



"City of Choice"

**Planning and Zoning Commission**  
**6:30pm - 9:30pm**

Wednesday, December 11, 2024, 6:30 PM  
200 S. Main St.  
Cibolo, Texas 78108

Est. Duration: 1 hr

---

1. Call to Order

---

2. Roll call and Excused Absences

---

3. Invocation/Moment of Silence

---

4. Pledge of Allegiance

---

5. Citizens to be Heard

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

---

6. Consent Agenda

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

6A. Minutes from the November 13, 2024, meeting.

---

7. Discussion/Action Items

7A. Discussion/Action regarding the Replat of LTS - Cibolo Valley subdivision.

7B. Discussion/Action regarding the Preliminary Plat of Venado Crossing Unit 6 subdivision.

7C. Discussion/Action regarding a Variance to Unified Development Code Sec. 19.4 Block Design for the proposed Land Study of the Schryver Tract subdivision.

7D. Discussion/Action regarding a proposed Land Study of the Schryver Tract subdivision.

## 8. UDC, CIP, Master Plan and Staff Updates

---

### 8A. Staff Update

## 9. Subcommittee Updates

---

## 10. Items for future agendas

---

## 11. Adjournment

---

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



Peggy Cimics, TRMC

City Secretary

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

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

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

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the \_\_\_\_ day of \_\_\_\_\_ 2024.

---

Name and Title

*Date Posted: December 6, 2024*



Planning and Zoning Commission Staff Report

**A. Discussion/Action regarding the Replat of LTS - Cibolo Valley subdivision.**

Meeting	Agenda Group
Wednesday, December 11, 2024, 6:30 PM	Discussion/Action Items Item: 7A.
From	
Lindsey Walker, Planner I	
Staff Contact(s)	
Lindsey Walker,	

**PLANNING & ZONING COMMISSION ACTION:** Discussion/Action and Recommendation of the above referenced petition

**PROPERTY INFORMATION:**

**Project Name:** PC-24-36-RP  
**Owner:** School of Excellence in Education  
**Representative:** Matthew Hilbig, Colliers Engineering & Design  
**Area:** 16.47 acres  
**Location:** 3200 Cibolo Valley Drive  
**Council District:** 5, at-large 3  
**Zoning ([map](#)):** Neighborhood Commercial (C-1)  
**Proposed Use:** Two (2) Commercial Lots  
**Utility Providers:** Sewer/Water - City of Cibolo, Electricity - Guadalupe Valley Electric Coop

**FINDINGS/CURRENT ACTIVITY:**

Per Unified Development Code (UDC) Article 20.3.14, ‘Replat’ A property owner who proposes to re-subdivide any portion of an already approved and filed final plat must submit a replat, which is similar to the final plat process. The plat shall also bear a detailed “Purpose for Re-plat” statement which describes exactly what has been changed since the previously approved plat.

The purpose of this Replat is to create a new lot north of the existing Legacy Traditional School for potential future commercial development.

**STREETS/FUTURE THOROUGHFARE PLAN (FTP):**

This is a major connection point for the extension of Kove Lane, from Town Creek to Cibolo Valley Drive. Per Cibolo’s Future Thoroughfare Plan (FTP), Kove Lane will be extended and widened to a public thoroughfare of 66’ rights-of-way (ROW) collector. The owner provided a total of 0.88 acres in ROW dedication in the original Final Plat approved in 2022.

A new Traffic Impact Analysis worksheet, which accounts for the newly created commercial lot, has been submitted.

**UTILITIES:**

The developer has tied into a 16" water main along Cibolo Valley Drive and will provide an 8" loop within the property. Sewer connections are tied to an existing 8" sanitary sewer line on Cibolo Valley Drive with a 6" sewer service lateral.

**DRAINAGE:**

The Storm Water Management Plan was submitted in November 2021 and approved with the original plat. According to the FEMA maps, no portion of the property is located within the 100-year floodplain. Drainage on the property will flow into one of two detention ponds adjacent to Cibolo Valley Drive. The ultimate end point drains into Cibolo Tributary 13 Creek.

**PARKLAND:**

Parkland dedication is not applicable as the property is designated for non-residential use. Landscaping requirements will be met per UDC Article 17.

**STAFF RECOMMENDATION:**

Staff and the City Engineer have reviewed the Plat and associated documents. Per the attached memo, there are pending comments that need to be addressed. Therefore, Staff recommends DENIAL of this Replat.

**Attachments**

[Application](#)

[Plat](#)

[City Engineer Letter](#)



# City of Cibolo

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

## UNIVERSAL APPLICATION - REPLAT

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: LTS Cibolo Valley - Replat

Total Acres: 16.47 Survey Name: Trinidad Garia Survey No. 94 Abstract No.: 137

Project Location (address): 2900 Cibolo Valley Dr, Cibolo, TX 78108

Current Zoning: C1 Overlay:  None  Old Town  FM 78

Proposed Zoning: \_\_\_\_\_ # of Lots: 2 # of Units: \_\_\_\_\_

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

Current Use: School/Vacant Total Proposed Square Footage: TBD

Proposed Use: TBD (Commercial/Industrial only)

### Applicant Information:

Property Owner Name: School of Excellence in Education

Address: 1826 Basse Road City: San Antonio

State: TX Zip Code: 78213 Phone: 430.369.4655

Email: jason@provestus.com Fax: \_\_\_\_\_

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

\* Letter of Authorization required

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

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

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

Representative: Colliers Engineering & Design c/o Matthew Hilbig

Address: 3421 Paesanos Pkwy City: San Antonio

State: Texas Zip Code: 78231 Phone: 726-204-9735

Email: matthew.hilbig@collierseng.com Fax: \_\_\_\_\_

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

*Matthew Hilbig*

Owner or Representative's Signature

Matthew Hilbig

Typed / Printed Name

State of Texas

County of Bexar

Before me, Megan Bignall, on this day personally appeared  
Name of Notary Public

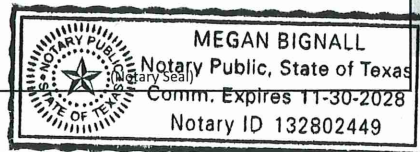
Matthew Hilbig, to be the person(s) who is/are subscribed to the  
Name of signor(s)

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 13 day of November, 2024

*Megan Bignall*

Notary Public Signature



City of Cibolo  
Use Only

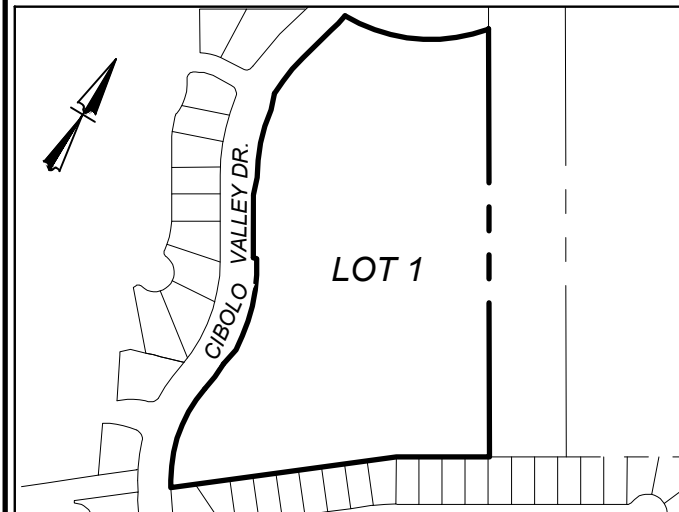
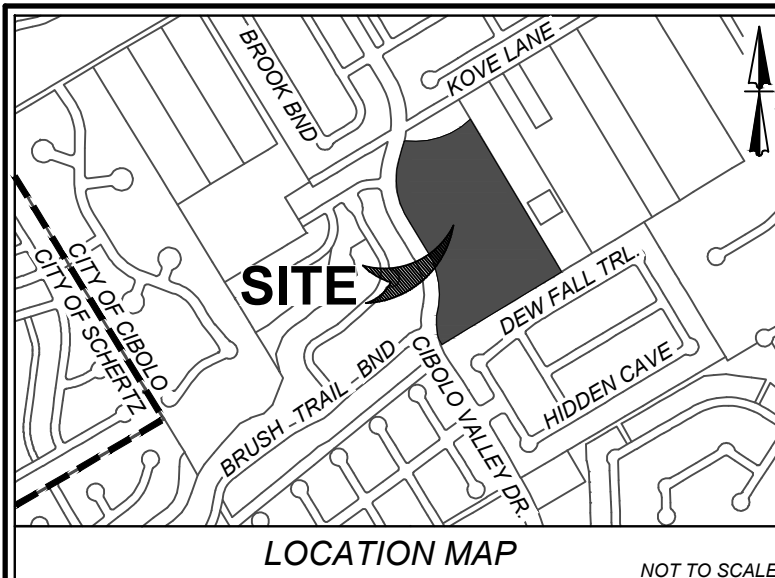
Total Fees

Payment Method

Submittal Date

Accepted by

Case Number



SCALE: 1" = 500'

16.47 ACRES BEING RE-PLATTED WAS PREVIOUSLY PLATTED AS LOT 1 OF THE SUBDIVISION PLAT OF LTS-CIBOLO VALLEY RECORDED IN VOL. 10, PGS. 62-63 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**LEGEND**

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ⊠ TXDOT = TXDOT MONUMENT
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- 800 — = EXISTING CONTOURS
- — = CENTERLINE

STATE OF TEXAS  
COUNTY OF BEXAR

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.

MATTHEW M. HILBIG  
LICENSED PROFESSIONAL ENGINEER NO. 131150  
COLLIERS ENGINEERING & DESIGN, INC.  
3421 PAESANOS PKWY  
SAN ANTONIO, TX 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_ DAY OF \_\_\_ A.D., \_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

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.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
COLLIERS ENGINEERING & DESIGN, INC.  
3421 PAESANOS PKWY  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_ DAY OF \_\_\_ A.D., \_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

- NOTES:**
- THIS SUBDIVISION IS WHOLLY IN THE CITY LIMITS OF THE CITY OF CIBOLO.
  - ALL UTILITY EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS WHICH IMPEDE ACCESS, ENDANGER, OR INTERFERE WITH USE OF EASEMENTS), INSPECTING, PATROLLING, READING OF METERS, RECONSTRUCTION AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
  - THIS PROPERTY IS ZONED NEIGHBORHOOD COMMERCIAL (C-1), PER CIBOLO UNIFIED DEVELOPMENT CODE #1332 AS AMENDED. CONDITIONAL USE PERMIT (ORDINANCE 1346).
  - 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.
  - NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.
  - 40' WIDE INGRESS/EGRESS EASEMENT (VOLUME 631, PAGE 768, O.P.R.) WILL EXPIRE UPON RECORDATION OF R.O.W. DEDICATION

**CENTER POINT ENERGY UTILITY NOTE:**

- THE CITY OF CIBOLO AS PART OF ITS GAS SYSTEMS - CENTER POINT ENERGY, IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CENTER POINT ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CENTER POINT ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CENTER POINT ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

**GUADALUPE VALLEY ELECTRIC COOPERATIVE NOTES:**

ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.

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.

EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.

ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.

ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS WHICH IMPEDE ACCESS, ENDANGER, OR INTERFERE WITH USE OF EASEMENT), INSPECTING, PATROLLING, READING OF METERS, RECONSTRUCTION AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.

THIS SUBDIVISION PLAT OF \_\_\_\_\_ HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC

**ON-SITE POND NOTES:**

- THE PLATTED PROPERTY IS SERVED BY AN ON-SITE DETENTION POND.
- THE MAINTENANCE OF THE PRIVATE ON-SITE DETENTION AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY.

**TREE NOTE:**

PROTECTED TREES ARE LOCATED ON SITE AND WILL BE ADDRESSED AT TIME OF SITE PLAN SUBMITTAL PER UDC ARTICLE 17.

**UTILITY NOTE:**

THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:  
WATER - CITY OF CIBOLO  
SEWER - CITY OF CIBOLO  
ELECTRICITY - GUADALUPE VALLEY ELECTRIC COOPERATIVE  
GAS - CENTER POINT ENERGY

**EMERGENCY ACCESS EASEMENT NOTE:**

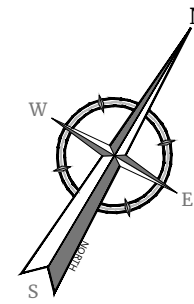
EMERGENCY ACCESS LANE AS SHOWN HEREON, A HARD ALL-WEATHER SURFACE SHALL BE MAINTAINED IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF THE FIRE ACCESS LANE IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST SIGNS WHERE REQUIRED AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING, TOW-AWAY ZONE". THE FIRE MARSHAL, POLICE, OR DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

**FIRE MARSHAL NOTE:**

THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE BUILDING ADDRESS NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.

**SURVEYOR NOTES:**

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).
- ADJOINERS SHOWN HEREON ARE PER CURRENT GUADALUPE COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



SCALE: 1" = 60'



www.colliersengineering.com

**PRELIMINARY/FINAL PLAT**

**REPLAT OF LTS - CIBOLO VALLEY**

BEING A TOTAL OF 16.47 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 10, PAGES 62-63 OF THE OFFICIAL PUBLIC RECORDS OF CIBOLO, GUADALUPE COUNTY, TEXAS, OUT OF THE TRINIDAD GARCIA SURVEY NUMBER 94, ABSTRACT 137, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ESTABLISHING LOT # & LOT #, BLOCK 1.

**OWNERS ACKNOWLEDGEMENT:**

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.

OWNER / DEVELOPER:  
DR. MICHEL ROZAS, SUPERINTENDENT  
SCHOOL OF EXCELLENCE IN EDUCATION  
3125 S GILBERT ROAD  
CHANDLER, ARIZONA 85286  
(480) 270-5438

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHEL ROZAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 STATE OF TEXAS

**CERTIFICATE OF APPROVAL BY CITY ENGINEER**

APPROVED ON THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

CITY ENGINEER, CITY OF CIBOLO

**APPROVAL OF THE CITY COUNCIL**

THIS PLAT OF \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_

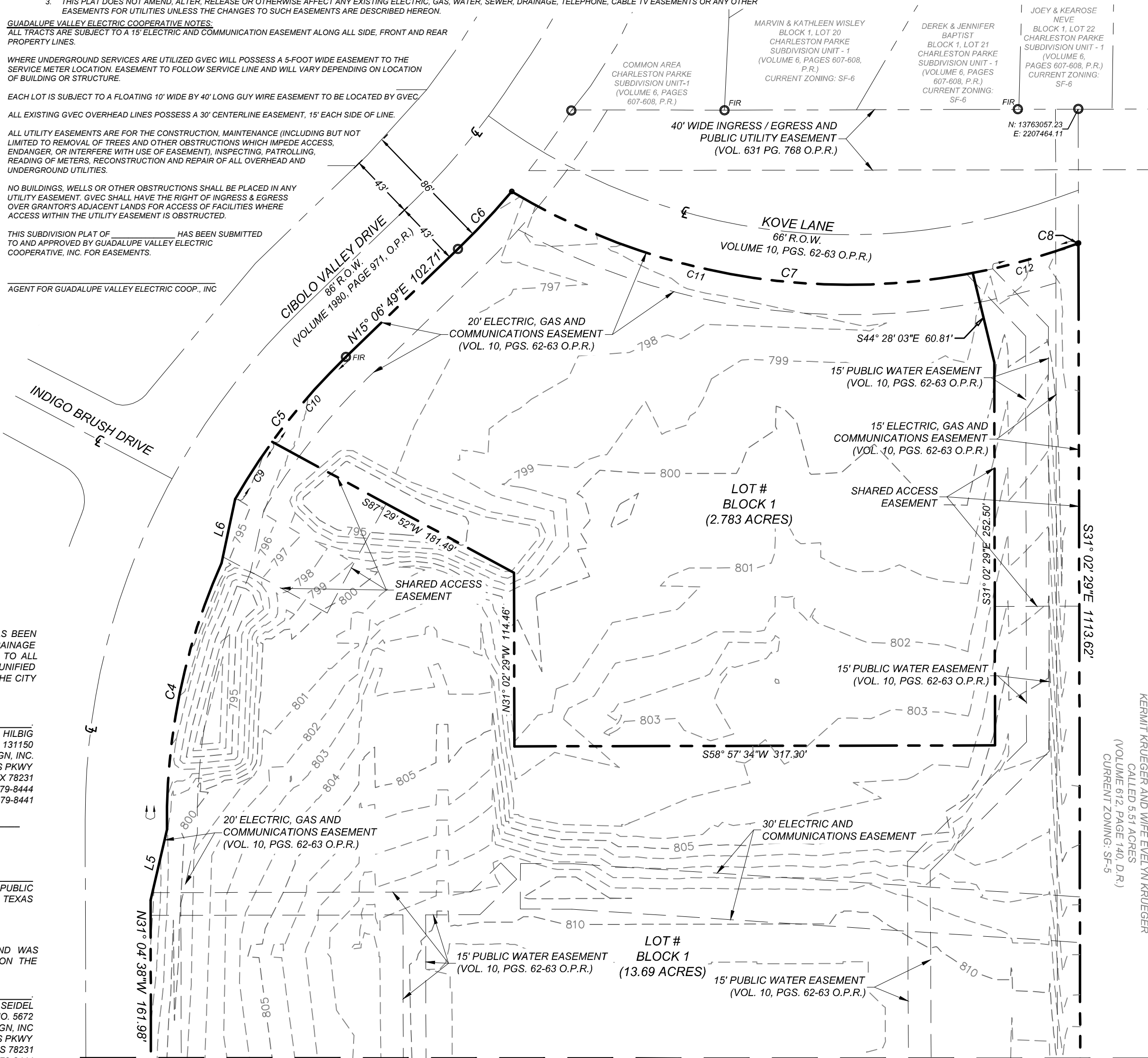
BY: \_\_\_\_\_

BY: \_\_\_\_\_

CCMA APPROVAL

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY



MATCHLINE: "A" SEE PAGE 2

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

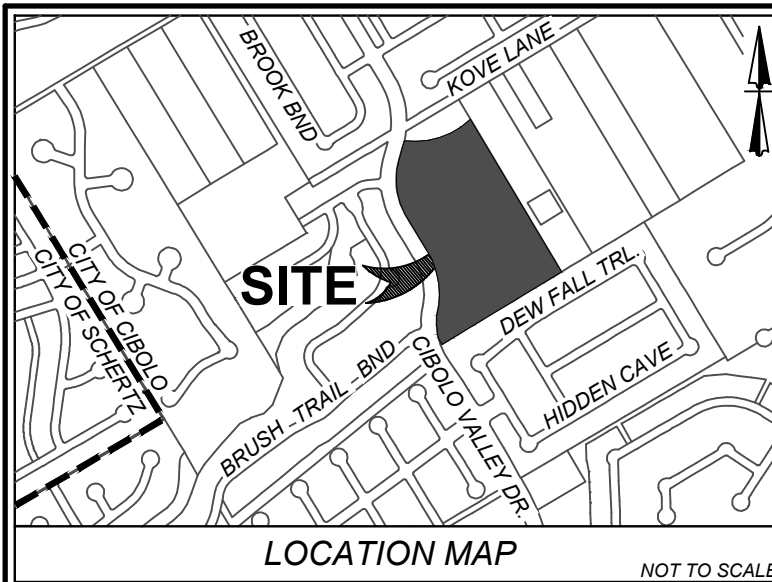
SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES

PAGE 1 OF 2

DRAWN BY: AB

Date: Jun 03, 2024, 10:42am User ID: abustillos  
File: K:\19140402\Design\Civil\PLAT\PL19140402.dwg

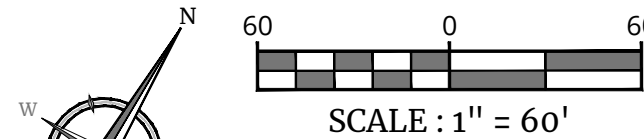
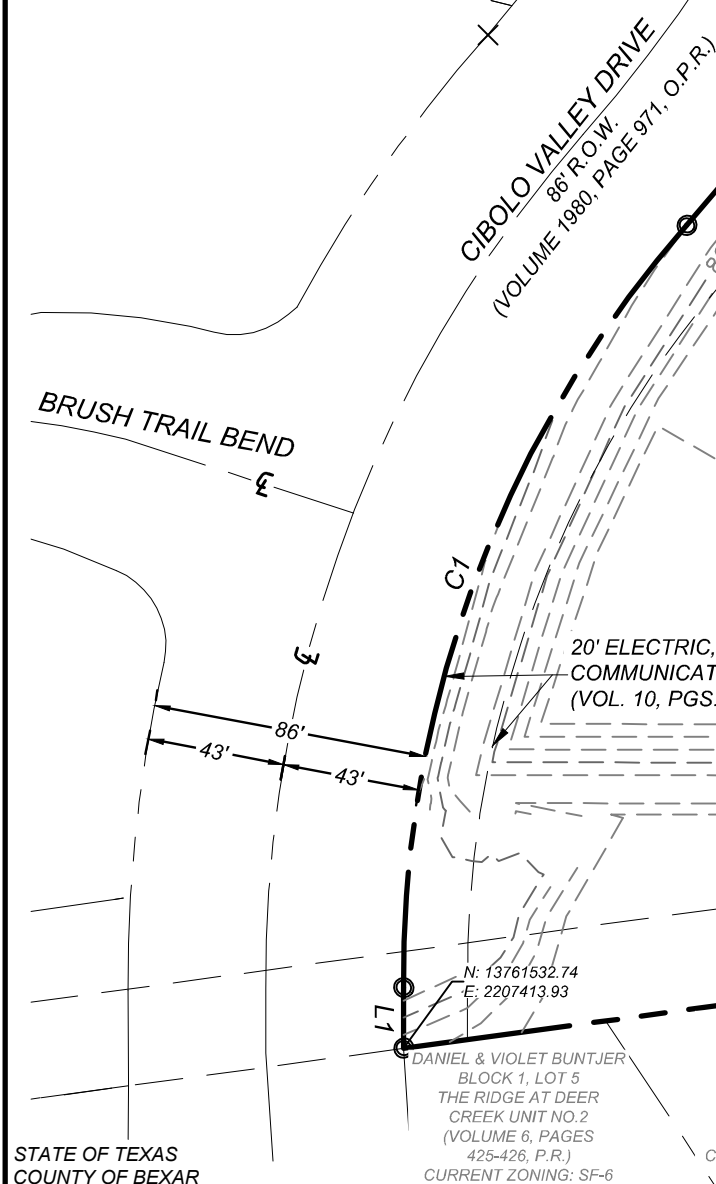
BEING A TOTAL OF 16.47 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 10, PAGES 62-63 OF THE OFFICIAL PUBLIC RECORDS OF CIBOLO, GUADALUPE COUNTY, TEXAS, OUT OF THE TRINIDAD GARCIA SURVEY NUMBER 94, ABSTRACT 137, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ESTABLISHING LOT # & LOT #, BLOCK 1.



MATCHLINE: "A" SEE PAGE 1

GENERAL NOTES:

- 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.
- PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED 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.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.



**Colliers**  
Engineering & Design  
SAN ANTONIO  
3421 Paesanos Parkway  
San Antonio, TX 78231  
Phone: 210.979.8444  
COLLIERS ENGINEERING & DESIGN, INC.  
TBPE Firm#: F-14909 TBPLS Firm#: 10194550  
[www.colliersengineering.com](http://www.colliersengineering.com)

OWNERS ACKNOWLEDGEMENT:

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.

OWNER / DEVELOPER:  
DR. MICHEL ROZAS, SUPERINTENDENT  
SCHOOL OF EXCELLENCE IN EDUCATION  
3125 S GILBERT ROAD  
CHANDLER, ARIZONA 85286  
(480) 270-5438

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHEL ROZAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 \_\_\_\_\_

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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.

MATTHEW M. HILBIG  
LICENSED PROFESSIONAL ENGINEER NO. 131150  
COLLIERS ENGINEERING & DESIGN, INC  
3421 PAESANOS PKWY  
SAN ANTONIO, TX 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., \_\_\_\_

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.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
COLLIERS ENGINEERING & DESIGN, INC  
3421 PAESANOS PKWY  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., \_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ⊗ TXDOT = TXDOT MONUMENT
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- 500 --- = EXISTING CONTOURS
- 0 — = CENTERLINE

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	259.91'	357.00'	041°42'48"	S10°31'57"E	254.21'
C2	81.02'	508.00'	009°08'15"	N05°45'19"E	80.93'
C3	204.19'	480.50'	024°20'52"	N15°24'53"W	202.66'
C4	180.86'	415.20'	024°57'31"	S19°21'57"E	179.44'
C5	119.13'	422.00'	016°10'30"	S07°01'34"W	118.74'
C6	52.02'	508.00'	005°52'02"	N12°10'48"E	52.00'
C7	387.93'	433.00'	051°19'53"	N64°20'08"E	375.08'
C8	0.69'	117.75'	000°20'10"	S38°43'26"W	0.69'
C9	44.95'	422.00'	006°06'10"	S01°59'24"W	44.93'
C10	74.18'	422.00'	010°04'20"	S10°04'39"W	74.09'
C11	316.00'	433.00'	041°48'49"	N69°05'40"E	309.03'
C12	71.93'	433.00'	009°31'04"	N43°25'44"E	71.85'

Line Table		
LINE #	LENGTH	DIRECTION
L1	18.91'	N31°02'47"W
L2	48.14'	N10°44'25"E
L3	42.41'	N31°07'54"W
L4	8.70'	S75°31'44"W
L5	47.81'	N17°45'30"W
L6	43.22'	N18°50'32"W

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

December 3, 2024

On behalf of the:

City of Cibolo  
Attn: Grant Fore  
200 S. Main Street  
Cibolo, Texas 78108



Re: Replat Review  
LTS – Cibolo Valley (PC-24-36-RP)

Mr. Fore,

Colliers Engineering & Design has completed its review of the referenced project and has the following comments:

General Note –

1. Please include as part of your resubmittal a comment response letter addressing all comments.

Sheet 1 –

1. Provide 16' sewer easement per as built submitted to City.
2. Detail out shared access easements with bearings & distances.
3. Detail electric easement with bearings & distances.
4. Remove arrows as shown in marked up plat.
5. Adding up the two lots comes to a total of 16.473 acres. Update plat as necessary so the total acreage matches in all locations shown on plat.
6. Use Lots 2 & 3 as shown in marked up plat.
7. Move northing & easting so that it touches platted area as shown in marked up plat.
8. Should ingress / egress easement and note itself be removed per plat note #6?
9. Remove preliminary / final plat reference.




Sheet 2 -

1. Provide 16' sewer easement centered on existing sewer main as shown on marked up plat.
2. Adding up the two lots comes to a total of 16.473 acres. Update plat as necessary so the total acreage matches in all locations shown on plat.
3. Use Lots 2 & 3 as shown in marked up plat.
4. Remove preliminary / final plat reference.

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



Planning and Zoning Commission Staff Report

**B. Discussion/Action regarding the Preliminary Plat of Venado Crossing Unit 6 subdivision.**

Meeting	Agenda Group
Wednesday, December 11, 2024, 6:30 PM	Discussion/Action Items Item: 7B.
From	
Lindsey Walker, Planner I	
Staff Contact(s)	
Lindsey Walker,	

**PLANNING & ZONING COMMISSION ACTION:** Discussion/Action and Recommendation of the above referenced petition

**PROPERTY INFORMATION:**

**Project Name:** PC-24-37-PP  
**Owner:** HDC Venado Crossing, LLC  
**Representative:** Brian Sims, Colliers Engineering & Design  
**Area:** 23.44 acres  
**Location:** South of FM 78, West of Meadow View Estates  
**Council District:** 7, at-large 4  
**Zoning ([map](#)):** Planned Unit Development (PUD), Ord. 1118 and amended Ord. #1197  
**Proposed Use:** 76 Single-Family Residential Lots, Three (3) drainage lots  
**Utility Providers:** Water – GVSUD, Sewer – City of Cibolo, Electricity – GVEC

**FINDINGS/CURRENT ACTIVITY:**

Per Unified Development Code (UDC) Article 20.3.3., ‘Preliminary Plat’, property is required to be platted prior to development of a site within or outside the City Limits. The plat or subdivision of land must comply with the Land Study, if applicable, and meet all requirements of the Unified Development Code and the Design and Construction Manual.

Unit 6 is the sixth unit of the Venado Crossing Subdivision and is adjacent to Unit 5. This plat establishes 76 lots that are typically 60’ in width. As the Planned Unit Development (PUD) for Venado Crossing is vested under the 2013 UDC, these lots align with the High Density 1-Family Residential (SF-3) zoning district lot regulations, which are comparable to the SF-6 standards of the 2018 UDC.

The PUD for Venado Crossing was approved in 2014, and a Land Study and Public Improvements Agreement (PIA) were subsequently approved in 2017.

**STREETS/FUTURE THOROUGHFARE PLAN (FTPX):**

This plat contains approximately 3,120 Linear Feet of roadway to serve this unit within the development.

According to the Traffic Impact Analysis (TIA), a traffic light at Deward Overlook and FM 78 must be installed once 215 lots are occupied. To date, 165 lots have been occupied. The approval of Unit 6 will result in a total of 365 approved and/or recorded lots. Staff has required the applicant to provide a timeframe for the installation of the light in their comment response.

**UTILITIES:**

The site is served by GVSUD for water, and new mains will be extended throughout this unit.

Sewer is provided by the City. Public Works has advised the applicant that they need to determine the best path of the sewer main from the lift station adjacent to Unit 4 to Unit 6 to ensure adequate service to other future developments.

**DRAINAGE:**

The Drainage Plan was reviewed and approved in May of 2020. This plat includes three drainage lots.

**PARKLAND:**

This subdivision does not require additional parkland dedication under the UDC, as the minimum required parkland was dedicated with Unit 1.

**STAFF RECOMMENDATION:**

Staff and the City Engineer reviewed the Plat and associated documents. Per the attached memo, there are pending comments that need to be addressed. Therefore, Staff recommends DENIAL of this Preliminary Plat.

**Attachments**

[Application](#)

[Plat](#)



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

**UNIVERSAL APPLICATION - PRELIMINARY 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: Venado Crossing Subdivision Unit 6

Total Acres: 23.44 Survey Name: Jeronimo Leal Survey No. 85 Abstract No.: 210

Project Location (address): South of FM 78 and immediately West of Meadowview Estates

Current Zoning: PUD SF-3 Low-Medium Density Residential Overlay:  None  Old Town  FM 78

Proposed Zoning: \_\_\_\_\_ # of Lots: 76 # of Units: \_\_\_\_\_

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

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

Proposed Use: SF Residential (Commercial/Industrial only)

**Applicant Information:**

Property Owner Name: HDC Venado Crossing, LLC

Address: 100 NE Loop 410, Suite 1080 City: San Antonio

State: TX Zip Code: 78216 Phone: 210-838-6784

Email: bryan@hdc-group.com Fax: \_\_\_\_\_

\*Applicant (if different than Owner): SAME

\* Letter of Authorization required

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

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

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

Representative: Wayne Flores

Address: 640 North Walnut Avenue City: New Braunfels

State: TX Zip Code: 78130 Phone: 210-693-2330

Email: wayne.flores@collierseng.com Fax: \_\_\_\_\_

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

*[Signature]*

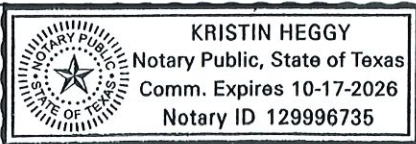
Owner or Representative's Signature

WAYNE FLORES

Typed / Printed Name

State of TEXAS

County of COMAL



Before me, KRISTIN HEGGY, on this day personally appeared

Name of Notary Public

WAYNE FLORES

Name of signer(s)

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

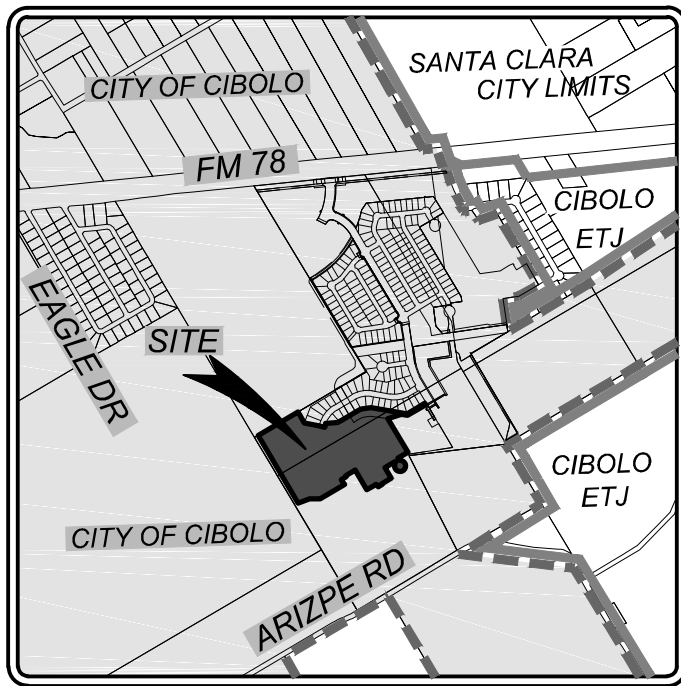
Given under my hand and seal of office this 11 day of OCTOBER, 2024

*[Signature]*

Notary Public Signature

(Notary Seal)

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



LOCATION MAP  
SCALE : 1" = 2000'

PLAT NOTES APPLY TO EVERY  
PAGE OF THIS MULTIPLE PAGE  
PLAT.

**SURVEYOR NOTES:**

- 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000158.
- 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 09)

THIS PLAT OF VENADO CROSSING SUBDIVISION UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

BY: \_\_\_\_\_  
(MAYOR)

BY: \_\_\_\_\_  
(CITY SECRETARY)

THIS PLAT OF VENADO CROSSING SUBDIVISION 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 \_\_\_\_\_,

BY: \_\_\_\_\_  
(CHAIR)

BY: \_\_\_\_\_  
(VICE CHAIR)

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.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
COLLIERS ENGINEERING & DESIGN  
3421 PAESANOS PKWY., SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-5444  
FAX: 210-979-0499

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

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 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 UNITED 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 \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**NOTES:**

- 1. 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 AND GUADALUPE COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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.
- 2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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 EASEMENTS IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
- 9. 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.
- 10. THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO.
- 11. THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 12. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT.
- 13. ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.
- 14. THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:  
WATER - GVUSD  
SEWER - CITY OF CIBOLO  
ELECTRICITY - G.V.E.C.
- 15. 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 AND 240F, REVISED NOVEMBER 2, 2007.
- 16. 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.
- 17. 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.
- 18. LOTS IN THIS SUBDIVISION PLAT INCLUDE DRAINAGE EASEMENTS AND GREENBELTS. LOTS 901, BLOCK 12 & LOTS 901 & 902 BLOCK 13 ARE DELINEATED AS A DRAINAGE EASEMENT.
- 19. THIS PLAT CONTAINS APPROXIMATELY 3,120 L.F. OF ROADWAY.
- 20. AREAS WITHIN THIS PLAT ARE ZONED PLANNED UNIT DEVELOPMENT (PUD) PER ORDINANCE # 1118 AND AMENDING ORDINANCE # 1197.
- 21. IN ACCORDANCE WITH THE CIBOLO UDC, APPROXIMATELY 11.77 ACRES OF PARKLAND DEDICATION IS REQUIRED FOR THE OVERALL VENADO CROSSING. LOT 901, BLOCK 12 WILL BE DEDICATED AS PARKLAND AREA. FUTURE UNITS WILL INCLUDE PARKLAND DEDICATION WITH LINEAR PARKS AND IMPROVEMENTS TO SATISFY THE TOTAL PARKLAND REQUIREMENTS.
- 22. TWO (2) BLOCKS WITH 78 RESIDENTIAL LOTS, THREE (3) OPEN SPACE / DRAINAGE LOTS (LOT 901 BLOCK 12 & LOTS 901& 902, BLOCK 13).

**DRAINAGE AND FLOODWAY EASEMENT NOTE**

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS (CALLED "OWNERS") AND APPROVED BY THE CITY OF CIBOLO, (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEEES, SUCCESSORS, AND ASSIGNS: THE DRAINAGE AND FLOODWAY EASEMENT AS SHOWN AND DESCRIBED BY BEARINGS AND DISTANCES ON LOT 901, BLOCK 13, OF THE PLAT IS CALLED "DRAINAGE AND FLOODWAY EASEMENT." THE DRAINAGE AND FLOODWAY EASEMENT IS HEREBY RESERVED FOR THE PUBLIC'S USE FOREVER, BUT INCLUDING THE FOLLOWING COVENANTS WITH REGARD TO MAINTENANCE RESPONSIBILITIES. THE EXISTING CREEK OR CREEKS TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND FLOODWAY EASEMENT. 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 FLOODWAY EASEMENT. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO CHANNELIZE OR CONSIDER 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 FLOODWAY EASEMENT AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS, TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT, OR MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY BY THE CITY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS AND CREEKS TRAVERSED THE DRAINAGE AND FLOODWAY EASEMENT ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY OF CIBOLO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE CHANNELS AND CREEKS THROUGH THE DRAINAGE AND FLOODWAY 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 HELD LIABLE FOR ANY DAMAGES OR INJURIES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE NATURAL DRAINAGE CHANNELS, AND THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY SUCH DAMAGES AND INJURIES. BUILDING AREAS OUTSIDE THE DRAINAGE AND FLOODWAY EASEMENT LINE SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT. THE MINIMUM FLOOR ELEVATION FOR EACH LOT SHALL BE AS SHOWN ON THE PLAT.

**GVEC NOTES:**

- 1) 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.
- 2) GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- 3) 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.
- 4) 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.
- 5) ALL LOTS ADJOINING UTILITY OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5'X30' GUY WIRE EASEMENT ALONG SIDE AND REAL 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 VENADO CROSSING UNIT 6 SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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 DEVELOPER.

AGENT GREEN VALLEY SPECIAL UTILITY DISTRICT

**DEDICATION STATEMENT**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_ ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS \_\_\_\_\_ AN ADDITION TO THE CITY OF CIBOLO, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS AND PUBLIC PARKLAND SHOWN THEREON. THE STREETS, ALLEYS AND PARKLAND ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, OR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF CIBOLO. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF CIBOLO'S USE THEREOF. THE CITY OF CIBOLO AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF CIBOLO AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

**LEGEND**

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT - OF - WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- ⌚ = CENTERLINE
- 657 --- = EXISTING CONTOURS

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 PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:  
HDC VENADO CROSSING, LLC  
100 NE LOOP 410, SUITE 1080  
SAN ANTONIO, TX 78216  
PHONE: (210) 838-6784

DULY 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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

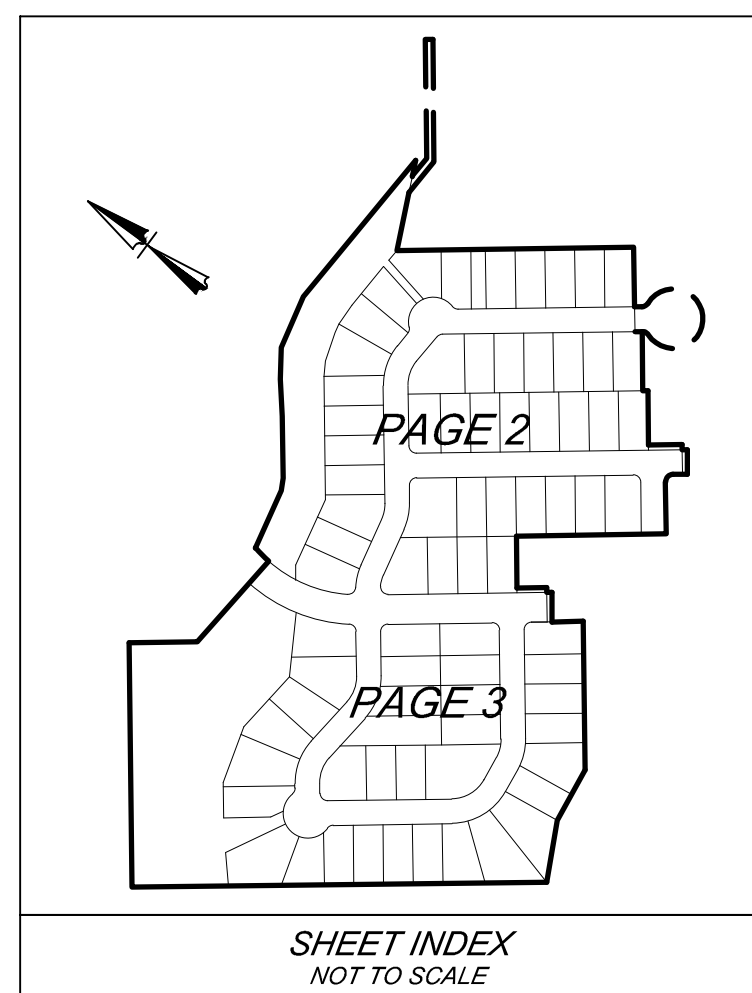
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

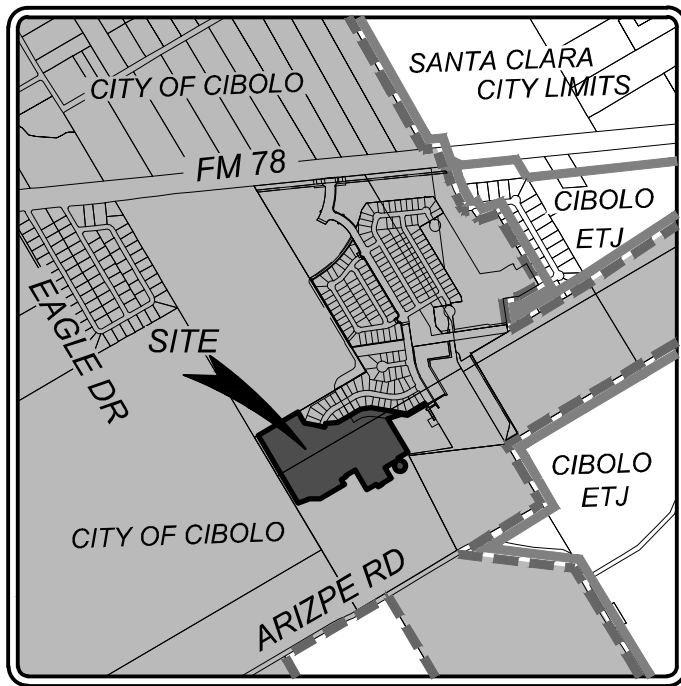
NOTARY PUBLIC STATE OF TEXAS

CERTIFICATE OF APPROVAL BY CITY ENGINEER

APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY ENGINEER, CITY OF CIBOLO

CITY ENGINEER, CITY OF CIBOLO



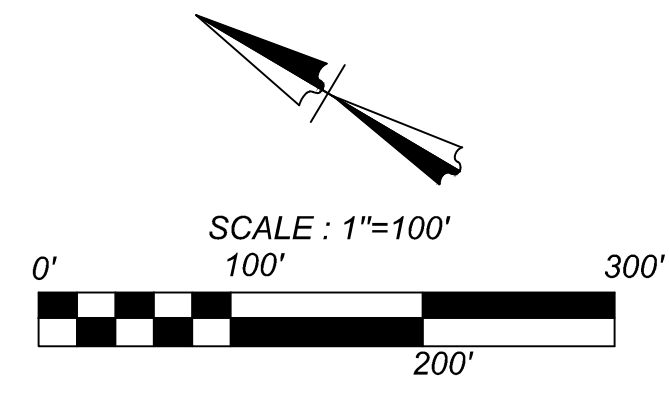


**LOCATION MAP**  
SCALE: 1" = 2000'

**KEYNOTES**

- |   |  |
|---|--|
| ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT   | ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# _____ O.P.R.)                |
| ② 25' BUILDING SETBACK LINE   | ② VARIABLE WIDTH DRAINAGE & INGRESS/EGRESS EASEMENT (VENADO CROSSING SUBDIVISION UNIT 2 DOC.# 20239900558 O.P.R.)            |
| ③ 12.5' BUILDING SETBACK LINE   | ③ 75' DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# _____ O.P.R.)  |
| ④ 1" VEHICULAR NON-ACCESS EASEMENT  | ④ VARIABLE WIDTH DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# _____ O.P.R.)                                   |
| ⑤ 60' X 10' ELEC., GAS, TELE., CATV., WATER, SAN. SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) | ⑤ 15' SANITARY EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.)                                       |
| ⑥ 50' X 10' ELEC., GAS, TELE., CATV., WATER, SAN. SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) | ⑥ OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.) |
| ⑦ VARIABLE WIDTH SANITARY SEWER EASEMENT  | ⑦ VARIABLE WIDTH DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 4)  |
| ⑧ 20' SANITARY SEWER EASEMENT   | ⑧ VARIABLE WIDTH SANITARY SEWER EASEMENT (VENADO CROSSING SUBDIVISION UNIT 4)  |
| ⑨ 30' DRAINAGE EASEMENT   | ⑨ VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC.# _____)   |

REFER TO PAGE 3 OF 3 FOR LINE AND CURVE TABLES



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

**76 RESIDENTIAL LOTS  
3 DRAINAGE EASEMENT LOTS**

**PRELIMINARY SUBDIVISION PLAT ESTABLISHING  
VENADO CROSSING SUBDIVISION UNIT 6**

BEING 23.44 ACRES TRACT OF LAND, OUT OF THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT 210, AND THE JOSEPH DE LOS CORTINAS SURVEY NO. 64, ABSTRACT 90, BOTH OF GUADALUPE COUNTY, TEXAS, AND A CALLED 177.3 ACRE TRACT OF LAND AS CONVEYED TO HDC VENADO CROSSING, L.L.C., OF RECORD IN DOC. NO. 2017030298, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF GUADALUPE

WHEREAS, **HDC VENADO CROSSING, L.L.C.**, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE **JERONIMO LEAL SURVEY NO. 85 ABSTRACT 210**

CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 2003, PAGE 641, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

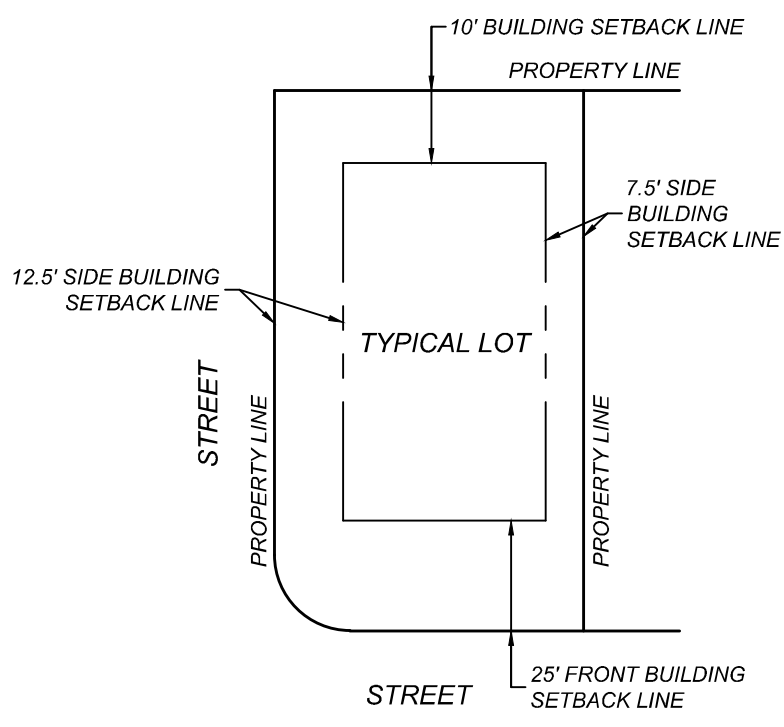
**Colliers**  
Engineering & Design

NEW BRAUNFELS  
640 North Walnut Ave.  
Suite 1101  
New Braunfels, TX 78130  
Phone: 830.220.6042  
COLLIERS ENGINEERING & DESIGN, INC.  
TBP# Firm#: F-14909 TBP#S Firm#: 10194550

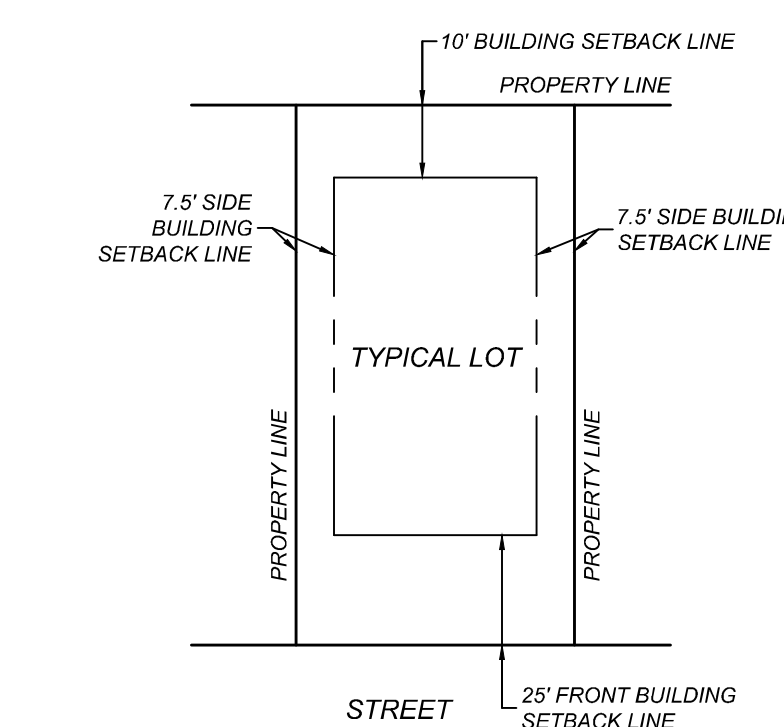
[www.colliersengineering.com](http://www.colliersengineering.com)

**LEGEND**

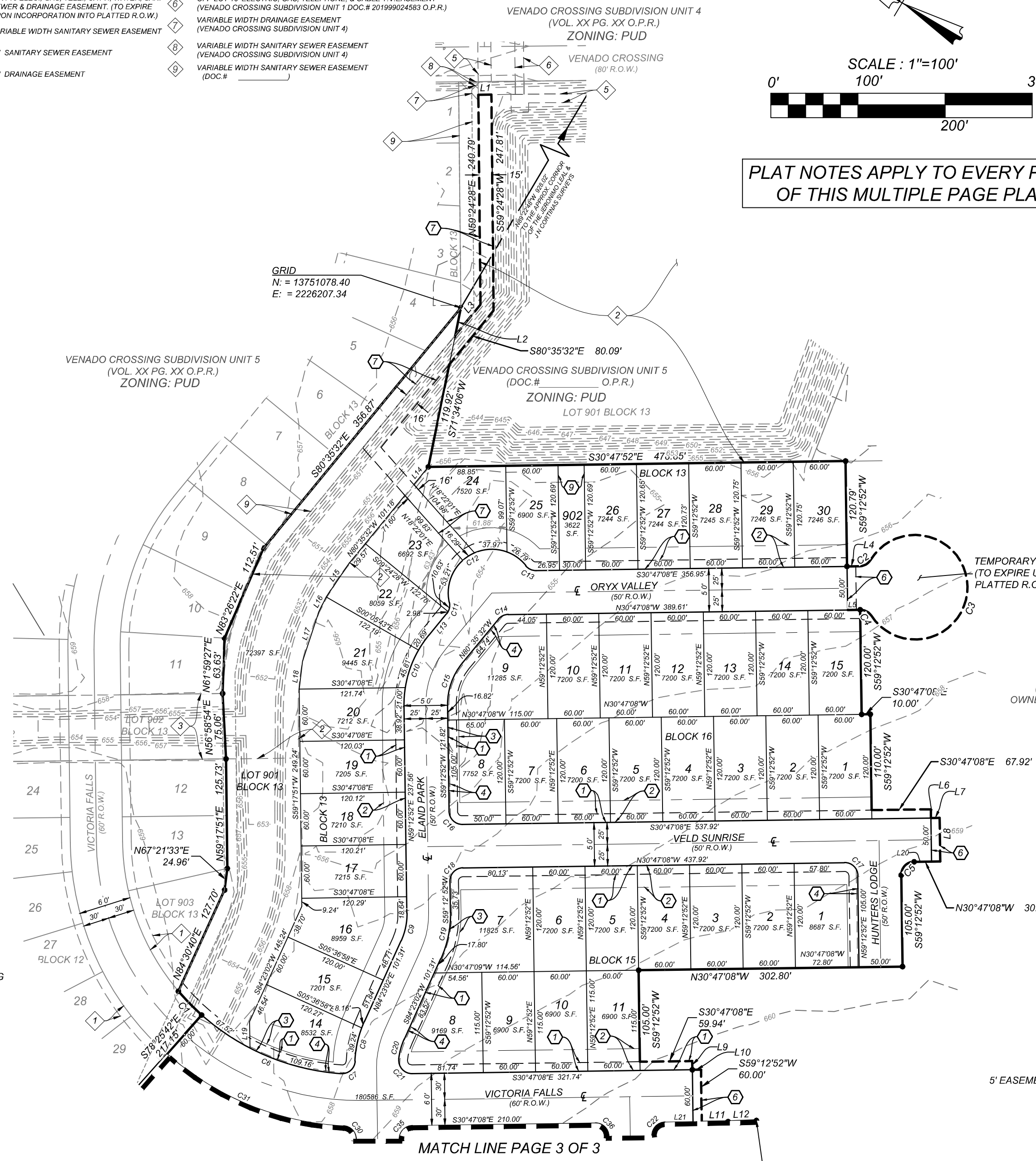
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- ⊕ = CENTERLINE
- - - 657 - - - = EXISTING CONTOURS



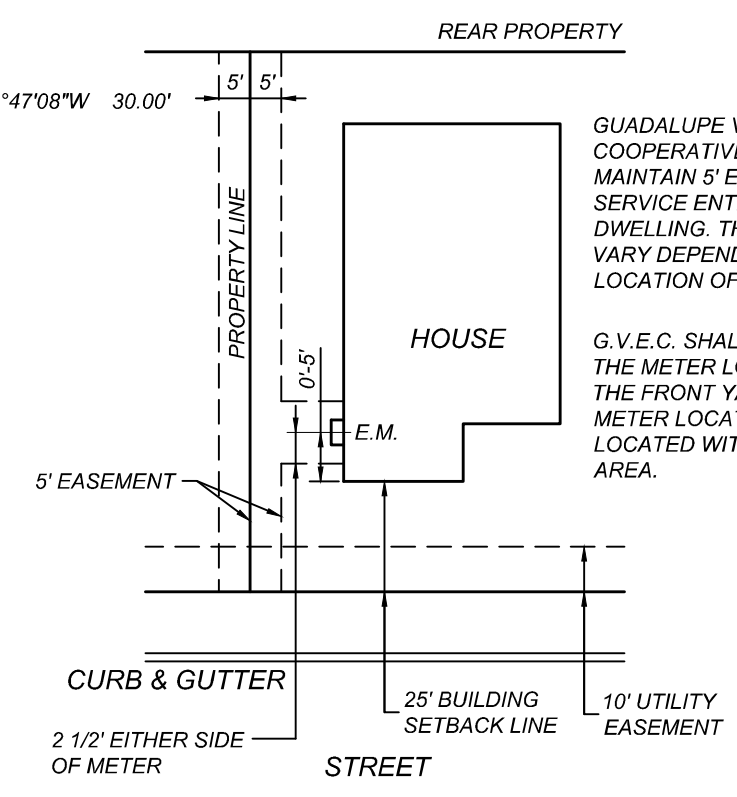
**TYPICAL CORNER LOT BUILDING SETBACKS**  
NOT TO SCALE



**TYPICAL LOT BUILDING SETBACKS**  
NOT TO SCALE



ZONING: PUD  
UNPLATTED  
REMAINDER OF 177.3 ACRES  
(DOC. NO. 2017030298 O.P.R.)  
OWNER: HDC VENADO CROSSING, L.L.C.

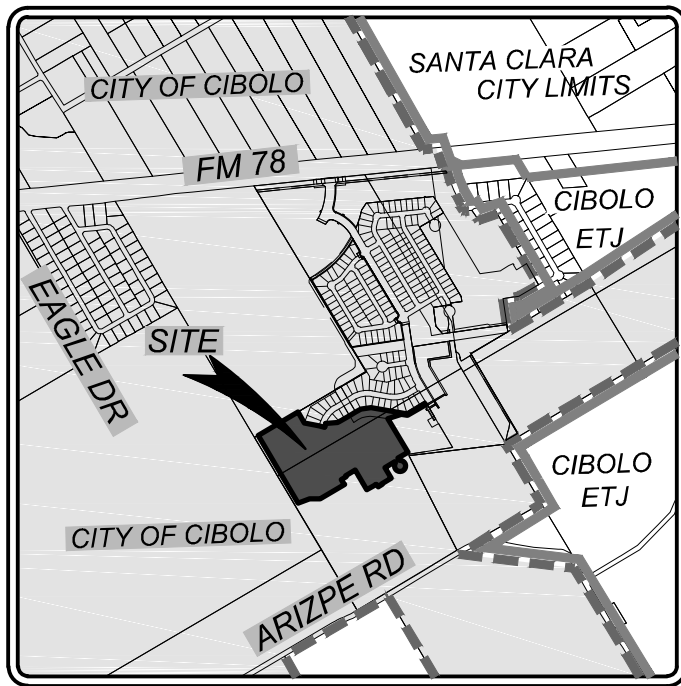


**TYPICAL INTERIOR EASEMENT ALONG PROPERTY LINE**

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.

Date: Oct 10, 2024, 5:09pm User ID: nwalden  
File: U:\Projects\61310109\Design\Civil\Plat\61310109\_Prelim.dwg



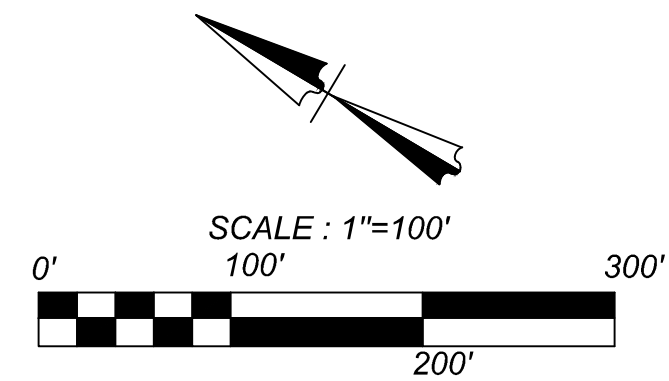
**LOCATION MAP**  
SCALE: 1" = 2000'

**KEYNOTES**

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 25' BUILDING SETBACK LINE
- ③ 12.5' BUILDING SETBACK LINE
- ④ 1" VEHICULAR NON-ACCESS EASEMENT
- ⑤ 60' X 10' ELEC., GAS, TELE., CATV., WATER, SAN. SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.)
- ⑥ 50' X 10' ELEC., GAS, TELE., CATV., WATER, SAN. SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.)
- ⑦ VARIABLE WIDTH SANITARY SEWER EASEMENT
- ⑧ 20' SANITARY SEWER EASEMENT
- ⑨ 30' DRAINAGE EASEMENT
- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# O.P.R.)
- ② VARIABLE WIDTH DRAINAGE & INGRESS/EGRESS EASEMENT (VENADO CROSSING SUBDIVISION UNIT 2 DOC.# 202399009558 O.P.R.)
- ③ 75' DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# O.P.R.)
- ④ VARIABLE WIDTH DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 3 DOC.# O.P.R.)
- ⑤ 15' SANITARY EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.)
- ⑥ OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.)
- ⑦ VARIABLE WIDTH DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 4)
- ⑧ VARIABLE WIDTH SANITARY SEWER EASEMENT (VENADO CROSSING SUBDIVISION UNIT 4)
- ⑨ VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC.# )

**LEGEND**

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- ⊥ = CENTERLINE
- 657 --- = EXISTING CONTOURS



76 RESIDENTIAL LOTS  
3 DRAINAGE EASEMENT LOTS

**PRELIMINARY SUBDIVISION PLAT ESTABLISHING  
VENADO CROSSING SUBDIVISION UNIT 6**

BEING 23.44 ACRES TRACT OF LAND, OUT OF THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT 210, AND THE JOSEPH DE LOS CORTINAS SURVEY NO. 64, ABSTRACT 90, BOTH OF GUADALUPE COUNTY, TEXAS, AND A CALLED 177.3 ACRE TRACT OF LAND AS CONVEYED TO HDC VENADO CROSSING, L.L.C., OF RECORD IN DOC NO. 2017030298, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF GUADALUPE

WHEREAS, HDC VENADO CROSSING, L.L.C., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE  
JERONIMO LEAL SURVEY NO. 85 ABSTRACT 210

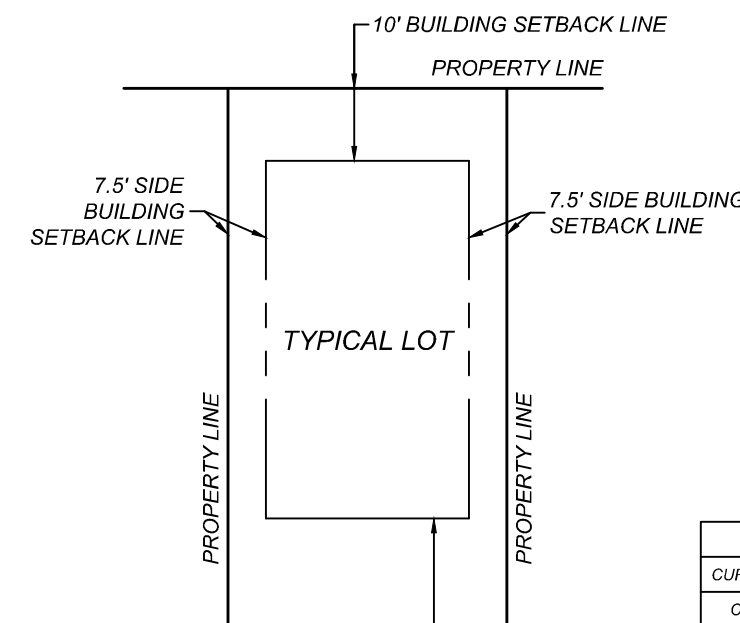
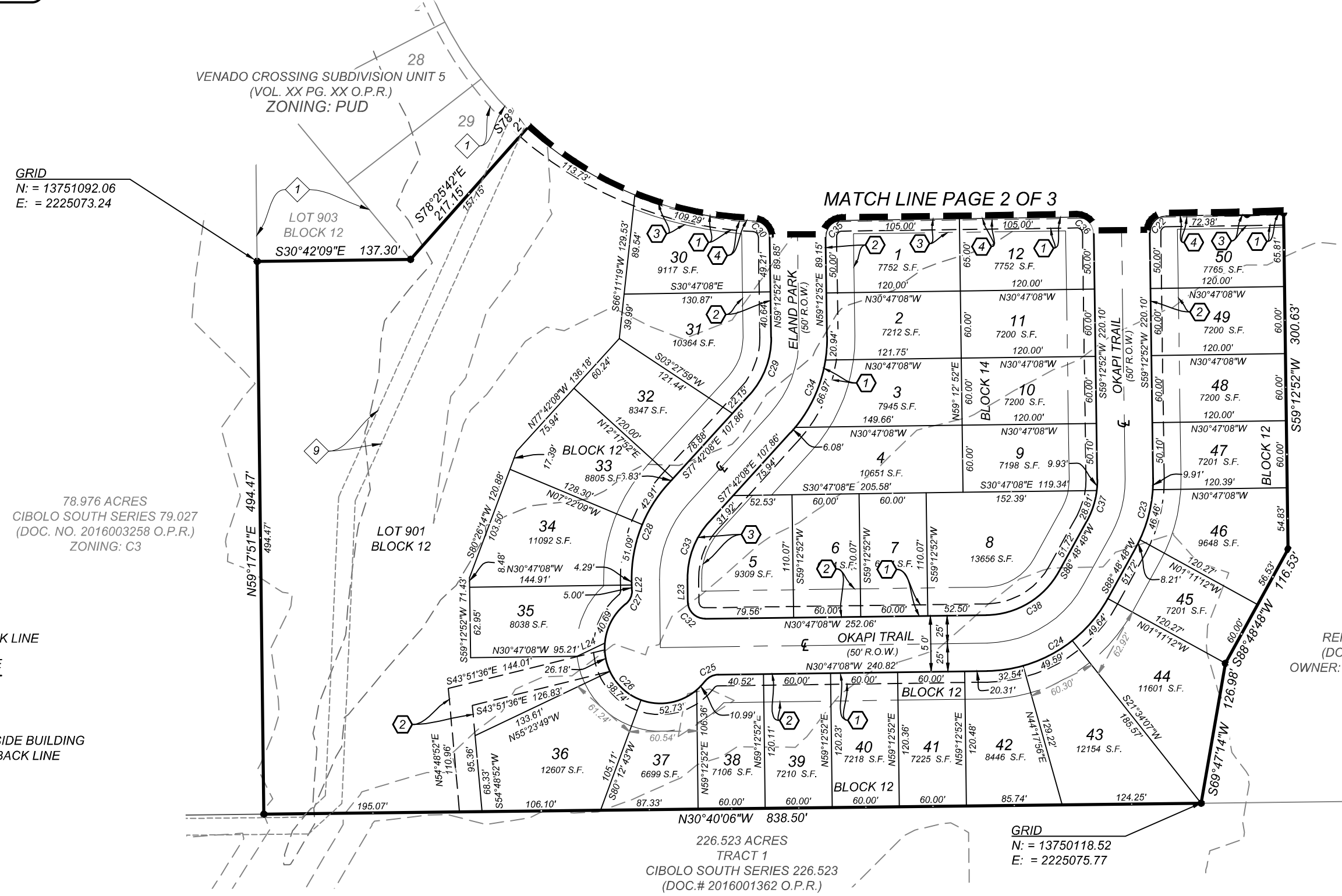
CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 2003, PAGE 641, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**Colliers**  
Engineering & Design

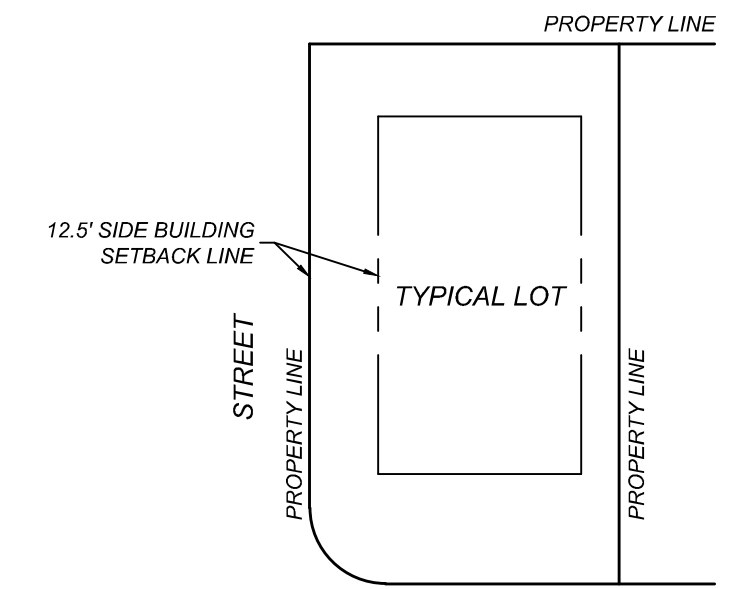
NEW BRAUNFELS  
640 North Walnut Ave.  
Suite 1101  
New Braunfels, TX 78130  
Phone: 830.220.6042

COLLIERS ENGINEERING & DESIGN, INC.  
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

[www.colliersengineering.com](http://www.colliersengineering.com)



**TYPICAL LOT BUILDING SETBACKS**  
NOT TO SCALE



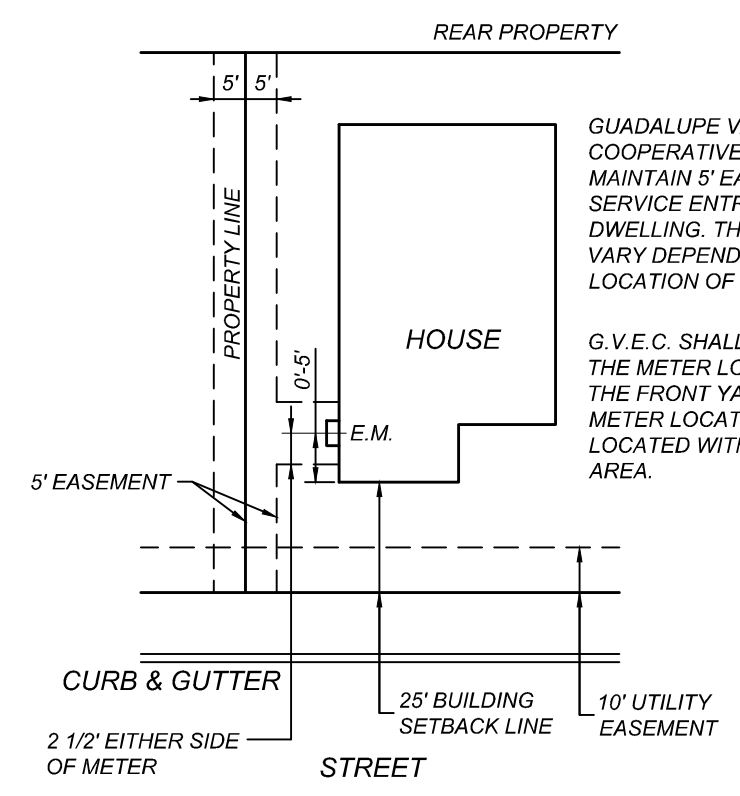
**TYPICAL CORNER LOT BUILDING SETBACKS**  
NOT TO SCALE

ZONING: PUD  
UNPLATTED  
REMAINDER OF 177.3 ACRES  
(DOC. NO. 2017030298 O.P.R.)  
OWNER: HDC VENADO CROSSING, L.C.C.

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	38.07'	270.00'	19.07'	8°04'44"	38.04'	N15°36'41"E
C2	15.12'	15.00'	8.28'	57°46'09"	14.49'	S59°40'13"E
C3	309.49'	60.00'	37.83'	295°32'17"	64.00'	S59°12'52"W
C4	15.12'	15.00'	8.28'	57°46'09"	14.49'	N1°54'04"W
C5	23.64'	14.83'	15.17'	91°18'01"	21.21'	N75°47'08"W
C6	176.68'	270.00'	91.63'	37°29'30"	173.54'	S7°10'27"E
C7	23.93'	15.00'	15.38'	91°25'27"	21.48'	S71°37'55"E
C8	47.40'	125.00'	23.99'	21°43'41"	47.12'	N73°31'12"E
C9	32.95'	75.00'	16.74'	25°10'11"	32.68'	N71°47'57"E
C10	87.69'	125.00'	45.74'	40°11'36"	85.90'	N79°18'40"E
C11	13.62'	15.00'	7.32'	52°01'12"	13.16'	N73°23'52"E
C12	134.26'	50.00'	215.26'	153°50'49"	97.41'	S55°41'20"E
C13	13.62'	15.00'	7.32'	52°01'12"	13.16'	S4°46'32"E
C14	13.04'	15.00'	6.96'	49°48'24"	12.63'	N55°41'20"W
C15	52.61'	75.00'	27.44'	40°11'36"	51.54'	S79°18'40"W
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	S14°12'52"W
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'	N14°12'52"E
C18	23.56'	15.00'	15.00'	90°00'00"	21.21'	N75°47'08"W
C19	54.91'	125.00'	27.91'	25°10'11"	54.47'	S71°47'57"W
C20	23.57'	75.00'	11.88'	18°00'11"	23.47'	S75°22'57"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C21	25.44'	15.00'	17.00'	97°09'59"	22.50'	S17°47'51"W
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'	N75°47'08"W
C23	64.57'	125.00'	33.03'	29°35'56"	63.86'	S74°00'50"W
C24	131.77'	125.00'	72.75'	60°24'04"	125.76'	N60°59'10"W
C25	13.62'	15.00'	7.32'	52°01'12"	13.16'	N56°47'45"W
C26	169.33'	50.00'	406.04'	194°02'25"	99.25'	N14°12'52"E
C27	13.62'	15.00'	7.32'	52°01'12"	13.16'	N85°13'28"E
C28	93.99'	125.00'	49.34'	43°05'01"	91.79'	N80°45'22"E
C29	56.40'	75.00'	29.61'	43°05'01"	55.08'	N80°45'22"E
C30	22.61'	15.00'	14.08'	86°21'49"	20.53'	N16°01'57"E
C31	223.02'	330.00'	115.96'	38°43'16"	218.80'	N7°47'19"W
C32	23.56'	15.00'	15.00'	90°00'00"	21.21'	N14°12'52"E
C33	56.40'	75.00'	29.61'	43°05'01"	55.08'	N80°45'22"E
C34	93.99'	125.00'	49.34'	43°05'01"	91.79'	N80°45'22"E
C35	23.56'	15.00'	15.00'	90°00'00"	21.21'	S75°47'08"W
C36	23.56'	15.00'	15.00'	90°00'00"	21.21'	S14°12'52"W
C37	38.74'	75.00'	19.82'	29°35'56"	38.32'	S74°00'50"W
C38	79.06'	75.00'	43.65'	60°24'04"	75.45'	N60°59'10"W

LINE	LENGTH	BEARING
L1	15.00'	S30°35'32"E
L2	34.26'	S71°34'06"W
L3	45.53'	S80°35'32"E
L4	14.44'	S30°47'08"E
L5	14.44'	N30°47'08"W
L6	10.00'	S59°12'52"W
L7	10.00'	S30°47'08"E
L8	50.00'	S59°12'52"W
L9	10.00'	S80°52'21"W
L10	10.00'	S30°47'08"E
L11	30.17'	S30°47'08"E
L12	32.63'	S32°11'57"E
L13	32.08'	S80°35'32"E
L14	26.15'	N80°35'32"W
L15	46.43'	N85°47'07"W
L16	18.90'	S86°37'24"W
L17	60.00'	S78°10'15"W
L18	31.87'	S66°48'31"W
L19	30.54'	S59°12'52"W
L20	12.08'	N30°47'08"W
L21	32.20'	N30°47'08"W
L22	9.29'	N59°12'52"E
L23	20.52'	N59°12'52"E
L24	27.41'	N55°23'49"W



**TYPICAL INTERIOR EASEMENT ALONG PROPERTY LINE**

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.

Date: Oct 10, 2024, 5:08pm User ID: nwalden  
File: U:\Projects\61310109\Design\Civil\Plat\61310109\_Prelim.dwg



Planning and Zoning Commission Staff Report

**C. Discussion/Action regarding a Variance to Unified Development Code Sec. 19.4 Block Design for the proposed Land Study of the Schryver Tract subdivision.**

Meeting	Agenda Group
Wednesday, December 11, 2024, 6:30 PM	Discussion/Action Items Item: 7C.
From	
Grant Fore, Planner II	
Staff Contact(s)	
Grant Fore,	

**PROPERTY INFORMATION:**

**Project Name:** VR-24-13  
**Owner:** Michele Schryver  
**Representative:** Jason Townsley, KB Homes; Sean McFarland, Cude Engineers  
**Area:** 23.34 acres  
**Location:** 5711 Green Valley Road  
**Council District:** ETJ  
**Zoning ([map](#)):** ETJ  
**Proposed Use:** 92 residential lots  
**Utility Providers:** Water, Sewer – GVSUD, Electricity - GVEC

**FINDINGS:**

This requested variance is submitted in conjunction with the proposed Land Study for the Schryver Tract subdivision.

The applicant is proposing a 23.34-acre subdivision consisting of 92 residential lots of approximately 45' in width with vehicular access from the interior subdivision streets.

This property is located outside the City of Cibolo corporate limits, in the Extra-Territorial jurisdiction (ETJ). Therefore, there is not a minimum lot size requirement as there is no zoning in the ETJ.

Per Unified Development Code (UDC) Section 19.4, Block Design:

- A. All lots less than sixty (60') feet in width platted after the effective date of Ordinance 1261 (passed in April 23, 2019) are required to take vehicular access from an alley. Alley design and construction shall conform to all requirements of this UDC and the Cibolo Design Construction Manual.

The applicant is requesting a variance to waive the alley requirement for lots less than 60 feet in width.

**PLANNING AND ZONING COMMISSION ACTION:**

1. Recommend approval to the Mayor and City Council of the variance request to UDC Section 19.4 to develop a subdivision of lots less than 60' in width without vehicular access from an alley.
2. Recommend approval to the Mayor and City Council of the variance request to UDC Section 19.4 to develop a subdivision of lots less than 60' in width without vehicular access from an alley, with conditions.
3. Deny the variance petition with findings.

**STAFF ANALYSIS:**

**Unified Development Code (UDC) Section 4.3.5.3 – Criteria for Granting a Variance**



The Council must review the criteria for Granting a Variance, per UDC Section 4.3.5.3. In order to establish a basis for variance consideration, the applicant is required to submit Findings of Fact addressing each of the following considerations: (for reference, [UDC](#) and [Comprehensive/Master Plan](#) )

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

**STAFF FINDING:** There is not a special condition or circumstances specific to the land.

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

Unified Development Code (UDC) Section 19.4 Block Design states:

- A. All lots less than sixty (60') feet in width platted after the effective date of Ordinance 1261 (passed in April 23, 2019) are required to take vehicular access from an alley. Alley design and construction shall conform to all requirements of this UDC and the Cibolo Design Construction Manual.

**STAFF FINDING:** This requirement applies to all subdivision developments with lots less than 60 feet in width.

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

**STAFF FINDING:** There is not a special circumstance that did not result from the action of the applicant. While the applicant notes in their letter of intent that the construction of interior subdivision roads with a pavement width of 32' will elevate any fire access concerns, the pavement width is a minimum requirement of the code.

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

**STAFF FINDING:** The applicant would receive a special privilege if granted the variance as this is a requirement of all subdivision development that includes lots designed of less than 60' in width.

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

**Attachments**

[Application](#)



# City of Cibolo

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

## UNIVERSAL APPLICATION - VARIANCE

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

Project Location (address): 5711 GREEN VALLEY RD  
Total Acres: 23.34 Survey Name/Subdivision: PEDRO SAN MIGUES SURVEY 256 Abstract No.: 227  
Project Name: (if applicable): Schryver Tract  
Description of proposed Variance: VARIANCE TO ORDINANCE No. 1261 SECTION 19.4.A

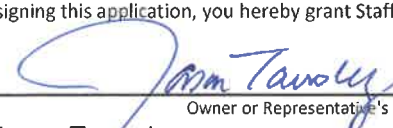
Current Zoning: ETJ Overlay:  None  Old Town  FM 78  
Proposed Zoning: N/A # of Lots: 92 # of Units: \_\_\_\_\_  
Please Choose One:  Single-Family  Multi-Family  Commercial  Industrial  
 Other \_\_\_\_\_  
Current Use: PRIVATE RESIDENCE w/ AGRICULTURAL USE Total Proposed Square Footage: N/A  
Proposed Use: SINGLE-FAMILY (Commercial/Industrial only)

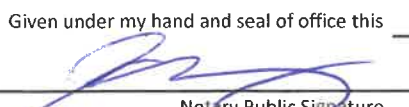
### Applicant Information:

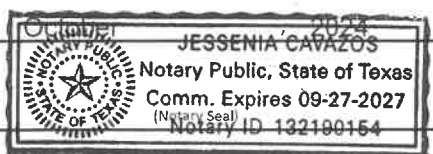
Property Owner Name: Michele Gail Schryver  
Address: 5711 GREEN VALLEY RD City: CIBOLO  
State: TX Zip Code: 78108 Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax: \_\_\_\_\_

\*Applicant (if different than Owner): KB HOME  
\* Letter of Authorization required  
Address: 4800 Fredericksburg Rd. Suite 100 City: SAN ANTONIO  
State: TX Zip Code: 78229 Phone: (210) 301-2821  
Email: jtownsley@kbhome.com Fax: \_\_\_\_\_

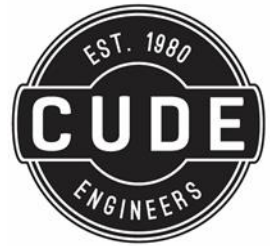
Representative: Sean McFarland w/ CUDE ENGINEERS  
Address: 4122 POND HILL RD. STE. 101 City: SAN ANTONIO  
State: TX Zip Code: 78231 Phone: 210-681-2951  
Email: smcfarland@cudeengineers.com Fax: \_\_\_\_\_

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  
Jason Townsley  
Typed / Printed Name  
State of Texas  
County of Bexar  
Before me, Jessenia Cavazos, on this day personally appeared  
Name of Notary Public  
Jason Townsley, 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 22 day of \_\_\_\_\_  
  
Notary Public Signature



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



October 23, 2024

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

RE: Schryver Tract  
Variance Application to Ordinance No. 1261 Section 19.4.A  
Narrative and Hardship Letter

To Whom It May Concern,

We are submitting a variance request for the proposed Schryver land plan, which seeks approval to develop lots less than 60 feet in width without the construction of alleys. According to Ordinance No. 1261, Section 19.4.A:

"All lots less than sixty (60) feet in width platted after the effective date of this provision are required to take vehicular access from an alley. Alley design and construction shall conform to all requirements of this UDC, the Cibolo Design and Construction Manual."

The land plan for the Schryver Tract development proposes 45-ft wide lots along a 60-ft Right of Way (ROW) with the construction of 32-ft wide streets (from face of curb to face of curb). The proposed ROW cross-section exceeds the minimum requirements for a Local A street section (which is 50 ft ROW and 30 ft pavement) as stipulated by the UDC. The primary concern of Ordinance No. 1261 pertains to fire access, particularly with vehicles parked on either side of the road. By granting this variance, we aim to uphold the spirit of the ordinance by providing a pavement width of 32 ft, which effectively mitigates fire access concerns and eliminates the necessity for alleys.

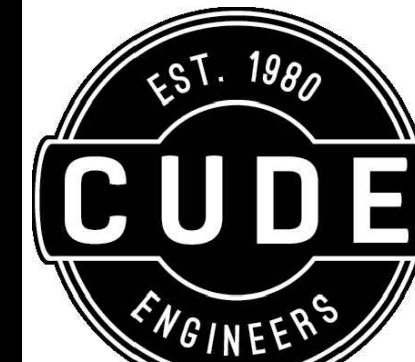
This variance is not contrary to the public interest, as the primary goal of this development is to create a safe residential layout. Furthermore, this variance will not authorize any use other than those specifically permitted within the district where the subject property is located. If you have any questions or require additional information, please do not hesitate to contact Cude Engineers at 210-681-2951.

Thank you for your consideration.

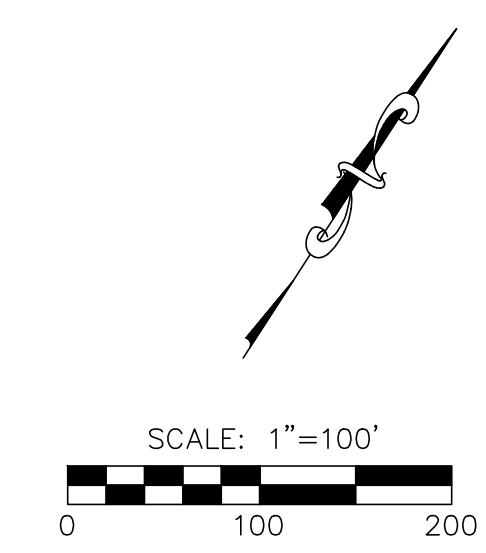
Sincerely,

*Sean McFarland*

Sean McFarland, PE  
Cude Engineers – Project Manager  
[smcfarland@cudeengineers.com](mailto:smcfarland@cudeengineers.com)



4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P: (210) 681.2951 F: (210) 523.7112



**SCHRYVER TRACT LAND STUDY**  
 EXISTING CONDITIONS EXHIBIT

**DATE**  
 11/07/2024  
**PROJECT NO.**  
 04200.004  
**DRAWN BY**  
 JW  
**CHECKED BY**  
 SPM

**REVISIONS**  
 1.  
 2.  
 3.  
 4.  
 5.  
 6.  
 7.  
 8.  
 9.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF SEAN P. McFARLAND, P.E. #38893 11/07/24  
 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

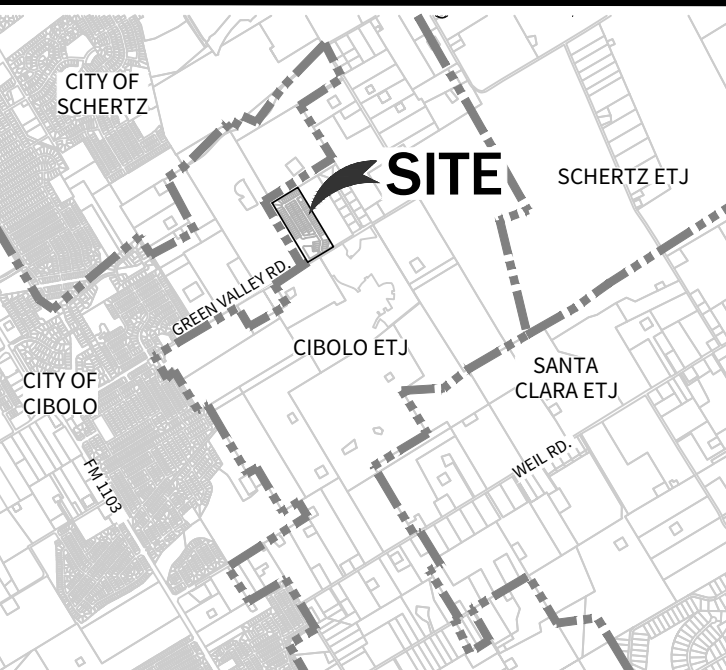
**CUDE ENGINEERS**  
 TBPE No. 455  
 TBPLS No. 10048500

N/A

**E1**

**NOTES:**

1. SITE IS LOCATED WITHIN THE CITY OF CIBOLO ETJ.
2. SUBJECT TRACT IS CURRENTLY IN AGRICULTURAL USE WITH A RESIDENCE.
3. PER FEMA FLOOD MAP PANEL 48187C0230F THE SITE IS NOT WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN.
4. THERE ARE NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS RELATIVE TO WETLANDS, ENDANGERED OR OTHERWISE LISTED SPECIES, ARCHAEOLOGICAL INDICATORS, SOILS, OR SLOPE ANALYSIS.
5. CURRENT SITE ZONING: OCL
6. PROPOSED SITE ZONING: N/A
7. SANITARY SEWER, WATER & UTILITY INFORMATION LOCATIONS ARE APPROXIMATE AND LOCATIONS NEED TO BE FIELD VERIFIED.
8. EXISTING STREET RIGHT OF WAYS AND PAVEMENT MATERIALS ARE AS FOLLOWS:  
 NAME: GREEN VALLEY R.O.W. WIDTH: 50' PAVEMENT MATERIAL: ASPHALT (22' WIDE)



**OWNER / DEVELOPER**  
 KB HOME  
 CONTACT PERSON: RYAN BERNHARD  
 4800 FREDERICKSBURG RD, SUITE 100  
 SAN ANTONIO, TX 78229  
 TEL: (210) 301-2821

**CIVIL ENGINEER:**  
 M.W. CUDE ENGINEERS, L.L.C.  
 CONTACT PERSON: SEAN McFARLAND, P.E.  
 4122 POND HILL ROAD, SUITE 101  
 SAN ANTONIO, TX 78231  
 TEL: (210) 681-2951  
 FAX: (210) 523-7112

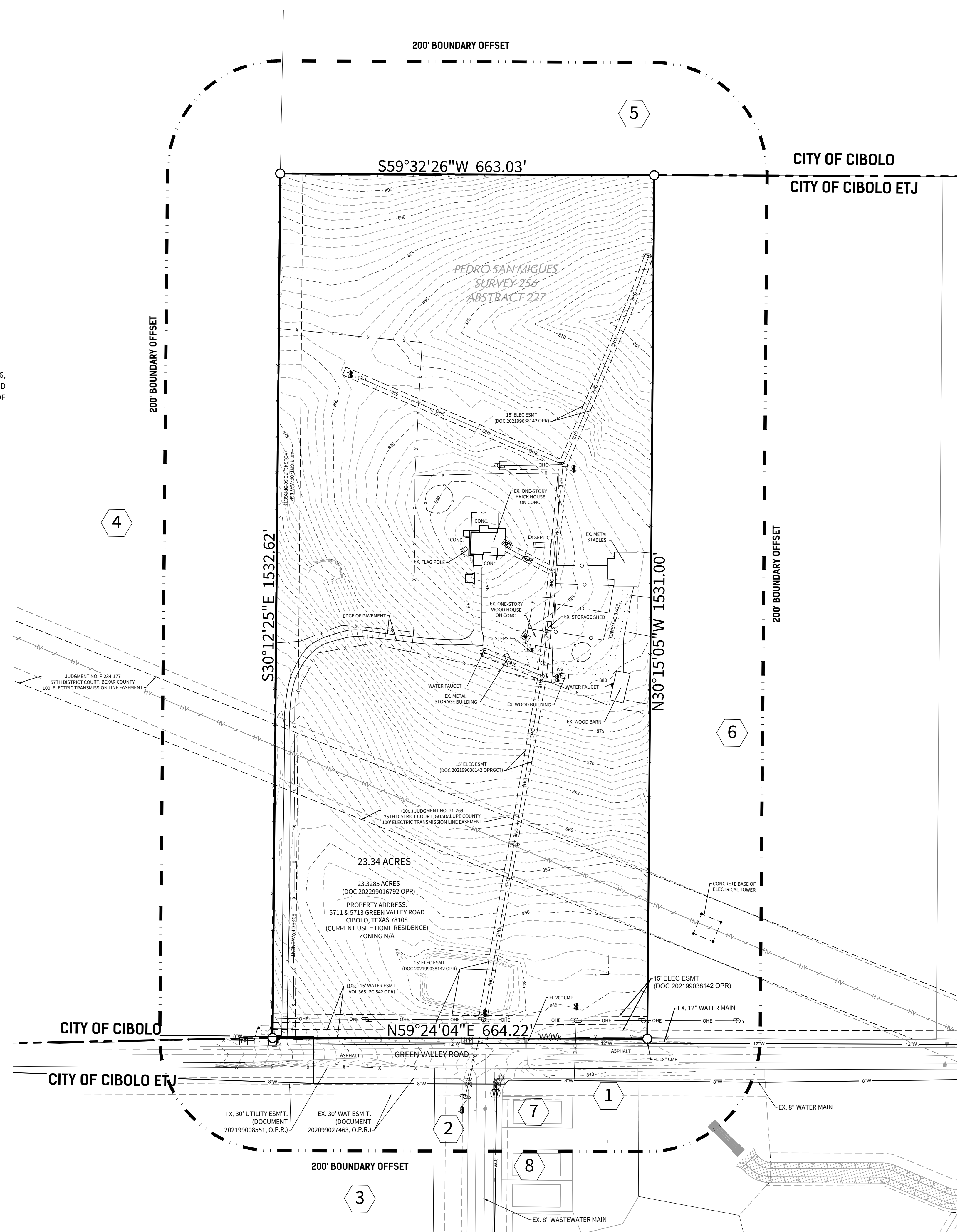
- LEGEND:**
- SITE BOUNDARY
  - - - 200' BOUNDARY OFFSET
  - - - CITY LIMIT BOUNDARY
  - O.H.E. — EXISTING OVERHEAD ELECTRIC
  - 8"W — EXISTING 8" WATER MAIN
  - O — EXISTING METAL FENCE
  - X — EXISTING WIRE FENCE
  - — EXISTING WOODEN FENCE
  - — EXISTING 6" OF STREET
  - - - EXISTING EASEMENT

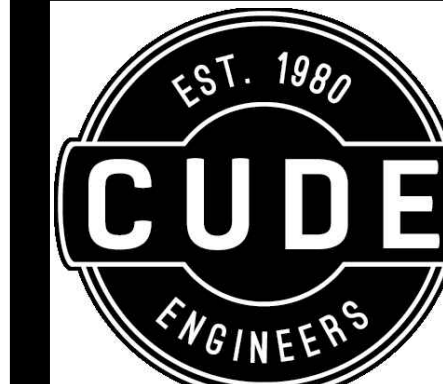
**LEGAL DESCRIPTION:**

23.34 ACRES OF LAND LOCATED IN THE PEDRO SAN MIGUEL SURVEY 256, ABSTRACT 227, GUADALUPE COUNTY, TEXAS AND BEING ALL OF A CALLED 23.3285 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1408, PAGE 742, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

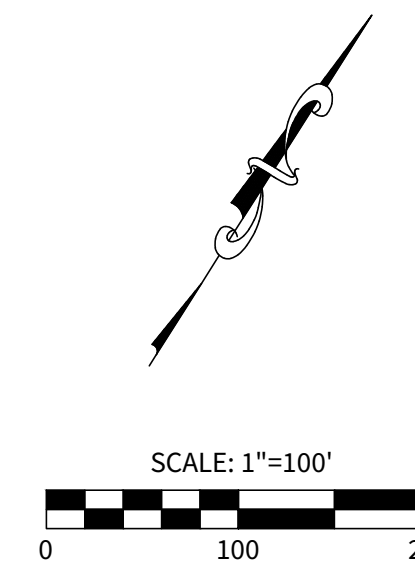
**ADJACENT PROPERTY SUMMARY**

PROPERTY	OWNER	VOLUME	PAGE
1	LEGENDARY TRAILS HOMEOWNERS ASSOCIATION INC	19	578
2	LEGENDARY TRAILS HOMEOWNERS ASSOCIATION INC	19	578
3	MC DOWELL DONNA R	721	499
4	ILF N-T OWNER LP	2014	22581
5	ILF N-T OWNER LP	2014	22581
6	ORTIZ TEOFILO JR & MARIA T	2023	99029018
7	MERITAGE HOMES OF TEXAS LLC	19	578
8	MERITAGE HOMES OF TEXAS LLC	19	578



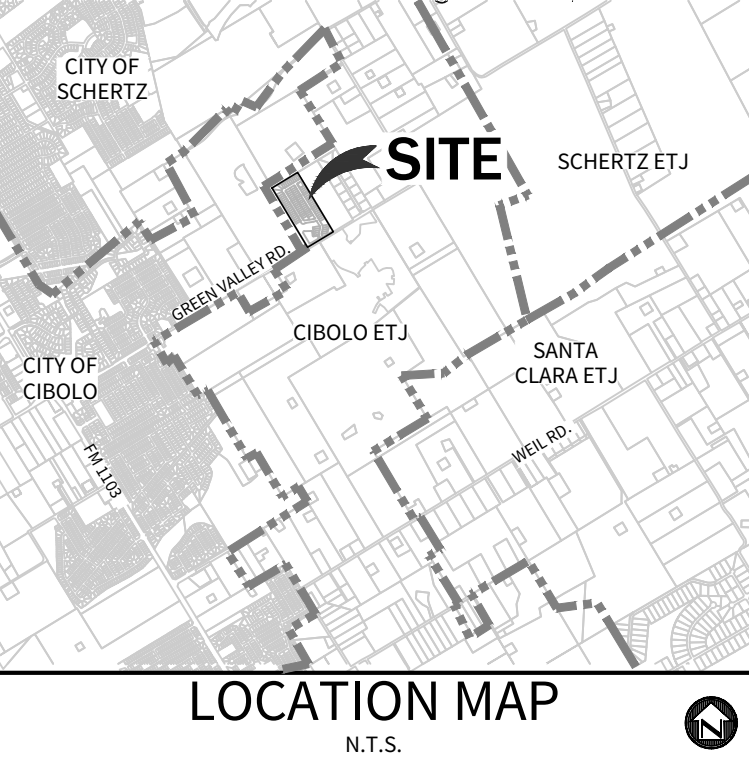


4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P: (210) 681.2951 F: (210) 523.7112



**NOTES:**

1. SITE IS LOCATED WITHIN THE CITY OF CIBOLO ETJ.
2. SUBJECT TRACT IS CURRENTLY IN AGRICULTURAL USE WITH A RESIDENCE.
3. PER FEMA FLOOD MAP PANEL 48187C0230F THE SITE IS NOT WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN.
4. CURRENT SITE ZONING: OCL
5. ALL STREET LOCATIONS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PLATTING PROCESS.
6. ALL PROPOSED STREET RIGHT OF WAYS ARE 60' UNLESS OTHERWISE NOTED.
7. OPEN SPACE WILL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
8. THIS DEVELOPMENT WILL PROVIDE INGRESS/EGRESS ACCESS TO THE ORTIZ AND ILF N-T OWNER LP TRACTS.
9. THE LAND PLAN AS SHOWN ASSUMES THE ABILITY TO VACATE EXISTING 40' RIGHT OF WAY ESM'T (VOL. 241, PG. 50 OPRGCT) ALONG THE WESTERN BOUNDARY LINE.



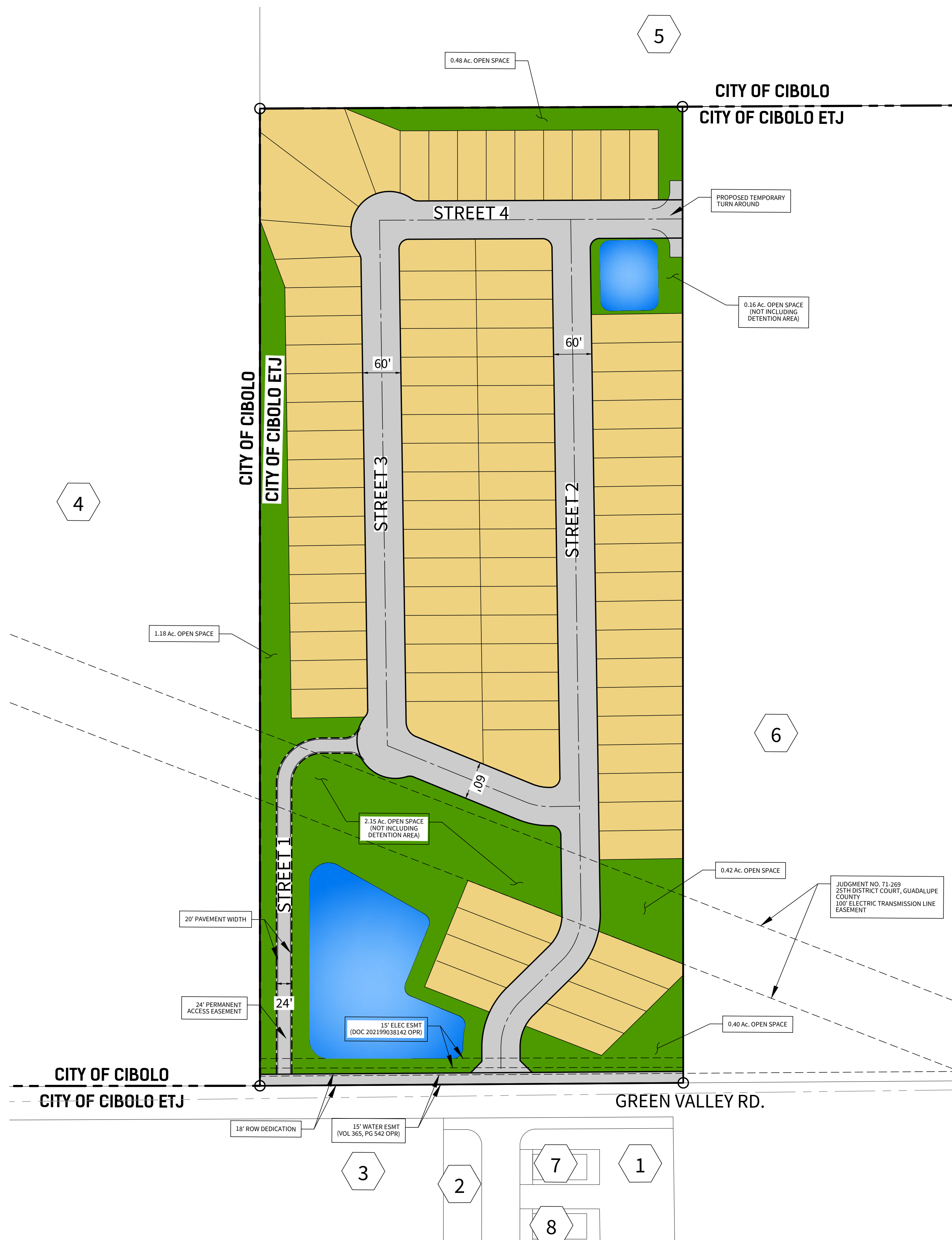
**OWNER / DEVELOPER**  
KB HOME  
CONTACT PERSON: RYAN BERNHARD  
4800 FREDERICKSBURG RD, SUITE 100  
SAN ANTONIO, TX 78229  
TEL: (210) 301-2821

**CIVIL ENGINEER:**  
M.W. CUDE ENGINEERS, L.L.C.  
CONTACT PERSON: SEAN McFARLAND, 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
- 45' LOTS
- ROW
- OPEN SPACE
- DETENTION

ADJACENT PROPERTY SUMMARY			
PROPERTY	OWNER	VOLUME	PAGE
1	LEGENDARY TRAILS HOMEOWNERS ASSOCIATION INC	19	578
2	LEGENDARY TRAILS HOMEOWNERS ASSOCIATION INC	19	578
3	MC DOWELL DONNA R	721	499
4	ILF N-T OWNER LP	2014	22581
5	ILF N-T OWNER LP	2014	22581
6	ORTIZ TEOFILO JR & MARIA T	2023	99029018
7	MERITAGE HOMES OF TEXAS LLC	19	578
8	MERITAGE HOMES OF TEXAS LLC	19	578



DEVELOPMENT SUMMARY			
USE	LOTS	ACREAGE	DU/AC.
SFR	91	12.34	7.37
ROW	N/A	4.79	N/A
*OPEN SPACE	5	4.79	N/A
DETENTION	2	1.42	N/A
<b>**TOTAL</b>	<b>96</b>	<b>23.34</b>	<b>4.11</b>

\* MIN. REQUIRED PARKLAND DEDICATION = 8% OF THE OVERALL TRACT (1.87 Ac.). SEE ABOVE OPEN SPACE BEING PROPOSED.  
\*\* TOTAL LOT COUNT IS BASED OFF RESIDENTIAL LOTS AND OPEN SPACE (900 LOTS). DETENTION WILL BE PROVIDED WITHIN PROPOSED OPEN SPACE LOTS.

SCHRYVER TRACT LAND STUDY  
PROPOSED CONDITIONS EXHIBIT

DATE  
11/07/2024  
PROJECT NO.  
04200.004  
DRAWN BY  
JW  
CHECKED BY  
SPM

**REVISIONS**

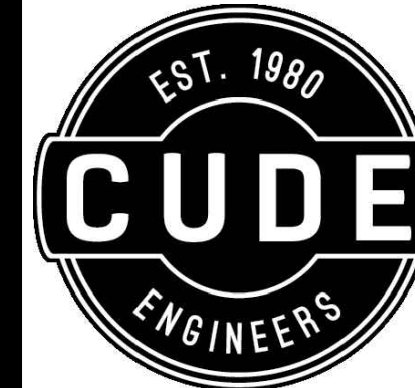
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF ITEM REVIEW ONLY UNDER THE AUTHORITY OF SEAN P. McFARLAND, P.E. #38893  
11/07/24  
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

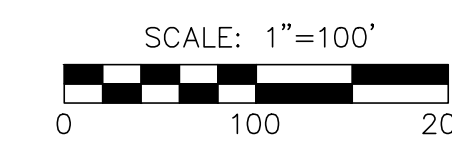
**CUDE ENGINEERS**  
TBPE No. 455  
TBPLS No. 10048500

PLAT NO.  
SAWS JOB NO.

**E2**



4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P: (210) 681.2951 F: (210) 523.7112



SCALE: 1"=100'

0 100 200

SCHRYVER TRACT  
LAND STUDY  
TREE CANOPY EXHIBIT

DATE  
11/07/2024  
PROJECT NO.  
04200.004  
DRAWN BY  
JW  
CHECKED BY  
SPM

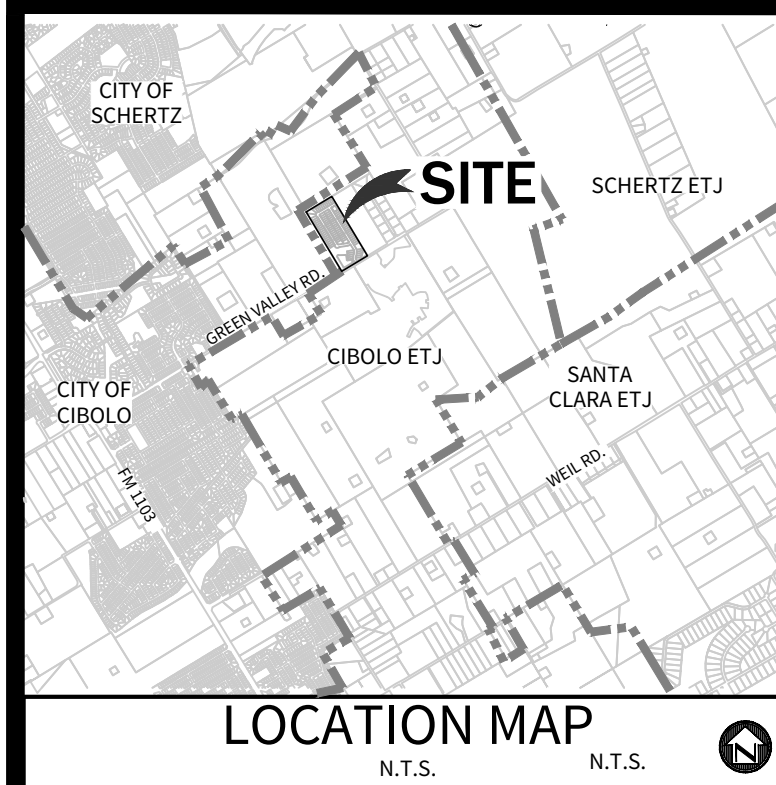
REVISIONS  
1.  
2.  
3.  
4.  
5.  
6.  
7.  
8.  
9.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF SEAN P. MCFARLAND, P.E. #38893 11/07/24 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

CUDE ENGINEERS  
TBPE No. 455  
TBPLS No. 10048500

PLAT NO.  
SAWS JOB NO.

E3



LOCATION MAP  
N.T.S.

**OWNER / DEVELOPER**

KB HOME  
CONTACT PERSON: RYAN BERNHARD  
4800 FREDERICKSBURG RD, SUITE 100  
SAN ANTONIO, TX 78229  
TEL: (210) 301-2821

**CIVIL ENGINEER:**

M.W. CUDE ENGINEERS, L.L.C.  
CONTACT PERSON: SEAN MCFARLAND, P.E.  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TX 78231  
TEL: (210) 681-2951  
FAX: (210) 523-7112

**LEGEND:**

- = SUBDIVISION BOUNDARY
- = CITY LIMIT BOUNDARY
- = EX. EASEMENTS
- = PROPOSED SECONDARY ACCESS EASEMENT

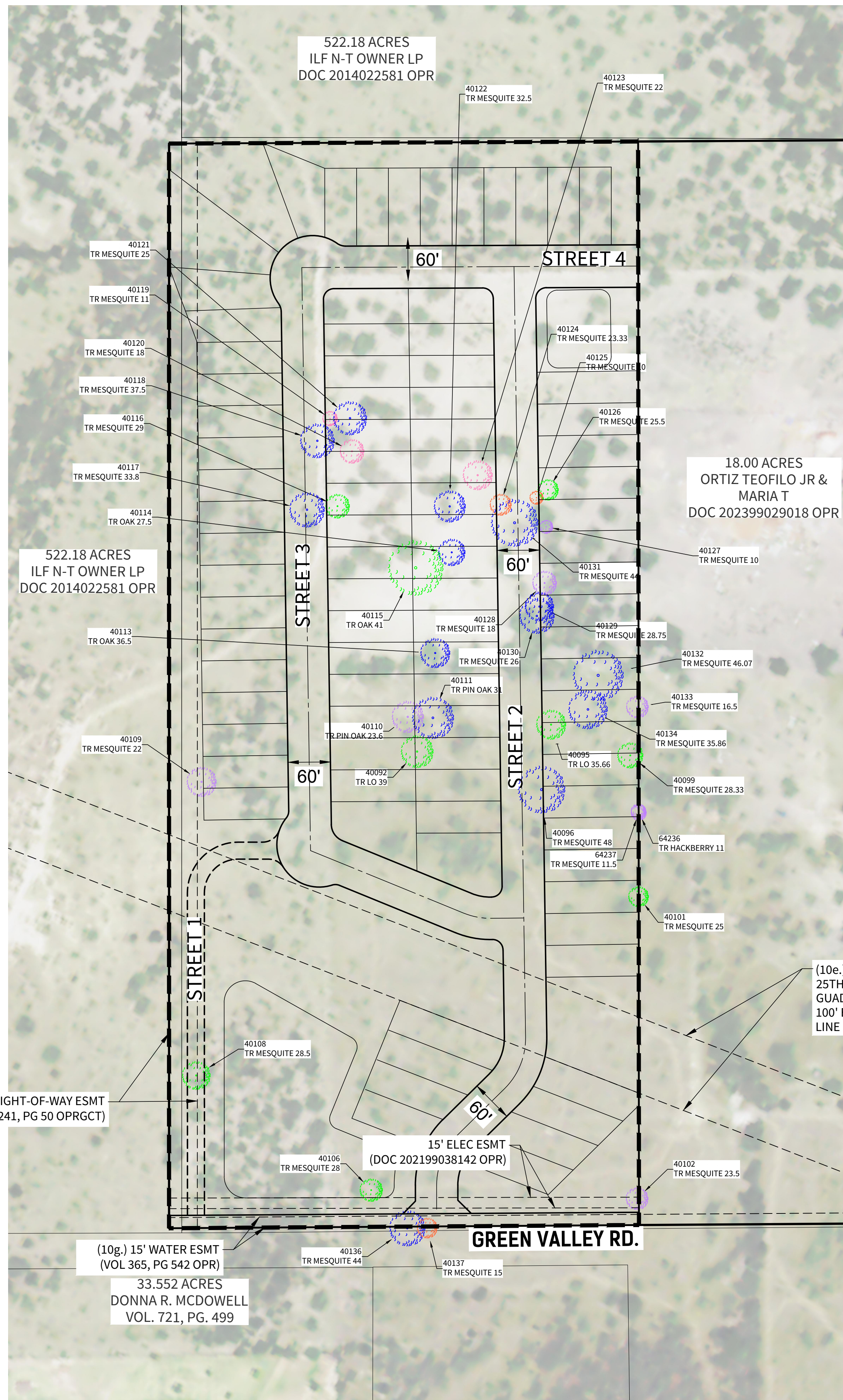
- HERITAGE TREE TO BE PRESERVED
- HERITAGE TREE TO BE REMOVED
- PROTECTED TREE TO BE PRESERVED
- PROTECTED TREE TO BE REMOVED
- EXEMPT TREE TO BE REMOVED

**SIGNIFICANT TREE PRESERVATION LIST**

Point	Species	EXEMPT (ROW,ESMTS)	EXEMPT REMOVED	NON-EXEMPT	NON-EXEMPT REMOVED	EXEMPT PRESERVED	NON EXEMPT PRESERVED
40102	MESQUITE			23.5			23.5
40109	MESQUITE			22			22
40110	PIN OAK			23.6			23.6
40119	MESQUITE	11	11				
40120	MESQUITE			18	18		
40123	MESQUITE			22	22		
40124	MESQUITE	23.33	23.33				
40125	MESQUITE	10	10				
40127	MESQUITE			10			10
40128	MESQUITE			18			18
40133	MESQUITE	16.5					16.5
40137	MESQUITE	15	15				
64236	HACKBERRY			11		11	
64237	MESQUITE			11.5		11.5	
<b>Total</b>		<b>75.83</b>	<b>59.33</b>	<b>159.6</b>	<b>40</b>	<b>22.5</b>	<b>113.6</b>

**HERITAGE TREE PRESERVATION LIST**

Point	Species	EXEMPT (ROW)	EXEMPT REMOVED	NON-EXEMPT	NON-EXEMPT REMOVED	EXEMPT PRESERVED	NON EXEMPT PRESERVED
40092	LO			39			39
40095	LO			35.66			35.66
40096	MESQUITE	48	48				
40099	MESQUITE			28.33			28.33
40101	MESQUITE			25			25
40106	MESQUITE			28			28
40108	MESQUITE			28.5			28.5
40111	PIN OAK			31			31
40113	OAK			36.5	36.5		
40114	OAK			27.5	27.5		
40115	OAK			41			41
40116	MESQUITE			29			29
40117	MESQUITE	33.8	33.8				
40118	MESQUITE	37.5	37.5				
40121	MESQUITE			25	25		
40122	MESQUITE			32.5	32.5		
40126	MESQUITE			25.5			25.5
40129	MESQUITE			28.75	28.75		
40130	MESQUITE	26	26				
40131	MESQUITE	44	44				
40132	MESQUITE			46.07	46.07		
40134	MESQUITE	35.86	35.86				
40136	MESQUITE	44	44				
<b>Total</b>		<b>269.16</b>	<b>269.16</b>	<b>507.31</b>	<b>196.32</b>	<b>0</b>	<b>310.99</b>



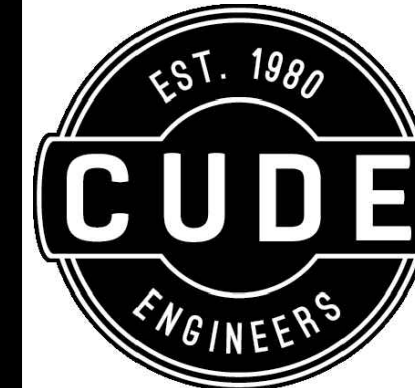
(10e.) JUDGMENT NO. 71-269  
25TH DISTRICT COURT,  
GUADALUPE COUNTY  
100' ELECTRIC TRANSMISSION  
LINE EASEMENT

40' RIGHT-OF-WAY ESMT  
(VOL 241, PG 50 OPRGCT)

15' ELEC ESMT  
(DOC 202199038142 OPR)

(10g.) 15' WATER ESMT  
(VOL 365, PG 542 OPR)

33.552 ACRES  
DONNA R. MCDOWELL  
VOL. 721, PG. 499



4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P: (210) 681-2951 F: (210) 523-7112

SCHRYVER TRACT LAND STUDY  
WATER AND SANITARY SEWER  
MASTER PLAN EXHIBIT

DATE  
11/07/2024  
PROJECT NO.  
04200.004  
DRAWN BY  
JW  
CHECKED BY  
SPM

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

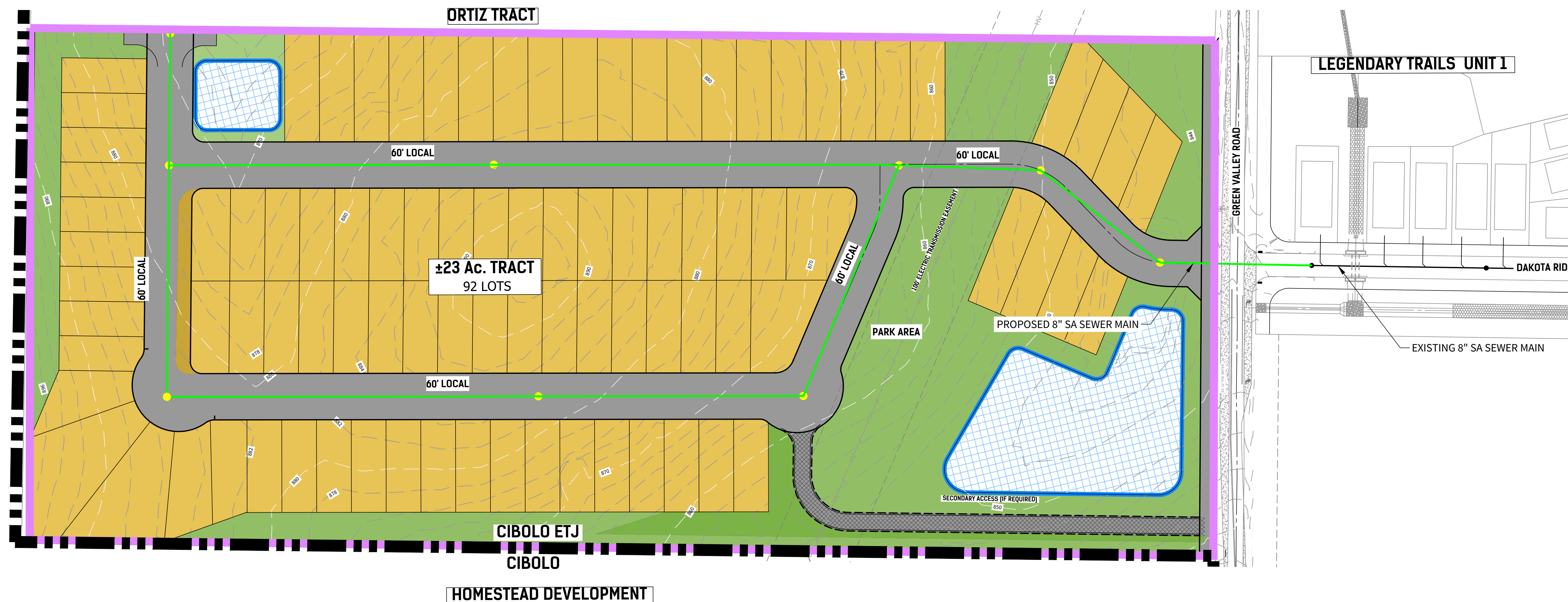
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF SEAN P. McFARLAND, P.E. #38893 11/07/24 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

CUDE ENGINEERS  
TBPE No. 455  
TBPLS No. 10048500

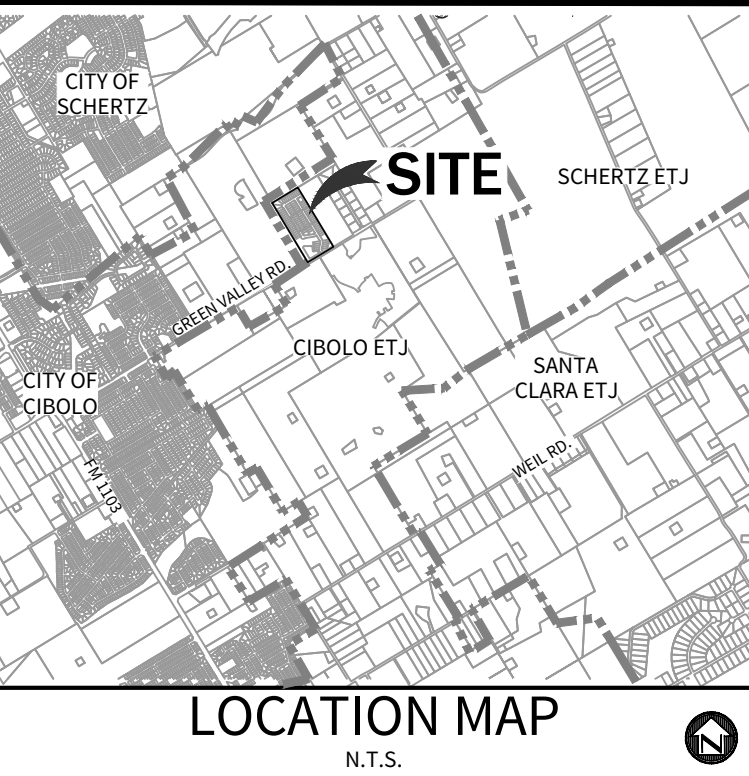
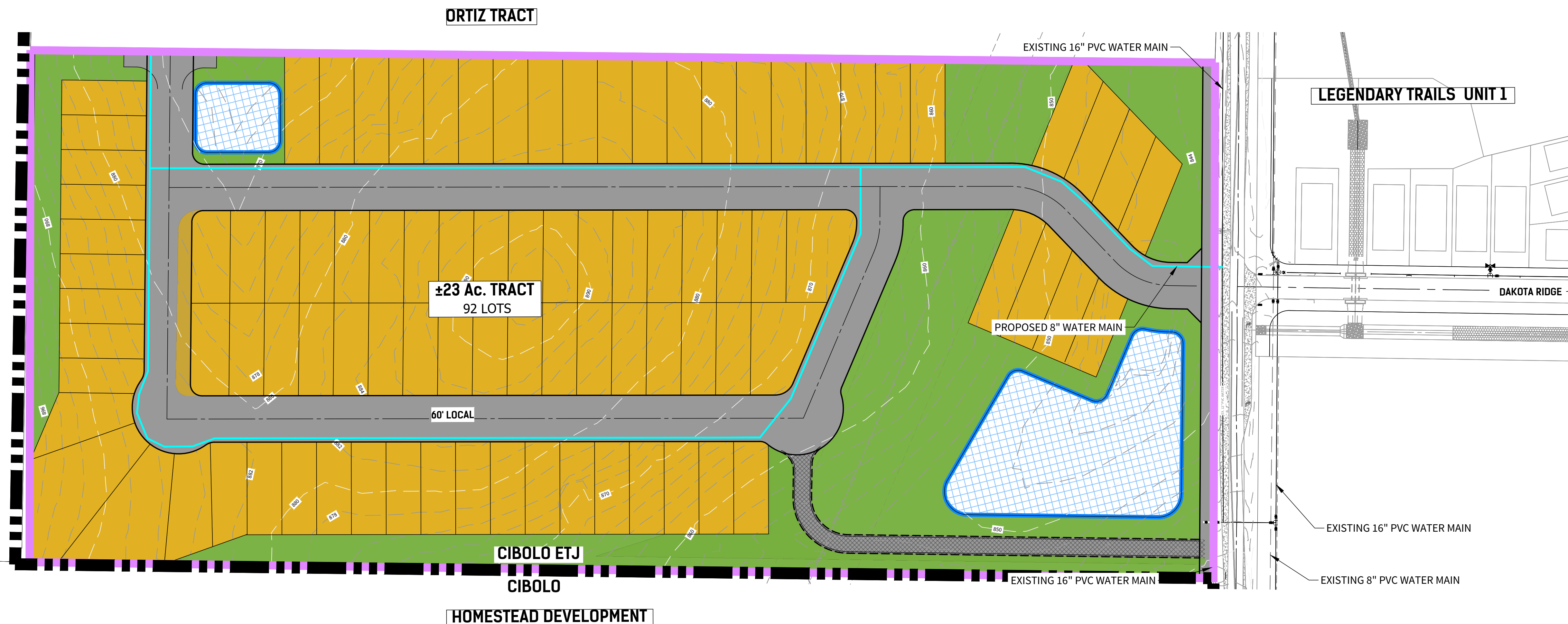
PLAT NO.  
SAWS JOB NO.

E4  
OF

# SANITARY SEWER MASTER PLAN



# WATER MASTER PLAN

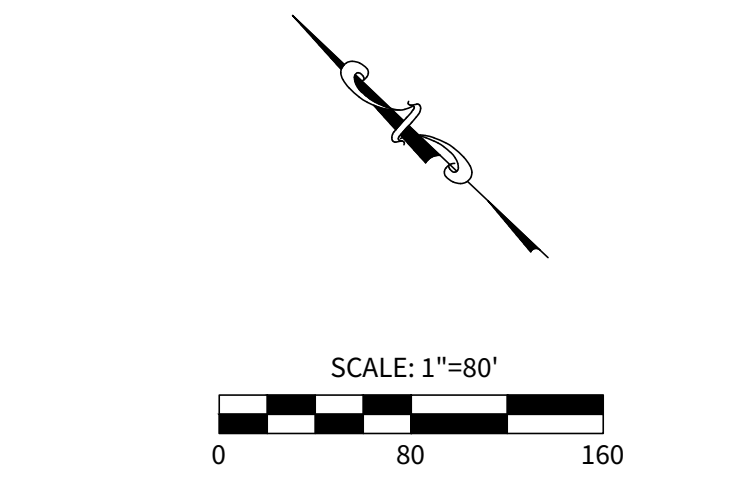


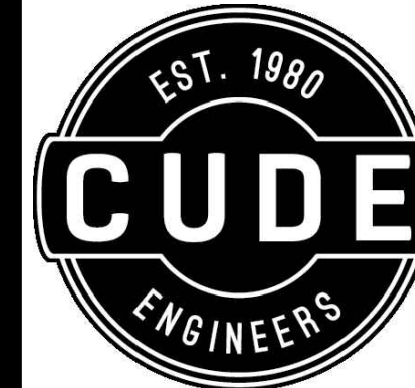
**OWNER / DEVELOPER**  
KB HOME  
CONTACT PERSON: RYAN BERNHARD  
4800 FREDERICKSBURG RD, SUITE 100  
SAN ANTONIO, TX 78229  
TEL: (210) 301-2821

**CIVIL ENGINEER:**  
M.W. CUDE ENGINEERS, L.L.C.  
CONTACT PERSON: SEAN McFARLAND, P.E.  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TX 78231  
TEL: (210) 681-2951  
FAX: (210) 523-7112

**LEGEND**

- █ CITY LIMITS
- █ SCHRYVER TRACT
- █ PROPOSED WATER MAIN
- █ PROPOSED SEWER MAIN
- PROPOSED SEWER MH
- █ 45' LOTS
- █ ROW
- █ OPEN SPACE
- █ DETENTION POND
- █ SECONDARY ACCESS





4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P: (210) 681-2951 F: (210) 523-7112

SCHRYVER TRACT LAND STUDY  
PRELIMINARY DRAINAGE MASTER PLAN

DATE: 11/07/2024  
PROJECT NO.: 04200.004  
DRAWN BY: JW  
CHECKED BY: SPM

REVISIONS

- 
- 
- 
- 
- 
- 
- 
- 
- 

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF SEAN P. McFARLAND, P.E. #38893  
11/07/24  
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

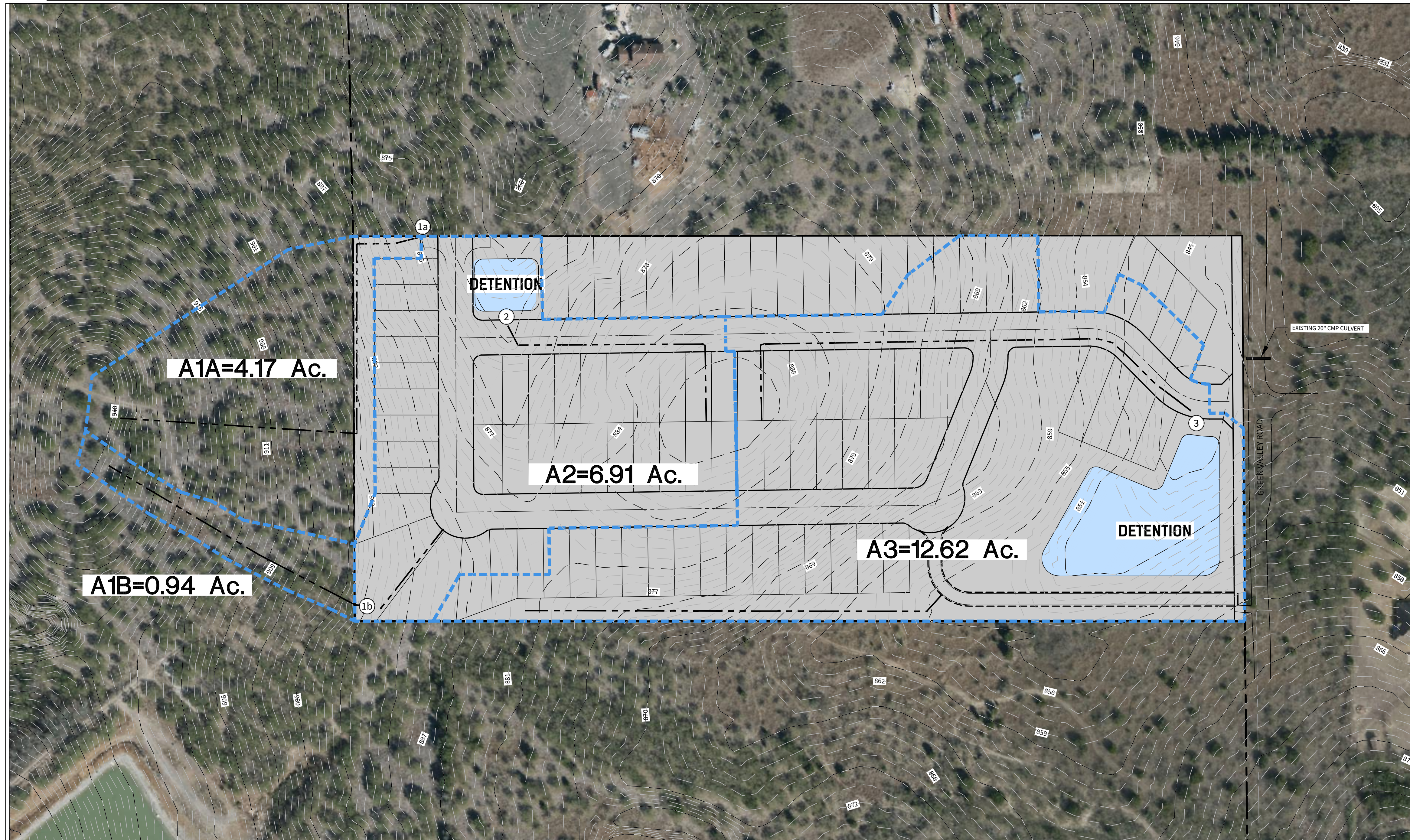
CUDE ENGINEERS  
TBPE No. 455  
TBPLS No. 10048500

PLAT NO.  
SAWS JOB NO.

E5

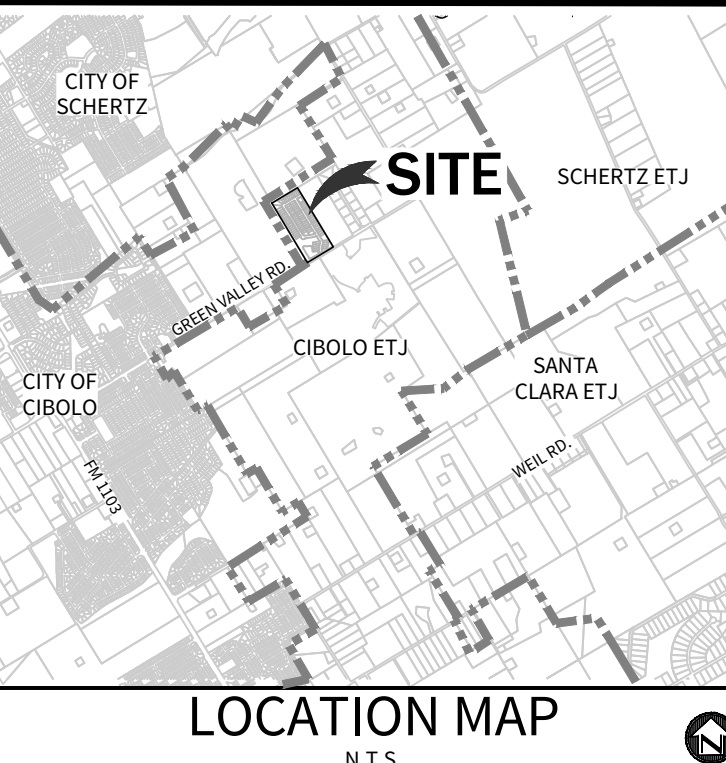
Project Name: Schryver Tract  
Calculation Summary for Time of Concentrations & Project Flow (EXISTING CONDITIONS)

Drainage Shed	Shed Area (Ac.)	AREA OF ACCUMULATION (Ac.)	C	Sheet Flow Tc Computations						Shallow Conc. Tc Computations				Concentrated Tc Computations			Overall Time of Concentration (min)	INTENSITY			Q FLOW			Drainage Shed	
				Length < 300'	Paved (Y or N)	Upstream Elev.	Downstream Elev.	Slope	Time of Concentration	Length < 650'	Paved (Y or N)	Downstream Elev.	Slope	Time of Concentration	Length	Velocity (fps)		Time of Concentration	I5	I25	I100	Q5	Q25		Q100
A1A	4.17	= A1A	0.53	300.00	N	940.00	909.00	10.33%	14.87	137.00	N	896.00	9.49%	0.46	455.00	6	1.26	16.59	5.04	7.01	8.76	11.14	15.49	19.36	A1A
A1B	0.94	= A1B	0.53	300.00	N	940.00	909.00	10.33%	14.87	187.00	N	896.50	6.68%	0.74	135.00	6	0.38	15.98	5.14	7.15	8.94	2.56	3.56	4.45	A1B
A2	6.91	= A2	0.47	130.00	N	900.00	898.00	1.54%	15.42						361.00	6	1.00	16.43	5.07	7.04	8.81	16.47	22.86	28.61	A2
A3	12.62	= A3	0.49	130.00	N	900.00	898.00	1.54%	15.42						787.00	6	2.19	17.61	4.89	6.79	8.48	30.24	41.99	52.44	A3



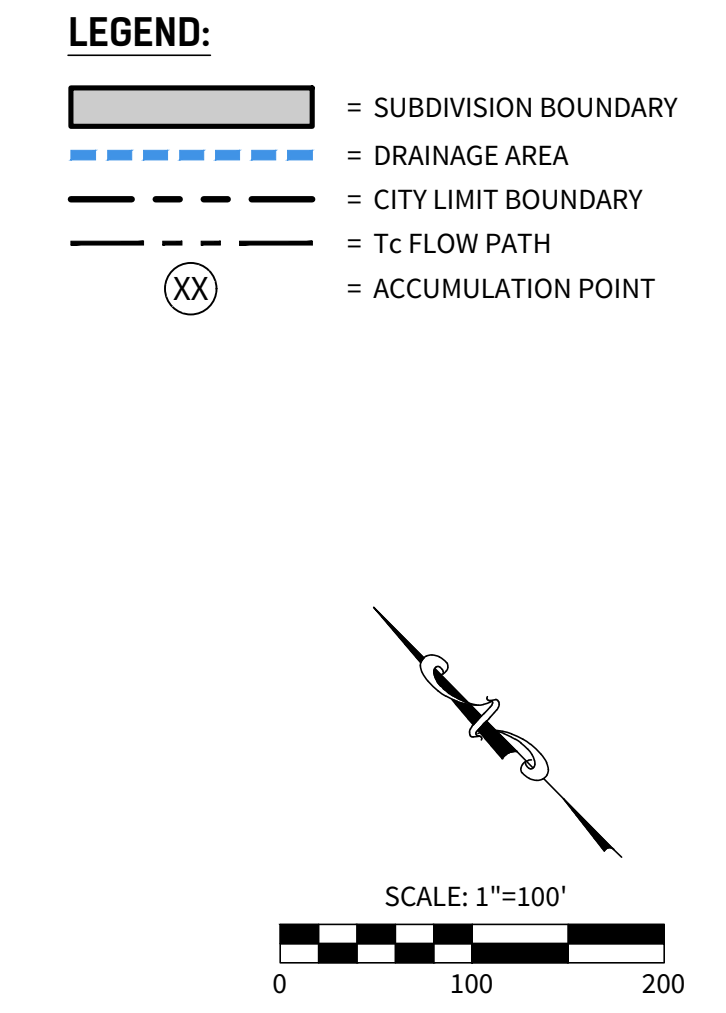
Project Name: Schryver Tract  
Calculation Summary for Time of Concentrations & Project Flow (PROPOSED CONDITIONS)

Drainage Shed	Shed Area (Ac.)	AREA OF ACCUMULATION (Ac.)	C	Sheet Flow Tc Computations						Shallow Conc. Tc Computations				Concentrated Tc Computations			Overall Time of Concentration (min)	INTENSITY			Q FLOW			Drainage Shed	
				Length < 300'	Paved (Y or N)	Upstream Elev.	Downstream Elev.	Slope	Time of Concentration	Length < 650'	Paved (Y or N)	Downstream Elev.	Slope	Time of Concentration	Length	Velocity (fps)		Time of Concentration	I5	I25	I100	Q5	Q25		Q100
A1A	4.17	= A1A	0.53	300.00	N	940.00	909.00	10.33%	14.87	137.00	N	896.00	9.49%	0.46	455.00	6	1.26	16.59	5.04	7.01	8.76	11.14	15.49	19.36	A1A
A1B	0.94	= A1B	0.53	300.00	N	940.00	909.00	10.33%	14.87	187.00	N	896.50	6.68%	0.74	135.00	6	0.38	15.98	5.14	7.15	8.94	2.56	3.56	4.45	A1B
A2	6.91	= A2	0.72	130.00	N	900.00	898.00	1.54%	15.42						361.00	6	1.00	16.43	5.07	7.04	8.81	25.22	35.03	43.83	A2
A3	12.62	= A3	0.70	130.00	N	900.00	898.00	1.54%	15.42						787.00	6	2.19	17.61	4.89	6.79	8.48	43.20	59.98	74.91	A3



OWNER / DEVELOPER  
KB HOME  
CONTACT PERSON: RYAN BERNHARD  
4800 FREDERICKSBURG RD, SUITE 100  
SAN ANTONIO, TX 78229  
TEL: (210) 301-2821

CIVIL ENGINEER:  
M.W. CUDE ENGINEERS, L.L.C.  
CONTACT PERSON: SEAN McFARLAND, P.E.  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TX 78231  
TEL: (210) 681-2951  
FAX: (210) 523-7112







Planning and Zoning Commission Staff Report

**D. Discussion/Action regarding a proposed Land Study of the Schryver Tract subdivision.**

Meeting	Agenda Group
Wednesday, December 11, 2024, 6:30 PM	Discussion/Action Items Item: 7D.
From	
Grant Fore, Planner II	
Staff Contact(s)	
Grant Fore,	

**PLANNING & ZONING COMMISSION ACTION:** Discussion/Action regarding the above referenced petition

**PROPERTY INFORMATION:**

**Project Name:** LS-24-04  
**Owner:** Michele Schryver  
**Representative:** Jason Townsley, KB Homes; Sean McFarland, Cude Engineers  
**Area:** 23.34 acres  
**Location:** 5711 Green Valley Road  
**Council District:** ETJ  
**Zoning ([map](#)):** ETJ  
**Proposed Use:** 92 residential lots  
**Utility Providers:** Water, Sewer – GVSUD, Electricity - GVEC

**FINDINGS/CURRENT ACTIVITY:**

Per Unified Development Code (UDC) Article 20.3.2., 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 exhibits the proposed development of the entire subdivision. The term "Master Plan" is synonymous with "Land Study" and "General Plan" under the UDC.

The applicant is proposing a 23.34-acre subdivision consisting of 92 residential lots of approximately 45' in width. This property is located outside the City of Cibolo corporate limits, in the Extra-Territorial jurisdiction (ETJ). Therefore, there is not a minimum lot size requirement as there is no zoning in the ETJ.

**STAFF ANALYSIS:**

The Planning and Zoning Commission and 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 City ordinances per UDC Section 20.3.2.C.2.

**STAFF FINDINGS:** The Future Land Use Map (FLUM) identifies this area as Estate Residential:

**PRIMARY LAND USES**

Single-Family Detached Homes, Cluster Development, Parks and Open Space

**SECONDARY LAND USES**

Civic and Institutional

## **INDICATORS & ASSUMPTIONS**

Lot size (range) 1/2 to 2 acres

UDC Section 20.3.2.E: Criteria for Approval

The Planning and Zoning Commission, in its review, and the City Council, in considering final action on an Overall Development Concept Plan/Land Study/ Master Plan/Mixed Use Concept Plan, should consider the following criteria:

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 FINDINGS:** The applicant property is within Cibolo's Extraterritorial Jurisdiction (ETJ), and the proposed Land Study must comply with applicable UDC regulations.

2. The proposed provision and configuration of roads, water, wastewater; drainage and park facilities will be adequate to serve each phase of the development;

**STREETS/FUTURE THOROUGHFARE PLAN (MTP):** The Land Study includes local collector roads with 60' of 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 will be submitted at the time of platting. The applicant has provided a Traffic Impact Analysis worksheet with this submittal, and will be required to have a scoping meeting with the City to further to determine the parameters of the study.

As stated, 45' wide lots are proposed in this subdivision. Section 19.4 Block Design of the UDC states:

A. All lots less than sixty (60') feet in width platted after the effective date of Ordinance 1261 (passed in April 23, 2019) are required to take vehicular access from an alley. Alley design and construction shall conform to all requirements of this UDC and the Cibolo Design Construction Manual.

A comment regarding this is included in the review memo attached to this staff report. In conjunction with the Land Study, the applicant is requesting a variance to design the 45' lot subdivision without alleys.

**UTILITIES:** GVSUD will serve as the provider of water and sewer for this development. GVEC will serve as the electric provider.

**DRAINAGE:** The Engineering Design Report submitted by the applicant states that the site drains to two existing lows from a high point in the middle of the site. Detention is anticipated to be provided in order to release project peak flows at or below existing flow conditions.

**PARKLAND:** The applicant is proposing approximately 4.79 acres of open space, which meets the minimum parkland dedication requirement of 8% of the total tract acreage (1.87 acres).

**STAFF FINDINGS:** Due to the variance request to waive the alley requirement, the proposed Land Study does not meet all UDC requirements 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 FINDINGS:** The applicant has not provided a development schedule; however, a Land Study is valid for a period of five (5) years from the date of approval.

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 provisions of the Development Agreement and is consistent with the incorporated Conceptual Plan or any development regulations contained in the approved Development Agreement; and

**STAFF FINDINGS:** The property is located within the ETJ, and there are no development agreements in place. The proposed Land Study must comply with all applicable regulations in UDC Article 20. Due to the pending alley comment, the proposed Land Study does not conform with the City's regulations.

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 FINDINGS:** Staff cannot adequately determine if the proposed phasing will ensure orderly development of the land due to the pending comment on the proposed Land Study.

**STAFF RECOMMENDATION:**

Staff and the City Engineer reviewed the Land Study and associated documents. Per the attached memo, there is an unresolved comment regarding the variance request to waive the alley requirement. Therefore, Staff recommends DENIAL of the Land Study at this time.

**Attachments**

[Application](#)

[Land Study](#)

[City Engineer Letter](#)

[Property Map](#)



# 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: Schryver Tract  
Total Acres: 23.34 Survey Name: PEDRO SAN MIGUES SURVEY 256 Abstract No.: 227  
Project Location (address): 5711 GREEN VALLEY RD

Current Zoning: ETJ Overlay:  None  Old Town  FM 78  
Proposed Zoning: N/A # of Lots: 92 # of Units: 1  
Please Choose One:  Single-Family  Multi-Family  Commercial  Industrial  
 Other \_\_\_\_\_  
Current Use: PRIVATE RESIDENCE Total Proposed Square Footage: N/A  
Proposed Use: SINGLE-FAMILY (Commercial/Industrial only)

### Applicant Information:

Property Owner Name: Michele Gail Schryver  
Address: 5711 GREEN VALLEY RD City: CIBOLO  
State: TX Zip Code: 78108 Phone: 830-708-1966  
Email: \_\_\_\_\_ Fax: \_\_\_\_\_

\*Applicant (if different than Owner): KB HOME LONE STAR, INC.

\* Letter of Authorization required

Address: 4800 Fredericksburg Rd. Suite 100 City: SAN ANTONIO  
State: TX Zip Code: 78229 Phone: (210) 301-2821  
Email: jtownsley@kbhome.com Fax: \_\_\_\_\_

Representative: CUDE ENGINEERS  
Address: 4122 POND HILL RD. STE. 101 City: SAN ANTONIO  
State: TX Zip Code: 78231 Phone: 210-681-2951  
Email: smcfarland@cudeengineers.com Fax: \_\_\_\_\_

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

City of Cibolo  
Use Only

Jason Townsley  
Owner or Representative's Signature

Total Fees

KB Homes - Jason Townsley  
Typed / Printed Name

Payment Method

State of TEXAS

Submittal Date

County of BEXAR

Accepted by

Before me, VERONICA BOSQUEZ, on this day personally appeared  
Name of Notary Public

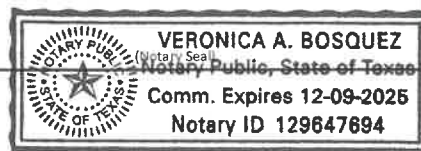
Case Number

JASON TOWNSLEY, 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 9<sup>th</sup> day of OCTOBER, 2024

Veronica A. Bosquez  
Notary Public Signature



# LAND STUDY

PROJECT NAME:

**Schryver Tract**

ATTACHMENTS:

ENGINEERING REPORT

LAND STUDY EXHIBITS

CIBOLO FUTURE LAND USE AND THOROUGHFARE MAP

MTP – SCHRYVER TRACT

TIA THRESHOLD WORKSHEET

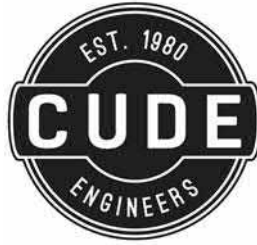
TAX CERTIFICATES

WILL SERVE LETTER

SURVEY

TITLE COMMITMENT

LETTER OF AGENT AND OWNERSHIP DOCS



## *Schryver Tract*

# PRELIMINARY ENGINEERING REPORT

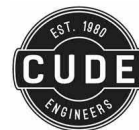
October 2024

### PREPARED FOR:

CITY OF CIBOLO  
PLANNING DEPARTMENT  
201 LOOP 539 W/P.O. BOX 826  
CIBOLO, TEXAS 78108

### DEVELOPER:

KB Home Lone Star Inc., A Texas Corporation  
4800 Fredericksburg Rd. Suite 100  
San Antonio, Texas 78229  
Contact:  
Jason Townsley  
Senior Director of Land Development  
210-301-2815  
[jtownsley@kbhome.com](mailto:jtownsley@kbhome.com)



## I. PROJECT DESCRIPTION

This report is prepared on behalf of KB Home Lone Star Inc., A Texas Corporation for the Schryver Tract. The tract is approximately 23.34 acres and located within Cibolo ETJ at 5711 Green Valley RD.

- This property is **not** located within the corporate limits of the City of Cibolo.
- This property **is** located within the ETJ limits of the City of Cibolo.
- Per FEMA floodmap Panel 48187C0230F this property is **not** located adjacent to FEMA Floodplain.
- Subject Tract is currently in agricultural use with a residence.
- Current Site Zoning: OCL Proposed Site Zoning: N/A
- This property lies within the Upper Cibolo Creek watershed.
- This property is not a part of any master development plan.
- This property is located on the Marion NW USGS Quadrangle tile image from the 2012 CoSA imagery.

## II. PURPOSE AND SCOPE

The purpose of this engineering report is to provide general information to the City of Cibolo for approval of a Land Study application for the Schryver Tract. Those areas of interest in further details are described below:

Cibolo is a community where residents collaborate to shape their civic future by promoting its rich history, preserving a small-town feel, and investing in balanced development.

### FUTURE LAND USE MAP/ CITY MAJOR THOROUGHFARE PLAN

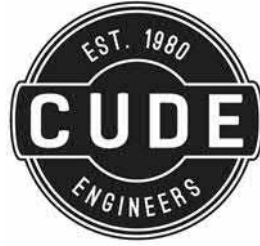
The subject tract lies within designated “Estate Residential” area of the “Future Land Use and Thoroughfare Map” as of September 10<sup>th</sup>, 2024. However, neighboring development to the north and west are planned for “Compact Residential” which our proposed development better falls under the Land Use Considerations laid out in the “Cibolo Tomorrow Comprehensive Plan”:

- Primary Use: Single Family Detached Homes
- Single Family lot size (range) up to 9,000 sq ft – Providing 45’x120’ lots, depth varies, 5,400 sf min.

Schryver Tract is located off Green Valley Road which is an existing minor arterial. The Major Thoroughfare plan shows a proposed Collector Road (80’ ROW) running N-S within the property west of the subject tract. Please refer to the “MTP – Schryver Tract” exhibit.

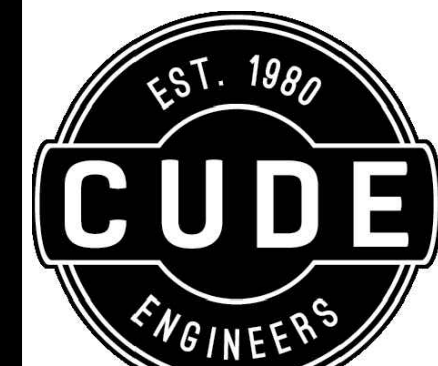
### DRAINAGE

The subject tract drains to two existing lows from a high point in the middle of the site. Detention is anticipated to be provided in order to release project peak flows at or below existing flow conditions. A comparison of proposed and existing flows, as well as planned detention locations can be found on E5 within the “Land Study Exhibits” section of this report. In addition to providing detention for drainage areas A2 and A3 as shown on E5, an interceptor channel is provided for off-site flows from the north of the subject tract which will divert detention and be released to match existing drainage flow patterns.

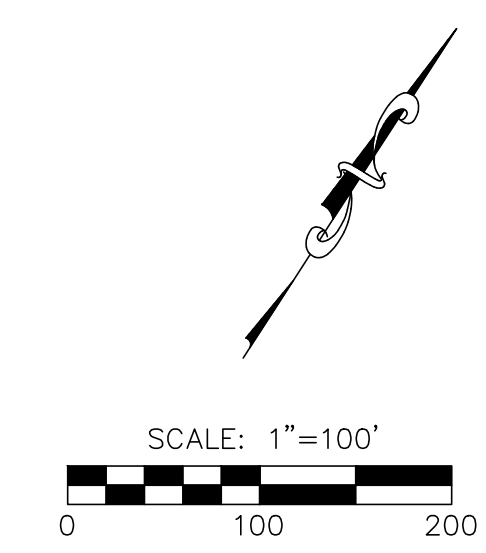


# LAND STUDY EXHIBITS

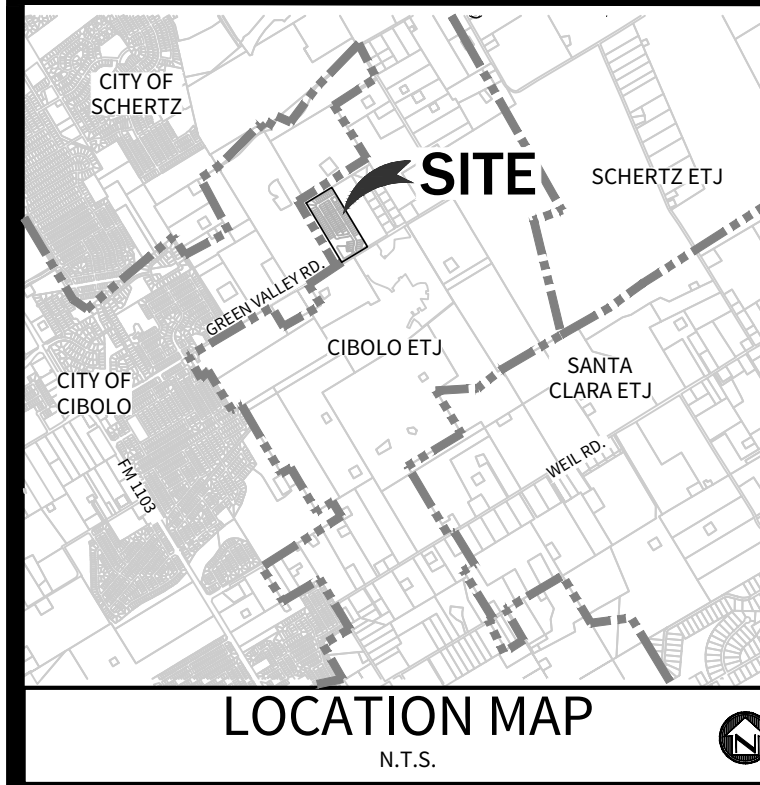




4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P: (210) 681.2951 F: (210) 523.7112



- NOTES:**
1. SITE IS LOCATED WITHIN THE CITY OF CIBOLO ETJ.
  2. SUBJECT TRACT IS CURRENTLY IN AGRICULTURAL USE WITH A RESIDENCE.
  3. PER FEMA FLOOD MAP PANEL 48187C0230F THE SITE IS NOT WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN.
  4. THERE ARE NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS RELATIVE TO WETLANDS, ENDANGERED OR OTHERWISE LISTED SPECIES, ARCHAEOLOGICAL INDICATORS, SOILS, OR SLOPE ANALYSIS.
  5. CURRENT SITE ZONING: OCL
  6. PROPOSED SITE ZONING: N/A
  7. SANITARY SEWER, WATER & UTILITY INFORMATION LOCATIONS ARE APPROXIMATE AND LOCATIONS NEED TO BE FIELD VERIFIED.
  8. EXISTING STREET RIGHT OF WAYS AND PAVEMENT MATERIALS ARE AS FOLLOWS:  
NAME: GREEN VALLEY R.O.W. WIDTH: 50' PAVEMENT MATERIAL: ASPHALT (22' WIDE)



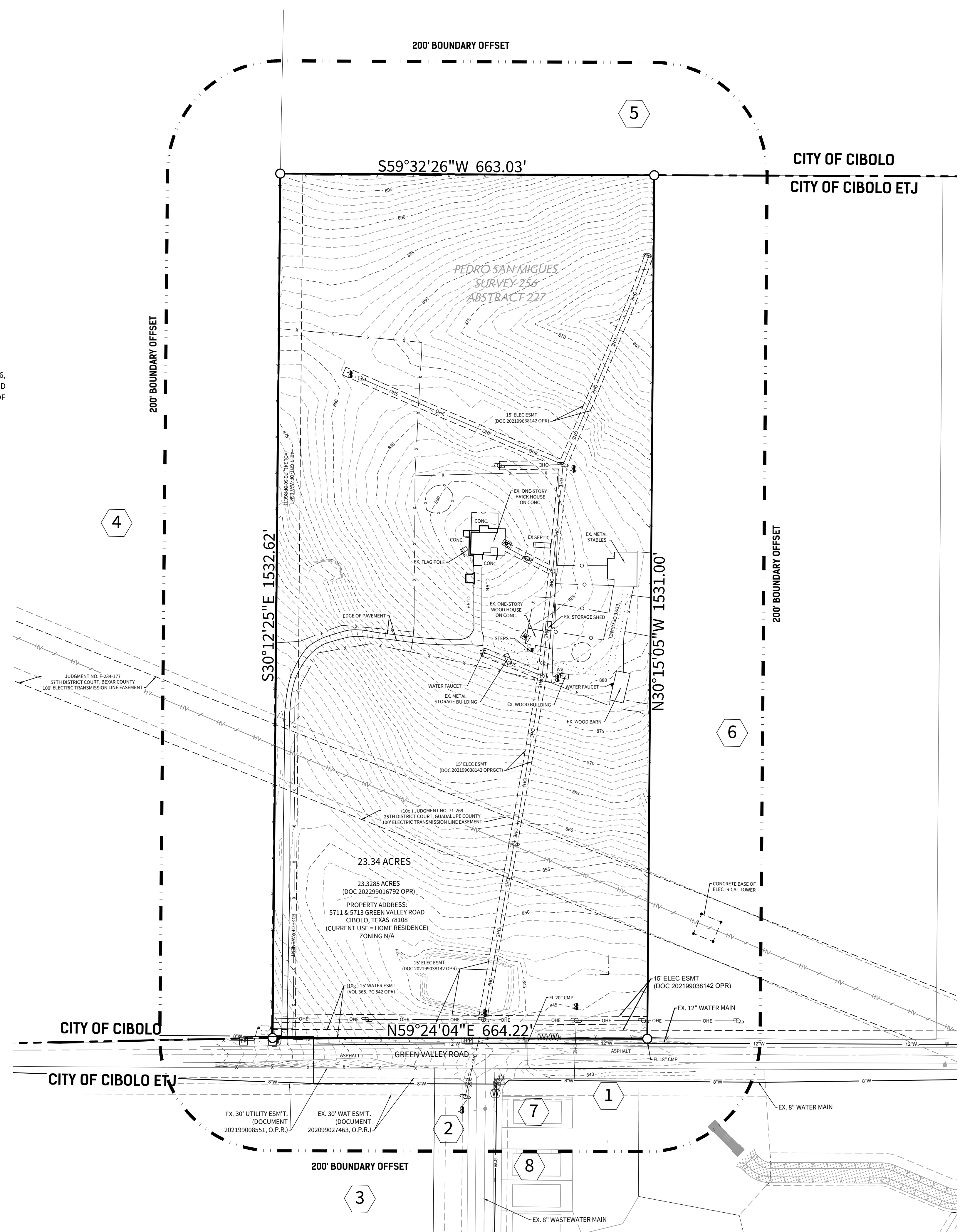
**OWNER / DEVELOPER**  
KB HOME  
CONTACT PERSON: RYAN BERNHARD  
4800 FREDERICKSBURG RD, SUITE 100  
SAN ANTONIO, TX 78229  
TEL: (210) 301-2821

**CIVIL ENGINEER:**  
M.W. CUDE ENGINEERS, L.L.C.  
CONTACT PERSON: SEAN McFARLAND, P.E.  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TX 78231  
TEL: (210) 681-2951  
FAX: (210) 523-7112

- LEGEND:**
- SITE BOUNDARY
  - 200' BOUNDARY OFFSET
  - CITY LIMIT BOUNDARY
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING 8" WATER MAIN
  - EXISTING METAL FENCE
  - EXISTING WIRE FENCE
  - EXISTING WOODEN FENCE
  - EXISTING 6" OF STREET
  - EXISTING EASEMENT

**LEGAL DESCRIPTION:**  
23.34 ACRES OF LAND LOCATED IN THE PEDRO SAN MIGUEL SURVEY 256, ABSTRACT 227, GUADALUPE COUNTY, TEXAS AND BEING ALL OF A CALLED 23.3285 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1408, PAGE 742, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

ADJACENT PROPERTY SUMMARY			
PROPERTY	OWNER	VOLUME	PAGE
1	LEGENDARY TRAILS HOMEOWNERS ASSOCIATION INC	19	578
2	LEGENDARY TRAILS HOMEOWNERS ASSOCIATION INC	19	578
3	MC DOWELL DONNA R	721	499
4	ILF N-T OWNER LP	2014	22581
5	ILF N-T OWNER LP	2014	22581
6	ORTIZ TEOFILO JR & MARIA T	2023	99029018
7	MERITAGE HOMES OF TEXAS LLC	19	578
8	MERITAGE HOMES OF TEXAS LLC	19	578



**SCHRYVER TRACT LAND STUDY**  
EXISTING CONDITIONS EXHIBIT

**DATE**  
11/07/2024  
**PROJECT NO.**  
04200.004  
**DRAWN BY**  
JW  
**CHECKED BY**  
SPM

**REVISIONS**

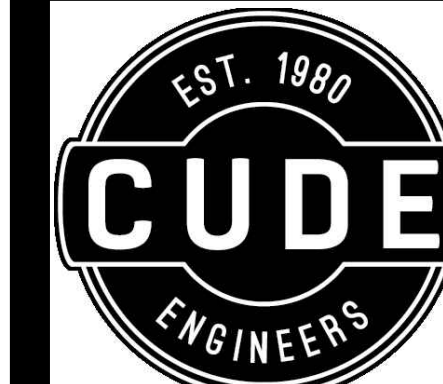
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF SEAN P. MCFARLAND, P.E. #38893 11/07/24 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

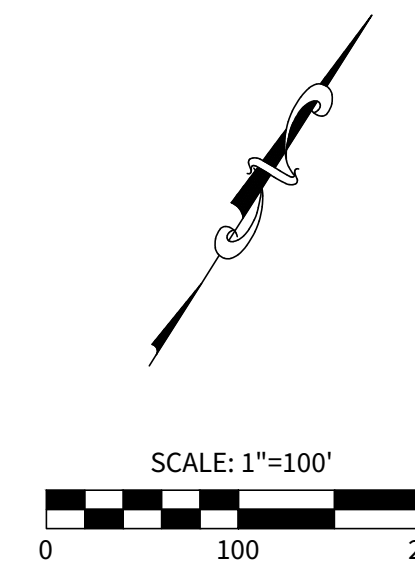
**CUDE ENGINEERS**  
TBPE No. 455  
TBPLS No. 10048500

N/A

**E1**

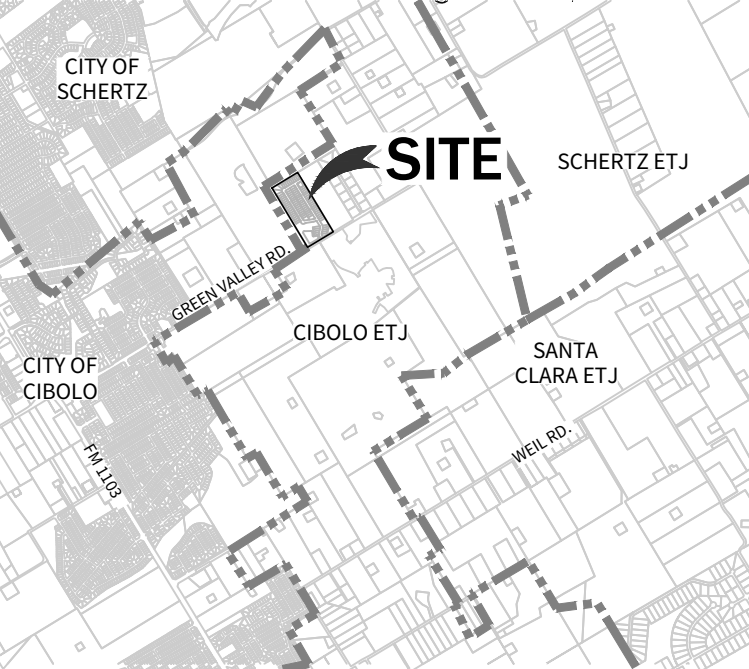


4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P: (210) 681.2951 F: (210) 523.7112



**NOTES:**

1. SITE IS LOCATED WITHIN THE CITY OF CIBOLO ETJ.
2. SUBJECT TRACT IS CURRENTLY IN AGRICULTURAL USE WITH A RESIDENCE.
3. PER FEMA FLOOD MAP PANEL 48187C0230F THE SITE IS NOT WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN.
4. CURRENT SITE ZONING: OCL
5. ALL STREET LOCATIONS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PLATTING PROCESS.
6. ALL PROPOSED STREET RIGHT OF WAYS ARE 60' UNLESS OTHERWISE NOTED.
7. OPEN SPACE WILL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
8. THIS DEVELOPMENT WILL PROVIDE INGRESS/EGRESS ACCESS TO THE ORTIZ AND ILF N-T OWNER LP TRACTS.
9. THE LAND PLAN AS SHOWN ASSUMES THE ABILITY TO VACATE EXISTING 40' RIGHT OF WAY ESM'T (VOL. 241, PG. 50 OPRGCT) ALONG THE WESTERN BOUNDARY LINE.



**OWNER / DEVELOPER**

KB HOME  
CONTACT PERSON: RYAN BERNHARD  
4800 FREDERICKSBURG RD, SUITE 100  
SAN ANTONIO, TX 78229  
TEL: (210) 301-2821

**CIVIL ENGINEER:**

M.W. CUDE ENGINEERS, L.L.C.  
CONTACT PERSON: SEAN McFARLAND, P.E.  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TX 78231  
TEL: (210) 681-2951  
FAX: (210) 523-7112

**LEGEND:**

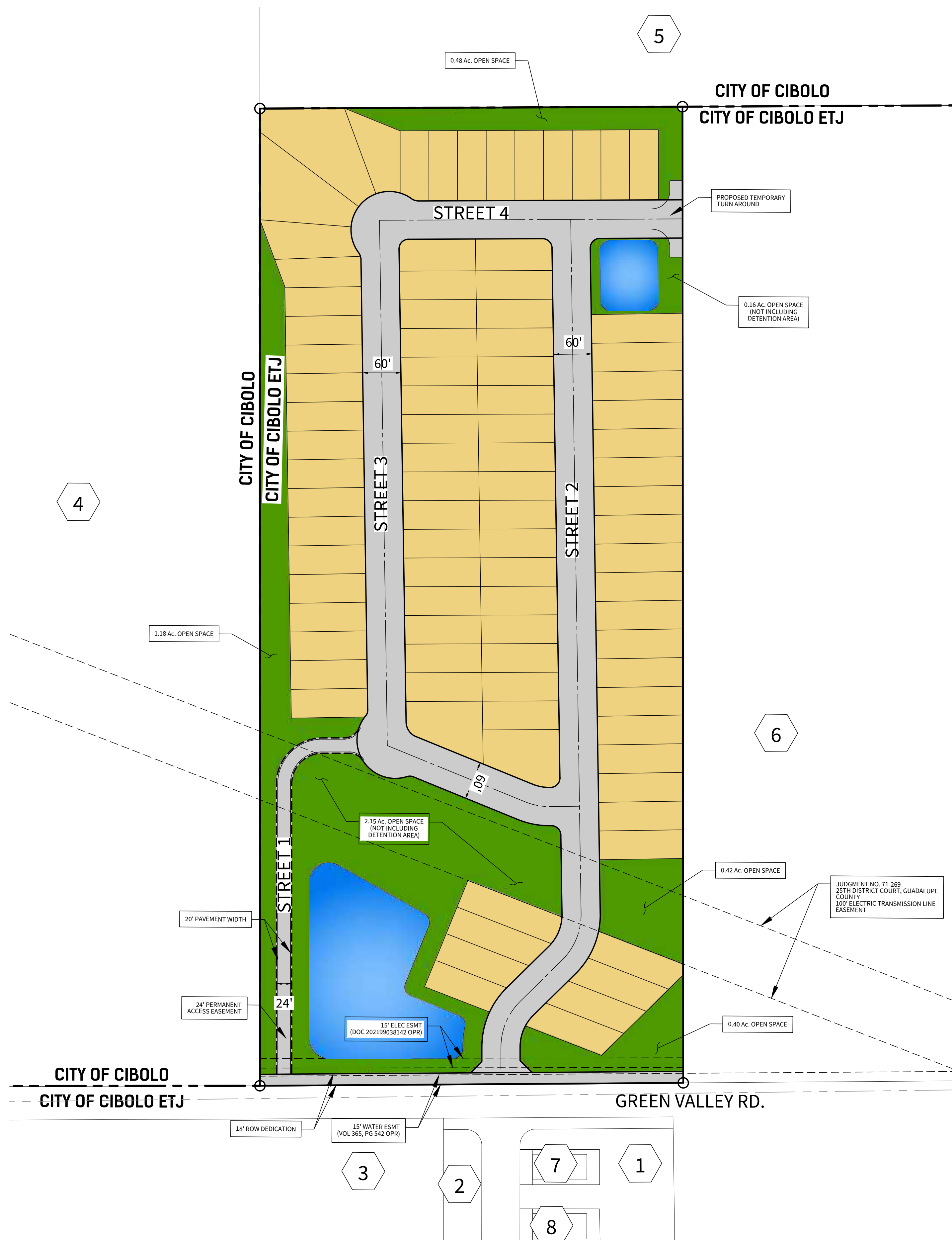
- SITE BOUNDARY
- CITY LIMIT BOUNDARY
- 45' LOTS
- ROW
- OPEN SPACE
- DETENTION

DEVELOPMENT SUMMARY			
USE	LOTS	ACREAGE	DU/AC.
SFR	91	12.34	7.37
ROW	N/A	4.79	N/A
*OPEN SPACE	5	4.79	N/A
DETENTION	2	1.42	N/A
<b>**TOTAL</b>	<b>96</b>	<b>23.34</b>	<b>4.11</b>

\* MIN. REQUIRED PARKLAND DEDICATION = 8% OF THE OVERALL TRACT (1.87 Ac.). SEE ABOVE OPEN SPACE BEING PROPOSED.  
\*\* TOTAL LOT COUNT IS BASED OFF RESIDENTIAL LOTS AND OPEN SPACE (900 LOTS). DETENTION WILL BE PROVIDED WITHIN PROPOSED OPEN SPACE LOTS.

**ADJACENT PROPERTY SUMMARY**

PROPERTY	OWNER	VOLUME	PAGE
1	LEGENDARY TRAILS HOMEOWNERS ASSOCIATION INC	19	578
2	LEGENDARY TRAILS HOMEOWNERS ASSOCIATION INC	19	578
3	MC DOWELL DONNA R	721	499
4	ILF N-T OWNER LP	2014	22581
5	ILF N-T OWNER LP	2014	22581
6	ORTIZ TEOFILO JR & MARIA T	2023	99029018
7	MERITAGE HOMES OF TEXAS LLC	19	578
8	MERITAGE HOMES OF TEXAS LLC	19	578



SCHRYVER TRACT LAND STUDY  
PROPOSED CONDITIONS EXHIBIT

DATE  
11/07/2024  
PROJECT NO.  
04200.004  
DRAWN BY  
JW  
CHECKED BY  
SPM

REVISIONS

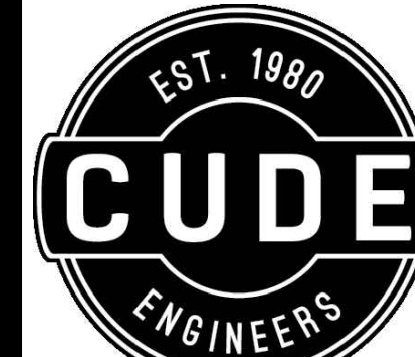
- 
- 
- 
- 
- 
- 
- 
- 
- 

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF ITEM REVIEW ONLY UNDER THE AUTHORITY OF SEAN P. McFARLAND, P.E. #38893  
11/07/24  
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

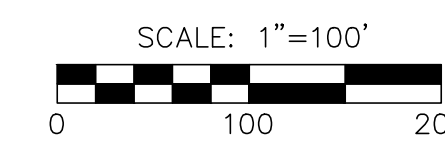
CUDE ENGINEERS  
TBPE No. 455  
TBPLS No. 10048500

PLAT NO.  
SAWS JOB NO.

**E2**



4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P: (210) 681.2951 F: (210) 523.7112



SCHRYVER TRACT  
LAND STUDY  
TREE CANOPY EXHIBIT

DATE  
11/07/2024  
PROJECT NO.  
04200.004  
DRAWN BY  
JW  
CHECKED BY  
SPM

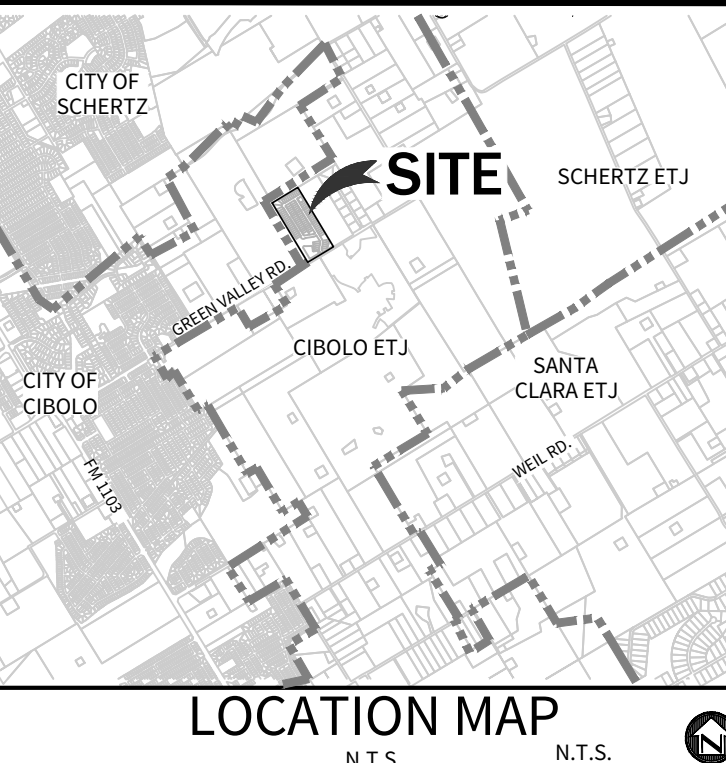
REVISIONS  
1.  
2.  
3.  
4.  
5.  
6.  
7.  
8.  
9.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF SEAN P. MCFARLAND, P.E. #38893 11/07/24 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

CUDE ENGINEERS  
TBPE No. 455  
TBPLS No. 10048500

PLAT NO.  
SAWS JOB NO.

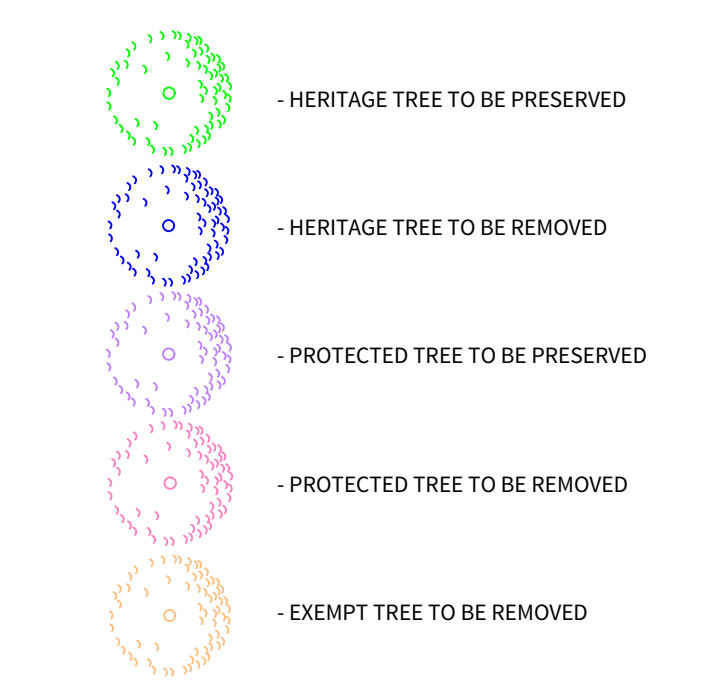
E3  
OF



**OWNER / DEVELOPER**  
KB HOME  
CONTACT PERSON: RYAN BERNHARD  
4800 FREDERICKSBURG RD, SUITE 100  
SAN ANTONIO, TX 78229  
TEL: (210) 301-2821

**CIVIL ENGINEER:**  
M.W. CUDE ENGINEERS, L.L.C.  
CONTACT PERSON: SEAN MCFARLAND, P.E.  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TX 78231  
TEL: (210) 681-2951  
FAX: (210) 523-7112

**LEGEND:**  
- SUBDIVISION BOUNDARY  
- CITY LIMIT BOUNDARY  
- EX. EASEMENTS  
- PROPOSED SECONDARY ACCESS EASEMENT

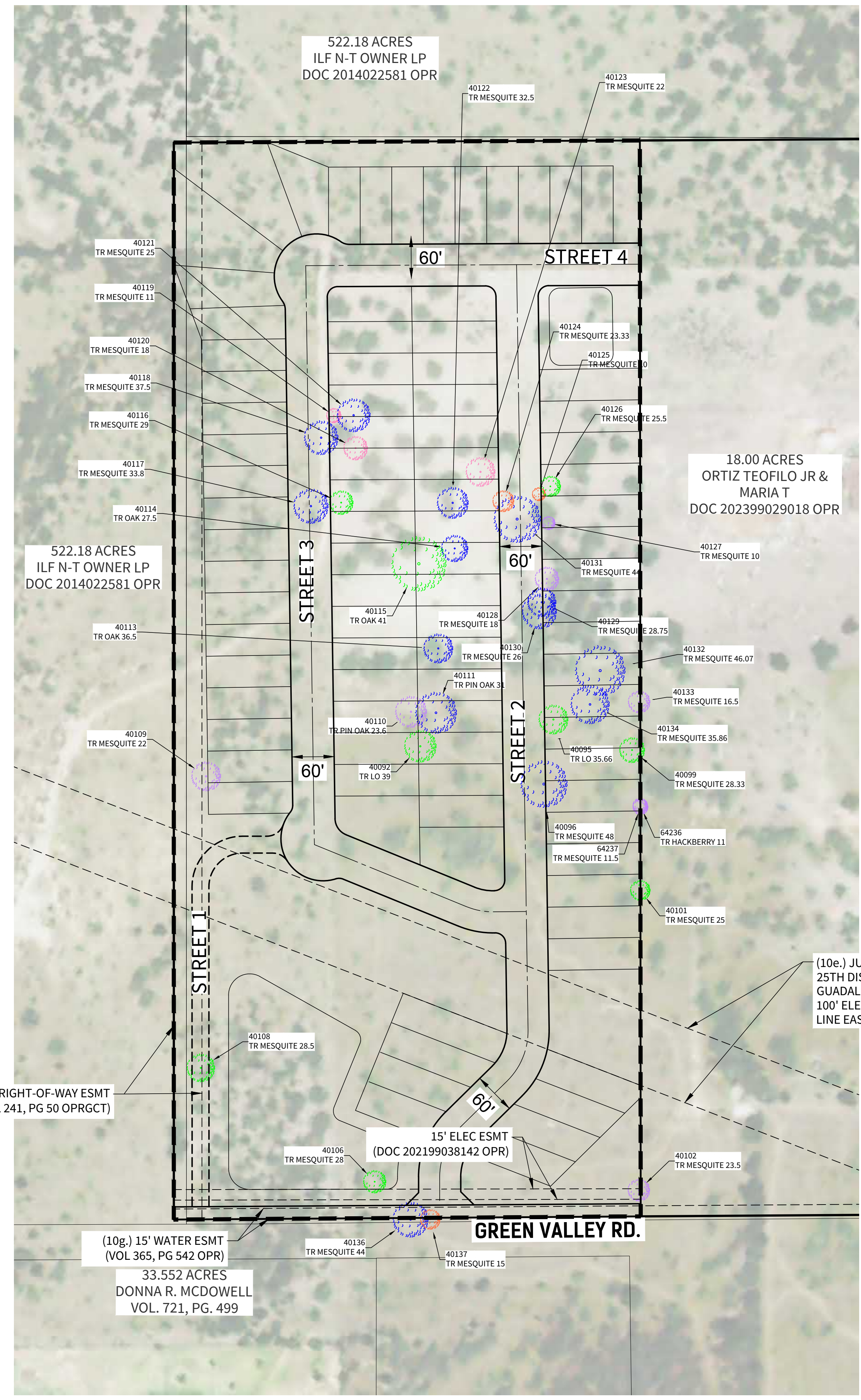


**SIGNIFICANT TREE PRESERVATION LIST**

Point	Species	EXEMPT (ROW, ESMTS)	EXEMPT REMOVED	NON-EXEMPT	NON-EXEMPT REMOVED	EXEMPT PRESERVED	NON EXEMPT PRESERVED
40102	MESQUITE			23.5			23.5
40109	MESQUITE			22			22
40110	PIN OAK			23.6			23.6
40119	MESQUITE	11	11				
40120	MESQUITE			18	18		
40123	MESQUITE			22	22		
40124	MESQUITE	23.33	23.33				
40125	MESQUITE	10	10				
40127	MESQUITE			10			10
40128	MESQUITE			18			18
40133	MESQUITE	16.5					16.5
40137	MESQUITE	15	15				
64236	HACKBERRY			11		11	
64237	MESQUITE			11.5		11.5	
<b>Total</b>		<b>75.83</b>	<b>59.33</b>	<b>159.6</b>	<b>40</b>	<b>22.5</b>	<b>113.6</b>

**HERITAGE TREE PRESERVATION LIST**

Point	Species	EXEMPT (ROW)	EXEMPT REMOVED	NON-EXEMPT	NON-EXEMPT REMOVED	EXEMPT PRESERVED	NON EXEMPT PRESERVED
40092	LO			39			39
40095	LO			35.66			35.66
40096	MESQUITE	48	48				
40099	MESQUITE			28.33			28.33
40101	MESQUITE			25			25
40106	MESQUITE			28			28
40108	MESQUITE			28.5			28.5
40111	PIN OAK			31			31
40113	OAK			36.5	36.5		
40114	OAK			27.5	27.5		
40115	OAK			41			41
40116	MESQUITE			29			29
40117	MESQUITE	33.8	33.8				
40118	MESQUITE	37.5	37.5				
40121	MESQUITE			25	25		
40122	MESQUITE			32.5	32.5		
40126	MESQUITE			25.5			25.5
40129	MESQUITE			28.75	28.75		
40130	MESQUITE	26	26				
40131	MESQUITE	44	44				
40132	MESQUITE			46.07	46.07		
40134	MESQUITE	35.86	35.86				
40136	MESQUITE	44	44				
<b>Total</b>		<b>269.16</b>	<b>269.16</b>	<b>507.31</b>	<b>196.32</b>	<b>0</b>	<b>310.99</b>

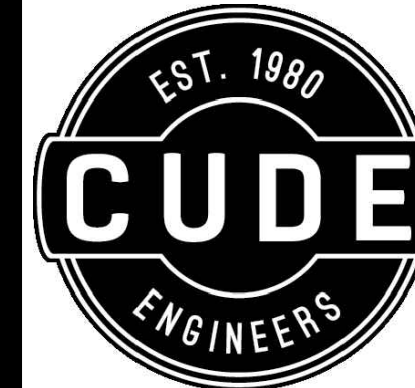


40' RIGHT-OF-WAY ESMT (VOL 241, PG 50 OPRGCT)

15' ELEC ESMT (DOC 202199038142 OPR)

33.552 ACRES DONNA R. MCDOWELL VOL. 721, PG. 499

(10e.) JUDGMENT NO. 71-269 25TH DISTRICT COURT, GUADALUPE COUNTY 100' ELECTRIC TRANSMISSION LINE EASEMENT



4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P: (210) 681-2951 F: (210) 523-7112

SCHRYVER TRACT LAND STUDY

WATER AND SANITARY SEWER  
MASTER PLAN EXHIBIT

DATE

11/07/2024

PROJECT NO.

04200.004

DRAWN BY

JW

CHECKED BY

SPM

REVISIONS

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF SEAN P. McFARLAND, P.E. #38893 11/07/24

IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

CUDE ENGINEERS

TBPE No. 455

TBPLS No. 10048500

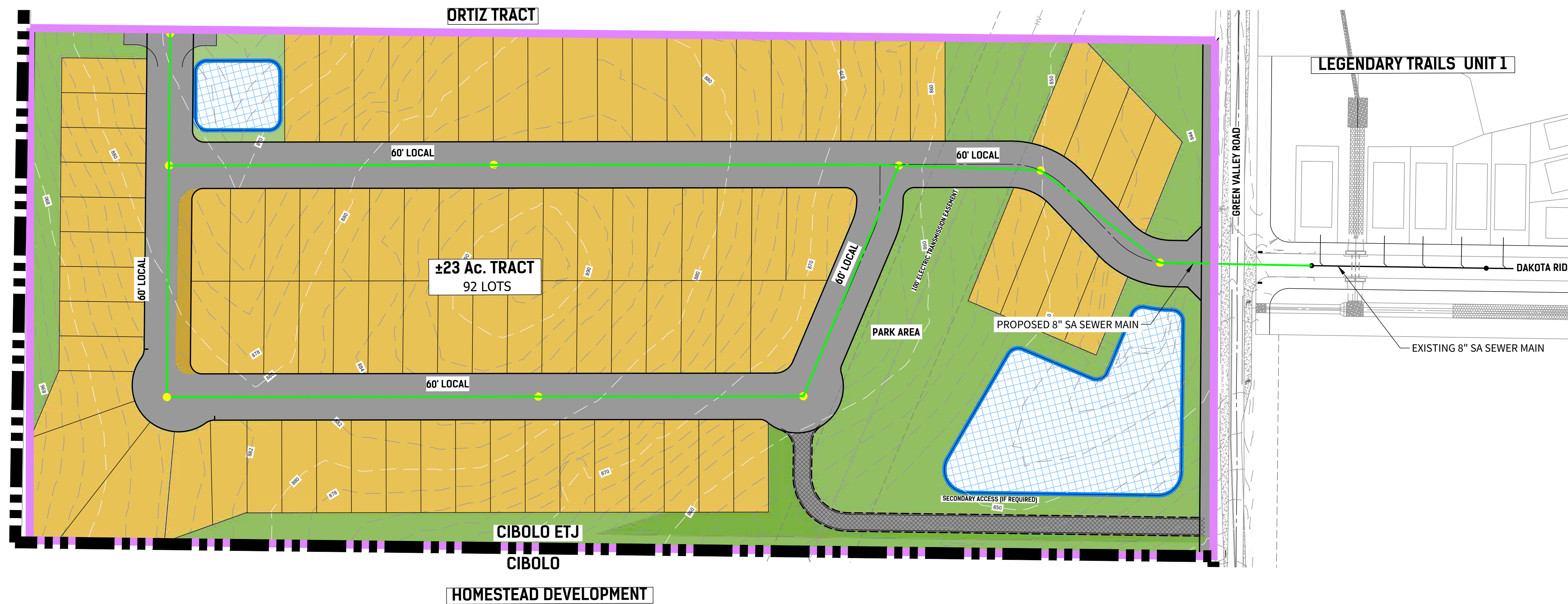
PLAT NO.

SAWS JOB NO.

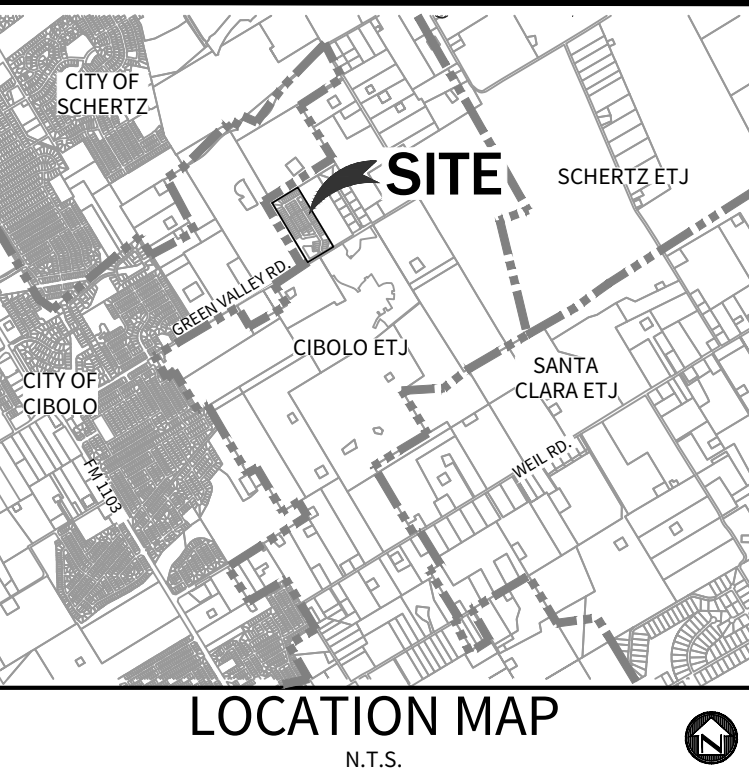
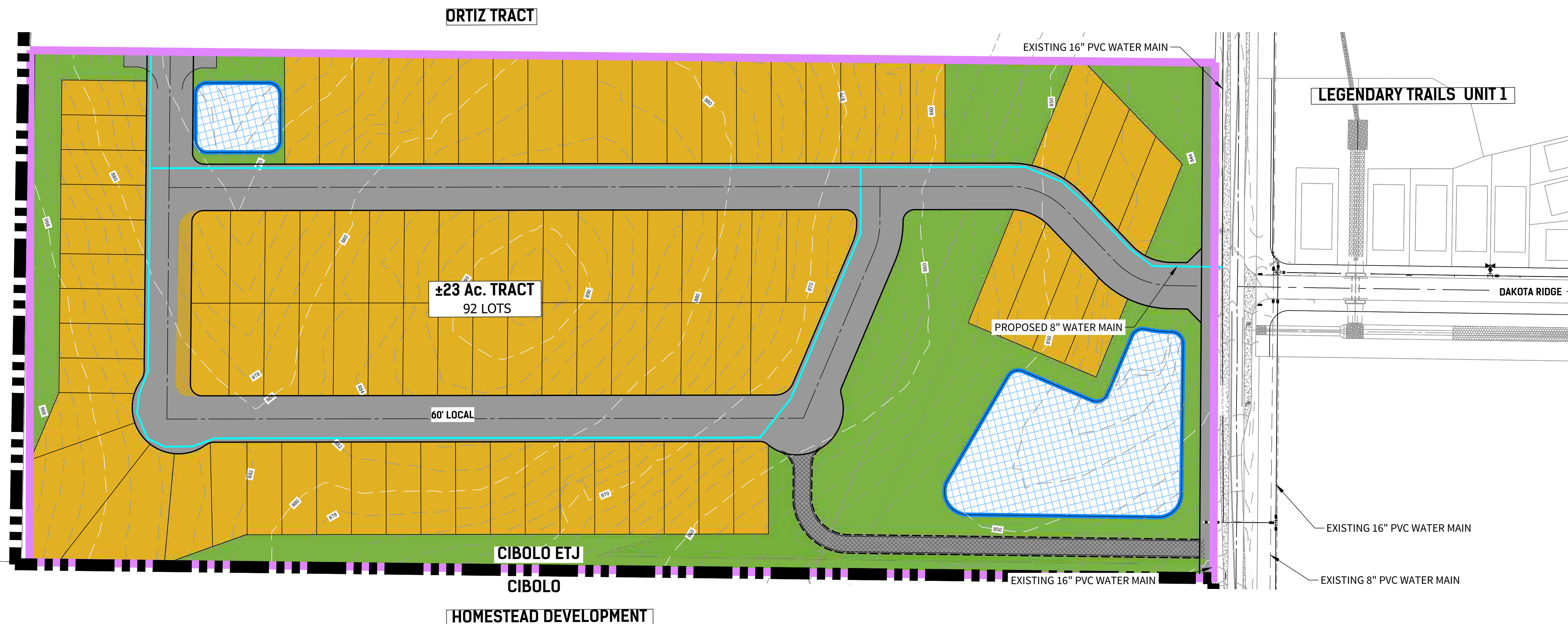
E4

OF

# SANITARY SEWER MASTER PLAN



# WATER MASTER PLAN

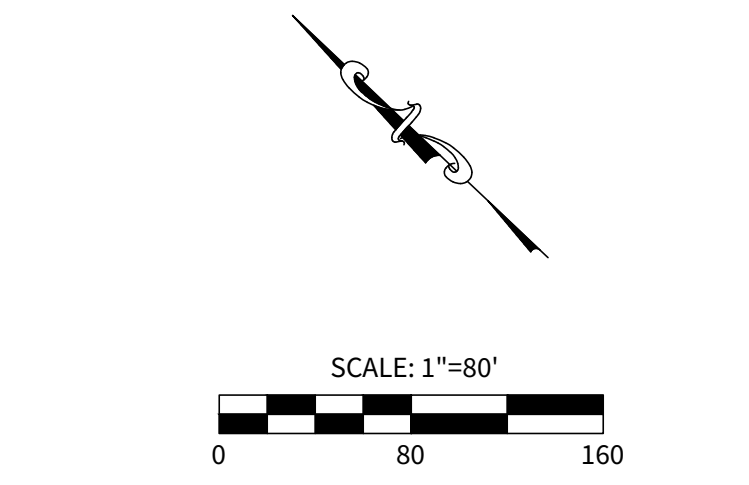


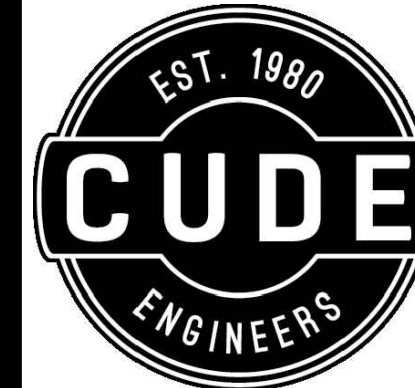
**OWNER / DEVELOPER**  
 KB HOME  
 CONTACT PERSON: RYAN BERNHARD  
 4800 FREDERICKSBURG RD, SUITE 100  
 SAN ANTONIO, TX 78229  
 TEL: (210) 301-2821

**CIVIL ENGINEER:**  
 M.W. CUDE ENGINEERS, L.L.C.  
 CONTACT PERSON: SEAN McFARLAND, P.E.  
 4122 POND HILL ROAD, SUITE 101  
 SAN ANTONIO, TX 78231  
 TEL: (210) 681-2951  
 FAX: (210) 523-7112

**LEGEND**

- CITY LIMITS
- SCHRYVER TRACT
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED SEWER MH
- 45' LOTS
- ROW
- OPEN SPACE
- DETENTION POND
- SECONDARY ACCESS





4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P: (210) 681-2951 F: (210) 523-7112

SCHRYVER TRACT LAND STUDY  
PRELIMINARY DRAINAGE MASTER PLAN

DATE: 11/07/2024  
PROJECT NO.: 04200.004  
DRAWN BY: JW  
CHECKED BY: SPM

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF ITEM REVIEW ONLY UNDER THE AUTHORITY OF SEAN P. McFARLAND, P.E. #38993  
11/07/24  
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

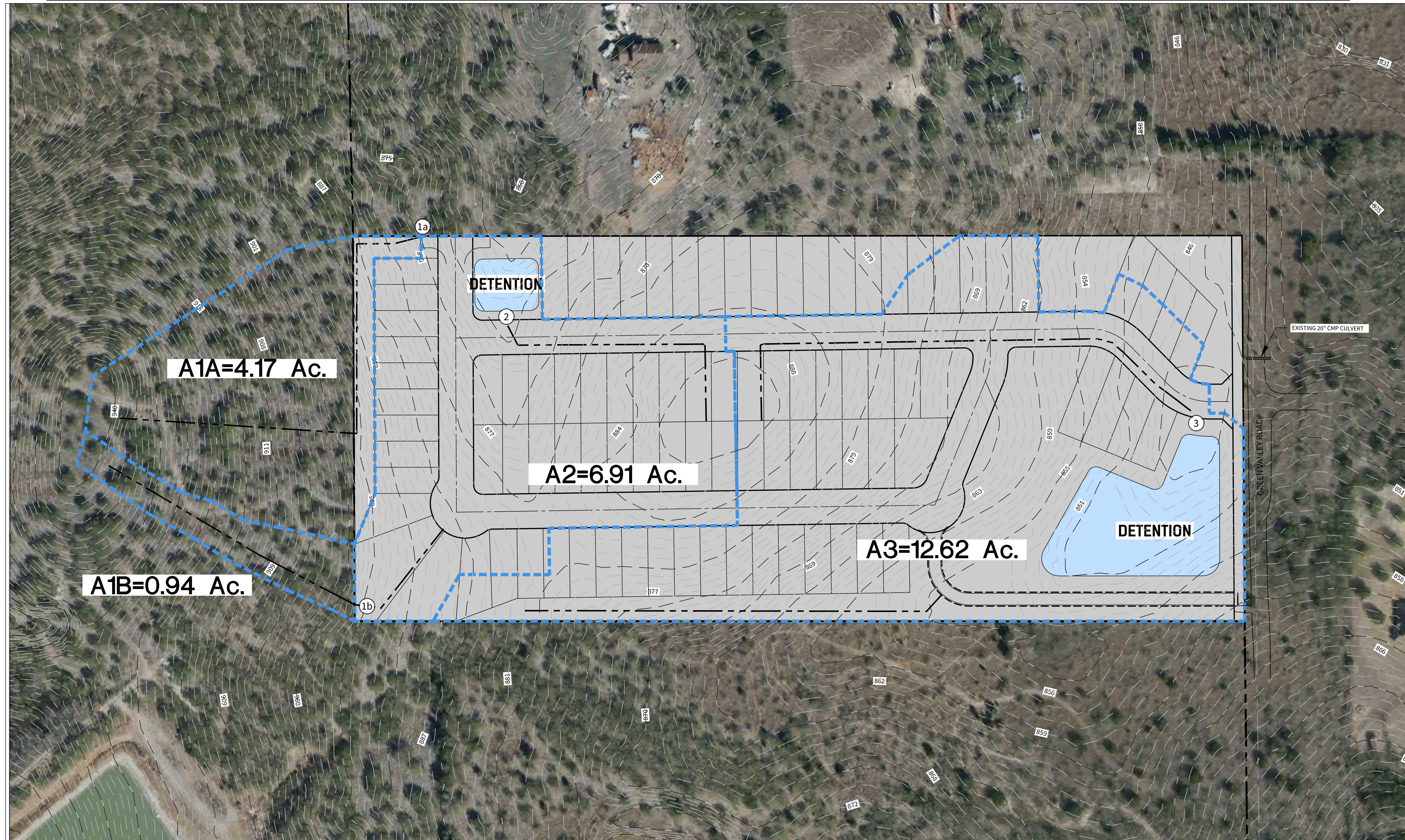
CUDE ENGINEERS  
TBPE No. 455  
TBPLS No. 10048500

PLAT NO.  
SAWS JOB NO.

E5

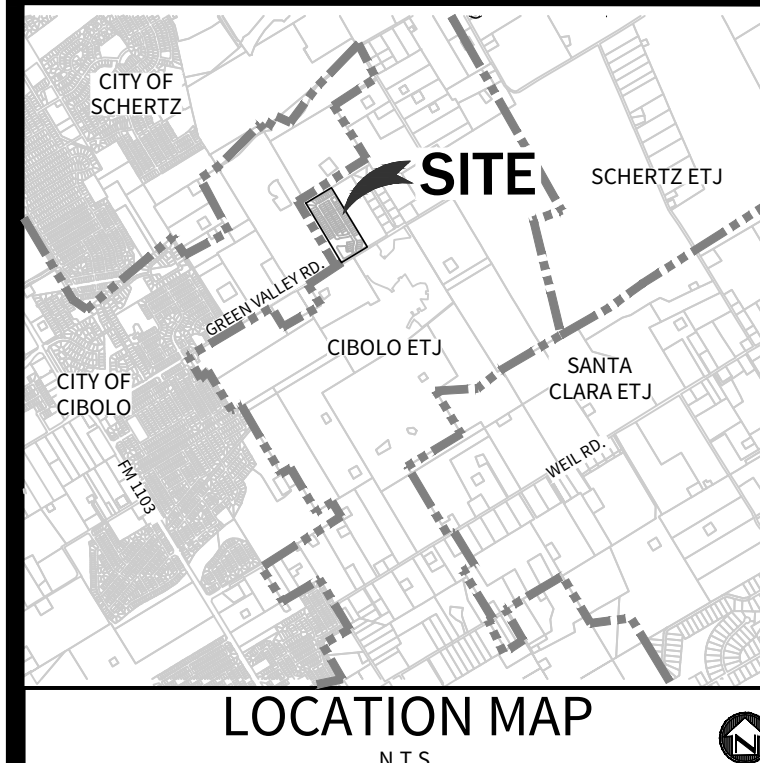
Project Name: Schryver Tract  
Calculation Summary for Time of Concentrations & Project Flow (EXISTING CONDITIONS)

Drainage Shed	Shed Area (Ac.)	AREA OF ACCUMULATION (Ac.)	C	Sheet Flow Tc Computations						Shallow Conc. Tc Computations				Concentrated Tc Computations			Overall Time of Concentration (min)	INTENSITY			Q FLOW			Drainage Shed	
				Length < 300'	Paved (Y or N)	Upstream Elev.	Downstream Elev.	Slope	Time of Concentration	Length < 650'	Paved (Y or N)	Downstream Elev.	Slope	Time of Concentration	Length	Velocity (fps)		Time of Concentration	I5	I25	I100	Q5	Q25		Q100
A1A	4.17	= A1A	0.53	300.00	N	940.00	909.00	10.33%	14.87	137.00	N	896.00	9.49%	0.46	455.00	6	1.26	16.59	5.04	7.01	8.76	11.14	15.49	19.36	A1A
A1B	0.94	= A1B	0.53	300.00	N	940.00	909.00	10.33%	14.87	187.00	N	896.50	6.68%	0.74	135.00	6	0.38	15.98	5.14	7.15	8.94	2.56	3.56	4.45	A1B
A2	6.91	= A2	0.47	130.00	N	900.00	896.00	1.54%	15.42						361.00	6	1.00	16.43	5.07	7.04	8.81	16.47	22.86	28.61	A2
A3	12.62	= A3	0.49	130.00	N	900.00	896.00	1.54%	15.42						787.00	6	2.19	17.61	4.89	6.79	8.48	30.24	41.99	52.44	A3



Project Name: Schryver Tract  
Calculation Summary for Time of Concentrations & Project Flow (PROPOSED CONDITIONS)

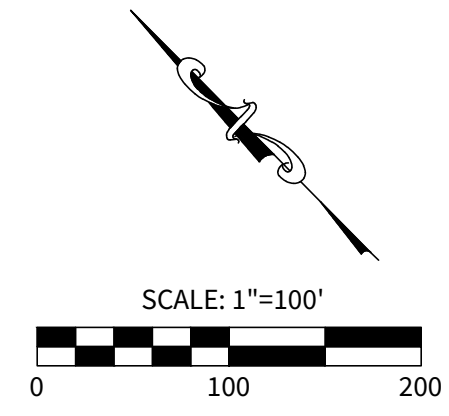
Drainage Shed	Shed Area (Ac.)	AREA OF ACCUMULATION (Ac.)	C	Sheet Flow Tc Computations						Shallow Conc. Tc Computations				Concentrated Tc Computations			Overall Time of Concentration (min)	INTENSITY			Q FLOW			Drainage Shed	
				Length < 300'	Paved (Y or N)	Upstream Elev.	Downstream Elev.	Slope	Time of Concentration	Length < 650'	Paved (Y or N)	Downstream Elev.	Slope	Time of Concentration	Length	Velocity (fps)		Time of Concentration	I5	I25	I100	Q5	Q25		Q100
A1A	4.17	= A1A	0.53	300.00	N	940.00	909.00	10.33%	14.87	137.00	N	896.00	9.49%	0.46	455.00	6	1.26	16.59	5.04	7.01	8.76	11.14	15.49	19.36	A1A
A1B	0.94	= A1B	0.53	300.00	N	940.00	909.00	10.33%	14.87	187.00	N	896.50	6.68%	0.74	135.00	6	0.38	15.98	5.14	7.15	8.94	2.56	3.56	4.45	A1B
A2	6.91	= A2	0.72	130.00	N	900.00	896.00	1.54%	15.42						361.00	6	1.00	16.43	5.07	7.04	8.81	25.22	35.03	43.83	A2
A3	12.62	= A3	0.70	130.00	N	900.00	896.00	1.54%	15.42						787.00	6	2.19	17.61	4.89	6.79	8.48	43.20	59.98	74.91	A3

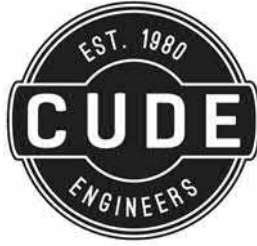


OWNER / DEVELOPER  
KB HOME  
CONTACT PERSON: RYAN BERNHARD  
4800 FREDERICKSBURG RD, SUITE 100  
SAN ANTONIO, TX 78229  
TEL: (210) 301-2821

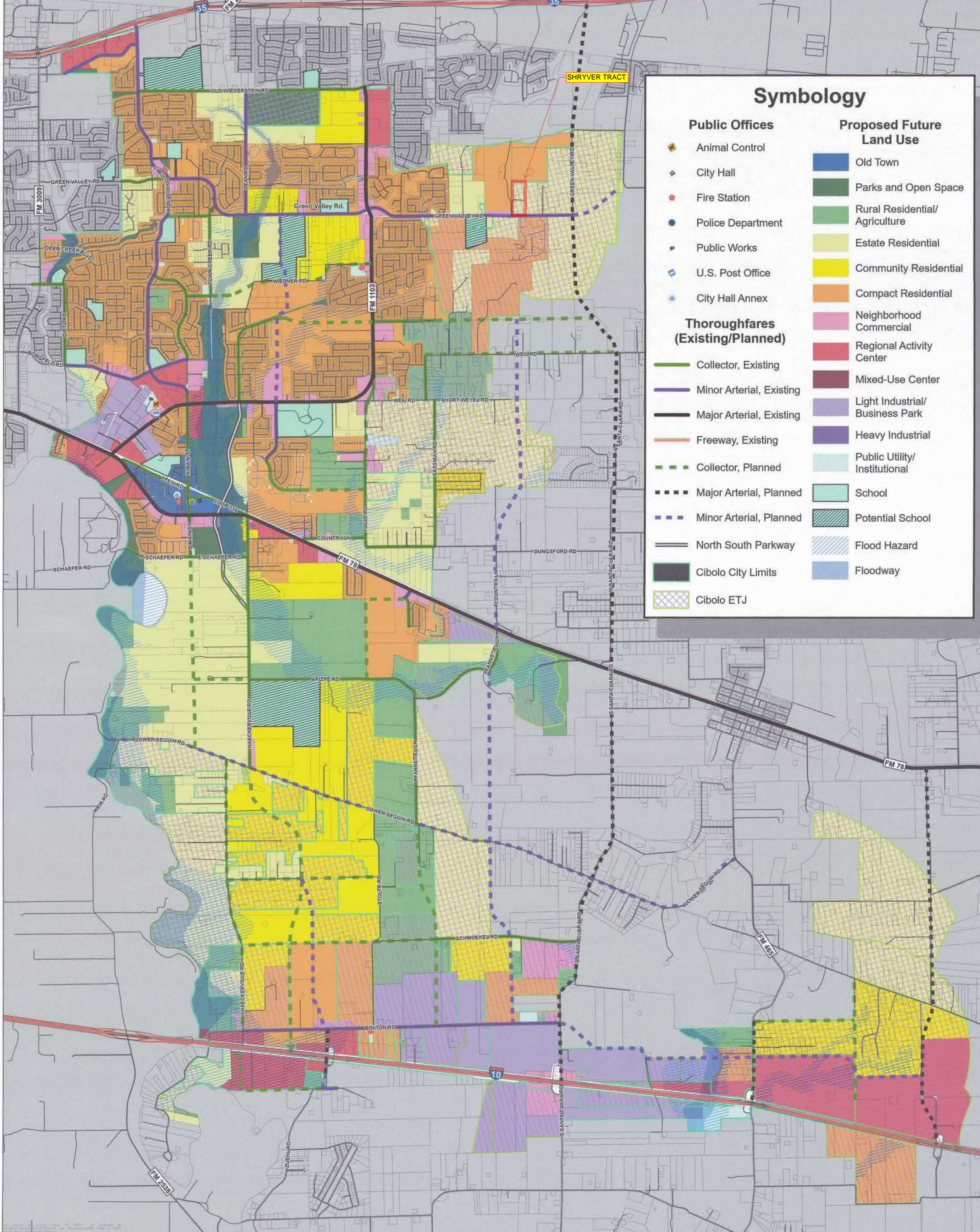
CIVIL ENGINEER:  
M.W. CUDE ENGINEERS, L.L.C.  
CONTACT PERSON: SEAN McFARLAND, P.E.  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TX 78231  
TEL: (210) 681-2951  
FAX: (210) 523-7112

- LEGEND:
- [Solid Line] = SUBDIVISION BOUNDARY
  - [Dashed Line] = DRAINAGE AREA
  - [Dotted Line] = CITY LIMIT BOUNDARY
  - [Dashed Line with Arrow] = Tc FLOW PATH
  - [XX] = ACCUMULATION POINT



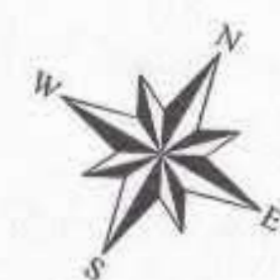


# CIBOLO FUTURE LAND USE AND THOROUGHFARE MAP



### Symbology

<b>Public Offices</b>	<b>Proposed Future Land Use</b>
Animal Control	Old Town
City Hall	Parks and Open Space
Fire Station	Rural Residential/Agriculture
Police Department	Estate Residential
Public Works	Community Residential
U.S. Post Office	Compact Residential
City Hall Annex	Neighborhood Commercial
<b>Thoroughfares (Existing/Planned)</b>	Regional Activity Center
Collector, Existing	Mixed-Use Center
Minor Arterial, Existing	Light Industrial/Business Park
Major Arterial, Existing	Heavy Industrial
Freeway, Existing	Public Utility/Institutional
Collector, Planned	School
Major Arterial, Planned	Potential School
Minor Arterial, Planned	Flood Hazard
North South Parkway	Floodway
Cibolo City Limits	
Cibolo ETJ	



1:23,000

# Future Land Use and Thoroughfare Map

City of Cibolo

September 10th 2024

This is to certify this map as the Official Future Land Use Map/Future Thoroughfare Plan adopted on 10 Sept 2024 by the City Council of the City of Cibolo, Texas.

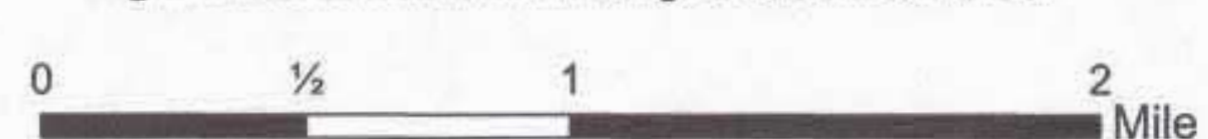
SIGNED: Mark Allen, Mayor

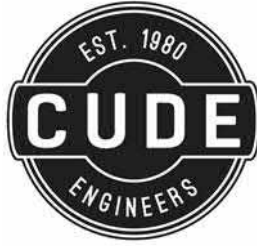
ATTEST: Peggy Cimics, City Secretary



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.

\*\*\*A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries\*\*\*





## MTP – SCHRYVER TRACT





**Cities**

Name  
**Cibolo ETJ**

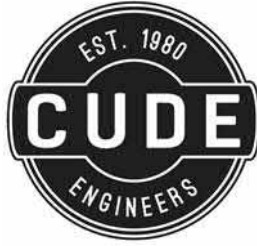
Acres  
**4 430.27**

Sq miles  
**6.92**

Etj  
**Yes**

Schryver Tract

cc.carlton



# TIA THRESHOLD WORKSHEET

### 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: Schryver Tract	Threshold Worksheet Prepared by:	
Project Location: Along Green Valley Road East of FM 1103	Company: Legacy Engineering Group	<input type="checkbox"/> Owner or <input type="checkbox"/> Owner's Agent
	Address: 7800 W Interstate 10, Ste 830, San Antonio, Texas, 78230	
Date: 10/8/2024	Email: Mike.Garza@leg-llc.com	Phone: 210-660-1960

Permit Type or Reason for TIA Study/Worksheet (Check one and indicate the number if known)

Zoning #/Unzoned (ETJ)	Site Plan <input checked="" type="checkbox"/>	Plot	Misc. Other
------------------------	---	------	-------------

Proposed Type of Development (Multi-building development or multi-occupancies may require additional circulation 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
	Acreage	GFA	# of Units				
Single-Family Residential			112	PM	0.94	105	ITE Code: 210

Previous Development on Site (Required for land with previous/current buildings occupied within 1 year of submittal or if for zoning property)

Previous Land/Building Use/Zoning	Size			Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acreage	GFA	# of Units				
							ITE Code:

Previous TIA Report (If location 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's PHT or TIA PHT)

Increase in Peak Hour Trips
(All an increase of 70 PHT or an increase of 10% of the total PHT, a new TIA is required)

Turn Lane Requirements for DEVELOPMENTS WITH LESS THAN 70 PHT (For developments with 70 or more PHT, this analysis will be included in the TIA)

Requirement	Right-turn lanes required at (Identify street/cornerway name)	Left-turn lanes required at (Identify street/cornerway name)
Median Openings	N/A	<input type="checkbox"/> _____ <input type="checkbox"/> None <input type="checkbox"/> _____
Driveways or streets with a daily queuing right- or left-turn traffic volume of 600 vehicle trips or 50 vehicle peak hour trips	<input type="checkbox"/> _____ <input type="checkbox"/> None <input type="checkbox"/> _____	<input type="checkbox"/> _____ <input type="checkbox"/> None <input type="checkbox"/> _____
Required by TxDOT	<input type="checkbox"/> _____ <input type="checkbox"/> None <input type="checkbox"/> _____	<input type="checkbox"/> _____ <input type="checkbox"/> None <input type="checkbox"/> _____
Where unsafe conditions may exist (limited sight distance, high speed, excessive grade, etc.)	<input type="checkbox"/> _____ <input type="checkbox"/> None <input type="checkbox"/> _____	<input type="checkbox"/> _____ <input type="checkbox"/> None <input type="checkbox"/> _____

Comments

(For Official Use Only, Do Not Write in this Box)

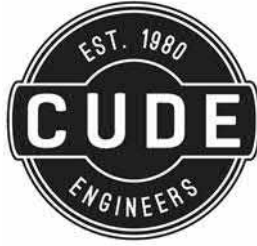
TIA report is required.  A TIA report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

The traffic impact analysis data was used for the following reasons:

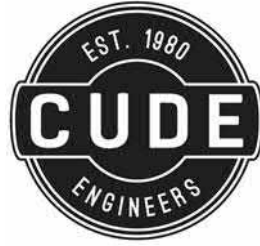
Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: GFA = Gross Floor Area (including area)

ITE = Institute of Transportation Engineers, 740 University Drive, Berkeley, CA 94704-1223; (415) 844-8000



# TAX CERTIFICATES



## WILL SERVE LETTERS



10/2/24

Sean McFarland,  
Cude Engineers  
4122 Pond Hill Rd, Ste. 101,  
San Antonio, TX 78231  
210.681.2951 x 119

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 **Green Valley Rd and Dakota Ridge, Cibolo, TX 78108** 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](mailto: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](mailto:Stx.NewDevelopment@charter.com). Please share this information with whoever needs these services.

Sincerely,  
Jamie Craig  
*Jamie Craig*



September 12, 2024

RE: Sean McFarland  
Cude Engineers  
4122 Pond Hill Rd., Ste. 101  
San Antonio, TX 78231  
Parcel ID- 67942, 67943

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,

A handwritten signature in black ink that reads "Casie Boos". The signature is written in a cursive, flowing style.

Casie Boos  
Project Coordinator

[cboos@gvec.org](mailto:cboos@gvec.org)

830.857.5127

6400 IH 10 W

Seguin, Texas 78155



September 16, 2024

**Availability of natural gas service at:  
Schryver Tract  
Green Valley Rd. & Dakota Ridge – Cibolo, TX**

Dear Sean McFarland,

This is to inform you that natural gas is available to serve the above-mentioned development.

CenterPoint Energy provides gas service up to the meter. Please provide us with a master plan and easement information in CAD format (2010), once it is available, so we may begin our design. At times, we can arrange to serve the entire development at no cost to the developer. As the development moves forward, please update us with the most current plats and designs for each unit.

I look forward to working with you to provide natural gas, the most energy efficient fuel source for your development.

If you have any questions or require additional information, please call me at (830) 340-1209 or e-mail [michael.gooden@centerpointenergy.com](mailto:michael.gooden@centerpointenergy.com).

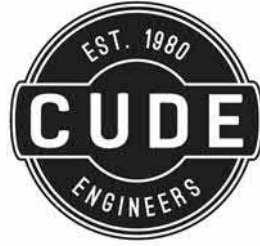
Appreciatively,

Michael Gooden, Sr.  
Developer Coordinator | Business Development So. TX  
830.340.1209 c. | 830.643.6912 o.

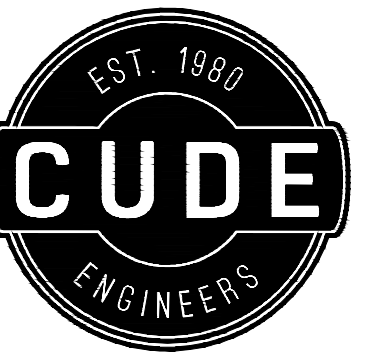
[michael.gooden@centerpointenergy.com](mailto:michael.gooden@centerpointenergy.com)





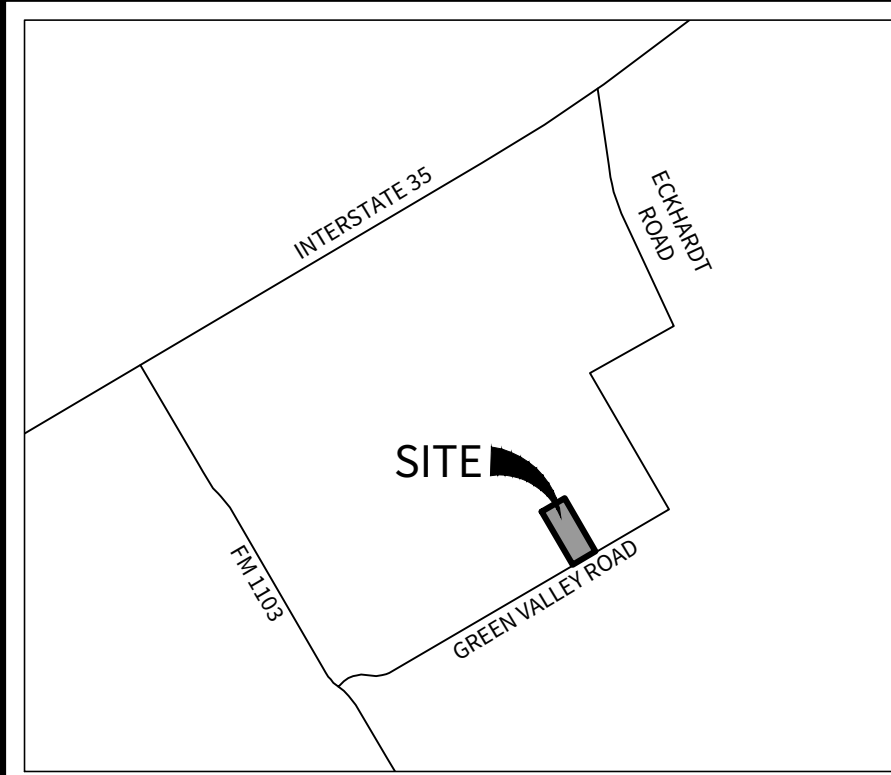
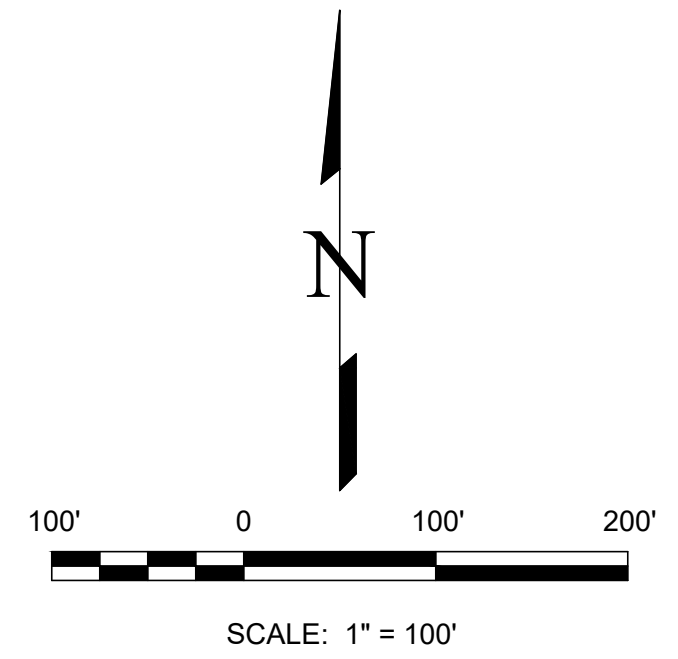


# SURVEY



4122 POND HILL RD. • SUITE 101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.1112  
WWW.CUDEENGINEERS.COM  
TBPELS FIRM #10048500 • TBPE FIRM #455

LAND TITLE SURVEY  
23.34 ACRES OF LAND LOCATED IN THE PEDRO SAN MIGUEL SURVEY 256, ABSTRACT 227, GUADALUPE COUNTY, TEXAS, AND BEING ALL OF A CALLED 23.3285 ACRE TRACT OF LAND, RECORDED IN DOCUMENT 202299016792 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

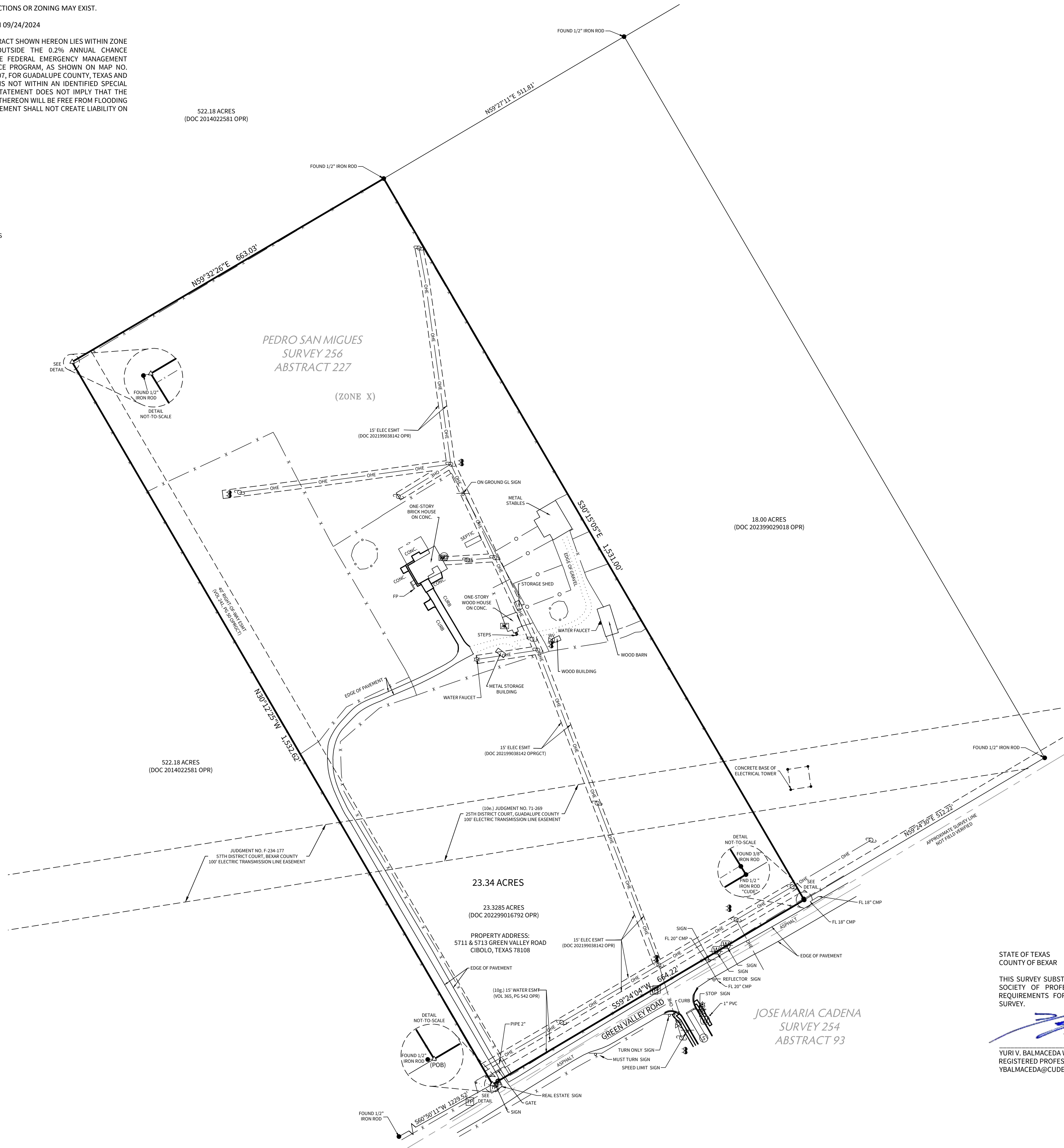


LOCATION MAP  
NOT TO SCALE

NOTES:

1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.00016.
2. SETBACKS OR EASEMENTS PER RESTRICTIONS OR ZONING MAY EXIST.
3. THE FIELD WORK WAS COMPLETED ON 09/24/2024
4. BY GRAPHICAL PLOTTING ONLY, THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48187C0230F, DATED NOVEMBER 2, 2007, FOR GUADALUPE COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

522.18 ACRES  
(DOC 2014022581 OPR)



LINE LEGEND

- o — = ORNAMENTAL FENCE
- x — = BARBED WIRE FENCE
- | — = WOOD FENCE
- — — = OVERHEAD ELECTRIC

LEGEND

- POB = POINT OF BEGINNING
- OPR = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- ▲ = CALCULATED POINT
- = FOUND AS NOTED
- ⊠ = AIR CONDITIONER
- ⊙ = CLEANOUT
- ⊕ = GUY ANCHOR
- ⊛ = LIGHT POLE
- ⊚ = UTILITY POLE
- ⊞ = SIGN
- ⊟ = TELEPHONE PEDESTAL
- ⊠ = HOSE BIB
- ⊡ = FLAGPOLE
- ⊢ = MAILBOX

REFERENCES:

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON THE TITLE COMMITMENT LISTED BELOW.

TITLE COMMITMENT: G.F. # 24-060391

ALAMO TITLE INSURANCE

DATE ISSUED: SEPTEMBER 12, 2024

EFFECTIVE DATE: AUGUST 28, 2024

ONLY THOSE MATTERS AFFECTING THE AREA OF SUBJECT PROPERTY IDENTIFIED IN THIS TITLE COMMITMENT ARE SHOWN.

SCHEDULE B (ONLY THOSE MATTERS IN TITLE COMMITMENT ARE ADDRESSED BELOW):

- 10c. RIGHT OF WAY EASEMENT GRANTED TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2017024822, AND DOCUMENT NO. 2017013688, AMENDED UNDER DOCUMENT NO. 202199038142, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. (APPLIES-NOT PLOTTABLE)
- 10d. EASEMENT GRANTED TO COMAL POWER COMPANY, RECORDED IN VOLUME 85, PAGE 222, DEED RECORDS, GUADALUPE COUNTY, TEXAS. (BLANKET)
- 10e. EASEMENT FOR ELECTRIC TRANSMISSION SYSTEM GRANTED TO CITY OF SAN ANTONIO IN CONDEMNATION PROCEEDINGS IN CIVIL NO. 71-269, 25TH JUDICIAL DISTRICT COURT, GUADALUPE COUNTY, TEXAS, REFERENCED IN VOLUME 718, PAGE 487, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. (APPLIES-SHOWN)
- 10f. EASEMENT GRANTED TO THE TEXAS PIPE LINE COMPANY, RECORDED IN VOLUME 104, PAGE 124, DEED RECORDS, GUADALUPE COUNTY, TEXAS. (BLANKET-UNABLE TO LOCATE)
- 10g. EASEMENT GRANTED TO GREEN VALLEY WATER SUPPLY CORPORATION, RECORDED IN VOLUME 365, PAGE 542, DEED RECORDS, GUADALUPE COUNTY, TEXAS. (APPLIES-SHOWN)
- 10h. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED SEPTEMBER 27, 1994, RECORDED OCTOBER 3, 1994 AT VOLUME 1117, PAGE 657, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, OF THE OFFICIAL RECORDS OF COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (NOT SURVEY RELATED)
- 10i. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED AUGUST 8, 1980, RECORDED AUGUST 15, 1980 AT VOLUME 603, PAGE 225, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, OF THE OFFICIAL RECORDS OF COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (NOT SURVEY RELATED)
- 10j. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED SEPTEMBER 17, 1984, RECORDED SEPTEMBER 19, 1984 AT VOLUME 718, PAGE 487, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, OF THE OFFICIAL RECORDS OF COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (NOT SURVEY RELATED)
- 10k. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED SEPTEMBER 11, 1979, BY AND BETWEEN MARY DOROTHY BARR, A WIDOW, AS LESSOR, AND GARY HAGMAN, AS LESSEE, RECORDED OCTOBER 19, 1979 AT VOLUME 586, PAGE 709, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (NOT SURVEY RELATED)
- 10l. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED NOVEMBER 29, 1973, BY AND BETWEEN WILLARD D. BARR AND WIFE, MARY DOROTHY BARR, AS LESSOR, AND FRED M. GARRETT, AS LESSEE, RECORDED OCTOBER 23, 1974 AT VOLUME 492, PAGE 539, DEED RECORDS, GUADALUPE COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (NOT SURVEY RELATED)
- 10m. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED DECEMBER 6, 1973, BY AND BETWEEN WILLARD D. BARR AND WIFE, MARY DOROTHY BARR, AS LESSOR, AND FRED M. GARRETT, AS LESSEE, RECORDED OCTOBER 23, 1974 AT VOLUME 492, PAGE 536, DEED RECORDS, GUADALUPE COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (NOT SURVEY RELATED)

STATE OF TEXAS  
COUNTY OF BEXAR

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY.

10/03/2024

YURI V. BALMACEDA WHEELLOCK  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815  
YBALMACEDA@CUDEENGINEERS.COM



DATE	10/03/2024
PROJECT NO.	04002.004
DRAWN BY	DB
CHECKED BY	YVB

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

V-1



**LEGAL DESCRIPTION  
23.34 ACRES OF LAND**

23.34 ACRES OF LAND LOCATED IN THE PEDRO SAN MIGUEL SURVEY 256, ABSTRACT 227, GUADALUPE COUNTY, TEXAS AND BEING ALL OF A CALLED 23.3285 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202299016792 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 23.34 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT A CALCULATED POINT ON THE NORTH RIGHT-OF-WAY LINE OF GREEN VALLEY ROAD, A SOUTHEAST CORNER OF A CALLED 522.18 ACRE TRACT RECORDED IN DOCUMENT 2014022581 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, THE SOUTH CORNER OF SAID 23.3285 ACRE TRACT AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2" IRON ROD BEARS S 69°53'01" W, A DISTANCE OF 0.86 FEET AND FROM WHICH A FOUND 1/2" IRON ROD BEARS S 60°50'11" W, A DISTANCE OF 1,229.52 FEET TO A SOUTH CORNER OF SAID 522.18 ACRE TRACT;

**THENCE**, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF GREEN VALLEY ROAD, ALONG AND WITH THE COMMON BOUNDARY LINE OF SAID 23.3285 ACRE TRACT AND SAID 522.18 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

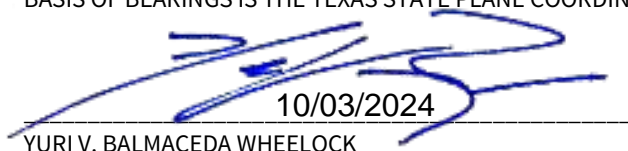
N 30°12'25" W, A DISTANCE OF 1,532.62 FEET TO A CALCULATED POINT, THE NORTH CORNER OF SAID 23.3285 ACRE TRACT FROM WHICH A FOUND 1/2" IRON ROD BEARS S 80°27'15" W, A DISTANCE OF 0.58 FEET;

N 59°32'26" E, A DISTANCE OF 663.03 FEET TO A FOUND 1/2" IRON ROD, THE NORTH CORNER OF SAID 23.3285 ACRE TRACT AND THE WEST CORNER OF A 18.00 ACRE TRACT RECORDED IN DOCUMENT 202399029018 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FROM WHICH A FOUND 1/2" IRON ROD BEARS N 59°27'11" E, A DISTANCE OF 511.81 FEET TO THE NORTH CORNER OF SAID 18.00 ACRE TRACT;

**THENCE**, S 30°15'05" E, ALONG AND WITH THE COMMON BOUNDARY LINE OF SAID 23.3285 ACRE TRACT AND SAID 18.00 ACRE TRACT, AT A DISTANCE OF 1,528.75 FEET PASSING A FOUND 3/8" IRON ROD, CONTINUING FOR A TOTAL DISTANCE OF 1531.00 FEET TO A FOUND 1/2" IRON ROD WITH A "CUDE" CAP, THE EAST CORNER OF SAID 23.3285 ACRE TRACT, THE SOUTH CORNER OF SAID 18.00 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID GREEN VALLEY ROAD, FROM WHICH A FOUND 1/2" IRON ROD BEARS N 59°24'30" E, A DISTANCE OF 512.22 FEET TO THE EAST CORNER OF SAID 18.00 ACRE TRACT;

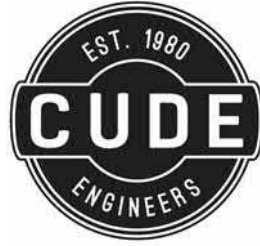
**THENCE**, S 59°24'04" W, ALONG AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID GREEN VALLEY ROAD AND THE SOUTH LINE OF SAID 23.3285 ACRE TRACT, A DISTANCE OF 664.22 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 23.34 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011).

  
10/03/2024

YURI V. BALMACEDA WHEELOCK  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815  
CUDE ENGINEERS  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TEXAS 78231  
TBPELS FIRM NO. 10048500  
TBPE FIRM NO. 455  
JOB NO.04002.004





# TITLE COMMITMENT

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

COMMITMENT FOR TITLE INSURANCE  
ISSUED BY  
**ALAMO TITLE INSURANCE**

We, Alamo Title Insurance, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule B and Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

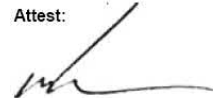
**ALAMO TITLE INSURANCE**



By: 

President

Attest:



Secretary



Authorized Signature  
San Antonio Title Co.

**CONDITIONS AND STIPULATIONS**

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

COMMITMENT FOR TITLE INSURANCE

Issued By

*Alamo Title Insurance*

SCHEDULE A

Effective Date: **August 28, 2024, 8:00 am**

GF No. **24-060391**

Commitment No. \_\_\_\_\_, issued **September 12, 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: **\$1,380,000.00**  
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:  
**Michele Gail Schryver, Belinda Lee Myers, Ben Davis Schryver**

4. Legal description of the land:

**A TRACT OF LAND CONTAINING 23.3285 ACRES OF LAND OUT OF' A 63.0 ACRE TRACT OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256. ADSTRACT NO. 227, GUADALUPE COUNTY, TEXAS AS RECORDED IN [VOLUME 567 PAGE 878](#) OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIN FOUND ON THE NORTHWEST RIGHT OF WAY LINE OF COUNTY ROAD 376, COMMONLY KNOWN AS GREEN VALLEY RD., SAID POINT ALSO BEING THE SOUTH CORNER OF THE ABOVE MENTIONED 63.0 ACRE PARENT TRACT AND THE SOUTH CORNER OF SAID TRACT: THENCE: LEAVING THE NORTHWEST RIGHT OF WAY LINE OF GREEN VALLEY RD., N 29°38' 33" W FOR A DISTANCE OF 1532.33 FEET TO AN IRON PIN FOUND FOR THE MOST WESTERLY CORNER OF SAID TRACT; THENCE: N 60°3'27" E FOR A 'DISTANCE OF 662.34 FEET TO AN IRON PIN SET FOR THE HOST NORTHERLY CORNER OF SAID TRACT, THENCE: S 29° 42' 57" E FOR A DISTANCE OF 1531.65 FEET TO AN IRON PIN SET ON THE NORTHWEST RIGHT OF WAY LINE OF GREEN VALLEY RD, FOR THE MOST EASTERLY CORNER OF SAID TRACTS; THENCE, . WITH THE RP1TW OF WAY LINE OF GREEN VALLEY RD. S 60°00'00""W FOR A DISTANCE OF 664.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.3285 ACRES (1,016,188 SQ, FT.) OF LAND.**

**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 

## COMMITMENT FOR TITLE INSURANCE

Issued By

***Alamo Title Insurance***

### SCHEDULE B

#### EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

**Item 1, Schedule B is hereby deleted.**

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. (Applies to the Owner's Policy only.)
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 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 rights of access to that area or easement along and across that area.

(Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year **2024**, 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. (If Texas Short Form Residential Loan Policy (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year \_\_\_\_ and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)



9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy (T-2R). (Applies to Texas Short Form Residential Loan Policy (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
- a. **Rights of parties in possession. (Owner Policy Only)**
  - b. **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.**
  - c. **Right of Way Easement granted to Guadalupe Valley Electric Cooperative, Inc., recorded in Document No. [2017024822](#), and Document No. [2017013688](#), amended under Document No. [202199038142](#), Official Public Records, Guadalupe County, Texas.**
  - d. **Easement granted to Comal Power Company, recorded in [Volume 85, Page 262](#), Deed Records, Guadalupe County, Texas.**
  - e. **Easement for electric transmission system granted to City of San Antonio in Condemnation proceedings in civil No. 71-269, 25th Judicial district Court, Guadalupe County, Texas, referenced in [Volume 718, Page 487](#), Official Public Records, Guadalupe County, Texas.**
  - f. **Easement granted to The Texas Pipe Line Company, recorded in [Volume 104, Page 124](#), Deed Records, Guadalupe County, Texas.**
  - g. **Easement granted to Green Valley Water supply Corporation, recorded in [Volume 365, Page 542](#), Deed Records, Guadalupe County, Texas.**
  - h. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated September 27, 1994, recorded October 3, 1994 at [Volume 1117, Page 657](#), Official Public Records, Guadalupe County, Texas. of the Official Records of County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).**
  - i. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 8, 1980, recorded August 15, 1980 at [Volume 603, Page 225](#), Official Public Records, Guadalupe County, Texas. of the Official Records of County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).**
  - j. **Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated September 17, 1984, recorded September 19, 1984 at [Volume 718, Page 487](#), Official Public Records, Guadalupe County, Texas. of the Official Records of County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).**
  - k. **Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 11, 1979, by and between Mary Dorothy Barr, a widow, as Lessor, and Gary Hagman, as Lessee, recorded October 19, 1979 at [Volume 586, Page 709](#), Official Public Records, Guadalupe County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of**

such interest(s).

- l. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 29, 1973, by and between Willard D. Barr and wife, Mary Dorothy Barr, as Lessor, and Fred M. Garrett, as Lessee, recorded October 23, 1974 at [Volume 492, Page 539](#), Deed Records, Guadalupe County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).**
  
- m. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 6, 1973, by and between Willard D. Barr and wife, Mary Dorothy Barr, as Lessor, and Fred M. Garrett, as Lessee, recorded October 23, 1974 at [Volume 492, Page 536](#), Deed Records, Guadalupe County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).**

## COMMITMENT FOR TITLE INSURANCE

Issued By

### *Alamo Title Insurance*

#### SCHEDULE C

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
  - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
  - b. all standby fees, taxes, assessments and charges against the property have been paid,
  - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, subcontractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
  - d. there is legal right of access to and from the land,
  - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. **As to any document creating your title or interest that will be executed or recorded electronically, or notarized pursuant to an online notarization, the following requirements apply: a) Confirmation prior to closing that the County Clerk in the county the property is situated in has approved and authorized electronic recording of electronically signed and notarized instruments in the form or format that is being used; b) Electronic recordation of the instruments to be insured in the Official Public or Real Property Records of the County the property is situated in; c) Execution of the instruments to be insured pursuant to the requirements of the Texas Uniform Electronic Transactions Act, Chapter 322 of the Business and Commerce Code; d) Acknowledgement of the instruments to be insured by a notary properly commissioned as an online notary public by the Texas Secretary of State with the ability to perform electronic and online notarial acts under 1 TAC Chapter 87.**
6. **The company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specific geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCen, the Company and its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.(Applies to Texas Counties: Bexar, Harris, Travis, Montgomery, Webb,Tarrant and Dallas).**
7. **If the Proposed Insured executes a Waiver of Inspection in the approved form, an exception to "Rights of parties in possession" will be contained in the Owner's Policy when issued; however, the Proposed Insured may refuse to execute the Waiver, in which case the Company will require that an inspection be conducted by its agent, for which an inspection fee may be charged, and the Company reserves the right to make additional, particular exceptions in the Policy to matters revealed by the inspection**
8. **We must be furnished with a satisfactory Affidavit as to Debts and Liens, executed by the seller/borrower or his/her/their authorized representative at the time of closing. We reserve the right to make additional requirements on the basis of this Affidavit.**

9. **You may request amendment of the Area and Boundary Exception to read "Shortages in Area". The Texas Title Insurance Information portion of the Commitment for Title Insurance advises you that your Policy will insure you against loss because of non-expected discrepancies or conflicts in boundary lines, encroachments, or protrusions, or overlapping of improvements if you pay an additional five percent (5%) premium of the Basic Rate for T-1R Residential Owner Policy coverage, or fifteen percent (15%) premium of the Basic Rate for T-1 Non-Residential Owner Policy coverage, and if we are provided with a satisfactory survey, pursuant to Procedural Rule P2.**
10. **Company requires evidence of the marital status of seller(s) named in Schedule A. If herein described person was married and is now single, or was married and is now married to a different spouse, Company requires sufficient information to determine the status of any outstanding community interest for purposes of the joinder of additional parties, if necessary. Company requires the joinder of spouse, if any, in any conveyance of homestead property.**
11. **Judgment: Against: Belinda L. Meyers Amount: \$5,996.73, plus costs and interest Recording Date: March 12, 2024 Recording No. Document No. [202499006514](#), Official Public Records, Guadalupe County, Texas.**

**COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE D**

GF No. **24-060391**

Effective Date: **August 28, 2024, 8:00 am**

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

The issuing Title Insurance Company, Alamo Title Insurance, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% of said corporation, directors and officers are listed below

**Shareholders:** Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.

**Directors**

**Officers**

Michael J. Nolan	Michael J. Nolan	President
Anthony J Park	Anthony J. Park	Executive Vice President
Marjorie Nemzura	Marjorie Nemzura	Secretary, Vice President
Joseph W. Grealish		
Steven G. Day		
John A. Wunderlich		
Roger S. Jewkes		

2. The following disclosures are made by the Title Insurance Agent Issuing this Commitment. The following persons are officers and directors of the Title Insurance Agent:

Directors: Larry Oglesby  
William R. Hollinger

Officers:	Mark A. Crivelli	President
	Thad Johnson	Vice President and Treasurer
	William R. Hollinger	Vice President and Assistant Secretary
	Tony Richelieu	Secretary
	David Simons	Assistant Secretary
	Richard D. Silver	Senior Vice President/Chief Financial Officer
	Cory F. Cohen	Assistant Secretary
	Joe Acosta	Assistant Secretary
	Sulema Morin	Manager

KBSA, Inc. owns 100% of San Antonio Title Co, and KB Home owns 100% of KBSA, Inc.

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium\* is:

Owner's Policy	<u>\$7,220.00</u>
Loan Policy	<u>\$0.00</u>
Endorsement Charges	<u>\$0.00</u>
Other	<u>\$0.00</u>
Total	<u>\$7,220.00</u>

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<u>Amount</u>	<u>To Whom</u>	<u>For Services</u>
---------------	----------------	---------------------

" \*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

## TEXAS TITLE INSURANCE INFORMATION

<p>Title insurance insures you against loss resulting from certain risks to your title.</p> <p>The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.</p>	<p>El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.</p> <p>El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y endenterlo complemente antes de la fecha para finalizar su transacción.</p>
--	---

Your Commitment of Title insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

**---MINERALS AND MINERAL RIGHTS** may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

**---EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the policy is issued, all Exceptions will be on Schedule B of the Policy.

**---EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

**---CONDITIONS** are additional provisions that qualify or limit you coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at (800) 292-5320 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the Policy. Some of the changes to consider are:

**---Request amendment of the "area and boundary" exception (Schedule B, paragraph 2).** To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

**---Allow the Company to add an exception to "rights of parties in possession."** If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

**DELETION OF ARBITRATION PROVISION**  
(Not applicable to the Texas Residential Owner's Policy)

Arbitration is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

**Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.**

**The arbitration provision in the Policy is as follows:**

"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."

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

**Alamo Title Insurance**

Premium Amount	Rate Rules	Property Type	County Code	Liability at Reissue Rate	6	7	8
1 <b>\$7,220.00</b>	2 <b>1000</b>	3 <b>3</b>	4 <b>29</b>	5	6	7	8



## FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary your Internet browser from a web server and stored on your computers providing real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your subsequent visits. A cookie, by itself, cannot read other data from your privacy. This Privacy Notice lets you know how and for what purposes hard disk or read other cookie files already on your computer. A cookie, your Personal Information (as defined herein) is being collected by itself, does not damage your system. We, our advertisers and other processed and used by FNF. We pledge that we will take reasonable third parties may use cookies to identify and keep track of, among other steps to ensure that your Personal Information will only be used in ways things, those areas of the Website and third party websites that you have that are in compliance with this Privacy Notice. visited in the past in order to enhance your next visit to the Website. You

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including your Internet browser, but some functionality of the Website may be collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the "Website"). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF. impaired or not function as intended. See the Third Party Opt Out section below.

### Collection and Use of Information

The types of personal information FNF collects may include, among other things (collectively, "Personal Information"): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver's license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions. Web **Beacons**. Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as "clear gifs"). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal information and are only used to track usage of the Website and activities associated with the Website. See the Third Party Opt Out section below.

In the course of our business, we may collect Personal Information about you from the following sources:

- i Applications or other forms we receive from you or your authorized representative;
- i Information we receive from you through the Website;
- i Information about your transactions with or services performed by us, our affiliates, or others; and
- i From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

Information collected by FNF is used for three main purposes:

- i To provide products and services to you or one or more third party service providers (collectively, "Third Parties") who are obtaining services on your behalf or in connection with a transaction involving you.
- i To improve our products and services that we perform for you or for Third Parties.
- i To communicate with you and to inform you about FNF's, FNF's affiliates and third parties' products and services.

### Additional Ways Information is Collected Through the Website

**Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

**Cookies.** From time to time, FNF or other third parties may send a "cookie" to your computer. A cookie is a small piece of data that is sent to We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to

**Unique Identifier.** We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregated demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

**Third Party Opt Out.** Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- i You can opt-out via the Network Advertising Initiative industry opt-out at <http://www.networkadvertising.org/>.
  - i You can opt-out via the Consumer Choice Page at [www.aboutads.info](http://www.aboutads.info).
  - i For those in the U.K., you can opt-out via the IAB UK's industry opt-out at [www.vouronlinechoices.com](http://www.vouronlinechoices.com).
- You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

### When Information Is Disclosed By FNF

#### Information from Children

various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers

to restrict these disclosures. Disclosures may include, without limitation, the following:

- i To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- ii To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- iii To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- iv To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that party's own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights, property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree

and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with this Privacy Notice. In any case, you affirm that you are over the age of 13, as **THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIS OR HER PARENT OR LEGAL GUARDIAN**

Parents should be aware that FNF's Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children - or others - in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

#### Privacy Outside the Website

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

#### European Union Users

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer of your Personal Information in accordance with this Privacy Notice.

#### Choices with Your Personal Information

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section "Additional Ways That Information Is Collected Through the Website," subsection "Third Party Opt Out."

#### **Access and Correction**

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

#### **Your California Privacy Rights**

Under California's "Shine the Light" law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other businesses for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2013 will receive information regarding 2012 sharing activities).

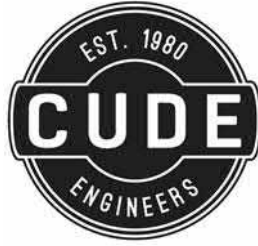
To obtain this information on behalf of FNF, please send an email message to [privacy@fnf.com](mailto:privacy@fnf.com) with "Request for California Privacy Information" in the subject line and in the body of your message. We will provide the requested information to you at your email address in response. Please be aware that not all information sharing is covered by the "Shine the Light" requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California's Online Privacy Protection Act requires us to disclose how we respond to "do not track" requests and other similar mechanisms. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

#### **Your Consent to This Privacy Notice**

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer  
(888) 934-3354  
[privacy@fnf.com](mailto:privacy@fnf.com)



# LETTER OF AGENT AND OWNERSHIP DOCS

October 9, 2024

City of Cibolo  
P.O. Box 826  
Cibolo, TX 78108

Re: Letter of Agent Authorization

Agent: KB Home Lonestar INC  
4800 FREDERICKSBURG RD. SAN ANTONIO, TX 78229

Project: Schryver Tract

To whom this may concern,

The purpose of this correspondence is to act as a Letter of Agent Authorization for KB Home Lonestar INC, to serve as a duly authorized Agent for Michele Gail Schryver. 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,


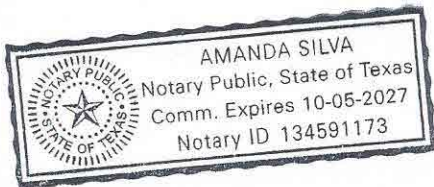


Michele Gail Schryver

STATE OF Texas §  
§

COUNTY OF Guadalupe §

The foregoing authorization was acknowledged before me this 09th day of October 2024 by Michele Gail Schryver, 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.

  
\_\_\_\_\_  
NOTARY PUBLIC

Print Name: Amanda Silva

My Commission Expires: 10/05/2027

C/15

**Special Warranty Deed**

**Date:** June 23, 2017

**Grantor:** The Estate of Mary Helen McCalley

**Grantor's Mailing Address:**

The Estate of Mary Helen McCalley  
5711 Green Valley Rd.  
Cibolo, TX 78108

**Grantee:** Michele Gail Schryver, Belinda Lee Meyers, Ben Davis Schryver

**Grantee's Mailing Address:**

Michele Gail Schryver  
3334 Whisper Manor  
Cibolo, TX 78108

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

ABS: 227 SUR: P MIGUEL 4.2600 AC. also know as 5711 Green Valley Rd., Cibolo, TX 78108.

**Reservations from Conveyance:**

None.

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2015, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant

and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.


When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

  
Michele Gail Schryver, Executrix of the Estate of  
Mary Helen McCalley

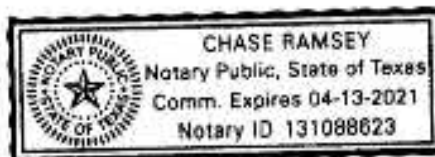
STATE OF TEXAS )  
COUNTY OF GUADALUPE )

This instrument was acknowledged before me on June 23, 2017,  
by Michele Gail Schryver.

  
Notary Public, State of Texas  
My 4-13-21 commission expires:

PREPARED IN THE OFFICE OF:


ALLEN & ROIG LLP  
3003 N.W. Loop 410, Ste. 204  
San Antonio, Texas 78230  
Tel: (210) 377-2529  
Fax: (210) 340-1346



201899023995

I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
10/19/2018 02:06:35 PM PAGES: 2 COURTNEY  
TERESA KIEL, COUNTY CLERK





ATL 00034659/cw

Vol. 1408 Page 0742  
THE STATE OF TEXAS

3270 ~~10750~~

KNOW ALL MEN BY THESE PRESENTS: ~~1356/0703~~

COUNTY OF GUADALUPE

SOLE PURPOSE OF THIS INSTRUMENT IS TO  
FOR GRANTOR'S SIGNATURE AND CO-SIGNATURE  
GRANTOR'S MIDDLE INITIAL.

THAT STEVEN O. BEDWELL and BRENDA K. BEDWELL

(hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid by JUSTICE McCALLEY, an unmarried person and MARY H. McCALLEY, an unmarried person

whose address is 5711 Green Valley Rd.  
Cibolo, TX 78108

(hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the note in the principal sum of

Fifty Thousand And No/100ths (\$50,000.00 )

Payable to the order of FIRST TEXAS MORTGAGE

(hereinafter referred to as "BENEFICIARY") at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement, the said Grantees herein have executed their note of even date herewith for said amount payable to the order of said Beneficiary, bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to

JIM L. SORVAAG,

Trustee, reference to which is here made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantor's favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the Payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Executed on this the 16th day of July

, 19 98

*Steven O. Bedwell*  
STEVEN O. BEDWELL  
*Brenda K. Bedwell*  
BRENDA K. BEDWELL

THE STATE OF TEXAS  
COUNTY OF BEXAR

This instrument was acknowledged before me on *7/16/98* *Steven O. Bedwell and Brenda K. Bedwell*

*Will D. Walker*  
Notary Public, State of Texas.

RETURN TO:  
JUSTICE McCALLEY  
5711 Green Valley Rd.  
Cibolo, TX 78108



FILED BY  
ALAMO TITLE



# EXHIBIT A

BEING 23.3285 ACRES OF LAND OUT OF A 63.0 ACRE TRACT OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT NO. 227 GUADALUPE COUNTY TEXAS AS RECORDED IN VOLUME 567 PAGE 878 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND ON THE NORTHWEST RIGHT OF WAY LINE OF COUNTY ROAD 376, COMMONLY KNOWN AS GREEN VALLEY RD., SAID POINT ALSO BEING THE SOUTH CORNER OF THE ABOVE MENTIONED 63.0 ACRE PARENT TRACT AND THE SOUTH CORNER OF SAID TRACT;

THENCE: LEAVING THE NORTHWEST RIGHT OF WAY LINE OF GREEN VALLEY RD., N 29°38'33" W FOR A DISTANCE OF 1532.33 FEET TO AN IRON PIN FOUND FOR THE MOST WESTERLY CORNER OF SAID TRACT;

THENCE: N 60°03'27" E FOR A DISTANCE OF 662.34 FEET TO AN IRON PIN SET FOR THE MOST NORTHERLY CORNER OF SAID TRACT;

THENCE: S 29°42'57" E FOR A DISTANCE OF 1531.65 FEET TO AN IRON PIN SET ON THE NORTHWEST RIGHT OF WAY LINE OF GREEN VALLEY RD. FOR THE MOST EASTERLY CORNER OF SAID TRACT;

THENCE: WITH THE RIGHT OF WAY LINE OF GREEN VALLEY RD., S 60°00'00" W FOR A DISTANCE OF 664.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.3285 ACRES (1,016,188 SQ. FT.) OF LAND.

FILED FOR RECORD  
98 JUL 17 AM 10:08

CLERK OF COUNTY CLERK  
*Shirley R. Krupp*

# EXHIBIT A

THE STATE OF TEXAS  
COUNTY OF GUADALUPE  
I hereby certify that this instrument was  
FILED on the 17th day of July 1998 at the time stated  
hereon by me and was duly RECORDED in the  
Official Public Records of Guadalupe County,  
Texas.



*Shirley R. Krupp*  
County Clerk  
Guadalupe County, Texas

Vol. 1408 Page 0744  
FILED FOR RECORD

99 FEB 23 AM 8:27

RIZZIE M. LORENZ  
COUNTY CLERK GUADALUPE CTY.  
BY *[Signature]*

THE STATE OF TEXAS  
COUNTY OF GUADALUPE

I hereby certify that this instrument was  
FILED on the date and at the time stamped  
hereon by me and was duly recorded in the  
Public Records of Guadalupe County,  
Texas.



*[Signature]*  
County Clerk  
Guadalupe County Texas

2-

10755

UNOFFICIAL

*[Signature]*

3270

Alamo Title Co.  
10010 San Pedro # 700  
SA. TX 78216  
attn: Carol R.

C/A  
5

### Special Warranty Deed

Date: September 13, 2017

Grantor: The Estate of Mary Helen McCalley

**Grantor's Mailing Address:**

The Estate of Mary Helen McCalley  
5711 Green Valley Rd.  
Cibolo, TX 78108

Grantee: Michele Gail Schryver, Belinda Lee Meyers, Ben Davis Schryver

→ **Grantee's Mailing Address:**

Michele Gail Schryver  
3334 Whisper Manor  
Cibolo, TX 78108

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

ABS: 227 SUR: P. MIGUEL 19.0890 AC. also know as 5711 Green Valley Rd., Cibolo, TX 78108.

**Reservations from Conveyance:**

None.

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not, all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property, and taxes for 2015, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant

and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.


This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

  
Michele Gail Schryver, Executrix of the Estate of  
Mary Helen McCalley

STATE OF TEXAS )

COUNTY OF GUADALUPE )

This instrument was acknowledged before me on September 13, 2017,  
by Michele Gail Schryver.

  
Notary Public, State of Texas  
My commission expires:  
04/06/2020

PREPARED IN THE OFFICE OF

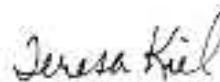
ALLEN & ROIG LLP  
3003 N.W. Loop 410, Ste. 204  
San Antonio, Texas 78230  
Tel: (210) 377-2529  
Fax: (210) 340-1346



201899023996

I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
10/19/2018 02:06:36 PM PAGES: 2 COURTNEY  
TERESA KIEL, COUNTY CLERK





November 18, 2024

On behalf of the:

City of Cibolo  
Attn: Grant Fore  
200 S. Main Street  
Cibolo, Texas 78108



Re: Land Study Review  
Schryver Tract (LS-24-04)

Mr. Fore,

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. Variance is required if you are platting lots less than 60' and not proposing alleys.

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,



A handwritten signature in blue ink, appearing to read "Andy Carruth".

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo



Nor-Tex Dr

Nor-Tex Dr

Mustang Valley

Green Valley Rd

### Property Information Map 5711 Green Valley Rd- Schryver Tract

-  Property of Interest
-  Planned Unit Development (PUD)
-  Parcel Boundaries
-  Cibolo City Limits
-  Cibolo ETJ

**Water: GVSUD**  
**Sewer Service: GVSUD**  
**Council District: ETJ**  
**Zoning: ETJ**



Prominence Way

Dakota



Planning and Zoning Commission Staff Report

---

**A. Staff Update**

Meeting	Agenda Group
Wednesday, December 11, 2024, 6:30 PM	UDC, CIP, Master Plan and Staff Updates Item: 8A.
From	
Eron Spencer, Assistant Planning Director	
Staff Contact(s)	
Eron Spencer,	

**Attachments**

[Staff Update](#)

[Development Projects Update - 2024-11.pdf](#)

# Planning Department - Staff Update

December 11, 2024

## Site Plans currently in review

Project	Description
504 Pfeil	Tattoo Studio
Cibolo Creek Center	Gas Station
Andy's Frozen Custard	Restaurant
506 N Main Street	Mixed Use

To follow permitted projects, visit our [website](#) for an interactive map on Current Development.

## Site Plans recently approved

Project	Description
Dorado Multi-Family	Multi-Family development

## Plats currently in review

Project	Application Type
504 Pfeil Road	Minor Plat
Alves Subdivision	Minor Plat
Bella Rose Unit 4	Minor Plat
LTS – Cibolo Valley (agenda item)	Replat
Venado Crossing Unit 6 (agenda item)	Preliminary Plat

## P&Z Recommendations/City Council Action

Agenda item	P&Z recommendation	date	City Council action	date
Old Wiederstein Self Storage Facility	Approval	8/14/2024	Tabled	-
Buffalo Crossing II Knights Crossing Ph. 2 Final Plat	Approval	11/12/2024	TBD	12/10/2024
Cibolo Farms Unit 3 Preliminary Plat	Approval	11/12/2024	TBD	12/10/2024
Steele Creek Land Study Amendment	Tabled until 12/11/24 P&Z meeting	11/12/2024	TBD	-
Schryver Tract Land Study	Denial	11/12/2024	Withdrawn	-
Neill Tract Land Study	Denial	11/12/2024	Withdrawn	-
2090 Pfannstiel Lane Manufactured Home CUP	Approval	11/12/2024	TBD	12/10/2024
210 & 633 Tolle Road Rezone (C-3 to SF-1)	Approval	11/12/2024	TBD	12/10/2024





# CIBOLO CITY COUNCIL

# *Economic Development*

# REPORT

Date: November 19, 2024

# IN PLANNING REVIEW

<b>CIBOLO CROSSING</b>	<ul style="list-style-type: none"> <li>• Dorado @ Cibolo Crossing (Site Plan approved)</li> <li>• Kids Academy (Awaiting Final Acceptance of Infrastructure)</li> <li>• Olive Garden (Pre-Application)</li> </ul>
<b>CIBOLO VALLEY DRIVE</b>	<ul style="list-style-type: none"> <li>• Andy's Frozen Custard (In Site Plan Review)</li> </ul>
<b>DOWNTOWN/ OLD TOWN</b>	<ul style="list-style-type: none"> <li>• 504 Pfeil Rd (Minor Plat on hold)</li> <li>• The Shops at the Mill Expansion (Pre-Development Meeting held)</li> <li>• 102 Short St (Plat Approved)</li> <li>• 506 N Main St (In Site Plan Review)</li> <li>• Grooming Coop (Pre-Application)</li> </ul>
<b>FM 1103</b>	<ul style="list-style-type: none"> <li>• Scooters Coffee Sign Program (Approved)</li> <li>• Old Wiederstein Road Self-Storage CUP (In-Progress)</li> <li>• Cibolo Creek Center (Site Plan in Review)</li> <li>• Pic N Pac Carwash (Site Plan in Review)</li> </ul>
<b>FM 78</b>	<ul style="list-style-type: none"> <li>• Cibolo Small Animal Hospital (Plat Approved, Site Plan in Review)</li> </ul>
<b>IH-10</b>	<ul style="list-style-type: none"> <li>• Sage Rentals (Pre-Application)</li> <li>• Truck Stop CUP (Approved with Conditions for No Overnight Parking)</li> </ul>
<b>OTHER</b>	<ul style="list-style-type: none"> <li>• Just-A-Closet (Drainage Revisions Approved)</li> </ul>

# BUILDING PERMITS IN PROCESS

<b>CIBOLO CROSSING</b>	<ul style="list-style-type: none"> <li>• Dorado @ Cibolo Crossing (MEP's Permit Application Submission on Hold by Builder– date TBD)</li> <li>• Salata (Permitted)</li> </ul>
<b>CIBOLO VALLEY DRIVE</b>	<ul style="list-style-type: none"> <li>• Bentwood Oaks Medical Center (Permitted)</li> <li>• Dutch Bros. Coffee (Permitted)</li> <li>• Crepeccino (In Review)</li> </ul>
<b>DOWNTOWN/ OLD TOWN</b>	
<b>FM 1103</b>	<ul style="list-style-type: none"> <li>• QT – Location #1 at FM 1103 &amp; Old Wiederstein Road (Permitted)</li> <li>• Mattengas (Awaiting Payment)</li> <li>• Scooter's Coffee at Turning Stone (Permitted)</li> <li>• Turning Stone Retail (Permitted)</li> </ul>
<b>FM 78</b>	<ul style="list-style-type: none"> <li>• CertaPro Painters (Pending Fire Final)</li> <li>• Bree Carleton Counseling (Pending Inspections)</li> <li>• 9Round Fitness (Permitted)</li> </ul>
<b>IH-10</b>	
<b>OTHER</b>	<ul style="list-style-type: none"> <li>• Signature Plating (Permitted)</li> </ul>

# NOW OPEN / C OF O ISSUED

<b>CIBOLO CROSSING</b>	<ul style="list-style-type: none"><li>• SA Eye (Ophthalmologists) (C of O Issued)</li></ul>
<b>CIBOLO VALLEY DRIVE</b>	<ul style="list-style-type: none"><li>• Walmart Remodel (Now Open)</li><li>• Whataburger (C of O Issued)</li></ul>
<b>DOWNTOWN/ OLD TOWN</b>	
<b>FM 1103</b>	<ul style="list-style-type: none"><li>• C-Store (Elite Mart) (C of O Issued)</li></ul>
<b>FM 78</b>	<ul style="list-style-type: none"><li>• QT – Location #2 (C of O Issued)</li></ul>
<b>IH-10</b>	
<b>OTHER</b>	