1140— —— EXISTING CONTOURS
——1140—— PROPOSED CONTOURS

3. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5. 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
11. 25' BUILDING SETBACK
12. 12.5' BUILDING SETBACK
13. 10' WATER EASEMENT
14. 10' SANITARY SEWER EASEMENT
15. 28' BUILDING SETBACK
16. 5' ELECTRIC EASEMENT
17. 15' SANITARY SEWER EASEMENT
1. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT RED RIVER RANCH-UNIT 5, PUD (VOL 9, PG 448-449, MPR)
2. 25' BUILDING SETBACK RED RIVER RANCH-UNIT 5, PUD (VOL 9, PG 448-449, MPR)
3. 12.5' BUILDING SETBACK RED RIVER RANCH-UNIT 5, PUD (VOL 9, PG 448-449, MPR)
4. 30' BUILDING SETBACK RED RIVER RANCH-UNIT 5, PUD (VOL 9, PG 448-449, MPR)
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6. 30' WATER LINE EASEMENT CANYON REGIONAL WATER AUTHORITY (VOL 1631, PG 833, OPR) (AMENDED IN VOL 1656, PG 536, OPR)
7. 30' WATER LINE EASEMENT SSLGC (VOL 1670, PG 256, OPR)
8. UTILITY EASEMENT GUADALUPE COUNTY ELECTRIC COOP., INC. (DOC NO. 201899003757)
9. 28' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT RED RIVER RANCH-UNIT 4, PUD (VOL 9, PG 140-141, MPR)
10. 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) RED RIVER RANCH-UNIT 5, PUD (VOL 9, PG 448-449, MPR)

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 7, 2022

FINAL SUBDIVISION PLAT OF RED RIVER RANCH, UNIT 6, PUD

A 12.198 ACRE TRACT OF LAND OUT OF A 110.48 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017008237, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SITUATED IN THE WILLIAM BRACKEN SURVEY NO. 65, ABSTRACT NO. 57 IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(51 SINGLE FAMILY RESIDENTIAL LOTS,
2 GREENBELT LOTS IN 4 BLOCKS)

DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
5419 N LOOP 1604 E
SAN ANTONIO, TX 78247
(210) 496-2668

DATE OF PRINT: January 07, 2022

STATE OF TEXAS
COUNTY OF BEXAR

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.

Leslie Ostrander

OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
5419 N. LOOP 1604 E
SAN ANTONIO, TX 78247
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER 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 January 11, A.D. 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ROBERT ORTEGON, JR.
Notary Public, State of Texas
Comm. Expires 04-09-2023
Notary ID 124405152

THIS SUBDIVISION PLAT OF RED RIVER RANCH, UNIT 6, PUD SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

Sandra Young
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 SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

APPROVED ON THIS THE 8th DAY OF FEBRUARY, A.D., 2022, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

CITY ENGINEER, CITY OF CIBOLO

THIS PLAT OF RED RIVER RANCH, UNIT 6, PUD 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 24 DAY OF March, 2022

BY: _____ CHAIR

BY: _____ VICE CHAIR

THIS PLAT OF RED RIVER RANCH, UNIT 6, PUD 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 7 DAY OF February, A.D., 2022

BY: _____ CITY SECRETARY BY: _____ MAYOR

202299009763 Vol 9 Pg 610-611
I certify this instrument was FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on 03/28/2022 10:04:09 AM PAGES: 4 JEANNE TERESA KIEL, COUNTY CLERK

Teresa Kiel

GENERAL NOTES:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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 ORDINACES PROVISIONS FOR HIGH WEEDS AND GRASS.

NOTES:
1. ACCORDING TO FIRM MAP NO. 48187C0240F 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).
2. ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
3. THE PROPERTY SHOWN HEREON IS LIES WITHIN THE CITY OF CIBOLO.
4. GVEC TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC OR COMMUNICATION LINES ARE LOCATED.
5. 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.
6. THIS PROPERTY IS ZONED PUD PER ORDINANCE # 1123
7. 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.
8. APPROXIMATELY 1905 LF OF ROAD IS PROVIDED WITHIN THIS PLAT.
9. THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
10. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE THE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
11. ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO, UNLESS OTHERWISE NOTED.

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.

LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 18th DAY OF January, 2022.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
REBECCA ANN CARROLL
92666
LICENSED
PROFESSIONAL ENGINEER

RICHARD OLIVAREZ
Notary ID #6026052
My Commission Expires
October 22, 2025

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

01/18/2022
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 18th DAY OF January 2022.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
REGISTERED
ANGELA MARIE WELLER
5981
PROFESSIONAL
LAND SURVEYOR

CASANDRA R. CASARES
Notary Public, State of Texas
Comm. Expires 03-30-2023
Notary ID 10582470

DRAINAGE AND OPEN SPACE EASEMENT NOTE:

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS (CALLED "OWNERS") AND APPROVED BY THE CITY IF CIBOLO, (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSOR, AND ASSIGNS: LOT 906, BLOCK 6, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND OPEN SPACE EASEMENT." THE DRAINAGE AND OPEN SPACE EASEMENT IS HEREBY RESERVED FOR THE PUBLIC'S USE FOREVER, BUT INCLUDING THE FOLLOWING COVENANTS WITH REGARD TO MAINTENANCE RESPONSIBILITY. THE EXISTING CREEK OR CREEKS TRAVERSING THE DRAINAGE AND OPEN SPACE EASEMENT SHALL REMAIN AS OPEN CHANNELS AT ALL TIMES AND SHALL BE MAINTAINED BY ALL OF THE OWNERS OF LOTS IN THE SUBDIVISION BY AND THROUGH A LAWFULLY CREATED HOMEOWNERS ASSOCIATION TO BE CREATED BY THE OWNERS. THE OWNERS COVENANT AND AGREE THAT SUCH A HOMEOWNERS ASSOCIATION (CALLED "ASSOCIATION") SHALL BE CREATED PRIOR TO THE FINAL ACCEPTANCE BY THE CITY. ASSOCIATION DOCUMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY AND SHALL SPECIFICALLY CONTAIN COVENANTS BINDING THE ASSOCIATION TO CONTINUOUSLY MAINTAIN THE DRAINAGE AND OPEN SPACE EASEMENT. SUCH COVENANTS SHALL NOT RELIEVE THE INDIVIDUAL LOT OWNERS OF THE RESPONSIBILITY TO MAINTAIN THE DRAINAGE AND OPEN SPACE EASEMENT SHOULD THE ASSOCIATION DEFAULT IN THE PERFORMANCE OF ITS MAINTENANCE RESPONSIBILITY. THE ASSOCIATION DOCUMENTS SHALL ALSO CONTAIN PROVISIONS THAT THEY MAY NOT BE AMENDED WITH REGARD TO THE DRAINAGE AND OPEN SPACE EASEMENT SHALL ALWAYS REMAIN IN THE ASSOCIATION. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID CREEK OR CREEKS OR FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND OPEN SPACE EASEMENT, PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO CONSIDER CHANNELIZING OR ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE AND OPEN SPACE EASEMENT AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, OR TO ERECT, CONSTRUCT, AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. THE OWNERS AND ASSOCIATION SHALL KEEP THE NATURAL DRAINAGE CHANNELS WITHIN THE DRAINAGE AND OPEN SPACE EASEMENT FREE OF DEBRIS, SILT, OR ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE OWNERS AND THE ASSOCIATION TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE CREEKS AND NATURAL DRAINAGE CHANNELS THROUGH THE DRAINAGE AND OPEN SPACE EASEMENT, AS IN THE CASE OF ALL NATURAL CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE LIABLE FOR ANY DAMAGES AND INJURIES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE DRAINAGE AND OPEN SPACE EASEMENT, AND THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY SUCH DAMAGES AND INJURIES. BUILDING AREAS OUTSIDE THE DRAINAGE AND OPEN SPACE EASEMENT SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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 CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. 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.

PARKLAND DEDICATION NOTE:

AS REQUIRED BY THE 2015 UNIFIED DEVELOPMENT CODE, 1.070 ACRES OF PARKLAND DEDICATIONS IS REQUIRED FOR RED RIVER RANCH, UNIT 6, PUD. THE PARKLAND DEDICATION WILL BE MET WITH THE PLATTING OF LOT 906, BLOCK 6, AND LOT 902, BLOCK 1. ALL PARKLAND DEDICATION SHALL MEET THE REQUIREMENTS SET FORTH IN THE 2015 CITY OF CIBOLO UNIFIED DEVELOPMENT CODE AND THE PUBLIC IMPROVEMENTS AGREEMENT AS ACCEPTED ON MARCH 20, 2017

GEOTECHNICAL NOTE:

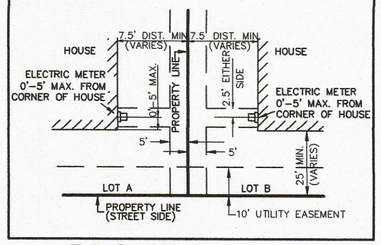
A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATION, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS. THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF 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.

NOTE: GVEC WILL POSSESS A 5' WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.

NOTE: GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.

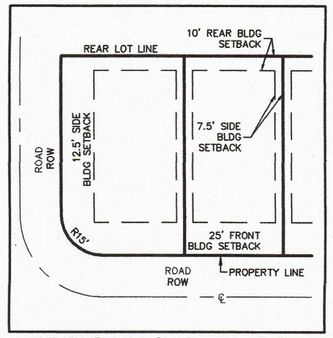


TYPICAL EASEMENT ON INTERIOR PROPERTY LINE
NOT-TO-SCALE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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.

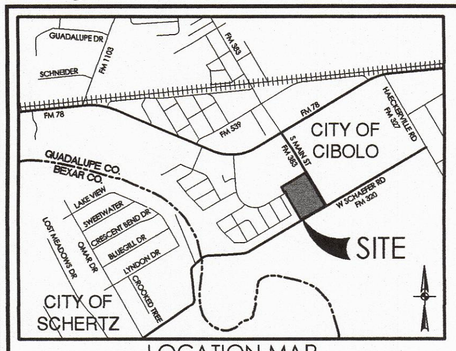


TYPICAL LOT SETBACKS EXCEPT AS NOTED
NOT-TO-SCALE

CERTIFIED TO BE A TRUE AND CORRECT COPY, Guadalupe County Clerk
PAGE 1 OF 2
MAR 28 2022

RED RIVER RANCH-UNIT 6, PUD
Civil Job No. 8671-06; Survey Job No. 8671-00
Date: Jan 07, 2022, 8:52am User ID: AChamberlin
File: P:\8671\01\08\Design\Civil\Plat\PLAT8671006.dwg

Vol 9 Pg 611



LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

LEGEND

AC	ACRE(S)
BLK	BLOCK
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS
ESMT	EASEMENT
PUD	PLANNED UNIT DEVELOPMENT
GB	GREENBELT
VOL	VOLUME
PG	PAGE(S)
ROW	RIGHT-OF-WAY
VAR WID	VARIABLE WIDTH
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR)	
○	SET 1/2" IRON ROD (PD)
○	SET 1/2" IRON ROD (PD)-ROW

—1140— EXISTING CONTOURS
—1140— PROPOSED CONTOURS

3. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5. 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
11. 25' BUILDING SETBACK
12. 12.5' BUILDING SETBACK
13. 10' WATER EASEMENT
14. 10' SANITARY SEWER EASEMENT
15. 28' BUILDING SETBACK
16. 5' ELECTRIC EASEMENT
17. 15' SANITARY SEWER EASEMENT
1. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT RED RIVER RANCH-UNIT 5, PUD (VOL 9, PG 448-449, MPR)
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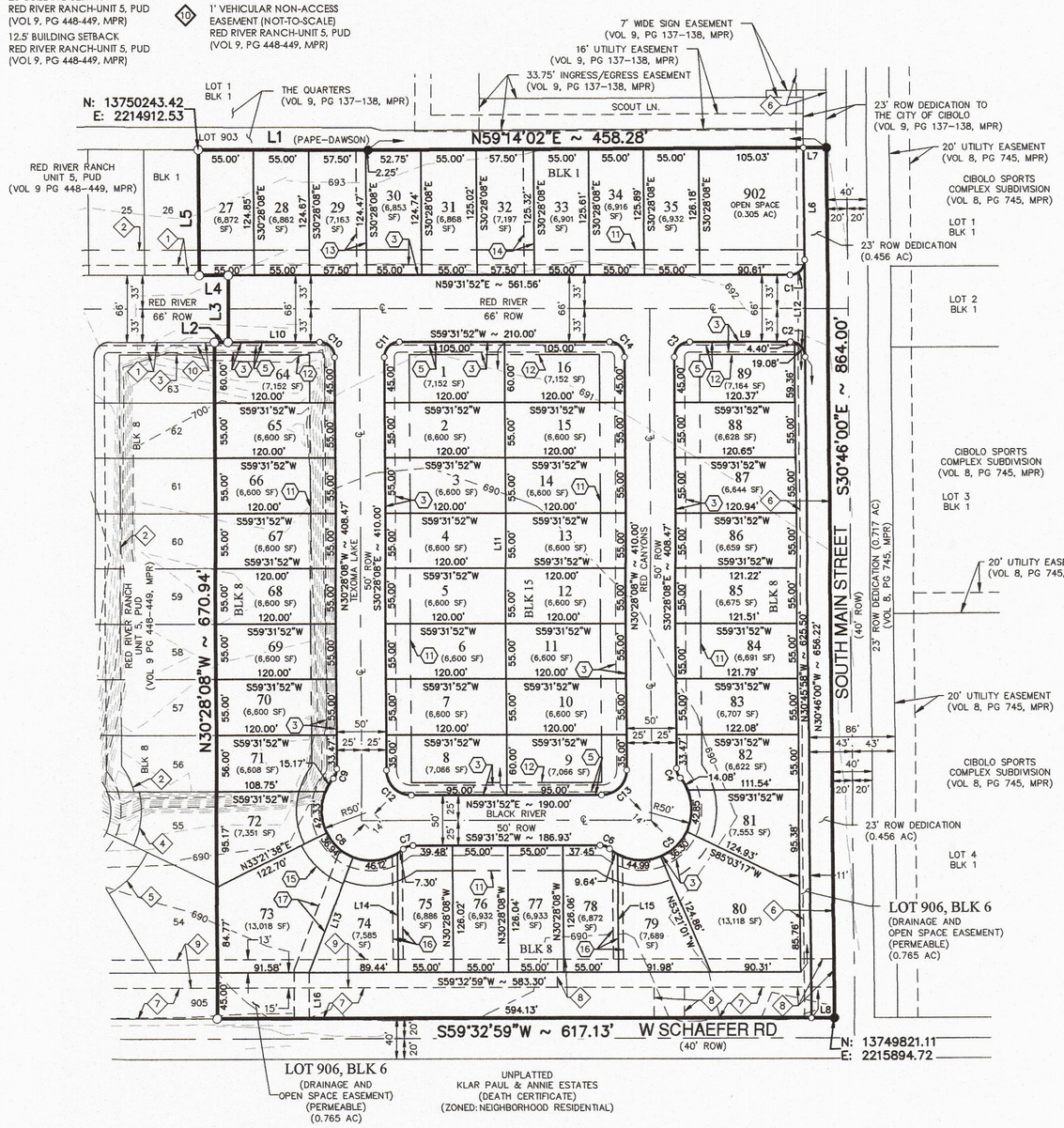
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 2 FOR LINE AND CURVE TABLES

SCALE: 1"= 100'

0' 100' 200' 300'



FINAL SUBDIVISION PLAT OF RED RIVER RANCH, UNIT 6, PUD

A 12.198 ACRE TRACT OF LAND OUT OF A 110.48 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017008237, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SITUATED IN THE WILLIAM BRACKEN SURVEY NO. 65, ABSTRACT NO. 57 IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(51 SINGLE FAMILY RESIDENTIAL LOTS,
2 GREENBELT LOTS IN 4 BLOCKS)

DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
5419 N LOOP 1604 E
SAN ANTONIO, TX 78247
(210) 496-2668

DATE OF PRINT: January 07, 2022

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 7, 2022

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 Records of Guadalupe County, Texas, on the date and time stamped thereon.
TERESA KIEL
Guadalupe County Clerk
By: _____, Deputy
MAR 2 8 2022

CERTIFIED TO BE A TRUE AND CORRECT COPY,
Guadalupe County Clerk
PAGE 2 OF 2

SHEET 2 OF 2

RED RIVER RANCH-UNIT 6, PUD
Civil Job No. 8671-06; Survey Job No. 8671-00
Date: Jan 07, 2022, 9:51am User ID: AChamberlin
File: P:\865\71\06\Design\Civil\plat\PL867106.dwg

City of Cibolo

City Council Regular Meeting Staff Report

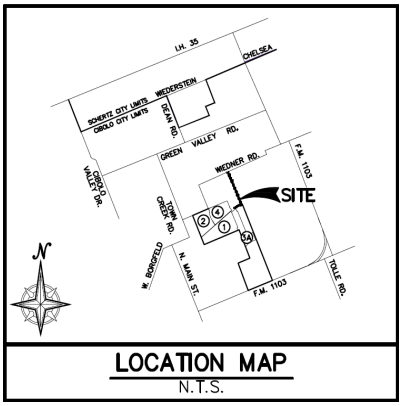
K. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Buffalo Crossing II Knights Crossing. (Mr. Otto)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11K.

From
Chris Otto, City Engineer

ITEM SUMMARY:

Project Name:	Buffalo Crossing II Knights Crossing
Owner/Applicant:	IF Development Associates, Inc.
Representative:	KCI Technologies Inc.
Contractor:	DNT Construction
Council Place:	4
Vested Rights:	Land Study approved on September 22, 2015
Proposed Use:	1 Open Space Lot and 1 Open Space/Greenbelt Lot
Plat Recordation:	N/A
Acres:	11.18 acres



LOCATION MAP
N.T.S.

FINDINGS/CURRENT ACTIVITY:
A Preliminary Acceptance walkthrough was conducted and all punch list items (deficiencies) that were documented have been addressed. The developer is requesting Preliminary Acceptance of the following improvements located within Buffalo Crossing II Knights Crossing.

The following units have been recorded:

Unit	Lots	Recordation Date
1	83 Residential Lots, 6 Greenbelt Lots, 1 Drainage Lot, 1 Park Lot	09/25/2020
2	57 Residential Lots, 5 Greenbelt Lots, 1 Drainage Lot	05/05/2020
3A	41 Residential Lots, 2 Open Space Lots, 1 Drainage and Pond Lot	12/05/2022
4	53 Residential Lots, 1 Utility Easement Lot	04/20/2023
Total lots recorded	234 Residential Lots	

ACCEPTANCE OF PUBLIC IMPROVEMENTS – PRELIMINARY ACCEPTANCE:

Section 20.3.11 of the UDC speaks to Public Improvements Acceptance. It is expressly understood that as a condition to the approval of said subdivision, no Building Permits will be issued until all public infrastructure is installed and other improvements required by this UDC is accepted for the subdivision in which said lot is contained.

Inspection and Acceptance of Public Improvements. The City Engineer, the City's Construction Inspectors, and the Public Works Department have conducted their inspections and walkthroughs. Based upon this walkthrough and any developer's corrections, City staff have found the construction to be in accordance with the approved construction plans. The applicant's engineer has submitted a signed and sealed letter to the City Engineer stating that the development is complete in accordance with the approved construction plans and all known deficiencies ("punch list" items) have been corrected.

Preliminary Acceptance of Public Improvements. The City's Preliminary Acceptance Criteria in the UDC are as follows.

I. When the City Engineer determines that public improvements have been installed in compliance with the approved construction plans, the developer may petition the City for preliminary acceptance of public improvements by completing Part I of the "Developer Petition for Acceptance of Public Improvements" shown in the UDC and forwarding it to the City with required supporting documents.

City Engineer has walked the site and found the public improvements to be in accordance with the approved construction documents and the "Developer Petition for Acceptance of Public Improvements" has been received.

II. After recommendation(s) by the City Engineer, the City shall accept or reject the petition for preliminary acceptance of public improvements and said acceptance or rejection shall be final. The City may provide for conditional acceptance of public improvements provided that the applicant guarantees that all materials and workmanship are to be in accordance with the approved plans and specifications prescribed by the City and to correct any and all deficiencies not in accordance with approved plans and specifications as may be noted until final acceptance by the City in accordance with Final Acceptance.

City Engineer has verified that all punch list items have been addressed and recommends preliminary acceptance of the public improvements.

III. Each public improvement shall be tabulated and quantified into terms of lineal road length, lineal sidewalk length, lineal water line length (per diameter of water line), lineal sanitary sewer line length (per diameter of sanitary sewer line), lineal drainage channel lengths, acreage of storm water pond acreage, and the like, as well as the valuation for each public improvement.

Public Infrastructure	**Linear Feet (LF) Dedicated**	**Total Valuation**
Water	1,885 LF	$232,379.00
Sanitary Sewer	2,546 LF	$191,706.50
Drainage	Channel A, Drains A-F, Pond	$675,035.50
Street	1,565 LF	$626,310.50
Other	SW3P, Conduits, Geogrid	$63,318.50
Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibolo		**$1,788,750.00**

City Engineer has reviewed the quantities and valuations of public improvements and agrees with the values above.

IV. In conjunction with the submittal of the Preliminary Acceptance instrument, the applicant shall submit the following:

- Electronic copies of the following items: construction plans approved by the City Engineer, As-Built construction plans certified by a registered P.E., field density and material source tests by a recognized testing laboratory and a geotechnical report
- Electronic copy or DVD and complete log of the televised sewer line inspections completed after the mandrel, vacuum and pressure tests
- Acceptance letters from all utility providers
- Itemized Construction Cost report
- Pre-walk Punch list (provided by project Engineer)
- Copy of recorded Final Plat
- Maintenance Bond per UDC Article 20.6; and
- An electronic copy or DVD with AutoCAD and PDF's of all items on the above list.

City Engineer is in receipt of the above items.

CITY ENGINEER RECOMMENDATION: The City Engineer recommends approval of the applicant's request for Preliminary Acceptance of Buffalo Crossing II Knights Crossing.

Attachments

City Engineer Letter.pdf
Petition.pdf
Maintenance Bond.pdf
Approved Final Plat.pdf

3421 Paesanos Parkway San Antonio Texas 78231
Main: 877 627 3772

TBPLS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617

Colliers
Engineering & Design

March 10, 2025

City of Cibolo
Public Works
Attn: Rick Vasquez
200 S. Main Street
Cibolo, Texas 78108

Re: Buffalo Crossing II Knights Crossing - Preliminary Acceptance

Dear Mr. Vasquez,

On March 10, 2025, I conducted a site visit for Buffalo Crossing II Knights Crossing. After visiting the site, it is my opinion that the infrastructure has been constructed in accordance with the approved plans and all punch list items have been addressed. Therefore, I recommend approval of the Preliminary Acceptance for the public infrastructure.

Our review does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Christopher Otto, PE, CFM
City Engineer's Office

M:\687\01\01\Submittals\Construction Acceptance\250214 - Buffalo Crossing II Knights Crossing - PA\250310 - Buffalo Crossing II Knights Crossing - PA.docx

Preliminary Acceptance

PART I

DEVELOPER PETITION FOR PRELIMINARY ACCEPTANCE OF PUBLIC IMPROVEMENT(S) FOR:
Buffalo Crossing II Knights Crossing

STATE OF TEXAS §
COUNTY OF GUADALUPE §
CITY OF CIBOLO §

WHEREAS, IF Development Associates, Inc., hereinafter called Owner, is the owner of the land described as Buffalo Crossing II Knights Crossing Subdivision, desires to file this Petition, with the City Council of the City of Cibolo. This petition is being filed in accordance with the terms and provisions of the current Regulations.

NOW THEREFORE, KNOW ALL MEN BY THOSE PRESENT THAT IF Development Associates, Inc. (Owner) respectfully files this, a Petition with the City Council of the City of Cibolo for Preliminary Acceptance of the following described public improvements (list each improvement, the length of each improvement and the valuation of each improvement):

Water: 1,885 LF ~ $232,379.00

Sanitary Sewer: 2,546 LF ~ $191,706.50

Drainage: Channel A, Drains A-F, Pond ~ $675,035.50

Street: 1,565 LF ~ $626,310.50

Other: SW3P, Conduits, Geogrid ~ $63,318.50

OWNER, in filing this petition, sets forth the following information as required in current Regulations:

A. Attached hereto as Exhibit "A" is a true and correct copy of the itemized construction costs of the above described project (s). Construction was accomplished by:

   Contractor Name: DNT Construction at a total cost of $ 1,788,750.00.

B. Attached as Exhibit "B" are two (2) true and correct copies of "as built" drawings certified to by a registered professional engineer.

C. Attached as Exhibit "C" are two (2) true and correct copies of field density tests and material source tests, certified by a recognized testing laboratory (Exhibit "C" is required only for street and alley improvements).

OWNER GUARANTEES:

A. All materials and workmanship to be in accordance with approved plans and specifications prescribed by the City. And;

B. To correct any and all deficiencies not in accordance with approved plans and specifications as may be noted until final acceptance by the City Engineer and City Council.

IN TESTIMONY WHEREOF, WITNESS OUR HANDS and seal this, the 11th day of December, 2024.

IF DEVELOPMENT ASSOCIATES, INC.

Israel Fogiel, President

Subdivider and Principal

TENOTEX PARTNERS, INC.

By: _____
Brad Richie, Executive Vice President
Surety

Attorney in Fact

APPROVED AND ACCEPTED, THIS THE_____ day of _____ 20_____.

CITY OF CIBOLO

BY: _____

TITLE: _____

Original - City

Duplicate - Owner

Triplicate – City

Maintenance Bond

STATE OF TEXAS §
COUNTY OF GUADALUPE §
CITY OF CIBOLO §

KNOW ALL MEN BY THESE PRESENTS:

That we, IF Development Associates, Inc. the undersigned subdivider, as Principal, and Tenotex Partners, Inc. ,as Surety, do hereby acknowledge ourselves to be held and firmly bound unto the City of Cibolo, a municipal corporation of the County of Guadalupe and State of Texas, in the full and just sum of $ 447,187.50 (being twenty-five [25%] percent of the estimated cost of the hereinafter enumerated site improvements) for the payment of which well and truly to be made, we hereby bind ourselves and our respective heirs, administrators, executors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has petitioned the City Council of the City of Cibolo for permission to develop a subdivision within the jurisdiction of the City of Cibolo, more particularly described as follows, to wit: (Legal Description), which is shown on a subdivision plat, entitled Buffalo Crossing II Knights Crossing Subdivision, heretofore conditionally approved by the Planning and Zoning Commission of The City of Cibolo on Feb. 27th 2024 ; and

WHEREAS, under the provisions of the City of Cibolo Unified Development Code, the City Council of the City of Cibolo requires, as a condition precedent to the granting of such petition, that the Principal a guarantee that he will maintain and cause to be maintained, in good condition according to the requirements of such subdivision ordinance, and to correct any and all deficiencies not in accordance with the approved plans and specifications as may be noted, the following site improvements for a period of eighteen (18) months after acceptance of the construction thereof by the City Council or until such time as such improvements have received Final Acceptance by the City, whichever is the latter:

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall maintain or correct, and cause to be maintained or corrected, the above mentioned improvements in accordance with the requirements of the City of Cibolo subdivision ordinance, and the amendments thereto, if any, for the period of eighteen (18) months after the acceptance of the construction thereof by the City Council of the City of Cibolo, or until said improvements have received Final Acceptance by the City Council of Cibolo, then this obligation shall be void: otherwise, the obligations made under this bond will remain in full force and effect.

IN TESTIMONY WHEREOF, WITNESS OUR HANDS and seal, this the 11th Day of December, 2024.

IF DEVELOPMENT ASSOCIATES, INC.

By: _____
Israel Fogiel, President
Subdivider and Principal

TENOTEX PARTNERS, INC.

By: _____
Brad Richie, Executive Vice President
Surety

Attorney in Fact

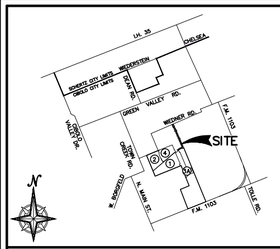
APPROVED AND ACCEPTED, THIS THE ____ DAY OF _____ 20_____.

CITY OF CIBOLO

BY: _____

TITLE: _____

Original - City
Duplicate - Owner
Triplicate – City



LOCATION MAP
N.T.S.

PLAT REFERENCE	
①	BUFFALO CROSSING II UNIT 1 (VOL.9, PGS. 340-342, P.R)
②	BUFFALO CROSSING II UNIT 2 (VOL.9, PGS. 269-270, P.R)
3A	BUFFALO CROSSING II UNIT 3A (CONCURRENT DEVELOPMENT)
④	BUFFALO CROSSING II UNIT 4 (CONCURRENT DEVELOPMENT)

LAND OWNER / DEVELOPER:
IF DEVELOPMENT ASSOCIATES, INC.
ATTN: ISRAEL FOGIEL
10003 NW MILITARY HWY., SUITE 2201
SAN ANTONIO, TEXAS 78231
TEL: (210) 344-9200

LEGEND

1. BUILDING SETBACK LINE---------- B.S.L.
2. GREEN VALLEY SPECIAL UTILITY DISTRICT ---------- GVSUD
3. CERTIFICATE OF CONVENIENCE AND NECESSITY---------- CCN
4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT---------- G.E.T.TV.E.
5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.---------- O.P.R.
6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.---------- P.R.
7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS.---------- D.R.
8. EXTRA-TERRITORIAL JURISDICTION---------- ETJ
9. CLEAR VISION EASEMENT---------- C.V.E.
10. VOLUME---------- VOL.
11. PAGE---------- PG.
12. LINEAR FEET---------- L.F.
13. RIGHT OF WAY---------- R.O.W.
14. STREET CENTERLINE---------- ℄
15. VEHICLE NON-ACCESS EASEMENT----------V.N.E.
16. BLOCK---------- BLK
17. SQUARE FOOTAGE---------- S.F.
18. ACRE---------- AC
19. PROPERTY LINE---------- P
20. PROPOSED FIRE HYDRANT----------
21. EXISTING CONTOUR----------980
22. PROPOSED FINISHED CONTOUR ----------990
23. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN----------
24. 1/2" IRON ROD FOUND W/ CEC CAP----------
25. 1/2" IRON ROD SET W/ CEC CAP----------
26. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017
27. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.

TYPICAL FOR METER LOCATIONS (sketch shown as "TYPICAL INTERIOR EASEMENT ALONG PROPERTY LINE").

WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.

GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.

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 AREA.

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.

ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, AND MAINTAINING THE ELECTRICAL FACILITIES.

ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.

THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF BUFFALO CROSSING II KNIGHTS CROSSING HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

THIS PLAT OF BUFFALO CROSSING II – KNIGHTS CROSSING 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 _____ DAY OF _____, A.D., 2024

BY: _____ CHAIR BY: _____ VICE CHAIR

THIS PLAT OF BUFFALO CROSSING II – KNIGHTS CROSSING HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

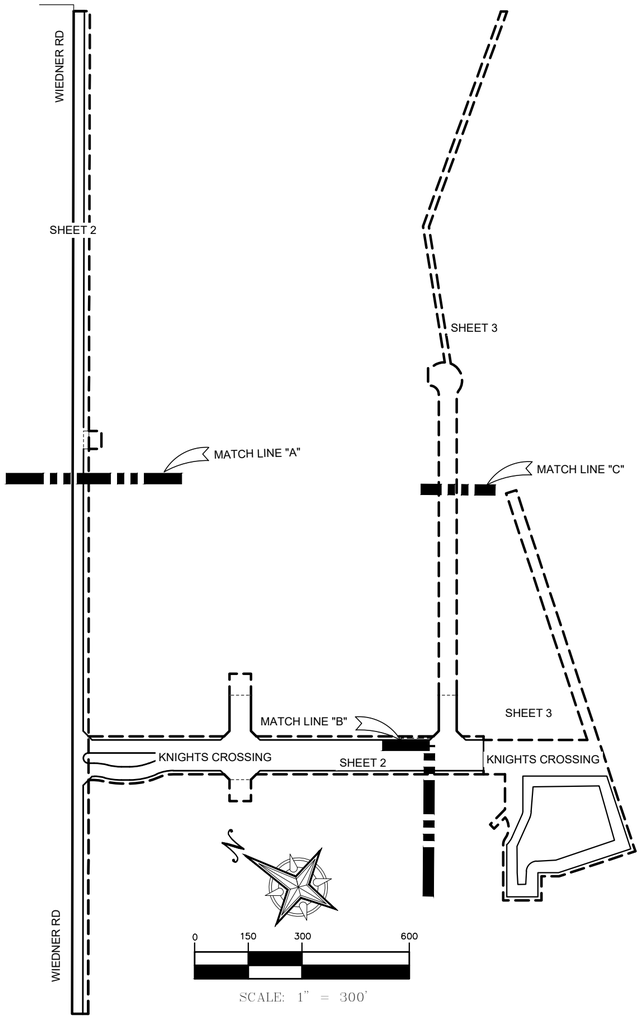
DATED THIS _____ DAY OF _____, A.D., 2024

BY: _____ MAYOR BY: _____ CITY SECRETARY

Line Table		
Line	Length	Direction
L1	45.00'	N30°41'21"W
L2	45.00'	S30°43'59"E
L3	34.98'	S30°50'36"E
L4	50.00'	S59°15'21"W
L5	35.06'	N30°50'36"W
L6	21.21'	S75°47'05"E
L7	60.00'	S30°47'05"E
L8	21.21'	S14°12'55"W
L9	21.21'	S75°47'05"E
L10	5.03'	N30°47'05"W
L11	50.00'	N59°12'55"E
L12	17.02'	S30°43'59"E
L13	21.21'	S14°12'55"W
L14	59.87'	S30°47'05"E
L15	10.00'	S59°12'55"W
L16	290.07'	S30°45'37"E
L17	30.00'	S49°01'43"E
L18	58.82'	S40°58'31"W
L19	48.95'	N30°47'05"W
L20	67.51'	S59°12'55"W
L21	44.09'	N76°19'01"W
L22	16.00'	N13°40'59"E
L23	59.73'	S76°19'01"E

Line Table		
Line	Length	Direction
L24	21.21'	N75°47'05"W
L25	60.00'	S59°12'55"W
L26	60.00'	N30°47'05"W
L27	60.00'	N59°12'55"E
L28	21.21'	N14°12'55"E
L29	22.77'	N30°47'05"W
L30	15.33'	N30°47'05"W
L31	15.00'	S30°47'05"E
L32	50.00'	N59°21'06"E
L33	15.00'	N30°47'05"W
L34	50.00'	N59°21'06"E
L35	21.21'	N14°14'00"E
L36	14.14'	N14°14'00"E
L37	14.14'	N75°47'05"W
L38	21.21'	N75°47'05"W
L39	21.21'	N14°12'55"E
L40	14.14'	N14°12'55"E
L41	14.14'	N75°47'05"W
L42	21.21'	N75°47'05"W
L43	21.21'	N14°12'55"E
L44	14.14'	N14°12'55"E
L45	49.87'	N30°47'05"W
L46	86.00'	N59°12'55"E

Line Table		
Line	Length	Direction
L47	14.14'	S75°47'05"E
L48	21.21'	S75°47'05"E
L49	60.00'	S30°47'05"E
L50	21.21'	S14°12'55"W
L51	14.14'	S14°12'55"W
L52	22.77'	S30°47'05"E
L53	5.33'	S30°47'05"E
L54	35.37'	S75°46'00"E
L55	219.94'	S30°47'05"E
L56	56.89'	N51°46'32"W
L57	22.77'	N30°47'05"W
L58	15.30'	N30°47'05"W
L59	99.87'	S30°47'05"E
L60	68.00'	N59°12'55"E
L61	168.00'	N59°12'55"E
L62	60.00'	N30°47'05"W
L63	155.37'	N56°43'30"E
L64	50.00'	N30°47'05"W



SCALE: 1" = 300'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27	25.00	090°00'00"	N14° 12' 55"E	35.36
C2	16.14	25.00	036°59'52"	S49° 17' 01"E	15.86
C3	33.70	50.00	038°36'42"	S48° 28' 36"E	33.06
C4	92.25	50.00	105°42'47"	S43° 21' 23"W	79.71
C5	16.14	25.00	036°59'52"	S77° 42' 50"W	15.86
C6	16.14	25.00	036°59'52"	N77° 42' 50"E	15.86
C7	63.85	50.00	073°10'19"	N59° 37' 37"E	59.60
C8	43.62	104.00	024°01'48"	N42° 47' 59"W	43.30
C9	82.20	196.00	024°01'48"	N42° 47' 59"W	81.60
C10	50.75	196.00	014°50'06"	N23° 22' 02"W	50.61
C11	26.93	104.00	014°50'06"	N23° 22' 02"W	26.85

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	47.81	114.00	024°01'48"	S42° 47' 59"E	47.46
C13	78.01	186.00	024°01'48"	S42° 47' 59"E	77.44
C14	48.16	186.00	014°50'06"	S23° 22' 02"E	48.02
C15	29.52	114.00	014°50'06"	S23° 22' 02"E	29.43
C16	44.77	14.25	180°00'00"	N59° 12' 55"E	28.50
C17	11.79	4.25	159°00'33"	S48° 43' 11"W	8.36
C18	54.68	149.25	020°59'27"	N41° 16' 49"W	54.37
C19	38.64	149.25	014°50'06"	N23° 22' 02"W	38.54
C20	39.03	150.75	014°50'06"	N23° 22' 02"W	38.92

1 OPEN SPACE LOT AND
1 OPEN SPACE LOT & GREENBELT

FINAL PLAT

BUFFALO CROSSING II
KNIGHTS CROSSING

BEING 11.18 ACRES OUT OF A 68.52 ACRE PARCEL OF LAND FILED VOLUME 2015 PAGE 19077 AND OUT OF A 2.50 ACRE PARCEL OF LAND FILED VOLUME 2016 PAGE 22815 AND OUT OF A 2.50 ACRE PARCEL OF LAND FILED VOLUME 2016 PAGE 22816 AND OUT OF A 49.13 ACRE PARCEL OF LAND FILED VOLUME 383 PAGE 31. ALL FOUR RECORDED DEEDS RECORDS OF GUADALUPE COUNTY, TEXAS, AND 111.419 ACRE PARCEL OF LAND FILED DOCUMENT NUMBER 201999002847 AND OUT OF A 1.02 ACRE PARCEL OF LAND FILED DOCUMENT NUMBER 201899025099, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE TRINIDAD GARCIA SURVEY NO. 94, ABSTRACT NO. 137, OF GUADALUPE COUNTY, TEXAS.

CIVIL ENGINEERING CONSULTANTS
dba. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214 / #10041000

DATE PREPARED: FEB. 2024
JOB NUMBER: E0559812

STATE OF TEXAS
COUNTY OF GUADALUPE

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

_____
IF DEVELOPMENT ASSOCIATES, INC.
10003 NW MILITARY HWY., SUITE 2201
SAN ANTONIO, TEXAS 78231

BY: ISRAEL FOGIEL

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

ISRAEL FOGIEL 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 & SEAL OF OFFICE THIS____ DAY OF _____ A.D., 2024.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

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.

_____
REGISTERED PROFESSIONAL ENGINEER
MARY P. STEWART

SWORN TO & SUBSCRIBED BEFORE ME THE ____DAY OF _____ A.D., 2024.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THE _____ DAY OF _____ A.D., 2024.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

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 SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: _____
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

STATE OF TEXAS
COUNTY OF GUADALUPE

APPROVED ON THIS THE _____ DAY OF _____ , 2024, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS

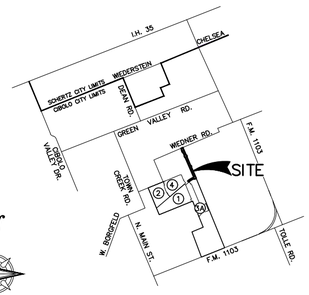
BY: _____
CITY ENGINEER, CITY OF CIBOLO

1 OPEN SPACE LOT AND
1 OPEN SPACE LOT & GREENBELT

FINAL PLAT

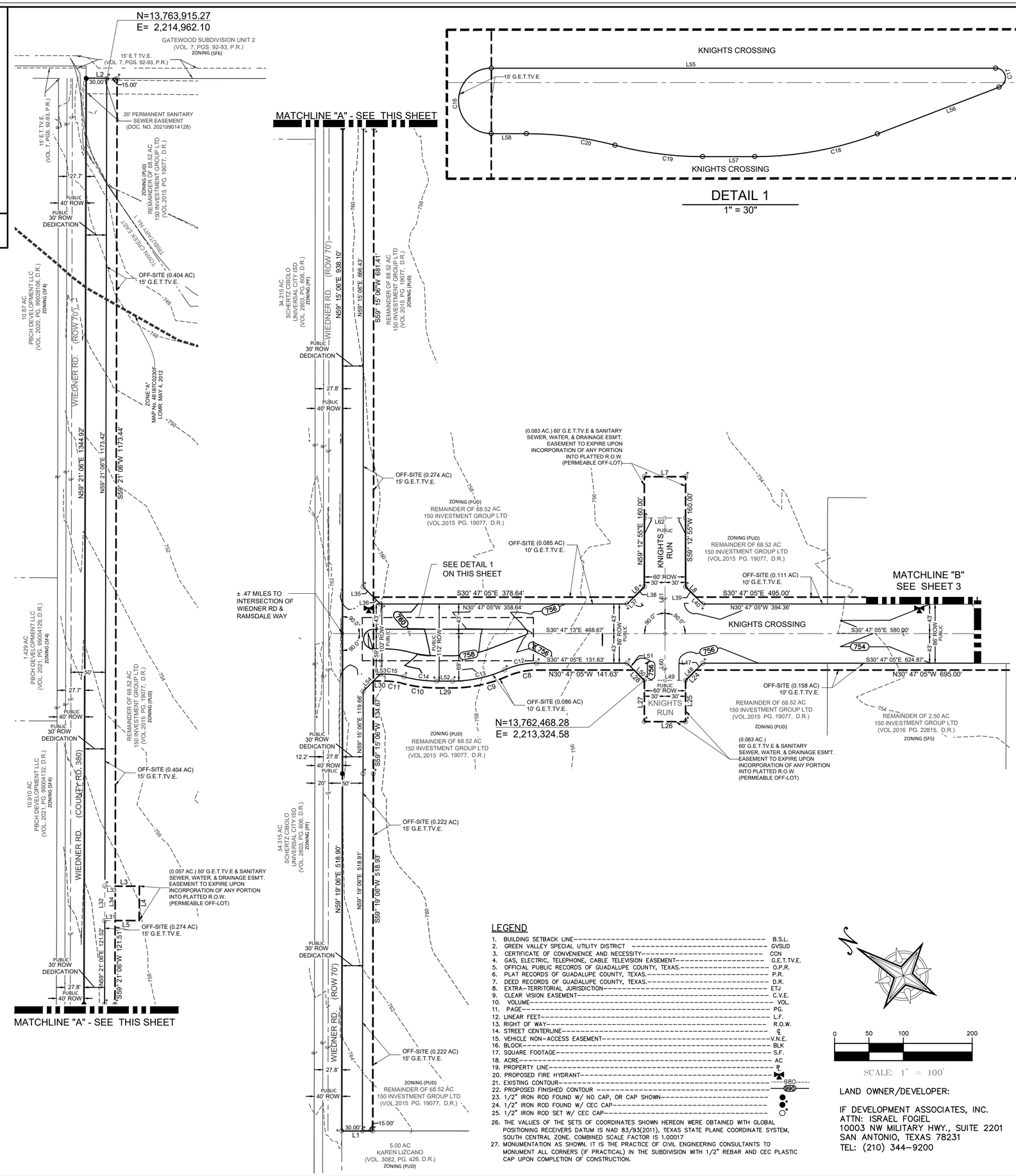
BUFFALO CROSSING II
KNIGHTS CROSSING

BEING 11.18 ACRES OUT OF A 68.52 ACRE PARCEL OF LAND FILED VOLUME 2015 PAGE 19077 AND OUT OF A 2.50 ACRE PARCEL OF LAND FILED VOLUME 2016 PAGE 22815 AND OUT OF A 2.50 ACRE PARCEL OF LAND FILED VOLUME 2016 PAGE 22816 AND OUT OF A 49.13 ACRE PARCEL OF LAND FILED VOLUME 383 PAGE 31. ALL FOUR RECORDED DEEDS RECORDS OF GUADALUPE COUNTY, TEXAS, AND 111.419 ACRE PARCEL OF LAND FILED DOCUMENT NUMBER 201999002847 AND OUT OF A 1.02 ACRE PARCEL OF LAND FILED DOCUMENT NUMBER 201899025099, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE TRINIDAD GARCIA SURVEY NO. 94, ABSTRACT NO. 137, OF GUADALUPE COUNTY, TEXAS.



LOCATION MAP
N.T.S.

PLAT REFERENCE	
①	BUFFALO CROSSING II UNIT 1 (VOL. 9, PGS. 340-342, P.R)
②	BUFFALO CROSSING II UNIT 2 (VOL. 9, PGS. 269-270, P.R)
3A	BUFFALO CROSSING II UNIT 3A (CONCURRENT DEVELOPMENT)
④	BUFFALO CROSSING II UNIT 4 (CONCURRENT DEVELOPMENT)



DETAIL 1
1" = 30"

CIVIL ENGINEERING CONSULTANTS
dba. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214 / #10041000

DATE PREPARED: AUGUST 2023
JOB NUMBER: E0559812

NOTES:

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LEGEND

1. BUILDING SETBACK LINE ---- B.S.L.
2. GREEN VALLEY SPECIAL UTILITY DISTRICT ---- GVSUD
3. CERTIFICATE OF CONVENIENCE AND NECESSITY ---- CCN
4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT ---- G.E.T.TV.E.
5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. ---- O.P.R.
6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS. ---- P.R.
7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS. ---- D.R.
8. EXTRA-TERRITORIAL JURISDICTION ---- ETJ
9. CLEAR VISION EASEMENT ---- C.V.E.
10. VOLUME ---- VOL.
11. PAGE ---- PG.
12. LINEAR FEET ---- L.F.
13. RIGHT OF WAY ---- R.O.W.
14. STREET CENTERLINE ---- ℄
15. VEHICLE NON-ACCESS EASEMENT ---- V.N.E.
16. BLOCK ---- BLK
17. SQUARE FOOTAGE ---- S.F.
18. ACRE ---- AC
19. PROPERTY LINE ---- ℗
20. PROPOSED FIRE HYDRANT
21. EXISTING CONTOUR ---- 980
22. PROPOSED FINISHED CONTOUR ---- 980
23. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
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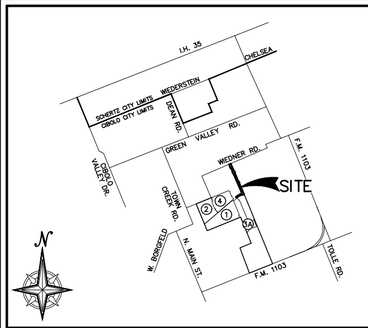
SCALE: 1" = 100'

LAND OWNER/DEVELOPER:

IF DEVELOPMENT ASSOCIATES, INC.
ATTN: ISRAEL FOGIEL
10003 NW MILITARY HWY., SUITE 2201
SAN ANTONIO, TEXAS 78231
TEL: (210) 344-9200

REFERENCE LINE AND CURVE TABLE DATA ON SHEET 1 OF 3



LOCATION MAP
N.T.S.

PLAT REFERENCE	
①	BUFFALO CROSSING II UNIT 1 (VOL.9, PGS. 340-342, P.R)
②	BUFFALO CROSSING II UNIT 2 (VOL.9, PGS. 269-270, P.R)
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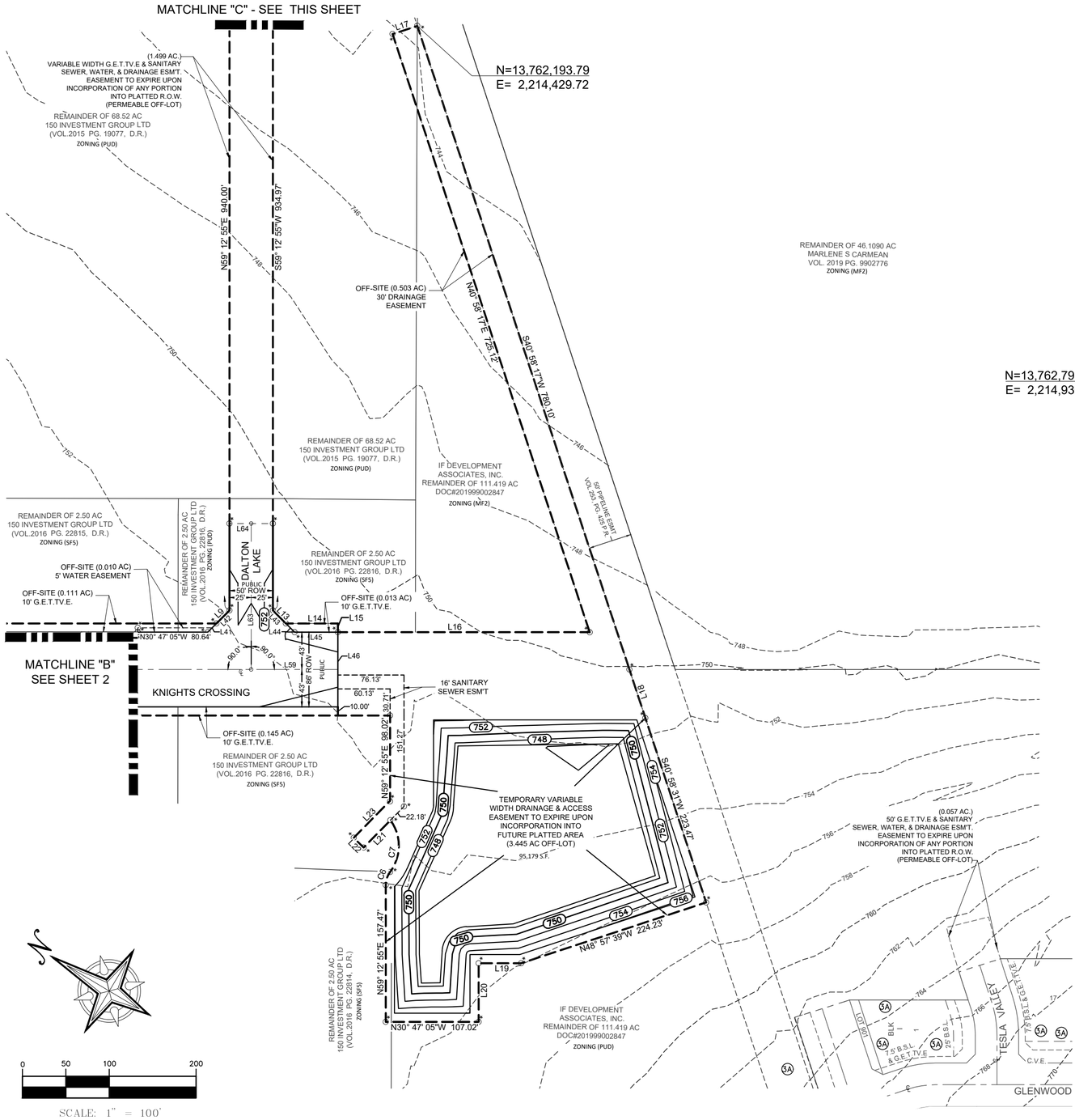

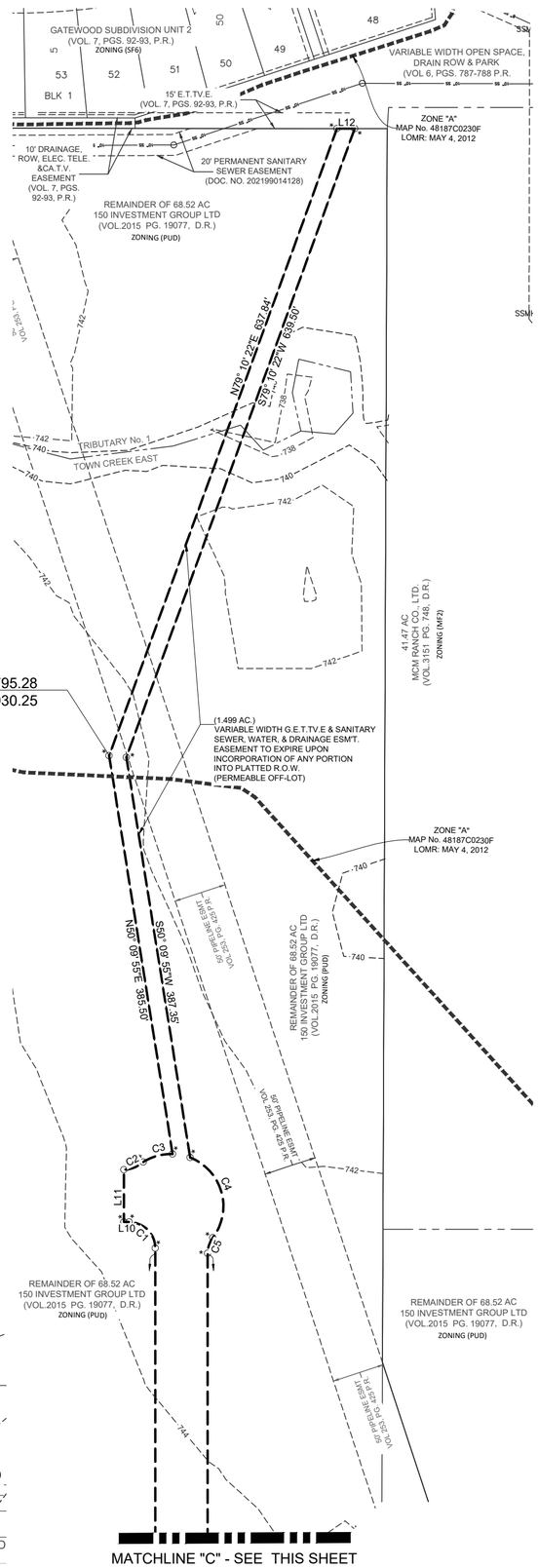

1 OPEN SPACE LOT AND
1 OPEN SPACE LOT & GREENBELT

FINAL PLAT

BUFFALO CROSSING II
KNIGHTS CROSSING

BEING 11.18 ACRES OUT OF A 68.52 ACRE PARCEL OF LAND FILED VOLUME 2015 PAGE 19077 AND OUT OF A 2.50 ACRE PARCEL OF LAND FILED VOLUME 2016 PAGE 22815 AND OUT OF A 2.50 ACRE PARCEL OF LAND FILED VOLUME 2016 PAGE 22816 AND OUT OF A 49.13 ACRE PARCEL OF LAND FILED VOLUME 383 PAGE 31. ALL FOUR RECORDED DEEDS RECORDS OF GUADALUPE COUNTY, TEXAS, AND 111.419 ACRE PARCEL OF LAND FILED DOCUMENT NUMBER 201999002847 AND OUT OF A 1.02 ACRE PARCEL OF LAND FILED DOCUMENT NUMBER 201899025099, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE TRINIDAD GARCIA SURVEY NO. 94, ABSTRACT NO. 137, OF GUADALUPE COUNTY, TEXAS.

CEC

CIVIL ENGINEERING CONSULTANTS
dba. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
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DATE PREPARED: AUGUST 2023
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REFERENCE LINE AND CURVE TABLE DATA ON SHEET 1 OF 3

City of Cibolo

City Council Regular Meeting Staff Report

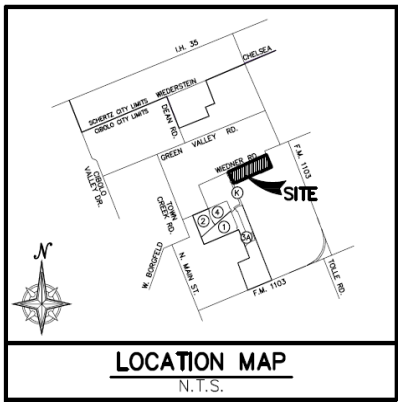
L. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Buffalo Crossing II Unit 5. (Mr. Otto)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11L.

From
Chris Otto, City Engineer

ITEM SUMMARY:

Project Name:	Buffalo Crossing II Unit 5
Owner/Applicant:	IF Development Associates, Inc.
Representative:	KCI Technologies Inc.
Contractor:	J Stewart Construction, LLC
Council Place:	4
Vested Rights:	Land Study approved on September 22, 2015
Proposed Use:	94 Residential Lots, 4 Utility Lots, 1 Public Open Space Lot, 1 Private Drainage/Open Space Lot
Plat Recordation:	N/A
Acres:	27.70 acres



LOCATION MAP
N.T.S.

FINDINGS/CURRENT ACTIVITY:
A Preliminary Acceptance walkthrough was conducted and all punch list items (deficiencies) that were documented have been addressed. The developer is requesting Preliminary Acceptance of the following improvements located within Unit 5 of the Buffalo Crossing II Subdivision.

The following units have been recorded:

Unit	Lots	Recordation Date
1	83 Residential Lots, 6 Greenbelt Lots, 1 Drainage Lot, 1 Park Lot	09/25/2020
2	57 Residential Lots, 5 Greenbelt Lots, 1 Drainage Lot	05/05/2020
3A	41 Residential Lots, 2 Open Space Lots, 1 Drainage and Pond Lot	12/05/2022
4	53 Residential Lots, 1 Utility Easement Lot	04/20/2023
Total lots recorded	234 Residential Lots	

ACCEPTANCE OF PUBLIC IMPROVEMENTS – PRELIMINARY ACCEPTANCE:

Section 20.3.11 of the UDC speaks to Public Improvements Acceptance. It is expressly understood that as a condition to the approval of said subdivision, no Building Permits will be issued until all public infrastructure is installed and other improvements required by this UDC is accepted for the subdivision in which said lot is contained.

Inspection and Acceptance of Public Improvements. The City Engineer, the City's Construction Inspectors, and the Public Works Department have conducted their inspections and walkthroughs. Based upon this walkthrough and any developer's corrections, City staff have found the construction to be in accordance with the approved construction plans. The applicant's engineer has submitted a signed and sealed letter to the City Engineer stating that the development is complete in accordance with the approved construction plans and all known deficiencies ("punch list" items) have been corrected.

Preliminary Acceptance of Public Improvements. The City's Preliminary Acceptance Criteria in the UDC are as follows.

I. When the City Engineer determines that public improvements have been installed in compliance with the approved construction plans, the developer may petition the City for preliminary acceptance of public improvements by completing Part I of the "Developer Petition for Acceptance of Public Improvements" shown in the UDC and forwarding it to the City with required supporting documents.

City Engineer has walked the site and found the public improvements to be in accordance with the approved construction documents and the "Developer Petition for Acceptance of Public Improvements" has been received.

II. After recommendation(s) by the City Engineer, the City shall accept or reject the petition for preliminary acceptance of public improvements and said acceptance or rejection shall be final. The City may provide for conditional acceptance of public improvements provided that the applicant guarantees that all materials and workmanship are to be in accordance with the approved plans and specifications prescribed by the City and to correct any and all deficiencies not in accordance with approved plans and specifications as may be noted until final acceptance by the City in accordance with Final Acceptance.

City Engineer has verified that all punch list items have been addressed and recommends preliminary acceptance of the public improvements.

III. Each public improvement shall be tabulated and quantified into terms of lineal road length, lineal sidewalk length, lineal water line length (per diameter of water line), lineal sanitary sewer line length (per diameter of sanitary sewer line), lineal drainage channel lengths, acreage of storm water pond acreage, and the like, as well as the valuation for each public improvement.

Public Infrastructure	**Linear Feet (LF) Dedicated**	**Total Valuation**
Water	3,709 LF	$496,415.12
Sanitary Sewer	4,229 LF	$602,992.69
Drainage	Culvert A, Drain A, Drain B	$238,079.61
Street	3,662 LF	$678,829.70
Other	Geogrid and Conduits	$99,432.03
Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibolo		**$2,115,749.15**

City Engineer has reviewed the quantities and valuations of public improvements and agrees with the values above.

IV. In conjunction with the submittal of the Preliminary Acceptance instrument, the applicant shall submit the following:

- Electronic copies of the following items: construction plans approved by the City Engineer, As-Built construction plans certified by a registered P.E., field density and material source tests by a recognized testing laboratory and a geotechnical report
- Electronic copy or DVD and complete log of the televised sewer line inspections completed after the mandrel, vacuum and pressure tests
- Acceptance letters from all utility providers
- Itemized Construction Cost report
- Pre-walk Punch list (provided by project Engineer)
- Copy of recorded Final Plat
- Maintenance Bond per UDC Article 20.6; and
- An electronic copy or DVD with AutoCAD and PDF's of all items on the above list.

City Engineer is in receipt of the above items.

CITY ENGINEER RECOMMENDATION: The City Engineer recommends approval of the applicant's request for Preliminary Acceptance of Buffalo Crossing II Unit 5.

Attachments

City Engineer Letter.pdf
Petition.pdf
Maintenance Bond.pdf
Approved Final Plat.pdf

3421 Paesanos Parkway San Antonio Texas 78231
Main: 877 627 3772

TBPLS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617

Colliers
Engineering & Design

March 10, 2025

City of Cibolo
Public Works
Attn: Rick Vasquez
200 S. Main Street
Cibolo, Texas 78108

Re: Buffalo Crossing II Unit 5 - Preliminary Acceptance

Dear Mr. Vasquez,

On March 10, 2025, I conducted a site visit for Buffalo Crossing II Unit 5. After visiting the site, it is my opinion that the infrastructure has been constructed in accordance with the approved plans and all punch list items have been addressed. Therefore, I recommend approval of the Preliminary Acceptance for the public infrastructure.

Our review does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Christopher Otto, PE, CFM
City Engineer's Office

M:\687\01\01\Submittals\Construction Acceptance\241107 - Buffalo Crossing Unit 5 PA\250310 - Buffalo Crossing II Unit 5 - PA.docx

Preliminary Acceptance

PART I

DEVELOPER PETITION FOR PRELIMINARY ACCEPTANCE OF PUBLIC IMPROVEMENT(S) FOR:
Buffalo Crossing II Unit 5

STATE OF TEXAS §
COUNTY OF GUADALUPE §
CITY OF CIBOLO §

WHEREAS, IF Development Associates, Inc., hereinafter called Owner, is the owner of the land described as Buffalo Crossing II Unit 5 Subdivision, desires to file this Petition, with the City Council of the City of Cibolo. This petition is being filed in accordance with the terms and provisions of the current Regulations.

NOW THEREFORE, KNOW ALL MEN BY THOSE PRESENT THAT IF Development Associates, Inc. (Owner) respectfully files this, a Petition with the City Council of the City of Cibolo for Preliminary Acceptance of the following described public improvements (list each improvement, the length of each improvement and the valuation of each improvement):

Water: 3,709 LF ~ $496,415.12

Sanitary Sewer: 4,229 LF ~ $602,992.69

Drainage: Culvert A, Drain A, Drain B ~ $238,079.61

Street: 3662 LF ~ $678,829.70

Other: Geogrid and Conduits ~ $99,432.03

OWNER, in filing this petition, sets forth the following information as required in current Regulations:

A. Attached hereto as Exhibit "A" is a true and correct copy of the itemized construction costs of the above described project (s). Construction was accomplished by:

   Contractor Name: J Stewart Construction, LLC at a total cost of $ 2,115,749.15.

B. Attached as Exhibit "B" are two (2) true and correct copies of "as built" drawings certified to by a registered professional engineer.

C. Attached as Exhibit "C" are two (2) true and correct copies of field density tests and material source tests, certified by a recognized testing laboratory (Exhibit "C" is required only for street and alley improvements).

OWNER GUARANTEES:

A. All materials and workmanship to be in accordance with approved plans and specifications prescribed by the City. And;

B. To correct any and all deficiencies not in accordance with approved plans and specifications as may be noted until final acceptance by the City Engineer and City Council.

IN TESTIMONY WHEREOF, WITNESS OUR HANDS and seal this, the 21 day of May, 20 24.

Subdivider and Principal Israel Fogiel, President
IF Development Associates, Inc.

Surety By: _____
Brad Richie, Executive Vice President
Tenotex Partners, Inc.

Attorney in Fact

APPROVED AND ACCEPTED, THIS THE_____ day of _____ 20_____.

CITY OF CIBOLO

BY: _____

TITLE: _____

Original - City
Duplicate - Owner
Triplicate – City

Maintenance Bond

STATE OF TEXAS §
COUNTY OF GUADALUPE §
CITY OF CIBOLO §

KNOW ALL MEN BY THESE PRESENTS:

That we, IF Development Associates, Inc. the undersigned subdivider, as Principal, and Tenotex Partners, Inc. ,as Surety, do hereby acknowledge ourselves to be held and firmly bound unto the City of Cibolo, a municipal corporation of the County of Guadalupe and State of Texas, in the full and just sum of $ 528,937.29 (being twenty-five [25%] percent of the estimated cost of the hereinafter enumerated site improvements) for the payment of which well and truly to be made, we hereby bind ourselves and our respective heirs, administrators, executors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has petitioned the City Council of the City of Cibolo for permission to develop a subdivision within the jurisdiction of the City of Cibolo, more particularly described as follows, to wit: (Legal Description), which is shown on a subdivision plat, entitled Buffalo Crossing II Unit 5 Subdivision, heretofore conditionally approved by the Planning and Zoning Commission of The City of Cibolo on June 14th, 2022 ; and

WHEREAS, under the provisions of the City of Cibolo Unified Development Code, the City Council of the City of Cibolo requires, as a condition precedent to the granting of such petition, that the Principal a guarantee that he will maintain and cause to be maintained, in good condition according to the requirements of such subdivision ordinance, and to correct any and all deficiencies not in accordance with the approved plans and specifications as may be noted, the following site improvements for a period of eighteen (18) months after acceptance of the construction thereof by the City Council or until such time as such improvements have received Final Acceptance by the City, whichever is the latter:

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall maintain or correct, and cause to be maintained or corrected, the above mentioned improvements in accordance with the requirements of the City of Cibolo subdivision ordinance, and the amendments thereto, if any, for the period of eighteen (18) months after the acceptance of the construction thereof by the City Council of the City of Cibolo, or until said improvements have received Final Acceptance by the City Council of Cibolo, then this obligation shall be void: otherwise, the obligations made under this bond will remain in full force and effect.

IN TESTIMONY WHEREOF, WITNESS OUR HANDS and seal, this the 21 Day of May , 2024 .

Subdivider and Principal
By: Israel Fogiel, President
IF Development Associates, Inc.

Surety
By: _____

Brad Richie, Executive Vice President
Tenotex Partners, Inc.

_____
Attorney in Fact

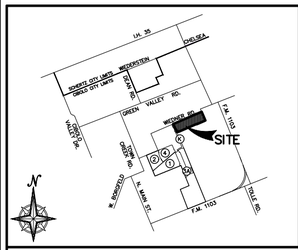
APPROVED AND ACCEPTED, THIS THE ____ DAY OF _____ 20_____.

CITY OF CIBOLO

BY: _____

TITLE: _____

Original - City
Duplicate - Owner
Triplicate – City



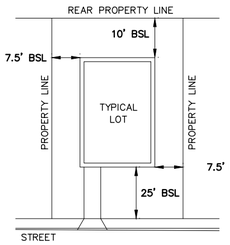
LOCATION MAP
N.T.S.

PLAT REFERENCE	
①	BUFFALO CROSSING II UNIT 1 (VOL.9, PGS. 340-342, P.R)
②	BUFFALO CROSSING II UNIT 2 (VOL.9, PGS. 269-270, P.R)
3A	BUFFALO CROSSING II UNIT 3A (CONCURRENT DEVELOPMENT)
④	BUFFALO CROSSING II UNIT 4 (CONCURRENT DEVELOPMENT)
Ⓚ	BUFFALO CROSSING II KNIGHTS CROSSING (CONCURRENT DEVELOPMENT)

LEGEND

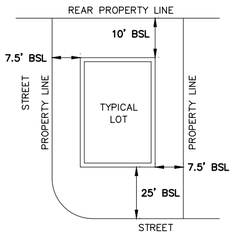
1.	BUILDING SETBACK LINE	B.S.L.
2.	GREEN VALLEY SPECIAL UTILITY DISTRICT	GVSUD
3.	CERTIFICATE OF CONVENIENCE AND NECESSITY	CCN
4.	GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT	G.E.T.TV.E.
5.	PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.	O.P.R.
6.	PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.	P.R.
7.	DEED RECORDS OF GUADALUPE COUNTY, TEXAS.	D.R.
8.	FINISH FLOOR ELEVATION	F.F.E.
9.	CLEAR VISION EASEMENT	C.V.E.
10.	VOLUME	VOL.
11.	PAGE	PG.
12.	LINEAR FEET	L.F.
13.	RIGHT OF WAY	R.O.W.
14.	STREET CENTERLINE	℄
15.	PROPERTY LINE	PL
16.	VEHICLE NON-ACCESS EASEMENT	V.N.A.E.
17.	BLOCK	BLK
18.	SQUARE FOOTAGE	S.F.
19.	ACRE	AC
20.	PROPOSED FIRE HYDRANT	
21.	EXISTING CONTOUR	980
22.	PROPOSED FINISHED CONTOUR	990
23.	EFFECTIVE FLOODPLAIN	
24.	1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN	●
25.	1/2" IRON ROD FOUND W/ CEC CAP	●CEC
26.	1/2" IRON ROD SET W/ CEC CAP	○*

27. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017
28. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.



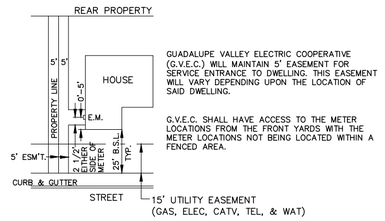
TYPICAL LOT BUILDING SETBACKS

NOT TO SCALE



TYPICAL CORNER LOT BUILDING SETBACKS

NOT TO SCALE

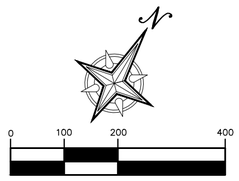


GUADALUPE VALLEY ELECTRIC COOPERATIVE (G.V.E.C.) WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON THE LOCATION OF SAID DWELLING.

G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.

TYPICAL INTERIOR EASEMENT ALONG PROPERTY LINE

NOT TO SCALE



SCALE: 1" = 200'

5 BLOCKS WITH 94 RESIDENTIAL LOTS, 4 G.E.T.TV.E. LOT - OPEN SPACE LOTS, 1 PUBLIC - OPEN SPACE - DRAINAGE LOT, 1 PRIVATE - OPEN SPACE - DRAINAGE LOT,

FINAL PLAT

BUFFALO CROSSING II UNIT 5

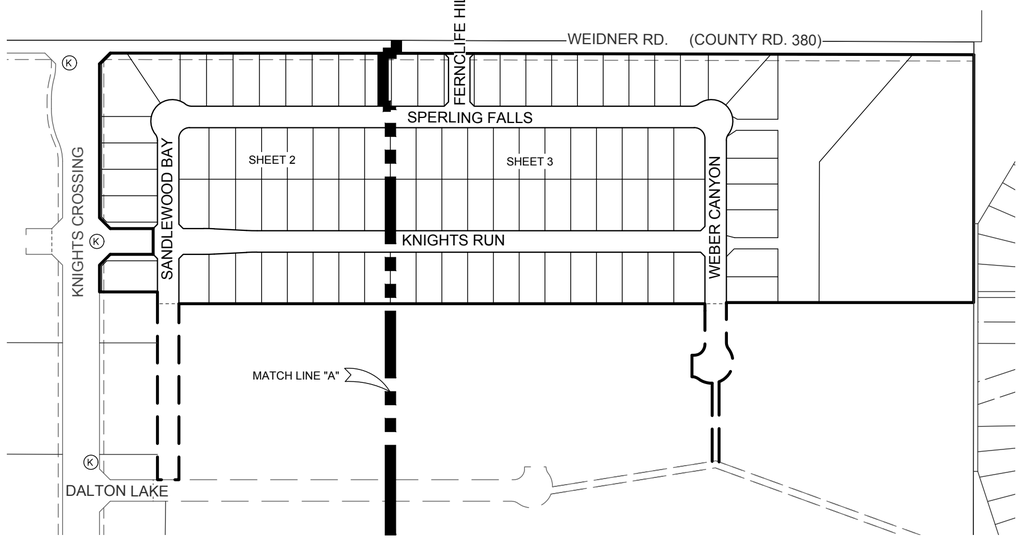
BEING 27.706 ACRES OUT OF A 68.52 ACRE PARCEL OF LAND IN THE TRINIDAD GARCIA SURVEY NO. 94, ABSTRACT NO. 137, OF GUADALUPE COUNTY, TEXAS, FILED AND RECORDED IN DOCUMENT NUMBER 2015017419 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

CIVIL ENGINEERING CONSULTANTS
dba. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214 / #10041000

DATE PREPARED: JUNE 2022
JOB NUMBER: E0559809

LAND OWNER / DEVELOPER:

IF DEVELOPMENT ASSOCIATES, INC.
ATTN: ISRAEL FOGIEL
10003 NW MILITARY HWY., SUITE 2201
SAN ANTONIO, TEXAS 78231
TEL: (210) 344-9200



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.14'	25.00'	036°59'52"	S49° 17' 01"E	15.86'
C2	92.52'	50.00'	106°01'15"	S14° 46' 19"E	79.87'
C3	34.19'	50.00'	039°10'29"	S76° 37' 31"W	33.52'
C4	16.14'	25.00'	036°59'52"	S77° 42' 50"W	15.86'
C5	39.27'	25.00'	090°00'00"	N14° 12' 55"E	35.36'
C6	16.14'	25.00'	036°59'52"	N49° 17' 01"W	15.86'
C7	143.11'	50.00'	163°59'43"	N14° 12' 55"E	99.03'
C8	16.14'	25.00'	036°59'52"	N77° 42' 50"E	15.86'
C9	39.27'	25.00'	090°00'00"	S14° 12' 55"W	35.36'
C10	39.27'	25.00'	090°00'00"	N75° 47' 05"W	35.36'
C11	16.14'	25.00'	036°59'52"	N40° 42' 59"E	15.86'
C12	143.11'	50.00'	163°59'43"	S75° 47' 05"E	99.03'
C13	16.14'	25.00'	036°59'52"	S12° 17' 10"E	15.86'
C14	24.98'	500.00'	002°51'45"	N60° 38' 47"E	24.98'
C15	24.98'	500.00'	002°51'45"	S57° 47' 02"W	24.98'
C16	24.98'	500.00'	002°51'45"	N60° 38' 47"E	24.98'
C17	24.98'	500.00'	002°51'45"	S57° 47' 02"W	24.98'

Line Table		
Line	Length	Direction
L1	35.34'	N14°14'00"E
L2	111.52'	N59°21'06"E
L3	70.00'	N59°21'06"E
L4	92.58'	S30°47'05"E
L5	7.68'	S79°10'22"W
L6	8.90'	S50°08'01"W
L7	50.00'	N30°47'05"W
L8	5.03'	N59°12'55"E
L9	95.00'	N30°47'05"W
L10	50.00'	S59°12'55"W
L11	27.50'	N30°47'05"W
L12	135.00'	S59°12'55"W
L13	62.50'	N30°47'05"W
L14	35.36'	N14°12'55"E
L15	100.00'	N59°12'55"E
L16	60.00'	N30°47'05"W
L17	100.00'	S59°12'55"W
L18	35.36'	N75°47'05"W
L19	17.07'	S75°47'05"W
L20	35.34'	S14°14'00"W

Line Table		
Line	Length	Direction
L21	14.00'	N75°47'05"W
L22	11.48'	S59°15'06"W
L23	14.14'	N14°12'55"E
L24	122.94'	S30°47'05"E
L25	102.91'	N30°47'05"W
L26	14.16'	N75°43'00"W
L27	14.13'	S14°17'00"W
L28	147.92'	S30°47'29"E
L29	102.79'	S30°47'05"E
L30	14.14'	S75°47'05"E
L31	122.77'	N30°47'05"W
L32	14.00'	S14°12'55"W
L33	13.36'	N89°12'55"E
L34	25.62'	S25°45'33"W
L35	20.12'	N73°37'36"E
L36	25.58'	S14°12'55"W
L37	145.00'	S30°47'05"E
L38	50.00'	S59°12'55"W
L39	110.00'	N30°47'05"W
L40	14.14'	N75°47'05"W

Line Table		
Line	Length	Direction
L41	14.14'	N14°12'55"E
L42	75.14'	N62°04'39"E
L43	75.14'	S56°21'10"W
L44	47.51'	S59°12'55"W
L45	47.51'	N59°12'55"E
L46	14.14'	S75°47'05"E
L47	14.14'	S14°12'55"W
L48	105.00'	S30°47'05"E
L49	50.00'	S59°12'55"W
L50	145.00'	S30°47'05"E
L51	105.00'	N30°47'05"W
L52	60.43'	S30°47'05"E
L53	17.07'	S14°12'55"W
L54	14.14'	N75°47'05"W
L55	35.00'	N59°12'55"E
L56	14.14'	N14°12'55"E

STATE OF TEXAS
COUNTY OF GUADALUPE

WHEREAS, _____, ACTING BY AND THROUGH THE UNDERSIGNED,
(NAME OF CORPORATION)

IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN

THE _____
(SURVEY NAME AND ABSTRACT NUMBER)

CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN

VOLUME _____, PAGE _____ OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THIS PLAT OF BUFFALO CROSSING II – UNIT 5 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 _____ DAY OF _____, A.D., 2021

BY: _____ BY: _____
CHAIR VICE-CHAIR

THIS PLAT OF BUFFALO CROSSING II – UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D., 2021

BY: _____ BY: _____
MAYOR CITY SECRETARY

TYPICAL FOR METER LOCATIONS (sketch shown as "TYPICAL INTERIOR EASEMENT ALONG PROPERTY LINE").

GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.

GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.

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 AREA.

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 SUBDIVISION PLAT OF BUFFALO CROSSING II UNIT 5 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

_____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

STATE OF TEXAS
COUNTY OF GUADALUPE

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

_____
IF DEVELOPMENT ASSOCIATES, INC.
10003 NW MILITARY HWY., SUITE 2201
SAN ANTONIO, TEXAS 78231

BY: ISRAEL FOGIEL

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ KNOWN TO ME
ISRAEL FOGIEL

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 & SEAL OF OFFICE THIS ____ DAY OF _____ A.D., 2021.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

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.

_____
REGISTERED PROFESSIONAL ENGINEER
MARY P. STEWART

SWORN TO & SUBSCRIBED BEFORE ME THE ____ DAY OF _____ A.D., 2021.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THE _____ DAY OF _____ A.D., 2021.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

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 SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: _____
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

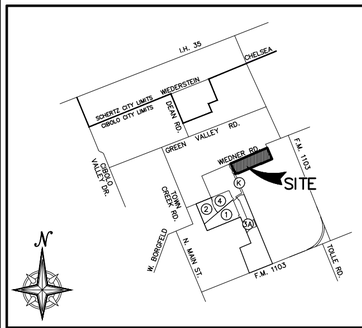
THIS SUBDIVISION PLAT OF BUFFALO CROSSING II – UNIT 5 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC., FOR EASEMENTS.

BY: _____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

STATE OF TEXAS
COUNTY OF GUADALUPE

APPROVED ON THIS THE _____ DAY OF _____, 2021, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS

BY: _____
CITY ENGINEER, CITY OF CIBOLO



LOCATION MAP
N.T.S.

NOTE REFERENCE	
A	1'X20' NON-ACCESS EASEMENT
B	LOT 901 BLK P OPEN SPACE PERMEABLE & G.E.T.TV EASEMENT (0.048 AC.)
C	LOT 901 BLK Q OPEN SPACE PERMEABLE & G.E.T.TV EASEMENT (0.085 AC.)

LAND OWNER: / DEVELOPER:

IF DEVELOPMENT ASSOCIATES, INC.
ATTN: ISRAEL FOGIEL
10003 NW MILITARY HWY., SUITE 2201
SAN ANTONIO, TEXAS 78231
TEL: (210) 344-9200

PLAT REFERENCE	
1	BUFFALO CROSSING II UNIT 1 (VOL.9, PGS. 340-342, P.R)
2	BUFFALO CROSSING II UNIT 2 (VOL.9, PGS. 269-270, P.R)
5A	BUFFALO CROSSING II UNIT 3A (CONCURRENT DEVELOPMENT)
4	BUFFALO CROSSING II UNIT 4 (CONCURRENT DEVELOPMENT)
K	BUFFALO CROSSING II KNIGHTS CROSSING (CONCURRENT DEVELOPMENT)

LEGEND

1. BUILDING SETBACK LINE ---- B.S.L.
2. GREEN VALLEY SPECIAL UTILITY DISTRICT ---- GVSUD
3. CERTIFICATE OF CONVENIENCE AND NECESSITY ---- CCN
4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT ---- G.E.T.TV.E.
5. PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. ---- O.P.R.
6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS. ---- P.R.
7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS. ---- D.R.
8. FINISH FLOOR ELEVATION ---- F.F.E.
9. CLEAR VISION EASEMENT ---- C.V.E.
10. VOLUME ---- VOL.
11. PAGE ---- PG.
12. LINEAR FEET ---- L.F.
13. RIGHT OF WAY ---- R.O.W.
14. STREET CENTERLINE ---- ℄
15. PROPERTY LINE ---- ℞
16. VEHICLE NON-ACCESS EASEMENT ---- V.N.A.E.
17. BLOCK ---- BLK
18. SQUARE FOOTAGE ---- S.F.
19. ACRE ---- AC
20. PROPOSED FIRE HYDRANT ----
21. EXISTING CONTOUR ---- 980
22. PROPOSED FINISHED CONTOUR ---- 990
23. EFFECTIVE FLOODPLAIN ----
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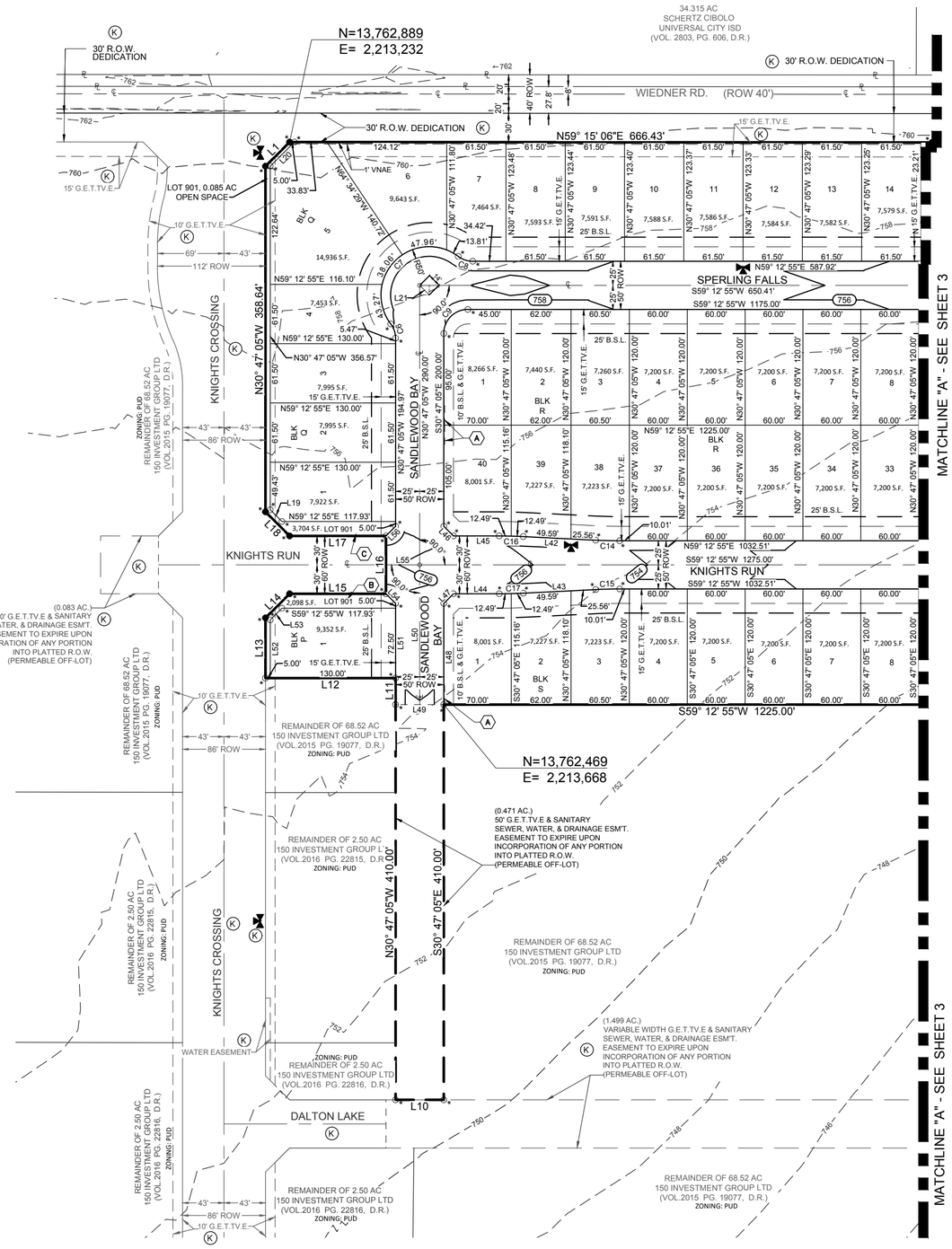

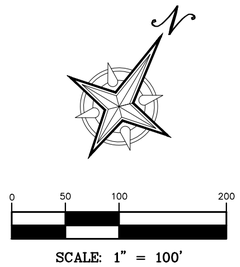

5 BLOCKS WITH 94 RESIDENTIAL LOTS, 4 G.E.T.TV.E. - OPEN SPACE LOTS, 1 PUBLIC - OPEN SPACE - DRAINAGE LOT, 1 PRIVATE - OPEN SPACE - DRAINAGE LOT,

FINAL PLAT
BUFFALO CROSSING II UNIT 5

BEING 27.706 ACRES OUT OF A 68.52 ACRE PARCEL OF LAND IN THE TRINIDAD GARCIA SURVEY NO. 94, ABSTRACT NO. 137, OF GUADALUPE COUNTY, TEXAS, FILED AND RECORDED IN DOCUMENT NUMBER 2015017419 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

CIVIL ENGINEERING CONSULTANTS
dba. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214 / #10041000

DATE PREPARED: JUNE 2022
JOB NUMBER: E0559809

NOTES:

1.) THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO.

2.) THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

3.) THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.

4.) ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.

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WATER – CITY OF CIBOLO
SEWER – CITY OF CIBOLO
ELECTRICITY – G.V.E.C.
GAS – CENTERPOINT ENERGY
CABLE – CHARTER

6.) NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C 0230F, REVISED MAY 4,2012

7.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE.

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9.) G.V.E.C. TO HAVE 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.

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13.) THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBER DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.

14.) LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO NOT REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON. **(26.900 AC.)**

15.) THIS PLAT CONTAINS APPROXIMATELY **3603 L.F.** OF ROADWAY.

16.) ALL AREAS WITHIN THIS PLAT ARE WITHIN THE CITY OF CIBOLO AND ARE ZONED **PLANNED UNIT DEVELOPMENT (PUD) PER ORDINANCE #1129.**

17.) 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

18.) 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.

19.) 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.

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21.) 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.

22.) 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.

23.) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A GEOTECHNICAL REPORT SHALL BE COMPLETED SHOWING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH MAY BE AMENDED.

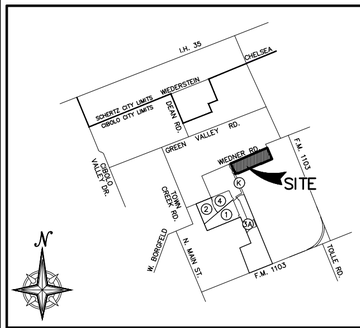
24.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

25.) TO SATISFY THE SOUTHERN "KOEHLER TRACT"PARK REQUIREMENTS, PER PUBLIC IMPROVEMENT AGREEMENT FOR KOEHLER TRACT (SOUTH) AND VEAZY/REDHAGE TRACT (NORTH) WITH THE CITY OF CIBOLO, THE DEVELOPER AGREES, IN LIEU OF PAYMENTS TO THE CITY'S PARKLAND DEDICATION FUND, TO DEDICATE THE HIKE AND BIKE TRAILS AND PARKLAND, WHICH MAY INCLUDE PUBLIC UTILITY AND DRAINAGE EASEMENTS. SUCH DEDICATIONS OF HIKE AND BIKE TRAILS AND PARKLAND BY DEVELOPER TO THE CITY (AFTER REVIEW BY THE CITY ENGINEER AND RECOMMENDATION BY THE CITY MANAGER) WILL BE DEEMED FULL SATISFACTION OF THE PARKLAND DEDICATION REQUIREMENTS OF THE CITY'S SUBDIVISION ORDINANCE AT THE TIME OF SUBDIVISION PLATTING AND BUILDING PERMITTING". THE FUTURE PHASES OF THE OVERALL DEVELOPMENT (NORTHERN VEAZY TRACT) WILL INCLUDE PARKLAND DEDICATION AND IMPROVEMENTS IN ACCORDANCE WITH THE CIBOLO UDC.

- PUBLIC PARKLAND (9.875 AC)
- PRIVATE PARKLAND (3.741 AC)

26.) 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 EASEMENT, 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.

REFERENCE LINE AND CURVE TABLE DATA ON SHEET 1 OF 3



LOCATION MAP

N.T.S.

LEGEND

1. BUILDING SETBACK LINE ---------- B.S.L.
2. GREEN VALLEY SPECIAL UTILITY DISTRICT ---------- GVSUD
3. CERTIFICATE OF CONVENIENCE AND NECESSITY ---------- CCN
4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT ---------- G.E.T.TV.E.
5. PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. ---------- O.P.R.
6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS. ---------- P.R.
7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS. ---------- D.R.
8. FINISH FLOOR ELEVATION ---------- F.F.E.
9. CLEAR VISION EASEMENT ---------- C.V.E.
10. VOLUME ---------- VOL.
11. PAGE ---------- PG.
12. LINEAR FEET ---------- L.F.
13. RIGHT OF WAY ---------- R.O.W.
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NOTE REFERENCE	
(A)	1'X20' NON-ACCESS EASEMENT
(B)	LOT 901 BLK P OPEN SPACE PERMEABLE & G.E.T.TV EASEMENT (0.048 AC.)
(C)	LOT 901 BLK Q OPEN SPACE PERMEABLE & G.E.T.TV EASEMENT (0.085 AC.)

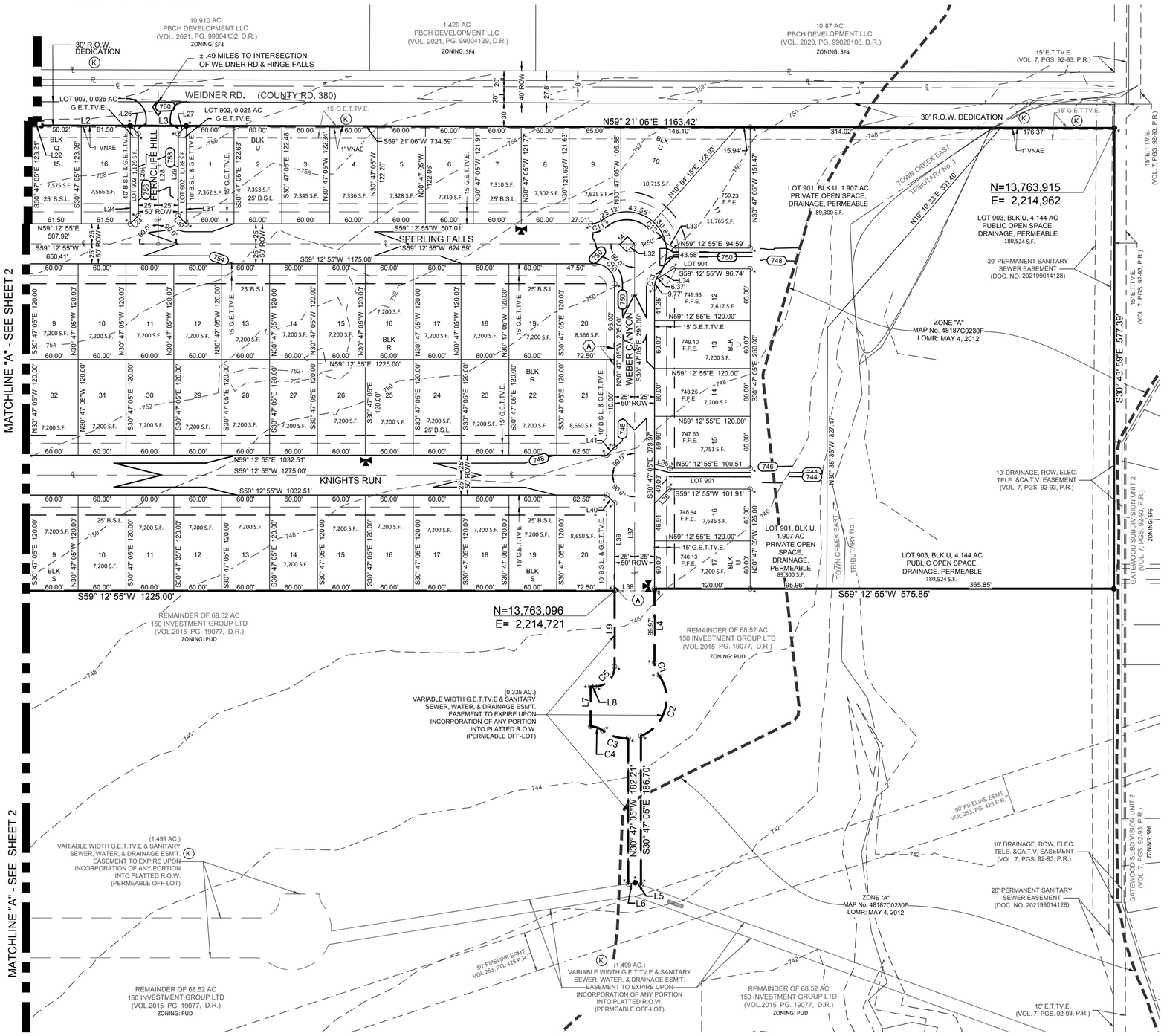
PLAT REFERENCE	
(1)	BUFFALO CROSSING II UNIT 1 (VOL.9, PGS. 340-342, P.R)
(2)	BUFFALO CROSSING II UNIT 2 (VOL.9, PGS. 269-270, P.R)
(3A)	BUFFALO CROSSING II UNIT 3A (CONCURRENT DEVELOPMENT)
(4)	BUFFALO CROSSING II UNIT 4 (CONCURRENT DEVELOPMENT)
(K)	BUFFALO CROSSING II KNIGHTS CROSSING (CONCURRENT DEVELOPMENT)

LAND OWNER / DEVELOPER:

IF DEVELOPMENT ASSOCIATES, INC.
ATTN: ISRAEL FOGIEL
10003 NW MILITARY HWY., SUITE 2201
SAN ANTONIO, TEXAS 78231
TEL: (210) 344-9200

0 50 100 200

SCALE: 1" = 100'



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SAN ANTONIO, TEXAS 78230-1037
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REGISTRATION #F-2214 / #10041000

DATE PREPARED: JUNE 2022
JOB NUMBER: E0559809

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REFERENCE LINE AND CURVE TABLE DATA ON SHEET 1 OF 3

City of Cibolo

City Council Regular Meeting Staff Report

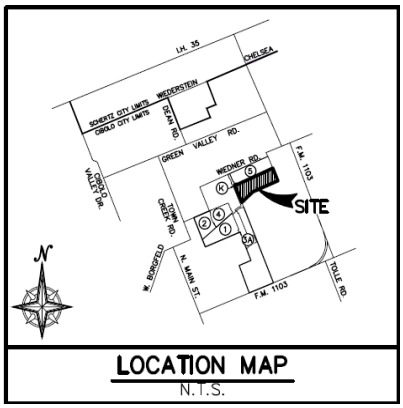
M. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Buffalo Crossing II Unit 6. (Mr. Otto)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11M.

From
Chris Otto, City Engineer

ITEM SUMMARY:

Project Name:	Buffalo Crossing II Unit 6
Owner/Applicant:	IF Development Associates, Inc.
Representative:	KCI Technologies Inc.
Contractor:	DNT Construction
Council Place:	4
Vested Rights:	Land Study approved on September 22, 2015
Proposed Use:	71 Residential Lots, 1 Open Space/Utility Lot, 1 Recreation Center Lot, 1 Public Open Space Lot, 1 Private Open Space/Drainage Lot
Plat Recordation:	N/A
Acres:	30.09 acres



LOCATION MAP
N.T.S.

FINDINGS/CURRENT ACTIVITY:
A Preliminary Acceptance walkthrough was conducted and all punch list items (deficiencies) that were documented have been addressed. The developer is requesting Preliminary Acceptance of the following improvements located within Unit 6 of the Buffalo Crossing II Subdivision.

The following units have been recorded:

Unit	Lots	Recordation Date
1	83 Residential Lots, 6 Greenbelt Lots, 1 Drainage Lot, 1 Park Lot	09/25/2020
2	57 Residential Lots, 5 Greenbelt Lots, 1 Drainage Lot	05/05/2020
3A	41 Residential Lots, 2 Open Space Lots, 1 Drainage and Pond Lot	12/05/2022
4	53 Residential Lots, 1 Utility Easement Lot	04/20/2023
Total lots recorded	234 Residential Lots	

ACCEPTANCE OF PUBLIC IMPROVEMENTS – PRELIMINARY ACCEPTANCE:

Section 20.3.11 of the UDC speaks to Public Improvements Acceptance. It is expressly understood that as a condition to the approval of said subdivision, no Building Permits will be issued until all public infrastructure is installed and other improvements required by this UDC is accepted for the subdivision in which said lot is contained.

Inspection and Acceptance of Public Improvements. The City Engineer, the City's Construction Inspectors, and the Public Works Department have conducted their inspections and walkthroughs. Based upon this walkthrough and any developer's corrections, City staff have found the construction to be in accordance with the approved construction plans. The applicant's engineer has submitted a signed and sealed letter to the City Engineer stating that the development is complete in accordance with the approved construction plans and all known deficiencies ("punch list" items) have been corrected.

Preliminary Acceptance of Public Improvements. The City's Preliminary Acceptance Criteria in the UDC are as follows.

I. When the City Engineer determines that public improvements have been installed in compliance with the approved construction plans, the developer may petition the City for preliminary acceptance of public improvements by completing Part I of the "Developer Petition for Acceptance of Public Improvements" shown in the UDC and forwarding it to the City with required supporting documents.

City Engineer has walked the site and found the public improvements to be in accordance with the approved construction documents and the "Developer Petition for Acceptance of Public Improvements" has been received.

II. After recommendation(s) by the City Engineer, the City shall accept or reject the petition for preliminary acceptance of public improvements and said acceptance or rejection shall be final. The City may provide for conditional acceptance of public improvements provided that the applicant guarantees that all materials and workmanship are to be in accordance with the approved plans and specifications prescribed by the City and to correct any and all deficiencies not in accordance with approved plans and specifications as may be noted until final acceptance by the City in accordance with Final Acceptance.

City Engineer has verified that all punch list items have been addressed and recommends preliminary acceptance of the public improvements.

III. Each public improvement shall be tabulated and quantified into terms of lineal road length, lineal sidewalk length, lineal water line length (per diameter of water line), lineal sanitary sewer line length (per diameter of sanitary sewer line), lineal drainage channel lengths, acreage of storm water pond acreage, and the like, as well as the valuation for each public improvement.

Public Infrastructure	**Linear Feet (LF) Dedicated**	**Total Valuation**
Water	2,983 LF	$321,136.00
Sanitary Sewer	1,571 LF	$266,863.25
Drainage	Drains A & B	$85,498.00
Street	2,886 LF	$626,514.25
Other	SW3P, Conduits, Geogrid	$51,817.50
Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibolo		**$1,395,740.00**

City Engineer has reviewed the quantities and valuations of public improvements and agrees with the values above.

IV. In conjunction with the submittal of the Preliminary Acceptance instrument, the applicant shall submit the following:

- Electronic copies of the following items: construction plans approved by the City Engineer, As-Built construction plans certified by a registered P.E., field density and material source tests by a recognized testing laboratory and a geotechnical report
- Electronic copy or DVD and complete log of the televised sewer line inspections completed after the mandrel, vacuum and pressure tests
- Acceptance letters from all utility providers
- Itemized Construction Cost report
- Pre-walk Punch list (provided by project Engineer)
- Copy of recorded Final Plat
- Maintenance Bond per UDC Article 20.6; and
- An electronic copy or DVD with AutoCAD and PDF's of all items on the above list.

City Engineer is in receipt of the above items.

CITY ENGINEER RECOMMENDATION: The City Engineer recommends approval of the applicant's request for Preliminary Acceptance of Buffalo Crossing II Unit 6.

Attachments

City Engineer Letter.pdf
Petition.pdf
Maintenance Bond.pdf
Approved Final Plat.pdf

3421 Paesanos Parkway San Antonio Texas 78231
Main: 877 627 3772

TBPLS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617

Colliers
Engineering & Design

March 10, 2025

City of Cibolo
Public Works
Attn: Rick Vasquez
200 S. Main Street
Cibolo, Texas 78108

Re: Buffalo Crossing II Unit 6 - Preliminary Acceptance

Dear Mr. Vasquez,

On March 10, 2025, I conducted a site visit for Buffalo Crossing II Unit 6. After visiting the site, it is my opinion that the infrastructure has been constructed in accordance with the approved plans and all punch list items have been addressed. Therefore, I recommend approval of the Preliminary Acceptance for the public infrastructure.

Our review does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Christopher Otto, PE, CFM
City Engineer's Office

M:\687\01\01\Submittals\Construction Acceptance\250220 - Buffalo Crossing II Unit 6 - PA\250310 - Buffalo Crossing II Unit 6 - PA.docx

Preliminary Acceptance

PART I

DEVELOPER PETITION FOR PRELIMINARY ACCEPTANCE OF PUBLIC IMPROVEMENT(S) FOR:
Buffalo Crossing II Unit 6

STATE OF TEXAS §
COUNTY OF GUADALUPE §
CITY OF CIBOLO §

WHEREAS, IF Development Associates, Inc., hereinafter called Owner, is the owner of the land described as Buffalo Crossing II Unit 6 Subdivision, desires to file this Petition, with the City Council of the City of Cibolo. This petition is being filed in accordance with the terms and provisions of the current Regulations.

NOW THEREFORE, KNOW ALL MEN BY THOSE PRESENT THAT IF Development Associates, Inc. (Owner) respectfully files this, a Petition with the City Council of the City of Cibolo for Preliminary Acceptance of the following described public improvements (list each improvement, the length of each improvement and the valuation of each improvement):

Water: 2,983 LF ~ $321,136.00

Sanitary Sewer: 1,571 LF ~ $266,863.25

Drainage: Drains A & B ~ $85,498.00

Street: 2,886 LF ~ $626,514.25

Other: SW3P, Conduits, Geogrid ~ $51,817.50

OWNER, in filing this petition, sets forth the following information as required in current Regulations:

A. Attached hereto as Exhibit "A" is a true and correct copy of the itemized construction costs of the above described project (s). Construction was accomplished by:

   Contractor Name: DNT Construction at a total cost of $ 1,395,740.00.

B. Attached as Exhibit "B" are two (2) true and correct copies of "as built" drawings certified to by a registered professional engineer.

C. Attached as Exhibit "C" are two (2) true and correct copies of field density tests and material source tests, certified by a recognized testing laboratory (Exhibit "C" is required only for street and alley improvements).

OWNER GUARANTEES:

A. All materials and workmanship to be in accordance with approved plans and specifications prescribed by the City. And;

B. To correct any and all deficiencies not in accordance with approved plans and specifications as may be noted until final acceptance by the City Engineer and City Council.

IN TESTIMONY WHEREOF, WITNESS OUR HANDS and seal this, the 11th day of December, 2024.

IF DEVELOPMENT ASSOCIATES, INC.

By:_____

Israel Fogiel, President

Subdivider and Principal

TENOTEX PARTNERS, INC.

By: _____

Brad Richie, Executive Vice President

Surety

Attorney in Fact

APPROVED AND ACCEPTED, THIS THE_____ day of _____ 20_____.

CITY OF CIBOLO

BY: _____

TITLE: _____

Original - City

Duplicate - Owner

Triplicate – City

Maintenance Bond

STATE OF TEXAS §
COUNTY OF GUADALUPE §
CITY OF CIBOLO §

KNOW ALL MEN BY THESE PRESENTS:

That we, IF Development Associates, Inc. the undersigned subdivider, as Principal, and _____,as Surety, do hereby acknowledge ourselves to be held and firmly bound unto the City of Cibolo, a municipal corporation of the County of Guadalupe and State of Texas, in the full and just sum of $ 348,935.00 (being twenty-five [25%] percent of the estimated cost of the hereinafter enumerated site improvements) for the payment of which well and truly to be made, we hereby bind ourselves and our respective heirs, administrators, executors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has petitioned the City Council of the City of Cibolo for permission to develop a subdivision within the jurisdiction of the City of Cibolo, more particularly described as follows, to wit: (Legal Description), which is shown on a subdivision plat, entitled Buffalo Crossing II Unit 6 Subdivision, heretofore conditionally approved by the Planning and Zoning Commission of The City of Cibolo on Nov. 10 2023 ; and

WHEREAS, under the provisions of the City of Cibolo Unified Development Code, the City Council of the City of Cibolo requires, as a condition precedent to the granting of such petition, that the Principal a guarantee that he will maintain and cause to be maintained, in good condition according to the requirements of such subdivision ordinance, and to correct any and all deficiencies not in accordance with the approved plans and specifications as may be noted, the following site improvements for a period of eighteen (18) months after acceptance of the construction thereof by the City Council or until such time as such improvements have received Final Acceptance by the City, whichever is the latter:

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall maintain or correct, and cause to be maintained or corrected, the above mentioned improvements in accordance with the requirements of the City of Cibolo subdivision ordinance, and the amendments thereto, if any, for the period of eighteen (18) months after the acceptance of the construction thereof by the City Council of the City of Cibolo, or until said improvements have received Final Acceptance by the City Council of Cibolo, then this obligation shall be void: otherwise, the obligations made under this bond will remain in full force and effect.

IN TESTIMONY WHEREOF, WITNESS OUR HANDS and seal, this the 11th Day of December, 2024.

IF DEVELOPMENT ASSOCIATES, INC.

By: _____
Israel Fogiel, President
Subdivider and Principal

TENOTEX PARTNERS, INC.

By: _____
Brad Richie, Executive Vice President
Surety

Attorney in Fact

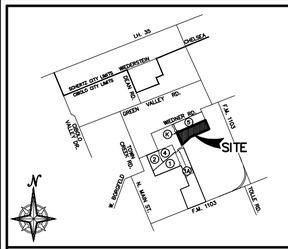
APPROVED AND ACCEPTED, THIS THE ____ DAY OF _____ 20_____.

CITY OF CIBOLO

BY: _____

TITLE: _____

Original - City
Duplicate - Owner
Triplicate – City

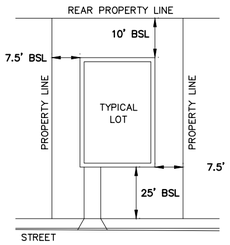


LOCATION MAP
N.T.S.

PLAT REFERENCE	
①	BUFFALO CROSSING II UNIT 1 (VOL.9, PGS. 340-342, P.R)
②	BUFFALO CROSSING II UNIT 2 (VOL.9, PGS. 269-270, P.R)
③A	BUFFALO CROSSING II UNIT 3A (CONCURRENT DEVELOPMENT)
④	BUFFALO CROSSING II UNIT 4 (CONCURRENT DEVELOPMENT)
⑤	BUFFALO CROSSING II UNIT 5 (CONCURRENT DEVELOPMENT)
Ⓚ	BUFFALO CROSSING II KNIGHTS CROSSING (CONCURRENT DEVELOPMENT)

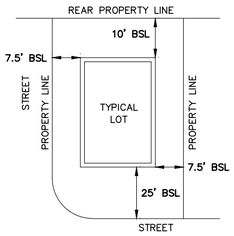
LEGEND

1. BUILDING SETBACK LINE---------- B.S.L.
2. GREEN VALLEY SPECIAL UTILITY DISTRICT ---------- GVSUD
3. CERTIFICATE OF CONVENIENCE AND NECESSITY---------- CCN
4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT---------- G.E.T.TV.E.
5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.---------- O.P.R.
6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.---------- P.R.
7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS.---------- D.R.
8. FINISH FLOOR ELEVATION---------- F.F.E.
9. CLEAR VISION EASEMENT---------- C.V.E.
10. VOLUME---------- VOL.
11. PAGE---------- PG.
12. LINEAR FEET---------- L.F.
13. RIGHT OF WAY---------- R.O.W.
14. STREET CENTERLINE---------- ℄
15. PROPERTY LINE ---------- PL
16. VEHICLE NON-ACCESS EASEMENT---------- V.N.E.
17. BLOCK---------- BLK
18. SQUARE FOOTAGE---------- S.F.
19. ACRE---------- AC
20. PROPOSED FIRE HYDRANT----------
21. EXISTING CONTOUR---------- --980--
22. PROPOSED FINISHED CONTOUR ---------- 980
23. EFFECTIVE FLOODPLAIN ----------
24. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN----------
25. 1/2" IRON ROD FOUND W/ CEC CAP----------
26. 1/2" IRON ROD SET W/ CEC CAP----------
27. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017
28. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.



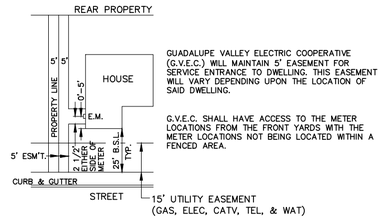
TYPICAL LOT BUILDING SETBACKS

NOT TO SCALE



TYPICAL CORNER LOT BUILDING SETBACKS

NOT TO SCALE

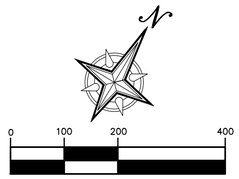


GUADALUPE VALLEY ELECTRIC COOPERATIVE (G.V.E.C.) WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON THE LOCATION OF SAID DWELLING.

G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.

TYPICAL INTERIOR EASEMENT ALONG PROPERTY LINE

NOT TO SCALE



SCALE: 1" = 200'

4 BLOCKS WITH 71 RESIDENTIAL LOTS, 1 OPEN SPACE/ G.E.T.TV.E. LOT, 1 RECREATION CENTER LOT, 1 PUBLIC - OPEN SPACE - DRAINAGE LOT, AND 1 PRIVATE - OPEN SPACE - DRAINAGE LOT.

FINAL PLAT

BUFFALO CROSSING II UNIT 6

BEING 32.096 ACRES OUT OF A 68.52 ACRE PARCEL OF LAND AND THE 4.111 ACRES OF LAND DESCRIBED IN 3 TRACTS RECORDED IN DOCUMENT NUMBER 201899025099 O.P.R. IN THE TRINIDAD GARCIA SURVEY NO. 94, ABSTRACT NO. 137, OF GUADALUPE COUNTY, TEXAS, FILED AND RECORDED IN DOCUMENT NUMBER 2015017419 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

CIVIL ENGINEERING CONSULTANTS
dba. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214 / #10041000

DATE PREPARED: AUGUST 2023
JOB NUMBER: E0559810

STATE OF TEXAS
COUNTY OF GUADALUPE

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

IF DEVELOPMENT ASSOCIATES, INC.
10003 NW MILITARY HWY., SUITE 2201
SAN ANTONIO, TEXAS 78231

BY: ISRAEL FOGIEL

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGIEL 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 & SEAL OF OFFICE THIS____ DAY OF _____ A.D., 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

REGISTERED PROFESSIONAL ENGINEER
MARY P. STEWART

SWORN TO & SUBSCRIBED BEFORE ME THE ____ DAY OF _____ A.D., 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THE _____ DAY OF _____ A.D., 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: _____
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

THIS SUBDIVISION PLAT OF BUFFALO CROSSING II – UNIT 6 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC., FOR EASEMENTS.

BY: _____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

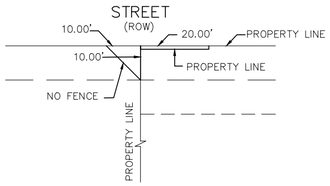
STATE OF TEXAS
COUNTY OF GUADALUPE

APPROVED ON THIS THE _____ DAY OF _____, 2023, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS

BY: _____
CITY ENGINEER, CITY OF CIBOLO

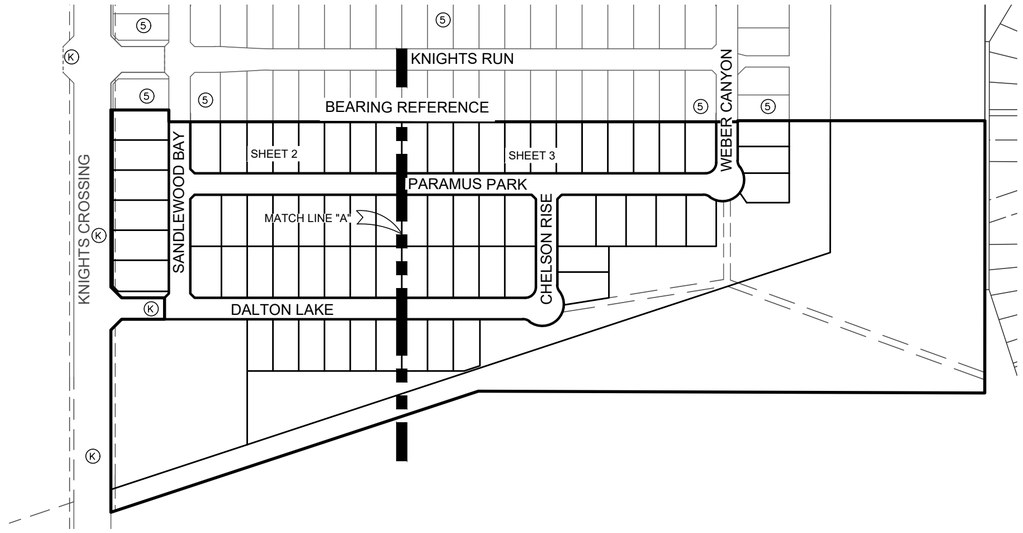
LAND OWNER / DEVELOPER:

IF DEVELOPMENT ASSOCIATES, INC.
ATTN: ISRAEL FOGIEL
10003 NW MILITARY HWY., SUITE 2201
SAN ANTONIO, TEXAS 78231
TEL: (210) 344-9200



TYPICAL FENCE VISIBILITY TRIANGLE ("E" WITH LEADER ON SHEETS)

NOT TO SCALE



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.14'	25.00'	036°59'52"	S77° 42' 50"W	15.86'
C2	143.11'	50.00'	163°59'43"	S14° 12' 55"W	99.03'
C3	16.14'	25.00'	036°59'52"	S49° 17' 01"E	15.86'
C4	39.27'	25.00'	090°00'00"	N14° 12' 55"E	35.36'
C5	39.27'	25.00'	090°00'00"	N14° 12' 55"E	35.36'
C6	16.14'	25.00'	036°59'52"	S77° 42' 50"W	15.86'
C7	143.11'	50.00'	163°59'43"	S14° 12' 55"W	99.03'
C8	16.14'	25.00'	036°59'52"	S49° 17' 01"E	15.86'

Line Table		
Line	Length	Direction
L1	27.50'	S30°47'05"E
L2	2.61'	N30°47'05"W
L3	35.36'	N14°12'55"E
L4	100.00'	N59°12'55"E
L5	50.00'	N30°47'05"W
L6	100.00'	S59°12'55"W
L7	35.36'	N75°47'05"W
L8	17.07'	S75°47'05"E
L9	145.00'	S30°47'05"E
L10	110.00'	S30°47'05"E
L11	14.14'	S75°47'05"E
L12	14.14'	S14°12'55"W
L13	14.14'	S75°47'05"E
L14	14.14'	N14°12'55"E
L15	35.00'	N59°12'55"E
L16	38.60'	N40°57'00"E
L17	100.47'	S59°12'55"W
L18	14.00'	S75°47'05"E
L19	14.14'	N75°47'05"W
L20	14.14'	S14°12'55"W

Line Table		
Line	Length	Direction
L21	27.97'	N65°43'52"W
L22	14.00'	S75°47'05"E
L23	95.00'	N30°47'05"W
L24	145.00'	N30°47'05"W
L25	89.97'	S30°47'05"E
L26	26.32'	S40°58'17"W

STATE OF TEXAS
COUNTY OF GUADALUPE

WHEREAS, _____, ACTING BY AND THROUGH THE UNDERSIGNED,
(NAME OF CORPORATION)

IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN

THE _____
(SURVEY NAME AND ABSTRACT NUMBER)

CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN

VOLUME _____, PAGE _____ OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THIS PLAT OF BUFFALO CROSSING II – UNIT 6 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 _____ DAY OF _____, A.D., 2023

BY: _____ BY: _____
CHAIR VICE-CHAIR

THIS PLAT OF BUFFALO CROSSING II – UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D., 2023

BY: _____ BY: _____
MAYOR CITY SECRETARY

TYPICAL FOR METER LOCATIONS (sketch shown as "TYPICAL INTERIOR EASEMENT ALONG PROPERTY LINE").

GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.

GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.

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 AREA.

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.

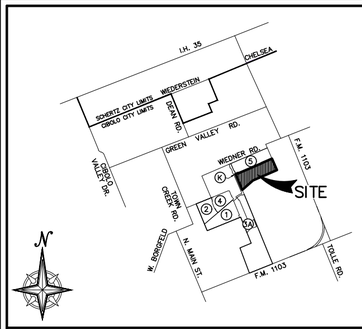
ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, AND MAINTAINING THE ELECTRICAL FACILITIES.

ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.

THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF BUFFALO CROSSING II UNIT 6 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.



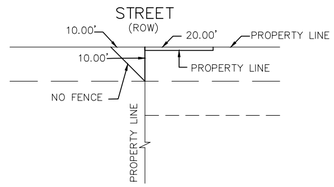
LOCATION MAP
N.T.S.

NOTE REFERENCE	
(A)	1'X20' NON-ACCESS EASEMENT
(B)	LOT 901 BLK P OPEN SPACE PERMIABLE & G.E.T.TV EASEMENT (0.048 AC.)
(C)	LOT 902 BLK P OPEN SPACE PERMIABLE & G.E.T.TV EASEMENT (0.088 AC.)
(D)	EXISTING 1'X20' NON-ACCESS EASEMENT
(E)	10'X10' FENCE VISIBILITY TRIANGLE

PLAT REFERENCE	
(1)	BUFFALO CROSSING II UNIT 1 (VOL.9, PGS. 340-342, P.R)
(2)	BUFFALO CROSSING II UNIT 2 (VOL.9, PGS. 269-270, P.R)
(3A)	BUFFALO CROSSING II UNIT 3A (CONCURRENT DEVELOPMENT)
(4)	BUFFALO CROSSING II UNIT 4 (CONCURRENT DEVELOPMENT)
(5)	BUFFALO CROSSING II UNIT 5 (CONCURRENT DEVELOPMENT)
(K)	BUFFALO CROSSING II KNIGHTS CROSSING (CONCURRENT DEVELOPMENT)

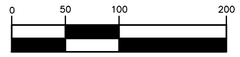
LAND OWNER: / DEVELOPER:

IF DEVELOPMENT ASSOCIATES, INC.
ATTN: ISRAEL FOGIEL
10003 NW MILITARY HWY., SUITE 2201
SAN ANTONIO, TEXAS 78231
TEL: (210) 344-9200



TYPICAL FENCE VISIBILITY TRIANGLE
("E" WITH LEADER ON SHEETS)

NOT TO SCALE



SCALE: 1" = 100'

LEGEND

1. BUILDING SETBACK LINE ---------- B.S.L.
2. GREEN VALLEY SPECIAL UTILITY DISTRICT ---------- GVSUD
3. CERTIFICATE OF CONVENIENCE AND NECESSITY ---------- CCN
4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT ---------- G.E.T.TV.E.
5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. ---------- O.P.R.
6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS. ---------- P.R.
7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS. ---------- D.R.
8. FINISH FLOOR ELEVATION ---------- F.F.E.
9. CLEAR VISION EASEMENT ---------- C.V.E.
10. VOLUME ---------- VOL.
11. PAGE ---------- PG.
12. LINEAR FEET ---------- L.F.
13. RIGHT OF WAY ---------- R.O.W.
14. STREET CENTERLINE ---------- ℄
15. PROPERTY LINE ---------- ℔
16. VEHICLE NON-ACCESS EASEMENT ---------- V.N.E.
17. BLOCK ---------- BLK
18. SQUARE FOOTAGE ---------- S.F.
19. ACRE ---------- AC
20. PROPOSED FIRE HYDRANT ----------
21. EXISTING CONTOUR ---------- 980
22. PROPOSED FINISHED CONTOUR ---------- 990
23. EFFECTIVE FLOODPLAIN ----------
24. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN ----------
25. 1/2" IRON ROD FOUND W/ CEC CAP ----------
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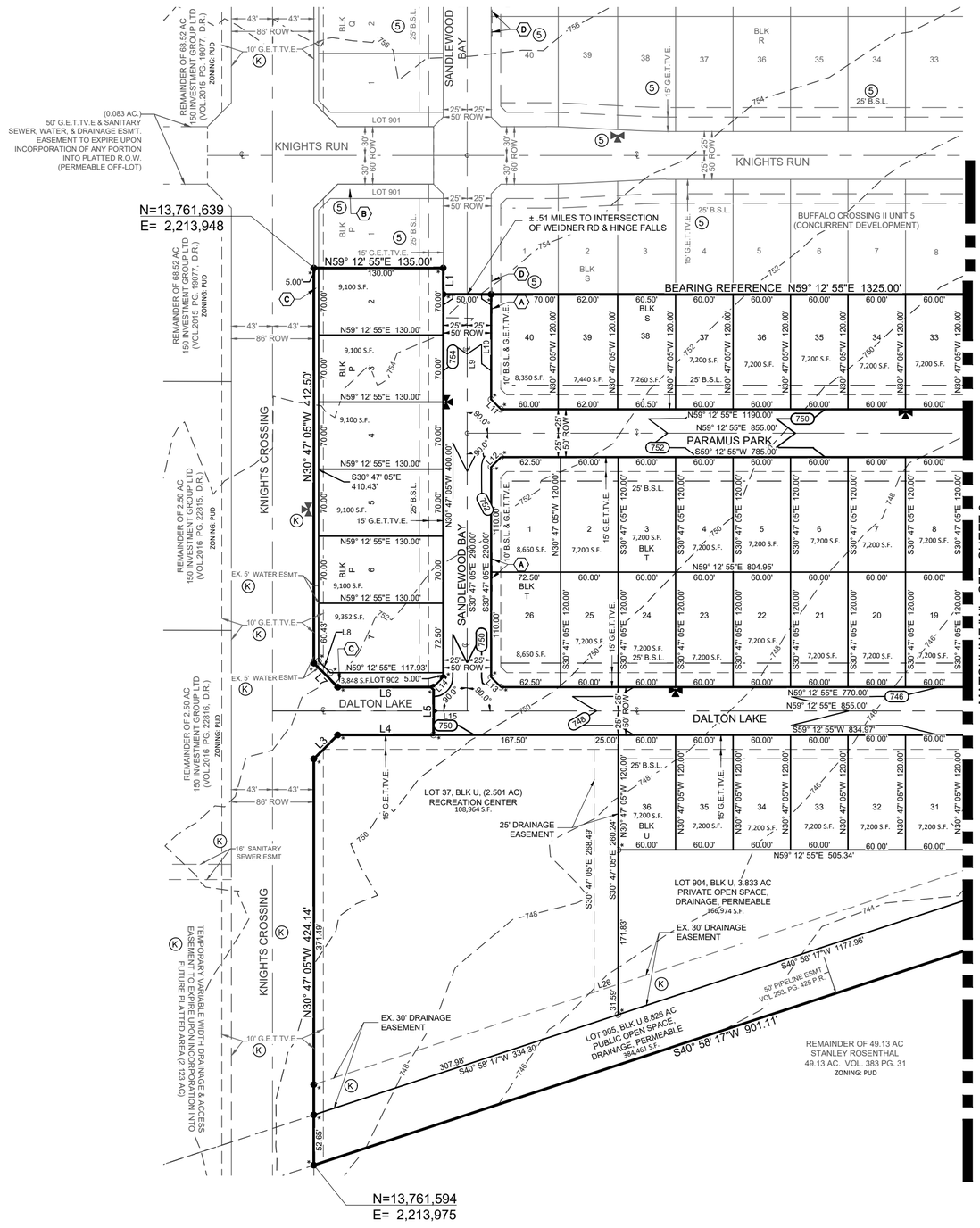

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CIVIL ENGINEERING CONSULTANTS
dba. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214 / #10041000

DATE PREPARED: AUGUST 2023
JOB NUMBER: E0559810

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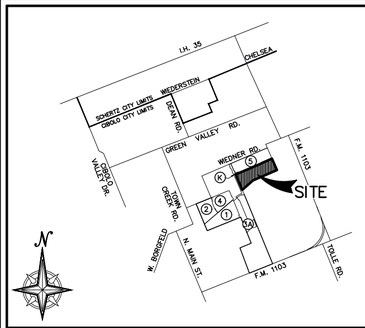
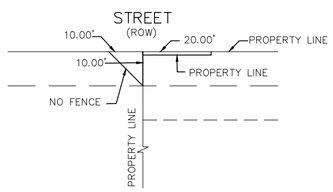


LOCATION MAP
N.T.S.



TYPICAL FENCE VISIBILITY TRIANGLE ("E" WITH LEADER ON SHEETS)
NOT TO SCALE

LEGEND
1. BUILDING SETBACK LINE ---------- B.S.L.
2. GREEN VALLEY SPECIAL UTILITY DISTRICT ---------- GVSUD
3. CERTIFICATE OF CONVENIENCE AND NECESSITY ---------- CCN
4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT ---------- G.E.T.TV.E.
5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. ---------- O.P.R.
6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS. ---------- P.R.
7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS. ---------- D.R.
8. FINISH FLOOR ELEVATION ---------- F.F.E.
9. CLEAR VISION EASEMENT ---------- C.V.E.
10. VOLUME ---------- VOL.
11. PAGE ---------- PG.
12. LINEAR FEET ---------- L.F.
13. RIGHT OF WAY ---------- R.O.W.
14. STREET CENTERLINE ---------- ℄
15. PROPERTY LINE ----------
16. VEHICLE NON-ACCESS EASEMENT ---------- V.N.E.
17. BLOCK ---------- BLK
18. SQUARE FOOTAGE ---------- S.F.
19. ACRE ---------- AC
20. PROPOSED FIRE HYDRANT ----------
21. EXISTING CONTOUR ---------- 880
22. PROPOSED FINISHED CONTOUR ---------- 920
23. EFFECTIVE FLOODPLAIN ----------
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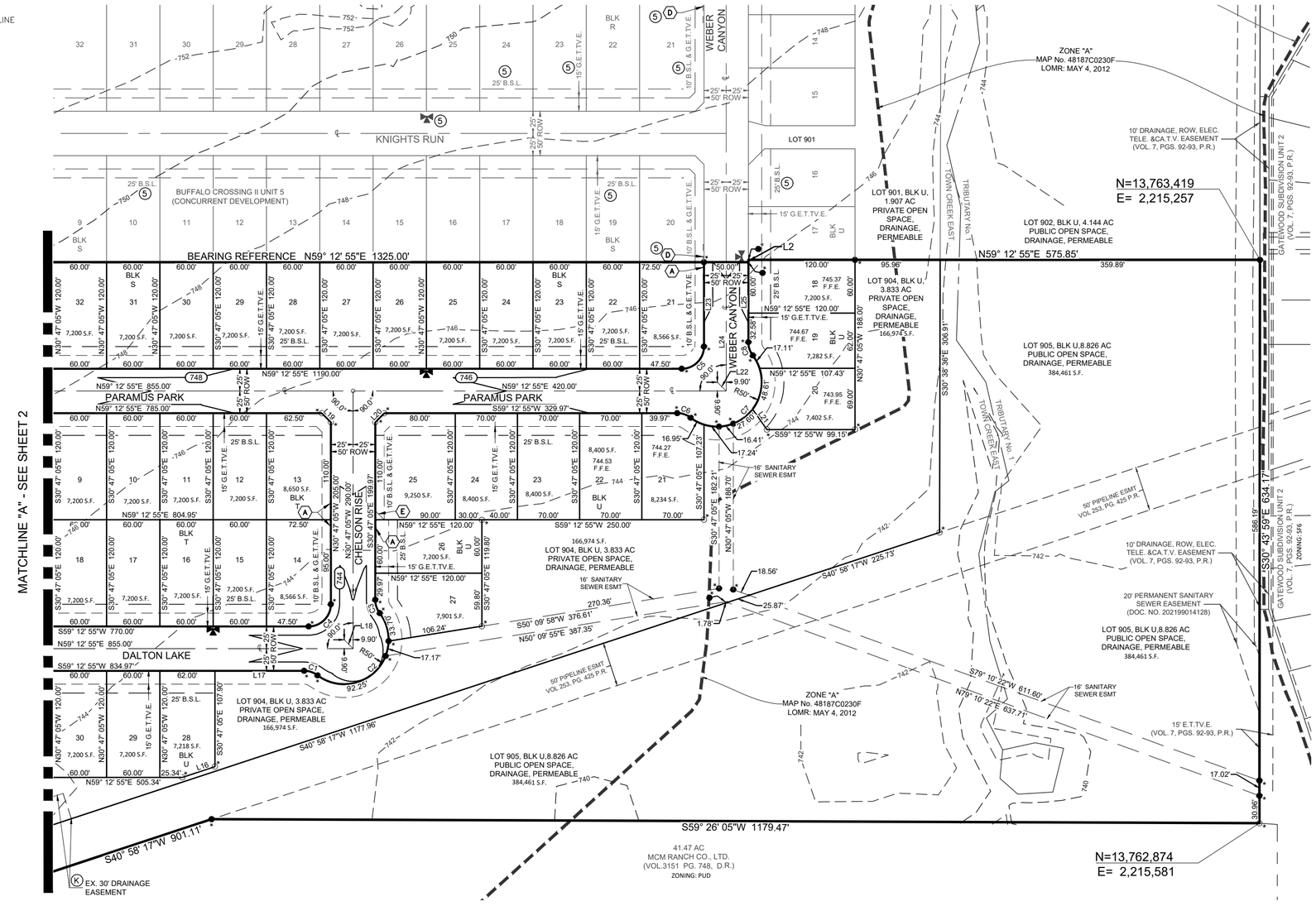
NOTE REFERENCE	
A	1'X20' NON-ACCESS EASEMENT
B	LOT 901 BLK P OPEN SPACE PERMIABLE & G.E.T.TV EASEMENT (0.048 AC.)
C	LOT 902 BLK P OPEN SPACE PERMIABLE & G.E.T.TV EASEMENT (0.088 AC.)
D	EXISTING 1'X20' NON-ACCESS EASEMENT
E	10'X10' FENCE VISIBILITY TRIANGLE

PLAT REFERENCE	
1	BUFFALO CROSSING II UNIT 1 (VOL.9, PGS. 340-342, P.R)
2	BUFFALO CROSSING II UNIT 2 (VOL.9, PGS. 269-270, P.R)
3A	BUFFALO CROSSING II UNIT 3A (CONCURRENT DEVELOPMENT)
4	BUFFALO CROSSING II UNIT 4 (CONCURRENT DEVELOPMENT)
5	BUFFALO CROSSING II UNIT 5 (CONCURRENT DEVELOPMENT)
K	BUFFALO CROSSING II KNIGHTS CROSSING (CONCURRENT DEVELOPMENT)

LAND OWNER / DEVELOPER:

IF DEVELOPMENT ASSOCIATES, INC.
ATTN: ISRAEL FOGIEL
10003 NW MILITARY HWY., SUITE 2201
SAN ANTONIO, TEXAS 78231
TEL: (210) 344-9200

0 50 100 200
SCALE: 1" = 100'



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REFERENCE LINE AND CURVE TABLE DATA ON SHEET 1 OF 3

City of Cibolo

City Council Regular Meeting Staff Report

N. Discussion/Action of the Motor Vehicle Crimes Prevention Authority (MVCPA) Grant for the FY25 SB 224 Catalytic Converter Grant Program authorizing approval of two (2) two police officers, one (1) Crime Analyst position and forty-one (41) Flock Safety Automated License Reader (ALPR) Technology cameras to assist the department in its endeavor to reduce crime. (Chief Andres)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11N.

From
Thedrick Andres, Chief of Police

PRIOR CITY COUNCIL ACTION:

On October 29, 2024, the City Council approved the Cibolo Police Department to apply to the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY25 Catalytic Converter Grant Program.

On March 12, 2024, the City Council received an update from Chief of Police Thedrick Andres regarding the need to enhance technology to assist in crime reduction in the City of Cibolo, including the funding to implement Automated License Recognition technology to improve its intelligence-led policing capabilities.

On April 23, 2024, the City Council authorized funding a two-year agreement with Flock Safety to install eleven Flock Safety Falcon Automated License Plate Recognition technology in various locations within the City of Cibolo at an annual cost of $33,000.00. This was phase one of a three-phase implementation project.

On November 12, 2024, the City Council approved the Cibolo Police Department to submit a grant application to the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY 25 SB 224 Catalytic Converter Grant Program to include two police officers and associated cost to create a Street Crimes Unit and Flock Safety Automated License Reader (ALPR) Technology to assist the department in its endeavor to reduce crime

BACKGROUND:

Note: This grant must be approved by April 1, 2025.

Cibolo Police Department was awarded grant funding from the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY25 SB 224 Catalytic Converter Grant Program to fund two Police Officers, one Crime Analyst, and forty-one Flock Safety Cameras Automated License Reader (ALPR) to assist the department in its endeavor to reduce crime. During the grant application presentation Chief Thedrick Andres provided the MVCPA Board with the Cibolo Police Department strategy to use intelligence-led policing concept to deploy our High Enforcement Activity Team (HEAT) officers to hot spot areas to mitigate crime. Chief Andres also informed the board that the Cibolo Police Department is currently utilizing our Flock Safety Cameras intelligence and sharing this information with regional law enforcement agencies to solve the crime. During the presentation, the MVCPA Board was so impressed with the Cibolo Police Department's presentation that they suggested we add a Crime Analyst position to our application to aid in supporting and tracking the proactive work of the HEAT officers. The analyst will also provide data-driven strategies and enhance crime trends to combat vehicle crimes in our community.

STAFF RECOMMENDATION:

The staff recommends approving the Motor Vehicle Crimes Prevention Authority (MVCPA) grant funding for the FY25 Catalytic Converter Grant Program. The MVCPA Grant match of 20% will come from salary savings and forfeiture funds in the first year of this grant award.

FINANCIAL IMPACT:

The Motor Vehicle Crime Prevention Authority approved funding for the Cibolo Police Department in the amount of $525,411.00. The City of Cibolo's one-time 20% cash match requirement for this grant would be $105,091.00.

MOTION(S):

N/A

Attachments

MVCPA Grant Award Presentation 03.25.25.pdf
MVCPA State of Grant Award.pdf

Motor Vehicle Crime Prevention Authority (MVCPA)
FY25 Catalytic Converter Grant Program

Presented by: Chief Thedrick Andres

Seeking Council Feedback

- Does the City Council support the police department accepting the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY25 Catalytic Converter Grant Program?

- Does the City Council have any questions about personnel or the Flock Safety Automated License Reader (ALPR) Technology in the MVCPA Grant?

- Does the City Council have any questions about the 20% grant match requirement for this MVCPA Program?

Presentation Overview

Background:

The MVCPA initiative is designed to enhance community safety through targeted measures.

Initial Focus:

The discussion centers around the funding request for two dedicated officers (two High Enforcement Activity Team (HEAT) Officers) and 41 Automated License Plate Reader (ALPR) cameras.

Objective:

These resources aim to enhance our intelligence-led policing capabilities, deter crime, and create a safer environment for the community.

MVCPA Board Recommendations

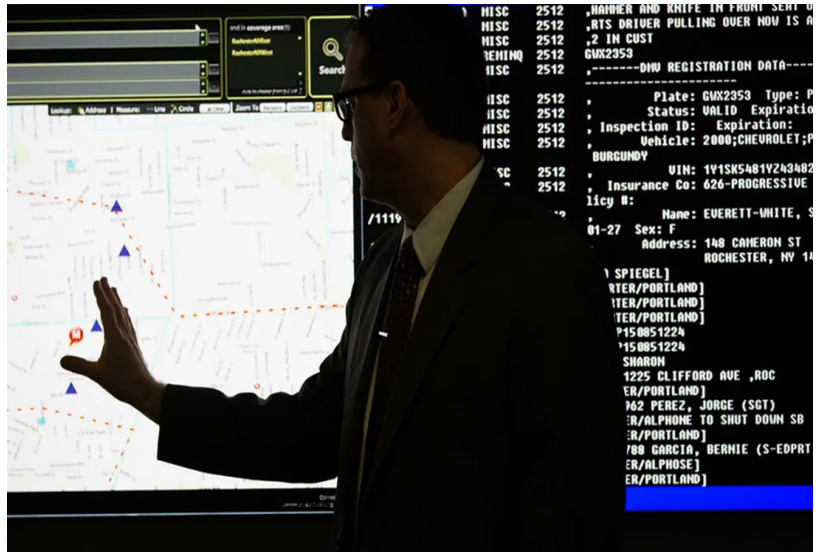
Board Feedback and Proposal Enhancement:
Excitement and Support: Board members expressed enthusiasm and alignment with the community safety goals articulated in the proposal.

Key Recommendation: A suggestion was made for the inclusion of a Crime Analyst position to bolster data-driven strategies.

Purpose of the Analyst Position: The Crime Analyst is envisioned as a vital asset in supporting HEAT Officers with intelligence and enhancing regional data sharing to combat vehicle crimes and bolster our 2nd Year project application to MVCPA.

Role of a Motor Vehicle Crime Analyst

Data Analysis:
The analyst will manage various types of vehicle-related crime data, focusing on incidents of theft and emerging trends.



Crime Pattern Identification:
Recognizing crime trends and potential suspects will be crucial for timely interventions, enhancing overall effectiveness.

Support for Law Enforcement:
The analyst's role includes providing investigative insights, prioritizing cases, and contributing to focused geographic crime prevention strategies.

Outcomes from Grant Award Acceptance

Enhanced Patrol Capabilities:
The addition of two officers is expected to increase patrol presence.

Proactive Law Enforcement:
The Flock Safety Cameras provide officers in the field with real-time information on stolen vehicles and suspects wanted for catalytic converter thefts driving through our community.

Public Education Initiatives:
Plans for community education on preventing crimes, such as catalytic converter thefts, will encourage active involvement in safety efforts.

Sustainable Community Impact:
Improved safety, reduced crime rates, and strengthened public trust in law enforcement are expected benefits of the enhanced proposal.

Strengthening Community Safety: MVCPA Award

Critical Benefits of the MVCPA Grant:

Enhancing Public Safety: This grant provides the necessary resources to expand our law enforcement capabilities and decrease vehicle crimes in the community.

Crime Analyst & Additional Officers:

A dedicated Crime Analyst and additional patrol officers will enable law enforcement to identify crime patterns, predict trends, and allocate resources more efficiently. The officers will also increase our uniform presence in the community.

The Power of Data-Driven Policing:

With real-time crime data and intelligence-led strategies, the police department will prevent crimes before they occur.

Strengthening Community Safety: MVCPA Award

Long-Term Impact:

Modern policing methods reduce crime rates, enhance officer effectiveness, and foster a stronger partnership between law enforcement and the public.

Approving this award is an essential investment in public safety, ensuring our officers have the tools and personnel needed to protect the community.

It strengthens community trust, demonstrating a commitment to safety and proactive law enforcement.

A safer environment benefits every resident, business, and visitor, reinforcing Cibolo as a secure and thriving community.

Budget and Resources

Grant Award Summary

Personnel Request:

- 3 FTEs (Two Officers and Crime Analyst)
- Travel/Supplies/Overtime

Technology Request:

- 2 Patrol Vehicles with police gear
- 41 Flock Safety cameras
- Laser engraving machine for marking catalytic converters

Grant Award Amount:

- $525,411.00 MVCPA Expenses
- $105,091.00 20% cash match required by the City of Cibolo

Initiatives

Community Engagement and Training Initiatives:

- Hosting free public engraving events
- Outreach Community Events
- Training law enforcement on vehicle crime prevention

Strategic Initiatives Aims To:

- Reduce catalytic converter theft rates
- Increase recovery of stolen vehicles and catalytic converters

Seeking Council Feedback

- Does the City Council support the police department accepting the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY25 Catalytic Converter Grant Program?

- Does the City Council have any questions about personnel or the Flock Safety Automated License Reader (ALPR) Technology in the MVCPA Grant?

- Does the City Council have any questions about the 20% grant match requirement for this MVCPA Program?

THANK YOU!

FY25 SB224 Catalytic Converter Grant
Motor Vehicle Crime Prevention Authority
Statement of Grant Award and Grantee Acceptance Notice

Grant Number:	**224-25-0940600**
Grantee:	**City of Cibolo**
Program Title:	**Leveraging Technology to Combat Catalytic Converter Theft in Cibolo**
Grant Award Amount:	**$525,411**
Total Cash Match Amount:	**$105,091**
In-Kind Match Amount:	**$0**
Reimbursement Percent*:	**83.33%**
Grant Term:	**January 22, 2025 to January 21, 2026**

Grant Budget Summary: City of Cibolo (App ID: 363)

Budget Category	MVCPA Expenditures	Cash Match Expenditures	Total Expenditures	In-Kind Match
Personnel	$169,377	$33,875	$203,252	
Fringe	$59,215	$11,843	$71,058	
Overtime	$30,000	$6,000	$36,000	
Professional and Contract Services	$0	$0	$0	
Travel	$14,180	$2,836	$17,016	
Equipment	$197,897	$39,579	$237,476	
Supplies and Direct Operating Expenses (DOE)	$54,742	$10,958	$65,700	
Total	$525,411	$105,091	$630,502	

*Reimbursement Percent: 83.33%: $525,411 MVCPA amount / $525,411 MVCPA amount + $105,091Cash Match)

That whereas, The **City of Cibolo** (hereinafter referred to as Grantee), has heretofore submitted a grant application in response to the Request for Application issued on September 16, 2024 to the Motor Vehicle Crime Prevention Authority, State of Texas, entitled **Leveraging Technology to Combat Catalytic Converter Theft in Cibolo** and further identified by grant number **224-25-0940600** and

Whereas, the Motor Vehicle Crime Prevention Authority has approved the grant application as evidenced by this FY25 Statement of Grant Award and certain special requirements from the Motor Vehicle Crime Prevention Authority dated **03/03/2025** and

Whereas, the Grantee desires to accept the FY25 grant award and use all funds for purposes and in compliance with the following requirements that are adopted in their entirety by reference:

- Texas Transportation Code Chapter 1006;
- Texas Administrative Code: Title 43; Part 3; Chapter 57;
- Texas Grant Management Standards (TxGMS) as promulgated by the Texas Comptroller of Public Accounts including TxGMS Standard Assurances by Local Governments and Standards for Financial and Program Management;
- The Request for Applications issued on September 16, 2024;

- The current Motor Vehicle Crime Prevention Authority Grant Administrative Manual and forms and subsequently adopted grantee instruction manuals and forms;
- The Final Adopted Application attached to this Statement of Grant Award; and
- The Approved Grant Budget Summary

Now, therefore, the Grantee accepts the FY25 Statement of Grant Award under the conditions above including the special requirements in the grant application and the Statement of Grant Award as evidenced by this agreement, executed by the official authorized to sign the original grant application, or the official's designated successor, as presiding officer of and on behalf of the governing body of this grantee; and

The Motor Vehicle Crime Prevention Authority has awarded the above-referenced grant subject to the availability of state funds. The approved budget is reflected in the above Approved Grant Budget Summary. This grant is subject to and conditioned upon the acceptance of the MVCPA Grant Administrative Guide promulgated for this specific program fund (referenced above) by the Motor Vehicle Crime Prevention Authority. Applicable special conditions are listed below.

Special Conditions and Requirements (MVCPA will only apply special conditions to applicable jurisdictions):

__X__ Non-Supplanting - The grantee agrees that funds will be used to supplement, not supplant, funds that would otherwise be available for the activities under this grant. This includes demonstrating that new funded positions will be added to the department and not replacing local funds with state funds.

__X__ Intelligence Sharing - The grantee is required to ensure that Law Enforcement personnel funded in whole or in part by this grant actively participate in Law Enforcement intelligence sharing webinars and Motor Vehicle Crime Investigator Virtual Command Centers organized and promoted on behalf of the MVCPA program operation and statewide collaboration.

__X__ Border Security Report Requirement – This Grantee is designated as a MVCPA Border Security Grant which is located along the United States of America border with the United States of Mexico and those that are adjacent to the Gulf Intracoastal Waterway. This designation requires grantee to provide additional report information required by the General Appropriations Act of the 87th Texas Legislature, Regular Session. The Governor or Legislative Budget Board may request additional information regarding the report data during the term of the grant.

APPROVED AND ACCEPTED BY:

_____

Authorized Official

_____

Printed Name and Title

_____

Date Signed

City of Cibolo

City Council Regular Meeting Staff Report

O. Discussion/Presentation on the Semi-Annual update of the Schertz Cibolo Universal City Independent School District (SCUC-ISD) Interlocal Agreement for the Cibolo Police Department, School Resource Officer (SRO) Program. (Chief Andres)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11O.

From
Thedrick Andres, Chief of Police

PRIOR CITY COUNCIL ACTION:

On July 23, 2024, the City of Cibolo and Schertz Cibolo Universal City Independent School District (“SCUC ISD”) entered into an Interlocal Agreement (“ILA”) for the provision of school resource officers pursuant to Section 37.081 of the Texas Education Code.

On August 27, 2024, the Chief of Police, Thedrick Andres, provided a presentation on the School Resource Officer Job Description and Standard Operating Policy for the City Council's feedback and consideration.

On September 10, 2024, the Chief of Police, Thedrick Andres, provided a presentation on the School Resource Officer (SRO) Program Interlocal Agreement (ILA) Annual Policy Review.

BACKGROUND:

In Article 7, the designated representatives of each party shall meet in the month of March of each subsequent year to confer upon modifications necessary to this agreement. The ILA went into effect on September 1, 2204. We are in the seventh month of the first year of the new ILA.

City staff is seeking the following feedback:

1. Does the City Council have any questions regarding the Semi-Annual update on the School Resource Officer Program?
2. Does the City Council have a clear understanding of the SRO Program Comp Time Accrual procedures that will be used when SCUC-ISD is not in session?
3. Based upon the presentation, does the City Council ISD Subcommittee want to meet and discuss anything further regarding the SCUC-ISD and City of Cibolo Interlocal Agreement (ILA)?

STAFF RECOMMENDATION:

The staff requests the Council's feedback on the Semi-Annual update of the Schertz Cibolo Universal City Independent School District (SCUC-ISD) Interlocal Agreement.

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Council ISD Subcommittee - SRO ILA Policy Review.pdf
SCUC-ISD SRO Program Semi-Annual Update Presentation 03-25-25 v.1.pdf

City of Cibolo – Council ISD Committee Review

Section 1: The City of Cibolo and SCUC ISD annually enter into an Interlocal Agreement ("ILA") for the provision of School Resource Officers to SCUC ISD, which is governed by Texas Education Code 37.081.

Section 2: The ILA must be reviewed annually by City Staff and the SCUC-ISD staff no later than May 1st of each year in which the agreement is to be renewed.

Section 3: The City Council desires that the SCUC-ISD pay 100% of all direct costs incurred by the City in connection with providing law enforcement services to the district.

Section 4: The City and SCUC ISD agree on the School Resource Officer (SRO) assigned duties as referenced in Article 3, section 3.6 of the Interlocal Agreement between the two parties.

Section 5: City staff is responsible to ensure that all direct costs, if not paid by the regular installment payments made by the SCUC ISD, will be accounted for and will be submitted for payment by the city to the SCUC ISD during the "true-up" period, to be accountable to the citizens in the use of city tax dollars.

Section 6: City employees providing SRO services to the ISD must always maintain the chain of command within the department unless authorized in writing by a supervisor regarding law enforcement matters that take place at the school.

Section 7: Officers assigned to fulfill the SRO obligations provided for in the ILA will read and study the ILA to ensure the officers' roles and responsibilities are clear. Any questions will be directed to the appropriate Police Department supervisors.

Section 8: When the annual revisions are completely negotiated, subject to City Council approval, City Staff will provide the City Council, the existing agreement, a reconciliation of amounts expended in providing the service and the amounts recovered from the SCUC ISD.

Section 9: City Council members may attend and participate in any negotiations involving the ILA, as determined by a majority vote of the City Council authorizing their observation and related involvement.

Section 10: City Council will be provided a report on the negotiations at each City Council meeting prior to the presentation of the proposed agreement.

SCUC-ISD SRO Program Semi-Annual Update

Presented By:
Thedrick Andres, Chief of Police

March 25, 2025

Presentation Overview

- Semi-Annual Update on SRO Program
  - City of Cibolo and SCUC ISD ILA Semi-Annual Review
  - SRO Program Comp Time Accrual Balances
  - SRO Program Expenditures / True-ups
  - SRO Assignment / Responsibilities

Seeking Council Feedback

1. Does the City Council have any questions regarding the Semi-Annual update on the School Resource Officer Program?

2. Does the City Council have a clear understanding of the SRO Program Comp Time Accrual procedures that will be used when SCUC-ISD is not in session?

3. Based upon the presentation, does the City Council ISD Subcommittee want to meet and discuss anything further regarding the SCUC-ISD and City of Cibolo Interlocal Agreement (ILA)?

SRO Program Command and Staffing

- The SRO Unit is commanded by a police Sergeant who is directly accountable to the Patrol Division Lieutenant.
- The SRO Program is funded for nine (9) commissioned law enforcement officers when fully staffed.
- The SRO Program's current staffing is four (4) commissioned law enforcement officers.
- When the program is fully staffed, SROs will be assigned to all SCUC ISD campuses in the City of Cibolo.

SRO Program Schedule

Work Hours/Comp Time/Leave:

- SROs will be required by terms of the agreement to work additional hours.
- SRO Unit will work 9-hour days that include one hour of comp time earned per day.
- Those assigned to the SRO Unit will be allowed to accrue compensatory time for a maximum of 300 hours.
- SROs will utilize their vacation leave and/or compensation time during SCUC ISD holidays, breaks, and summer months

SRO Comp Time Accrual

- The SRO Program will operate consistent with the approved interlocal agreement executed in July 2024.

- An SRO assignment will generally follow the school district schedule.
  - When school is not in session, the officer will utilize their vacation or holiday leave.
  - When school is not in session in the summer SROs will utilize the accrued comp time earned during the school year.
  - SCUC-ISD will be billed for the SRO comp time earned during the school year and paid during the summer break.

SRO Program Direct Cost

- The City of Cibolo Police Administration and Finance Department met with the SCUC-ISD Administration regarding payment of direct costs for the SRO Program.
  - We agreed to quarterly billing for salaries, benefits, and equipment for the SROs assigned to the program.
  - We agreed to provide biannual statistics for the dispatch cost associated with SROs' calls for service directly related to SCUC ISD operations.
  - We agreed to provide biannual costs for SRO training and expenses related to maintaining certifications for the SRO Program.
  - The school district was billed $175,467.67 for the first quarter payment.

SRO Assignment / Responsibilities

- SROs' primary function is to implement the police department's program, which is funded by the SCUC-ISD.
  - The SROs are accomplishing this mission daily.
- SROs are not formal counselors or educators and will not act as such.
  - The SROs are not serving as counsels and there no issues to report.
- SRO Sergeant will be responsible for assigning officers to school campuses.
  - The SRO Sergeant is accomplishing this mission daily.
- SRO Sergeant will be responsible for assigning officers to school campuses.
  - SCUC-ISD works with a third-party hiring company to staff schools until all Cibolo campuses have a permanent SRO assigned.

SRO Assignment / Responsibilities –cont.

- The Administrative SRO Sergeant will be assigned as the second officer at Byron Steele High School.
  - The Administrative SRO Sergeant position is not filled currently.
- SROs are not formal counselors or educators and will not act as such.
  - The SROs are not serving as counsels and there no issues to report.
- The Field SRO Sergeant will be the primary point of communication with the administration and respond to SCUC ISD campuses when a supervisor is requested.
  - The Field SRO Sergeant is accomplishing this mission daily.
- SROs will be a visible presence during the school day and conduct security inspections of the campus.
  - The SROs are accomplishing this mission daily.

SRO Assignment / Responsibilities –cont.

- SROs will be responsible for enforcing all violations of the law, investigating criminal offenses, and keeping the peace on SCUC ISD campuses.
  - The SROs are accomplishing this mission daily.
- SROs will be responsible for directing traffic control in the geographic areas around the SCUC ISD campuses.
  - The SROs are accomplishing this mission daily at Steele High School and other campuses when needed.
- SROs will assist with school safety projects, scheduling and maintaining emergency drills, emergency response, and after-action reviews within SCUC ISD campuses.
  - The SROs are accomplishing this mission daily.

SRO Assignment / Responsibilities –cont.

- SROs continue to work with the School Safety Subcommittee to educate our students regarding threats made to school campuses and take enforcement action when warranted.
- SROs are resources for law enforcement education at the request of the SCUC ISD Superintendent, such as speaking to classes on the law, search and seizure, drugs, or motor vehicle laws.
  - The SROs are accomplishing this mission daily.
- SROs have conducted three unannounced K-9 searches of SCUC-ISD Campuses.
  - Two K-9 searches for drugs and One K-9 search for weapons SROs also investigate and handle non-criminal calls for service on school campuses.

Seeking Council Feedback

1. Does the City Council have any questions regarding the School Resource Officer Program as it relates to the SCUC-ISD and City of Cibolo Interlocal Agreement (ILA)?

2. Does the City Council have a clear understanding of the SRO Program Comp Time Accrual procedures as it relates to time earned and used when SCUC-ISD is not in session?

3. Based upon the presentation, does the City Council ISD Subcommittee want to meet and discuss anything further regarding the SCUC-ISD and City of Cibolo Interlocal Agreement (ILA)?

City of Cibolo

City Council Regular Meeting Staff Report

R. Discussion/Action to ratify the waiver of attorney/client privilege concerning the legal opinions on the charter interpretation regarding the Mayor's right to vote and authorizing the release of the Messer Fort and Hyde-Kelley memos. (Mr. Reed)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11R.

From
Wayne Reed, City Manager

PRIOR CITY COUNCIL ACTION:

March 11, 2025... City Council convened into executive session to discuss several items, one being Item 11.D (City Charter Interpretation). Under Item 12 (Open Session), City Council reconvened into Open Session following the executive session. The agenda caption read, "Reconvene into Regular Session and take/or give direction or action, if necessary, including the passage of a resolution, on items discussed in the Executive Session." In addition to two other actions, City Council moved to waive the attorney client privilege regarding item 11.D.

BACKGROUND:

Cibolo's Code of Ordinances Section 2-42(a)(1) provides, "The issue of waiver of attorney/client privilege must first be a posted item on the city council agenda, in accordance with the Texas Open Meetings Act [Tex. Government Code § 551.001 et seq.]."

Waiver of the attorney client privilege was not specifically posted on the 3/11/25 agenda as described above. Although arguments could be made on each side of this issue, the safest course of action, before releasing the entire memo, is for City Council to take a vote on this agenda item to waive the attorney client privilege as to the charter interpretation and authorize the release of the Messer Fort and Hyde-Kelley memos. The City Charter interpretation addresses whether the Mayor may vote under the City Charter on the removal of the City Attorney absent a tie vote of the City Council.

If Council votes in the affirmative by the 2/3 vote after it is specifically posted on the agenda, the Messer Fort and Hyde-Kelley memos will be revised one of two ways:

1. Leave the memo "as is" and have the City Secretary put a notation on the memo that the privilege was waived by a ___ to __ vote on ___/___/25; or
2. The Messer Fort attorney can do a cover memo, relaying those facts and attach it to the front of the original memo.

STAFF RECOMMENDATION:

Staff recommends City Council motion to waive the attorney client privilege and to release the memos.

FINANCIAL IMPACT:

N/A

MOTION(S):

SUGGESTED MOTION: In accordance with the City of Cibolo's Code of Ordinances Section 2-42(a)(1), I move to a) waive attorney/client privilege regarding the Messer Fort law firm memo titled "Whether the Mayor may vote under the City Charter on the removal of the City Attorney absent a tie vote of the City Council?" dated March 4, 2025; b) waive attorney/client privilege regarding the Hyde-Kelley memos titled "Legal Opinion on the Voting Rights of the Mayor for the Positions of City Manager, City Secretary, City Attorney and Municipal Judge as provided by the current City Charter," dated February 19, 2025, and "Rebuttal Opinion to Messer Fort Opinion," dated March 4, 2025; and c) authorize the release of the Messer Fort and Hyde-Kelley memos.

City of Cibolo

City Council Regular Meeting Staff Report

U. Discussion on the Personnel Policy Section 1.1.12 Telework. (Councilman Hicks)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11U.

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

Work from Home.pdf

1.1.12 Telework

The City of Cibolo (City) seeks to maximize the use of technology, productive work environments, and efficient use of City resources by encouraging telework opportunities within the organization. This formal telework framework arrangement ensures transparency, preserves public trust, and provides guidance for assessing the appropriateness of the work arrangement.

The City of Cibolo's goal is to create flexible work arrangements that will help in recruiting and retention of employees in jobs who can accomplish their work effectively while providing seamless service without disruption to City services.

Under this policy, eligible employees may be authorized by the Department Head to telework up to two (2) days per week.

Telework does not change the duties, obligations, responsibilities, or terms and conditions of City employment. Telework employees must comply with all City rules, policies, practices, and instructions. Telework will only be approved if it maintains or improves existing customer service levels, productivity can be validated, and does not negatively impact the City's ability to serve the community.

A telework employee must be available, accessible, and perform work during regularly scheduled telework hours. Employees may not engage in activities while teleworking that would not be permitted at the regular worksite, such as child, elder, or other dependent care. Telework employees may attend to personal business during unpaid lunch periods, as they would at the regular worksite.

The Telework Policy and program is intended to be cost neutral. The City will work with each telework employee to ensure they are set up for success. This includes providing a City issued computer, ensuring electronic access to tools and software, providing office supplies, and sharing best practices and resources for effective telework. The City will not provide telework employees with office equipment or furniture needed to establish an alternate worksite (e.g. desk, chair, fax, copier, etc.), and assumes no responsibility for set-up or operating costs at an alternate worksite (telephone or internet services, etc.).

While working on City business, employees are required to use a City issued computer to ensure City privacy and security requirements are met.

Eligibility

Eligibility for telework is based on both the position and the employee.

A. Position Eligibility

Eligibility for telework is determined by the City. The City may consider the following factors in determining if an employee and position are suitable for telework:

- Job duties;

- Nature of work and/or supervisory responsibilities performed;
- Access to position specific software packages;
- Efficiency of work processes;
- Effectiveness of existing project teams;
- Productivity of work can be validated;
- Operational needs of the City and/or department; and
- Impact on ability to provide quality customer service.

B. Employee Eligibility

Employees may be suitable for telework when their personal and professional characteristics, as determined by their supervisor, include:

- Demonstrated dependability and responsibility;
- Effective and timely communication with supervisors, coworkers, and clients;
- The ability to work independently with a high level of skill and knowledge of the job;
- A consistently high rate of productivity; and
- The ability to prioritize work effectively through organizational and time management skills.

Telework Agreement

Any employee who wishes to telework must submit a Telework Agreement to their Department Head and supervisor for review; the Department Head will review and approve. The city will provide a standard agreement form. Terms of the agreement are subject to change. Approved Telework Agreements will be kept in the employee's personnel file. It is the responsibility of the employee and supervisor to ensure that the Telework Agreement in the employee's personnel file is accurate.

Cancelling A Telework Agreement

The City may cancel an employee's Telework Agreement if the agreement no longer serves the best interests of the City or if an employee is deemed not to be suitable for this type of work.

Employee Responsibilities

Employees who participate in the Telework Program are responsible for:

- Establishing and maintaining a workspace at their alternate work location.
- Maintaining and returning equipment as outlined in the Telework Agreement.
- Ensuring the alternate location is conducive to working.
- Adhere to and be available during the employee's regularly scheduled work hours.
- Securing reliable internet service prior to entering into a Telework Agreement.
- Observing and adhering to the City's practices for overtime. A Telework Agreement does not amend compensation or time reporting requirements.

- Consistent with the City's Policy Manual, all overtime work must have the approval of the appropriate supervisor prior to actual performance of the work.
- Reporting to the office on a scheduled telework day as directed by Department Head and/or supervisor.
- Using City-owned hardware, software, internet, email, and other forms of City owned communication media in a manner consistent with City policies and standards.
- Adhering to program specific guidelines and requirements to protect confidential or secure information.
- Ensuring dependent care and other personal responsibilities do not adversely affect an employee's normal work duties or professionalism.

Travelling to the Office

Telework employees need to exhibit flexibility and may need to come into the office occasionally on a day they are scheduled to telework. Travel time to and from the employee's alternate work location to the office is not considered work time and is not compensable.

If employees have a need to come into the office on a day that they are scheduled to telework, they are encouraged to work with their immediate supervisor and plan to work in the office for their full scheduled day. An alternate telework day may be scheduled at the discretion of the supervisor.

Compensation

Telework employees are compensated in accordance with all applicable laws, rules, regulations, and policies, including the Fair Labor Standards Act (FLSA).

Liability

The alternate work location is an extension of the department's workspace only when used for work. All existing workplace health and safety rules, as well as employment laws, rules, and policies apply with the same force and effect, and in the same manner, to employees while teleworking as to employees when reporting to the office.

Workers' Compensation benefits will apply only to injuries arising out of and in the course of employment as defined by Workers' Compensation law. Telework employees must report any such work-related injuries to their supervisor immediately. The City is not responsible for any injuries to family members, visitors, or other guests at the employee's alternate work location. The telework employee shall not have any City related business guests at a residence designated as an alternate work location.

Protection of City Equipment

If, through negligence of the employee, City issued equipment is lost, stolen, or damaged, the employee will be responsible for reimbursing the cost of said equipment to the City.

Exceptions

Exceptions to this policy must be approved in writing by the City Manager on a case-by-case basis.

Employee Acknowledgement

Employee Name:

Department:

Instructions

- The employee and his/her supervisor must complete this form together to establish a clear understanding of expectations.
- The Department Head, or designee, must file this agreement with the People & Performance Department
- The supervisor must schedule an initial review with the employee no earlier than 30 days and no later than 90 days after the effective date of this Agreement to evaluate the effectiveness of the arrangement and make modifications where necessary. Thereafter, such review shall be conducted annually, at a minimum.

Employee Acknowledgements

- ☐ I have read and will follow the Telework Policy.
- ☐ I understand that the telework option is for a maximum of 2 days per week.
- ☐ I understand and agree that no employee is guaranteed the ability to telework.
- ☐ I acknowledge that I must account for, document work, and report time spent teleworking the same way I would at my regular worksite.
- ☐ I understand and agree that I am responsible for maintaining the safety and security of City equipment, supplies, and information while teleworking.
- ☐ I understand and agree that I may not disclose confidential or private files, records, materials, or information, and may not allow access to City networks or databases to anyone who is not authorized to have access.
- ☐ I understand and agree that I must come into the office on a scheduled telework day when my department requires me to do so.
- ☐ I understand and agree that my department is not required to provide telework employees with materials or supplies needed to establish an alternate worksite (desk, chair, printer, fax, copier, etc.), and assumes no responsibility for set-up or operating costs at an alternate worksite (e.g., internet services, etc.).
- ☐ I understand I must have suitable, distraction-free space to conduct my work while teleworking.

- ☐ I understand that my telework agreement can be ended or modified at any time.

- ☐ I acknowledge that I must be reachable during normal working hours while teleworking.

- ☐ I understand that if, through negligence, any City issued equipment is lost, stolen, or damaged I will be responsible for reimbursing the City for the cost of that equipment.

- ☐ I have discussed this application and agreement with my supervisor. I agree to comply with all terms and conditions in this telework agreement.

_____ _____

Employee Name (printed) Employee Name (signed)

_____

Date

Supervisor Acknowledgement

I have read and will follow:

- ☐ I have read and will follow the Telework Policy
- ☐ I understand and agree that no employee is guaranteed the ability to telework.
- ☐ I acknowledge that I have reviewed and identified any confidential, private, or personal information and records to be accessed and ensure appropriate safeguards are used to protect them.
- ☐ I will meet with the employee no earlier than 30 days and no later than 90 days after the effective date of this agreement.
- ☐ I acknowledge that I will evaluate this agreement annually with the employee.
- ☐ I will support the employee by ensuring they have the equipment and tools needed and I commit to regular communication and providing necessary feedback with the teleworking employee.

Approval

- ☐ I have reviewed, support, and approve this telework agreement.

_____ _____

Supervisor Name (printed) Supervisor Name (signed)

_____

Date

City of Cibolo

City Council Regular Meeting Staff Report

Y. Discussion/Action on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date and place of additional special meetings or workshops. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:30 PM	Discussion/Action Item: 11Y.

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

March.April 2025.pdf

March

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10 Parks Meeting 6:30pm Youth Advisory Council 6:30pm	11 Tri-County Chamber Luncheon 11:30am Council Meeting 6:30pm	12 Municipal Court P&Z Meeting 6:30pm	13 NEP Meeting 11:30am Historic Meeting 6:30pm	14	15
16	17 Charter Review 6:30pm	18 Chamber Luncheon 11:15am	19	20 EDC Meeting 6:30pm	21 Spring Cleanup 8am-5pm	22 Spring Cleanup 8am-5pm
23 Spring Cleanup 8am-5pm	24	25 Council Meeting 6:30pm	26 Municipal Court BOA Meeting 6:30pm	27	28 Spring Cleanup 8am-5pm	29 Spring Cleanup 8am-5pm
30 Spring Cleanup 8am-5pm	31					

April

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 Parks Meeting 6:30pm	3 Youth Council 6:30pm	4	5 Easter Egg Hunt Strategic Workshop 9am-4pm
6	7	8 Tri-County Luncheon 11:30am City Council Meeting 6:30pm	9 Municipal Court P&Z Meeting 6:30pm	10 NEP Meeting 11:30am Historic Meeting 6:30pm	11	12 Shred Day 8am-12pm
13	14	15	16	17 EDC Meeting 6:30pm	City Offices Closed 18 	19
20	21	22 City Council Meeting 6:30pm	23 Municipal Court	24	25	26
27	28 Animal Shelter Meeting 6:30pm	29	30			