



Planning and Zoning Commission

Wednesday, October 8, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 20 min

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.

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.)

6.A. Approval of the minutes from August 13, 2025, meeting.

7. Discussion/Action Items

7.A. Discussion/Action regarding the Final Plat of Venado Crossing Unit 4.

7.B. Discussion/Action regarding the Preliminary Plat of the Old Wiederstein Commercial Subdivision.

8. UDC, CIP, Master Plan and Staff Updates

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 Council, 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 _____ 2025.

Name and Title



Date Posted: October 1, 2025 09:12 am



Planning and Zoning Commission Staff Report

A. Approval of the minutes from August 13, 2025, meeting.

Meeting	Agenda Group
Wednesday, October 8, 2025, 6:30 PM	Consent Agenda Item: 6A.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[081325 PZ Minutes.pdf](#)



**PLANNING AND ZONING MEETING
CIBOLO MUNICIPAL BUILDING
200 S. Main Street
August 13, 2025
6:30 PM**

Minutes

1. **Call to Order** – Meeting was called to order by the Chairman Ms. Greve at 6:32 p.m.
2. **Roll call and Excused Absences** – Members Present: Ms. Greve, Ms. Fishback, Mr. Sharp, Mr. Thompson, Ms. Hubbard, and Mr. Hinze; Members Absent: Ms. Garcia and Ms. Dodd. Ms. Greve made the motion to excuse the absence of both Ms. Gracia and Ms. Dodd. The motion was seconded by Ms. Hubbard. For: All; Against: None. The motion carried 6 to 0.
3. **Invocation/Moment of Silence** – Mr. Hinze gave the Invocation.
4. **Pledge of Allegiance** – All in attendance recited the 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 wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The Commission may not debate 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. 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 pcimics@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.**

No citizens signed up to speak during this item.

6. **Consent Agenda**
 - A. Approval of the minutes of the Regular Planning and Zoning Meeting held on July 9, 2025.

Mr. Hinze made the motion to approve Consent Agenda item A. The motion was seconded by Mr. Thompson. For: All; Against: None. The motion carried 6 to 0
 - B. Approval of the minutes of the Special Planning and Zoning Meeting held on July 30, 2025.

Mr. Hinze made the motion to approve Consent Agenda item B. The motion was seconded by Mr. Sharp. For: All; Against: None. The motion carried 6 to 0.

7. **Public Hearing**

- A. Conduct a public hearing regarding a request to amend the 2024 Unified Development Code, amending Section 20.19 Platting not Required; and Section 20.3.17 Development Plats; and amending Article 13 Use Tables; and Article 14.1 Lot Design Standards.

Ms. Greve opened the public hearing at 6:44 p.m. Mr. Christensen representing the owners was there to answer any questions. No one else wish to speak. Ms. Greve closed the public hearing at 6:45 p.m.

8. **Discussion/Action Items**

- A. Discussion/Action regarding a request for a zone change from General Commercial (C-4) to Light Industrial (I-1) for certain real property generally located at 13042 IH-10W, legally described as ABS: 134 SUR: JOSE FLORES 18.0900AC, ABS: 134 SUR: JOSE FLORES 1.0000AC, and ABS: 134 SUR: JOSE FLORES 10.3300AC.

Councilman Hinze made the motion to approve the request for a zone change from General Commercial (C-4) to Light Industrial (I-1) for certain real property generally located at 13042 IH-10W, legally described as ABS: 134 SUR: JOSE FLORES 18.0900AC, ABS: 134 SUR: JOSE FLORES 1.0000AC, and ABS: 134 SUR: JOSE FLORES 10.3300AC. The motion was seconded by Mr. Sharp. For: Ms. Greve, Mr. Hinze, Mr. Sharp, Ms. Fishback, and Mr. Thompson; Against: Ms. Hubbard. The motion carried 5 to 1.

- B. Discussion/Action regarding the Final Plat of Steele Creek Unit 4A.

The motion was made by Ms. Greve to approve the Final Plat of Steele Creek Unit 4A. The motion was seconded by Mr. Thompson. For: All; Against: None. The motion carried 6 to 0.

9. **UDC, CIP, Master Plan and Staff Updates**

- A. Staff Updates

Staff updated the P&Z members on Site Plans currently in review, Site Plans & Administrative Plats recently approved and Plats currently in review. Members were also briefed on P&Z recommendations and City Council action.

10. **Subcommittee Updates** – No update at this time.

11. **Items for future agendas** – None at this time.

12. **Adjournment** – Ms. Greve made the motion to adjourn at 7:28 p.m. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 6 to 0.

PASSED AND APPROVED THIS 8TH DAY OF OCTOBER 2025.

Jennifer Greve
Chairman



Planning and Zoning Commission Staff Report

A. Discussion/Action regarding the Final Plat of Venado Crossing Unit 4.

Meeting	Agenda Group
Wednesday, October 8, 2025, 6:30 PM	Discussion/Action Items Item: 7A.
From	
Olivia Hall, Planner I	

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

PROPERTY INFORMATION:

Project Name: PC-25-28-FP

Owner: HDC Venado Crossing, LLC

Representative: Wayne Flores, P.E., Collier's Engineering & Design

Area: 17.63 acres

Location: South of FM 78, West of Meadowview Estates

Council Place: 4

Zoning ([map](#)): Planned Unit Development (PUD), Ord. 1118 and amended Ord. 1197

Proposed Use: 61 Residential Lots, 3 Drainage Lots

Utility Providers: Sewer – City of Cibolo, Water – GVSUD, and Electricity – GVEC

BACKGROUND:

The Final Plat of Venado Crossing Unit 4 was originally recommended for approval by the Planning & Zoning Commission on June 14, 2023, and subsequently approved by City Council on June 27, 2023.

According to Section 20.3.5.H.1. of the City's Unified Development Code (UDC), *"The approval of Final Plat shall remain in effect for a period of two (2) years after the date the application was approved or conditionally approved by the City Council...If the Final Plat has not been recorded within the two (2) year period, the Final Plat approval, unless extended, shall expire and the plat shall be null and void."*

The Final Plat was not recorded, and no extension was requested by the developer within two years of the plat being approved. As a result, the original approval expired on June 27, 2025, rendering the plat null and void. Therefore, the Final Plat must be reconsidered and reapproved prior to recordation.

FINDINGS/CURRENT ACTIVITY:

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

In 2014, City Council approved a Planned Unit Development (PUD) for the Venado Crossing subdivision under Ordinance 1118. In 2017, a Land Study, Public Improvements Agreement (PIA), and amendment to the PUD (Ordinance 1197) were also approved by City Council. As such, Venado Crossing is vested under the development regulations that were in effect at the time of those approvals.

The Land Study for Venado Crossing covers 177.26 acres and includes a total of 511 single-family residential lots. The proposed Final Plat for Venado Crossing Unit 4 is located directly south of Unit 1. The plat establishes 61 residential lots that are typically 7,200 square feet (60' x 120'), along with three drainage lots (Lots 900, 901, and 902).

STREETS/MASTER THOROUGHFARE PLAN (MTP):

Unit 4 includes approximately 5,475 linear feet of roadway. Fifty (50) feet of right-of-way will be dedicated for local streets within the subdivision, including: Witwatersrand, Safari Ridge, Impala Range, Windhoek Park, and Gazelle Point.

Also, Venado Crossing—an eighty (80) foot ROW collector street identified on the City's Master Thoroughfare Plan—will connect to the local streets like Safari Ridge and Impala Range within Unit 4.

A Traffic Impact Analysis (TIA) Report, was reviewed and approved by the City Engineer as part of the Final Plat review for this unit.

UTILITIES:

Construction plans for the utility and roadway improvements have been approved. Sanitary sewer service will be provided by the City of Cibolo. Water service will be provided by Guadalupe Valley Special Utility District (GVSUD), Guadalupe Valley Electric Cooperative (GVEC) will serve as the electric provider.

Letters of Certification (LOCs) from both GVSUD and GVEC, recommending approval of Unit 4, have been submitted.

DRAINAGE:

The Stormwater Management Plan (SWMP) for Venado Crossing Unit 4, dated February 14, 2022, was reviewed by the City Engineer. No portion of the property is located within the FEMA floodplain.

PARKLAND:

Parkland dedication is not proposed with this plat, as the requirement was met with the dedication provided in Unit 1.

STAFF RECOMMENDATION:

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

Attachments

[Application.pdf](#)

[Approved Final Plat.pdf](#)

[CED Letter.pdf](#)

[Staff map.pdf](#)

Cibolo
Final Plat Application

Online Request #: 2926570

Project #: PC-25-28-FP

Submitted by:
Kristin Heggy
kristin.heggy@collierseng.com
(210) 883-7266

Location: **South of FM 78 & West of Meadowview Estates**

City: **Cibolo** State: **TX** Zip: **78108**

Contact Information

Applicant's Contact Information

Title: First Name: **Kristin** Last Name: **Heggy** Suffix:

Business Name: **Colliers Engineering & Design**

Mailing Address: **640 N Walnut Ave, Suite 1101**

City: **New Braunfels** State: **TX** Zip:

Email Address: **kristin.heggy@collierseng.com**

Cell Phone: Work Phone: Home Phone: **(210) 883-7266**

Property Owner's Contact Information

Title: First Name: **Bryan** Last Name: **Sims** Suffix:

Business Name: **HDC Venado Crossing, LLC**

Mailing Address: **100 NE Loop 410, Ste. 1080**

City: **San Antonio** State: **TX** Zip: **78216**

Email Address: **bryan@hdc-group.com**

Cell Phone: **(210) 838-6784** Work Phone: Home Phone:



You can complete this application and view updates online at [MGO Connect](#)

Representative's Contact Information

Title: First Name: Wayne Last Name: Flores Suffix:

Business Name: Colliers Engineering & Design

Mailing Address: 640 N Walnut Ave, Ste. 1101

City: New Braunfels State: TX Zip: 78130

Email Address: wayne.flores@collierseng.com

Cell Phone: (210) 693-2330 Work Phone: (830) 220-6042 Home Phone:

Application Questionnaire (* denotes required question)

Final Plat

Project Name * Venado Crossing Subdivision Unit 4

Total Acres * 17.63

Survey Name * JERONIMO LEAL SURVEY NO. 85

Abstract No. * 210

Current Zoning * PUD SF-3

Proposed Zoning * N/A

Overlay * FM 78

of Lots * 61



You can complete this application and view updates online at [MGO Connect](#)

1

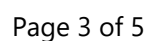
Single-Family

Undeveloped

Single Family Residential

[illegible]

Kristin Heggy



Documents Uploaded

The following documents are attached to the Application.

Copy of a Final Tree Survey	9. land use study_tree survey.pdf
Copy of the Final Plat Encompassing All Land Owned by the Subdivider	10. pl6130106.pdf
Copy of the Final Traffic Impact Analysis Report	7. venado_tia report_version 1.pdf
Copy of the Final Utility and Final Storm Water Management Report	6. venado u4 swmp.pdf 12. overall utility plan.pdf
Letter of Authorization	2. agent authorization letter for cibolo-signed.pdf
Narrative of Application Request	1. final plat project letter.pdf
Project Applicable LOC Approvals	5.6 spectrum - cibolo request for review form_venado crossing u4 signed.pdf 5.5 gvsud venado unit 4_plan resubmittal review_c_ letter.pdf 5.3 gvec cibolo request for review form_venado crossing u4.pdf 5.2 ccma - venado subdivision unit 4 rfr.pdf 5.1 att approval - venado crossing unit 4.pdf 5.7 sslgc - re_ wayne flores, p.e. shared_6130106_full set_ with you..pdf
Proof of Tax Certification	4. combined 4 tax certificates.pdf
Signed Deposit Agreement	11. deposit agreement.pdf



You can complete this application and view updates online at [MGO Connect](#)

Signed Notarized Authorization Form

3.2 final plat checklist-signed.pdf

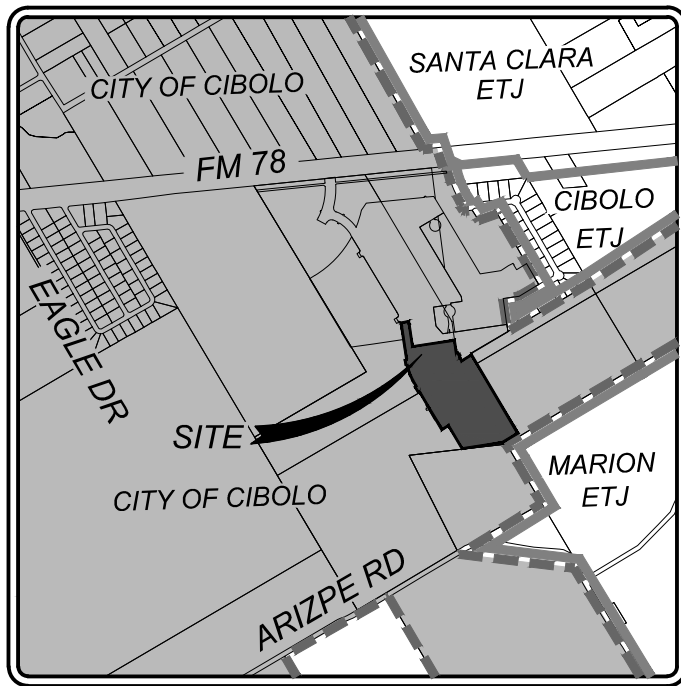
**3.1 final plat application_venado unit 4 -signed
(upload as signed notarized authorization
form).pdf**

**Statement of the intent of the developer to
provide parkland dedication in accordance with
the requirements of this UDC or to pay fees in
lieu of parkland dedication.**

8. parkland dedication letter.pdf



You can complete this application and view updates online at [MGO Connect](#)



LOCATION MAP

SCALE : 1" = 2000'

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- R.O.W. = RIGHT - OF - WAY
- D.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- VOL. = VOLUME
- PG. = PAGE
- CL = CENTERLINE

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 1.000156.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 09)

THIS PLAT OF VENADO CROSSING SUBDIVISION UNIT 4 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)

THIS PLAT OF VENADO CROSSING SUBDIVISION UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS _____ DAY OF _____.

BY: _____
(MAYOR)

BY: _____
(CITY SECRETARY)

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
KFW SURVEYING, LLC
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
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:

- 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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- 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 NEEDED 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.
- 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.
- THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO.
- THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY AND MARION INDEPENDENT SCHOOL DISTRICT.
 - BLOCK 10 LOTS 11-21 ARE IN THE MARION INDEPENDENT SCHOOL DISTRICT.
 - ALL OTHER LOTS ARE IN SCHERTZ-CIBOLO UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT.
- ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.
- THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
 - WATER - GVSUD
 - SEWER - CITY OF CIBOLO
 - ELECTRICITY - G.V.E.C.
- 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 0240F AND 245F, REVISED NOVEMBER 2, 2007.
- 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.
- 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.
- LOTS IN THIS SUBDIVISION PLAT INCLUDE DRAINAGE EASEMENTS AND GREENBELTS. LOTS 900, 901 & 902 ARE DELINEATED AS A DRAINAGE EASEMENT.
- THIS PLAT CONTAINS APPROXIMATELY 5,475 L.F. OF ROADWAY.
- AREAS WITHIN THIS PLAT ARE ZONED PLANNED UNIT DEVELOPMENT (PUD) PER ORDINANCE # 1118 AND AMENDING ORDINANCE # 1197.
- IN ACCORDANCE WITH THE CIBOLO UDC, APPROXIMATELY 11.77 ACRES OF PARKLAND DEDICATION IS REQUIRED FOR THE OVERALL VENADO CROSSING SUBDIVISION. NO PARKLAND WILL BE PROVIDED WITH THIS UNIT (UNIT 4). FUTURE UNITS WILL INCLUDE PARKLAND DEDICATION WITH LINEAR PARKS AND IMPROVEMENTS TO SATISFY THE TOTAL PARKLAND REQUIREMENTS.
- THREE (3) BLOCKS WITH 61 RESIDENTIAL LOTS, THREE (3) OPEN SPACE / DRAINAGE LOTS (LOT 900, 901, & 902).

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, GRANTEES, SUCCESSORS, AND ASSIGNS: THE DRAINAGE AND FLOODWAY EASEMENT AS SHOWN AND DESCRIBED BY BEARINGS AND DISTANCES ON LOT 902, BLOCK 10, 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 TRAVERSING 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.

EASEMENT CERTIFICATE

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

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

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

OWNER

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

GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC) NOTES:

- GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, AND MAINTAINING THE ELECTRICAL FACILITIES.
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF VENADO CROSSING UNIT 4 SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

STATE OF TEXAS §
COUNTY OF GUADALUPE §

THE OWNER OF 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
45 ME LOOP 410, SUITE 225
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

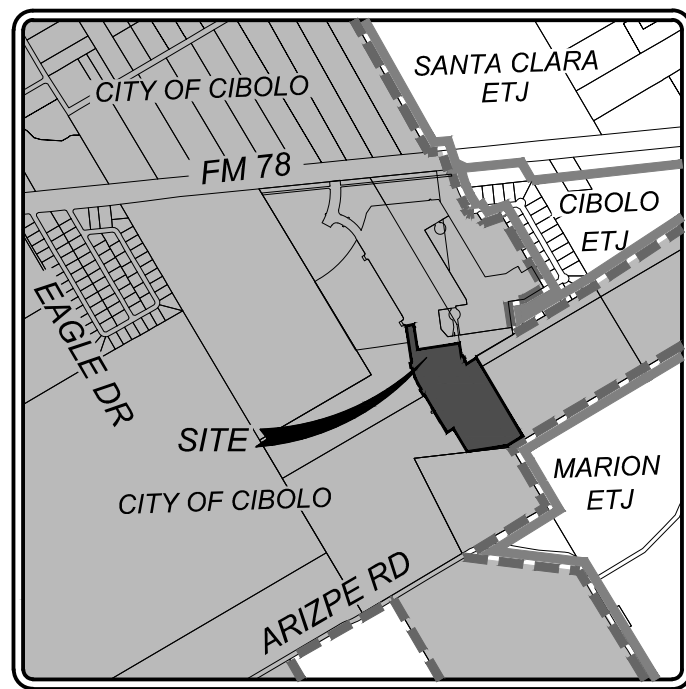
APPROVED ON THIS THE _____ DAY OF _____, 20____, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

CITY ENGINEER, CITY OF CIBOLO

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.00'	S59°24'28"W
L2	60.00'	N30°35'32"W
L3	50.00'	N9°02'58"W
L4	10.00'	N30°35'32"W
L5	80.00'	S59°24'28"W
L6	10.00'	N30°35'32"W
L7	10.00'	S59°24'28"W
L8	60.00'	N30°35'32"W
L9	10.00'	N59°24'28"E
L10	10.00'	S81°37'06"W
L11	50.00'	N9°02'58"W
L12	10.00'	N81°37'03"E
L13	9.41'	S8°22'54"E
L14	9.41'	N8°22'54"W
L15	12.12'	N9°12'40"E
L16	7.76'	S59°24'28"W
L17	13.47'	S59°24'28"W
L18	29.59'	N15°15'17"E
L19	20.00'	S59°24'28"W
L20	20.00'	N30°35'32"W
L21	10.00'	N59°24'28"E
L22	76.88'	N30°35'32"W
L23	111.03'	N30°35'32"W
L24	10.00'	N81°40'48"E
L25	151.23'	N8°22'54"W

CURVE TABLE							
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING	
C1	27.89'	446.00'	13.95'	3°34'59"	27.89'	S10°10'24"E	
C2	72.45'	50.00'	44.25'	83°01'07"	66.27'	S35°53'58"E	
C3	9.48'	15.00'	4.90'	36°12'08"	9.32'	S12°29'28"E	
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N75°35'32"W	
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	N14°24'28"E	
C6	147.21'	440.00'	74.30'	19°10'08"	146.52'	N21°00'28"W	
C7	22.77'	15.00'	14.22'	86°57'30"	20.64'	N54°54'09"W	
C8	23.50'	15.00'	14.94'	89°46'39"	21.17'	N36°30'25"E	
C9	22.89'	366.00'	11.45'	3°34'59"	22.88'	N10°10'24"W	
C10	128.37'	50.00'	169.36'	147°06'14"	95.91'	S67°56'32"E	
C11	11.90'	15.00'	6.28'	45°26'12"	11.59'	S53°18'38"E	
C12	176.87'	50.00'	249.30'	202°40'53"	98.05'	S25°18'43"W	
C13	11.90'	15.00'	6.28'	45°26'28"	11.59'	N76°04'05"W	
C14	11.00'	15.00'	5.76'	42°01'52"	10.76'	S60°11'45"W	
C15	132.87'	50.00'	202.48'	152°15'31"	97.08'	N64°41'25"W	
C16	11.00'	15.00'	5.76'	42°01'52"	10.76'	N9°34'36"W	
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'	N75°35'32"W	
C18	29.59'	15.00'	15.00'	90°00'00"	21.21'	S14°24'28"W	
C19	24.61'	15.00'	16.09'	94°00'46"	21.94'	N34°36'43"E	
C20	23.56'	15.00'	15.00'	90°00'00"	21.21'	N53°22'54"W	

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



LOCATION MAP
SCALE : 1" = 2000'

KEYNOTES

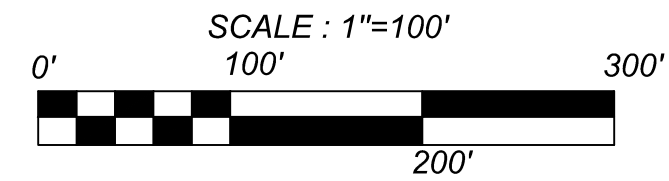
- | | |
|--|--|
| ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.) |
| ② 25' BUILDING SETBACK LINE | ② 1' VEHICULAR NON-ACCESS EASEMENT (VENADO CROSSING SUBDIVISION UNIT 2 DOC.# 202399009558 O.P.R.) |
| ③ 12.5' BUILDING SETBACK LINE | ③ OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.) |
| ④ 1' VEHICULAR NON-ACCESS EASEMENT | ④ 15' SANITARY SEWER EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.) |
| ⑤ 35' DRAINAGE EASEMENT | ⑤ VARIABLE WIDTH DRAINAGE & INGRESS/EGRESS 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 20' X 20' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.) |
| ⑦ 60' X 10' ELEC. GAS, TELE. CATV. WATER, SAN. SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) | ⑦ 30' WATERLINE EASEMENT (VOL. 1626, PG. 800 O.P.R.) |
| ⑧ 80' X 10' ELEC. GAS, TELE. CATV. WATER, SAN. SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) | ⑧ 12' DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 3 DOC.# 202199015113 O.P.R.) |
| ⑨ 25.5' BUILDING SETBACK LINE | ⑨ 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.) |
| ⑩ VARIABLE WIDTH SANITARY SEWER EASEMENT | ⑩ 1' VEHICULAR NON-ACCESS EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.) |
| ⑪ VARIABLE WIDTH DRAINAGE EASEMENT | ⑪ 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.) |
| ⑫ 20' X 20' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ⑫ 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (DOC. NO.) |
| ⑬ 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ⑬ VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 2 DOC.# 202399009558 O.P.R.) |
| ⑭ 28' BUILDING SETBACK LINE | |
| ⑮ 27.5' BUILDING SETBACK LINE | |

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- VOL. = VOLUME
- PG. = PAGE
- CL = CENTERLINE

REFER TO PAGE 1 OF 2 FOR
LINE AND CURVE TABLES

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



61 RESIDENTIAL LOTS
3 DRAINAGE EASEMENT LOTS

FINAL SUBDIVISION PLAT ESTABLISHING VENADO CROSSING SUBDIVISION UNIT 4

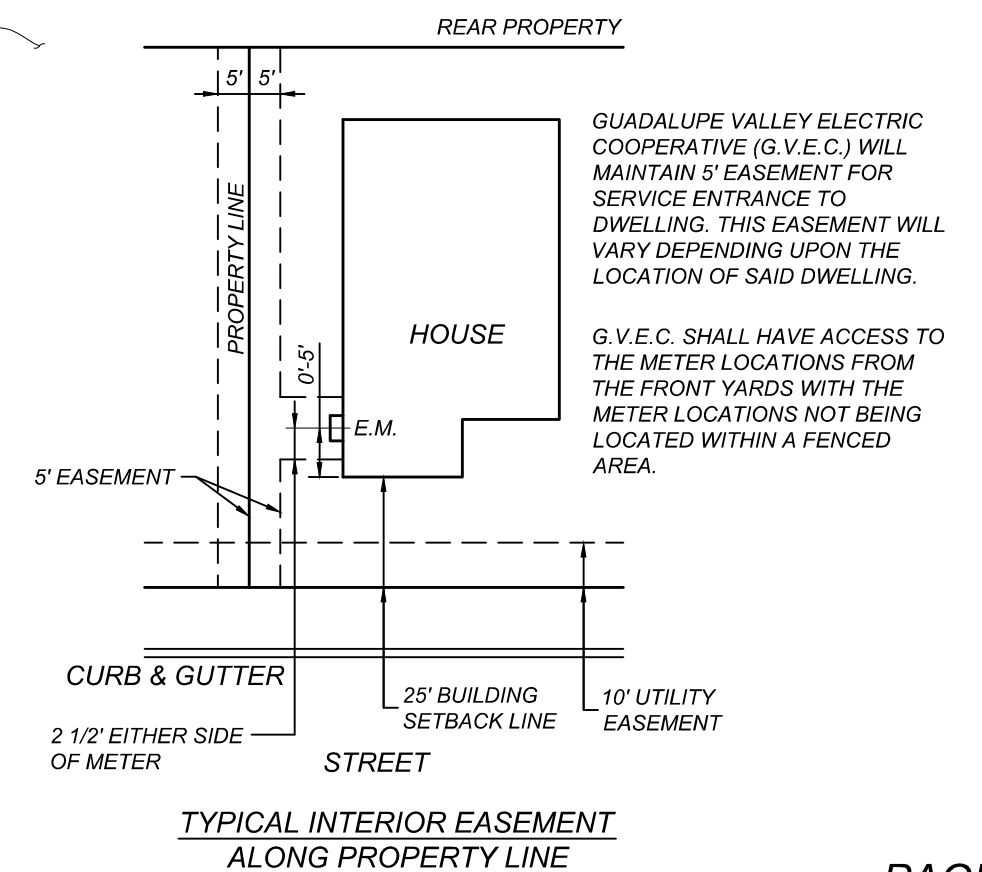
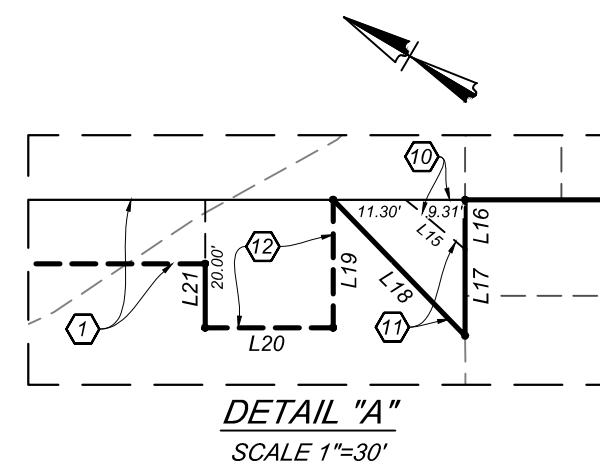
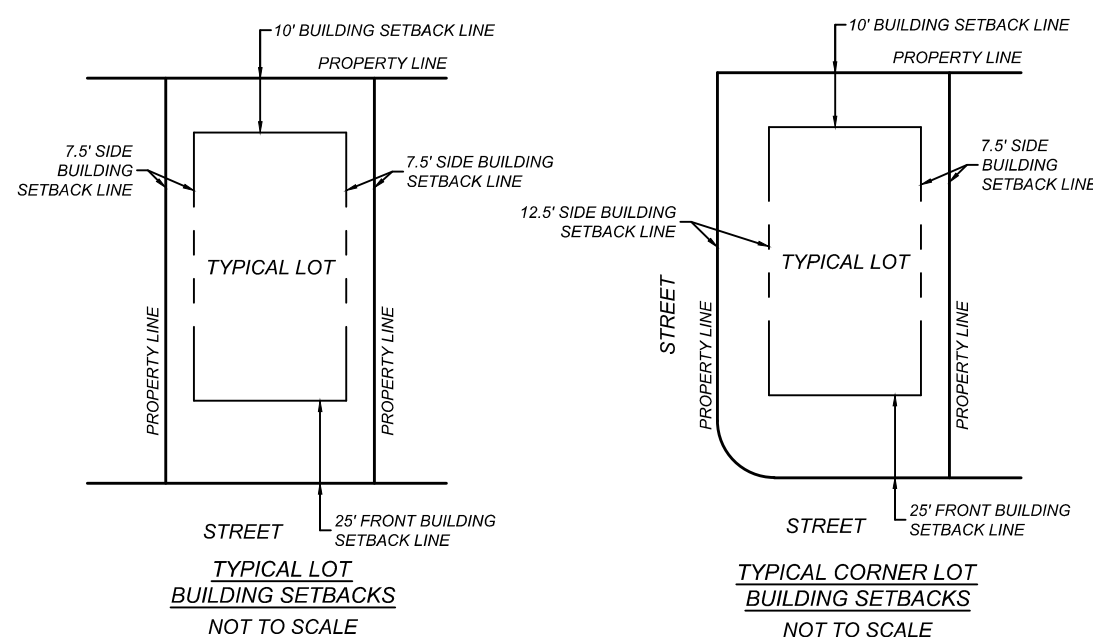
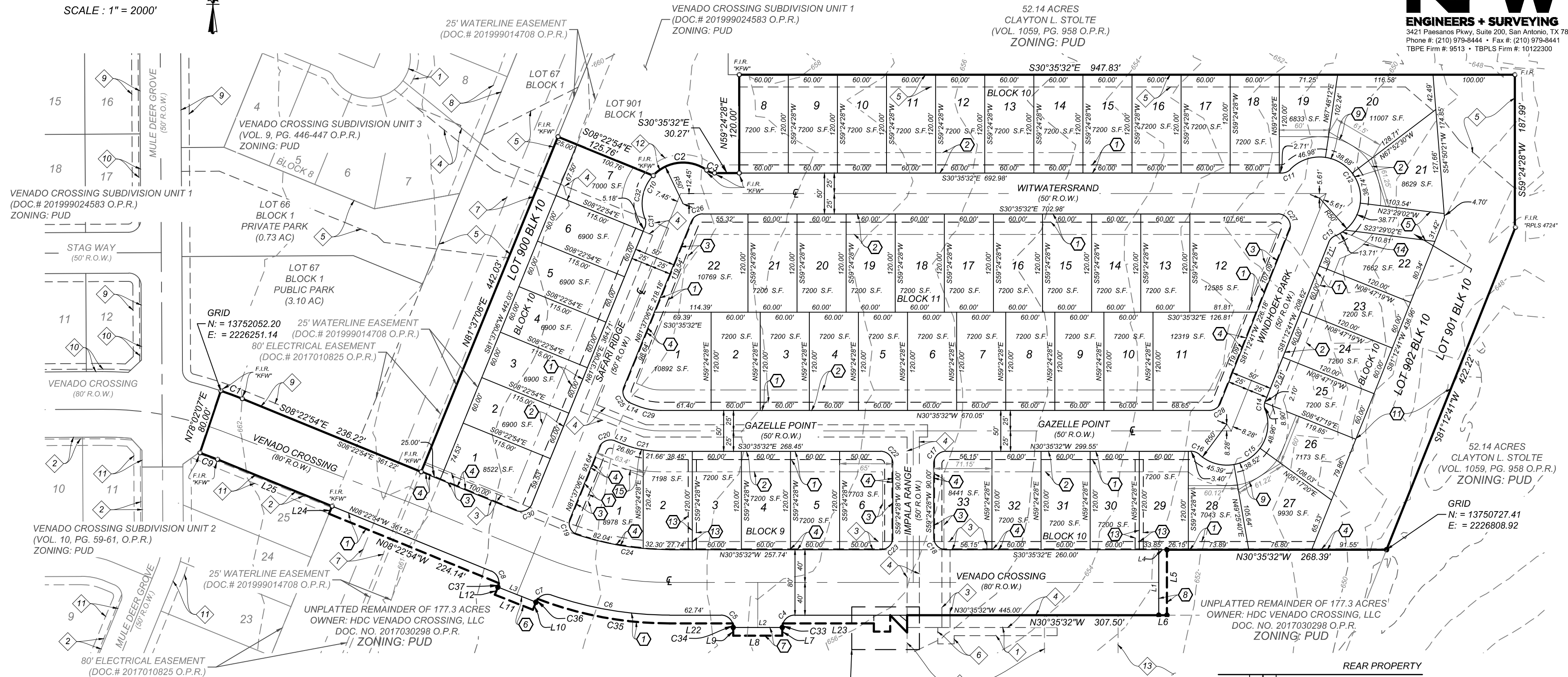
STATE OF TEXAS
COUNTY OF GUADALUPE

WHEREAS, HDC VENADO CROSSING, LLC, 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:

BEING 17.63 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, LLC, OF RECORD IN DOC. NO. 2017030298, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 978-6444 • Fax #: (210) 978-6441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



August 27, 2025

On behalf of the:

City of Cibolo
Attn: Olivia Hall
200 S. Main Street
Cibolo, Texas 78108



Re: Construction Plan Review
Venado Crossing U4 – Final Plat (PC-25-28-FP)

Ms. Hall,

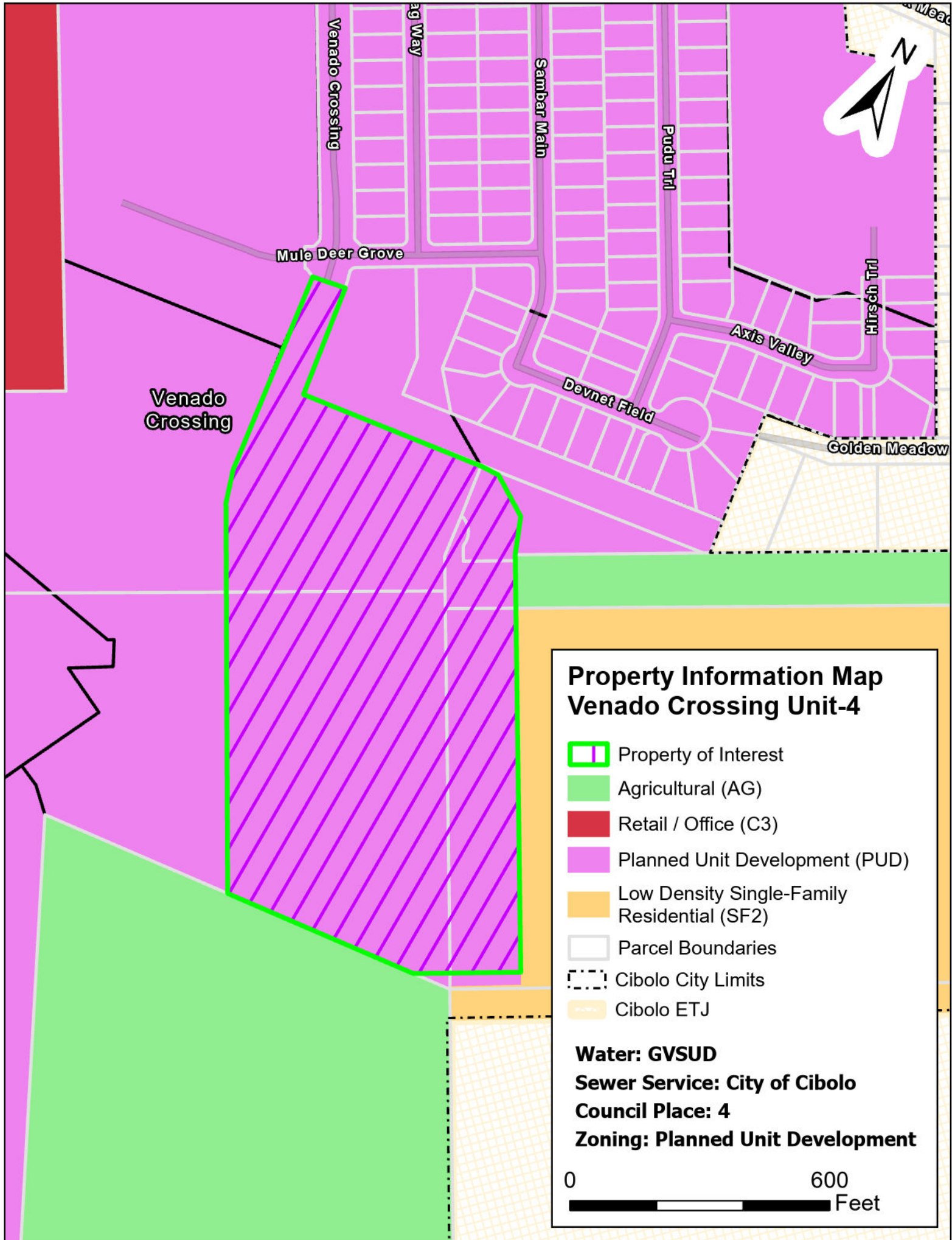
Colliers Engineering & Design has completed its review of the referenced project. We find that the development is in conformance with the City of Cibolo Unified Development Code and flood ordinances. We have no further comments.

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

Sincerely,

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo





Planning and Zoning Commission Staff Report

B. Discussion/Action regarding the Preliminary Plat of the Old Wiederstein Commercial Subdivision.

Meeting	Agenda Group
Wednesday, October 8, 2025, 6:30 PM	Discussion/Action Items Item: 7B.
From	
Olivia Hall, Planner I	

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

PROPERTY INFORMATION:

Project Name: PC-25-26-PP
Owner: David Marbach
Representative: Mark Ramsower, Matkin Hoover Engineering
Area: 13.98 acres
Location: Near Intersection of Old Wiederstein Road and FM 1103
Council Place: 1
Zoning ([map](#)): Retail/Office (C-3)
Proposed Use: Six (6) commercial lots
Utility Providers: Sewer – City of Schertz, Water – GVSUD, and Electricity – GVEC

FINDINGS/CURRENT ACTIVITY:

In accordance with Section 20.3.3 of the Unified Development Code (UDC) 'Preliminary Plat' is defined as: "Property 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.

On February 11, 2025, City Council approved a Conditional Use Permit (Ord. 1486) to allow Convenience Storage on a 3.93-acre portion of the property. The review, approval, and recordation of a subdivision plat is one of the conditions of the approved CUP, along with the requirements of an emergency access easement and onsite detention to be notated on the plat.

STREETS/MASTER THOROUGHFARE PLAN (MTP):

No additional right-of-way (ROW) dedication is required for this Preliminary Plat. Adequate ROW exists along Old Wiederstein Road, which is classified as a collector with a variable ROW width of approximately 85ft. This is consistent with the ROW requirement for a collector in the City's Master Thoroughfare Plan.

The Preliminary Plat depicts a 26-foot-wide emergency and cross access easement that extends from the front property line on Old Wiederstein Road, traversing south across the subject property, and connecting to the rear property line shared with the adjacent property off of FM 1103. To further satisfy this condition in the approved CUP, the plat includes notes of the secondary emergency access easement.

A Traffic Impact Analysis (TIA) Worksheet was submitted and reviewed by the City Engineer.

UTILITIES:

Sanitary sewer service to the property will be provided by the City of Schertz. Water service will be provided by Green Valley Special Utility District (GVSUD), and Guadalupe Valley Electric Cooperative (GVEC) will serve as the electric provider.

DRAINAGE:

A Stormwater Drainage / Detention Study was submitted and reviewed by the City Engineer. No portion of the property is located within the FEMA floodplain. To mitigate any increase in stormwater runoff, "detention ponds will be engineered to control outflows, ensuring that peak stormwater discharge rates are reduced to pre-development conditions."

As a condition of the CUP, the Preliminary Plat includes notes requiring the maintenance and upkeep of the detention pond and all associated onsite drainage improvements will be the sole responsibility of the property owners association.

PARKLAND:

Parkland dedication is not required for this plat since the property is designated for commercial use.

STAFF RECOMMENDATION:

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

Attachments

[Application.pdf](#)

[CED Letter.pdf](#)

[Narrative.pdf](#)

[Narrative.pdf](#)

[Plat.pdf](#)

[Staff Map.pdf](#)

Cibolo
Preliminary Plat Application

Online Request #: 2863930

Project #: PC-25-26-PP

Submitted by:
Mark Ramsower
mramsower@matkinhoover.com

Location: **21001 OLD WIEDERSTEIN RD**

City: **CIBOLO** State: **TX** Zip: **78108**

Contact Information

Applicant's Contact Information

Title: First Name: **Mark** Last Name: **Ramsower** Suffix:

Business Name: **MatkinHoover Engineering**

Mailing Address: **8 Spencer Rd Suite 100**

City: **Boerne** State: Zip: **78006**

Email Address: **mramsower@matkinhoover.com**

Cell Phone: Work Phone: **(830) 249-0600** Home Phone:

Property Owner's Contact Information

Title: First Name: Last Name: Suffix:

Business Name:

Mailing Address:

City: State: Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:



You can complete this application and view updates online at [MGO Connect](#)

Representative's Contact Information

Title: _____ First Name: _____ Last Name: _____ Suffix: _____
Business Name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____
Cell Phone: _____ Work Phone: _____ Home Phone: _____

Application Questionnaire (* denotes required question)

Preliminary Plat

Project Name * Old Wiederstein Commercial Subdivision

Total Acres * 13.98

Survey Name * J.N. Richardson Survey NO. 102

Abstract No. * 277

Current Zoning * C3

Proposed Zoning * C3

Overlay * None

of Lots * 6



You can complete this application and view updates online at [MGO Connect](#)

of Units *

6

Work Type *

Commercial

Total Proposed Square Footage *

350640

Current Use *

Residential

Proposed Use *

Commercial

By typing my name below, I do hereby attest that the information contained in this application is true, accurate, and complete. *

Mark Ramsower

Acknowledgement *

By submitting this application, I do hereby acknowledge that the information contained in this application is true, accurate, and complete. I understand that the information contained in this application is subject to review and approval by the City of Houston. I understand that the information contained in this application is subject to review and approval by the City of Houston. (I understand that the information contained in this application is subject to review and approval by the City of Houston.)

Enter Signature: *

Mark Ramsower

Documents Uploaded

The following documents are attached to the Application.

A certificate or letter from a title guaranty company or from an attorney duly licensed to practice law in the State of Texas certifying the following concerning title to the land:

08 - property legal descriptions.pdf



You can complete this application and view updates online at [MGO Connect](#)

A report indicating any known/studied environmentally sensitive areas relative to wetlands endangered or otherwise listed species, archeological indicators, soils, and slope analysis	13 - enviromental report.pdf
Copy of a Tree Survey Showing all Trees on the Site, per the Requirement of this UDC	06 - tree survey.pdf
Copy of Proposed Plans or Reports for the Furnishing of Water, the Installation of Sanitary Sewer Facilities, and Provisions for Storm Sewers, and General Drainage Facilities	12 - drainage report.pdf
Copy of Proposed Stormwater Management Report/Plan, per the Requirements of Cibolo Design and Construction Manual	05 - swppp.pdf
Copy of the Instrument Establishing such Private Easement or Fee Strip	not applicable.pdf
Copy of the Preliminary Plat Encompassing All Land Owned by the Subdivider	01- preliminary plat.pdf
Copy of the Proposed Traffic Impact Analysis Report, per the TIA Requirements Stipulated in Article 18 of this UDC	03 - cibolo tia worksheet.pdf
Developer Must also Provide the Standard or Non-Standard Service Agreement Letters and Wastewater Capacity Analysis Required in Section 19.1.F.1.f of this UDC	17 - ccn letters.pdf
Letter of Authorization	owner letter of authorization.docx.pdf
Narrative of Application Request	07.c - narrative.pdf
Project Applicable LOC Approvals per Utilities and Outside Review Entities (i.e. TxDot, Guadalupe County)	not applicable.pdf
Proof of Tax Certification	10 - tax certificates.pdf
Proposed Grading Plan	not applicable.pdf
Signed Deposit Agreement	07.b - cibolo preliminary plat application.pdf



You can complete this application and view updates online at [MGO Connect](#)

Signed Notarized Authorization Form

**07.a - cibolo universal development
application.pdf**

owner letter of authorization.docx.pdf

**Statement of the intent of the developer to
provide parkland dedication in accordance with
the requirements of this UDC or to pay fees in
lieu of parkland dedication.**

not applicable.pdf

Tree Survey

16 - tree preservation plan.pdf

**Utility and Drainage Reports with Adequate
Information**

12 - drainage report.pdf



You can complete this application and view updates online at [MGO Connect](#)

August 5, 2025

On behalf of the:

City of Cibolo
Attn: Olivia Hall
200 S. Main Street
Cibolo, Texas 78108



Re: Preliminary Plat Review
Old Wiederstein Commercial – (PC-25-26-PP)

Ms. Hall,

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

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

Sincerely,

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo



June 30, 2025

City of Cibolo
Planning Department
200 South Main Street
Cibolo, TX 78108

**Re: Old Wiederstein Commercial Subdivision
Project Narrative**

This submittal is for a Preliminary Plat entitled "Old Wiederstein Commercial Subdivision" located at 21001 Old Wiederstein Rd, Cibolo TX 78108. Included are the applicable forms, fees, reports, exhibits, and documents as listed on the Preliminary Plat checklist.

The proposed plat is a subdivision of the parent tract into six individual commercial lots. Assumptions were made for lot use for the drainage analysis and TIA reports. No zoning or property boundary changes are proposed with this plat.

If you have any questions or require additional information please feel free to contact me.

Sincerely,
MatkinHoover Engineering & Surveying
TBPE Firm Registration No. F-4512

A handwritten signature in blue ink, appearing to read "Mark Ramsower". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark Ramsower, P.E.
Project Engineer

June 30, 2025

City of Cibolo
Planning Department
200 South Main Street
Cibolo, TX 78108

**Re: Old Wiederstein Commercial Subdivision
Project Narrative**

This submittal is for a Preliminary Plat entitled "Old Wiederstein Commercial Subdivision" located at 21001 Old Wiederstein Rd, Cibolo TX 78108. Included are the applicable forms, fees, reports, exhibits, and documents as listed on the Preliminary Plat checklist.

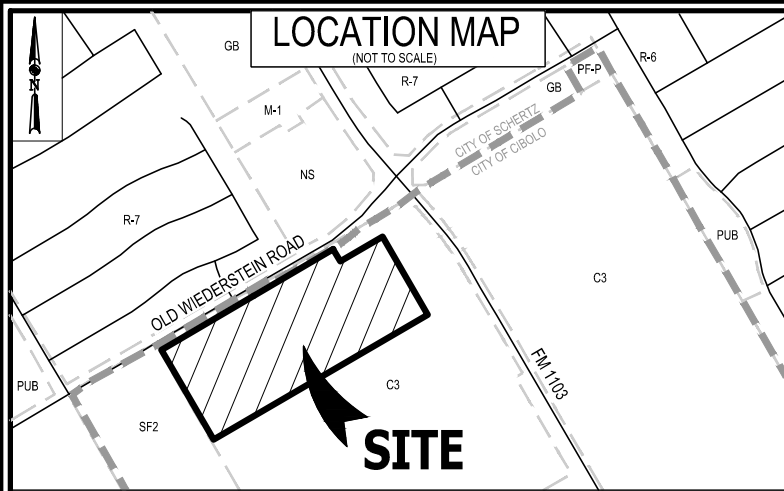
The proposed plat is a subdivision of the parent tract into six individual commercial lots. Assumptions were made for lot use for the drainage analysis and TIA reports. No zoning or property boundary changes are proposed with this plat.

If you have any questions or require additional information please feel free to contact me.

Sincerely,
MatkinHoover Engineering & Surveying
TBPE Firm Registration No. F-4512



Mark Ramsower, P.E.
Project Engineer



OWNER'S ACKNOWLEDGEMENT:
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 HEREIN EXPRESSED

OWNER/DEVELOPER
DAVID S. MARBACH

DULY AUTHORIZED AGENT
JEFF ECKOLS
INTERGOLD INVESTMENTS LLC
16200 NACOGDOCHES ROAD
SAN ANTONIO, TEXAS 78247

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, JEFF ECKOLS, 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 _____.

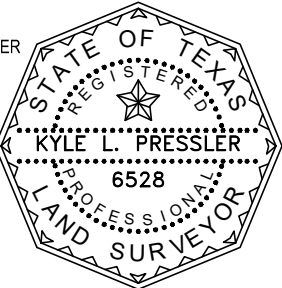
NOTARY PUBLIC
STATE OF TEXAS

SURVEYOR'S CERTIFICATE
STATE OF TEXAS
COUNTY OF GUADALUPE

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.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KEN B. KOLACNY, P.E. 86300 ON JUNE 27, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKINHOOVER ENGINEERING & SURVEYING



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

ENGINEER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY COUNCIL OF THE CITY OF CIBOLO.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KEN B. KOLACNY, P.E. 86300 ON JUNE 27, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

KEN B. KOLACNY
REGISTERED PROFESSIONAL ENGINEER #86300
MATKINHOOVER ENGINEERING & SURVEYING



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

OWNER:

DAVID S. MARBACH
21001 OLD WEIDERSTEIN ROAD
CIBOLO, TEXAS 78108

AGENT:

JEFF ECKOLS
INTERGOLD INVESTMENTS LLC
16200 NACOGDOCHES ROAD
SAN ANTONIO, TEXAS 78247
(210) 386-7686
JECKOLS@GMAIL.COM

SURVEYOR:

MATKINHOOVER ENGINEERING & SURVEYING
C/O KYLE PRESSLER, R.P.L.S.
8 SPENCER ROAD
BOERNE, TEXAS 78006
(830) 249-0600
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/ENGINEER:

MATKINHOOVER ENGINEERING & SURVEYING
C/O KEN B. KOLACNY, P.E.
8 SPENCER ROAD
BOERNE, TEXAS 78006
(830) 249-0600
KKOLACNY@MATKINHOOVER.COM

PRELIMINARY PLAT OF OLD WIEDERSTEIN COMMERCIAL SUBDIVISION (6 COMMERCIAL LOTS)

A 13.981 ACRE TRACT OF LAND, LOCATED IN THE J.N. RICHARDSON SURVEY NO. 102, ABSTRACT 277, SITUATED IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 15.542 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2022990030358 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



PREPARED: JULY 2025

FIELD NOTES FOR A 13.981 ACRE TRACT OF LAND

A 13.981 ACRE TRACT OF LAND, LOCATED IN THE J.N. RICHARDSON SURVEY NO. 102, ABSTRACT 277, SITUATED IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 15.542 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202299003038 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. SAID 13.981 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/4" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MLS CO. RPLS 5846" IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD WIEDERSTEIN ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, ALSO BEING THE SOUTHEAST LINE OF A CALLED 0.279 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 2505, PAGE 230 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FOR THE MOST WESTERLY CORNER AND A POINT OF CURVATURE OF LOT 1, BLOCK 10F OF THE QT 4031 ADDITION, A SUBDIVISION PLAT OF RECORD IN DOCUMENT NO. 202399025345 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR A NORTHERLY CORNER OF THE TRACT DESCRIBED HEREIN:

THENCE: DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD WIEDERSTEIN ROAD AND WITH THE WESTERLY LINES OF SAID QT 4031 ADDITION, THE FOLLOWING TWO (2) COURSES:

1. S 30° 25' 08" E, A DISTANCE OF 73.88 FEET TO A FOUND 1/4" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MLS CO. RPLS 5846" FOR CORNER, AND
2. N 59° 34' 52" E, A DISTANCE OF 253.69 FEET TO A FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MLS CO. RPLS 4612" FOR A WESTERLY INTERIOR CORNER OF SAID LOT 1, IN THE EAST LINE OF SAID 15.542 ACRE TRACT AND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN:

THENCE: S 30° 00' 25" E, WITH THE COMMON LINE BETWEEN SAID QT 4031 ADDITION AND SAID 15.542 ACRE TRACT, A DISTANCE OF 418.27 FEET TO A FOUND 1/2" IRON ROD WITH A GREEN PLASTIC CAP STAMPED "WAL 10111700" FOR A NORTHERLY CORNER OF A CALLED 19.129 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202299013784 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF SAID REMAINING PORTION OF THE 15.542 ACRE TRACT AND THE TRACT DESCRIBED HEREIN:

THENCE: S 59° 44' 55" W, WITH THE COMMON LINE BETWEEN SAID REMAINING PORTION OF THE 15.542 ACRE TRACT AND SAID 19.129 ACRE TRACT, A DISTANCE OF 1281.02 FEET TO A FOUND 1/2" IRON ROD WITH A GREEN PLASTIC CAP STAMPED "WAL 10111700" FOR THE MOST WESTERLY CORNER OF SAID 19.129 ACRE TRACT, IN THE NORTHEAST LINE OF A CALLED 20.000 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 453, PAGE 411 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID 15.542 ACRE TRACT AND THE TRACT DESCRIBED HEREIN:

THENCE: N 30° 13' 49" W, WITH THE COMMON LINE BETWEEN SAID 15.542 ACRE TRACT AND SAID 20.000 ACRE TRACT, A DISTANCE OF 488.80 FEET TO A POINT IN THE UNOCCUPIED SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD WIEDERSTEIN ROAD, SOUTHEAST LINE OF A CALLED 0.97 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED TO GUADALUPE COUNTY OF RECORD IN VOLUME 167, PAGE 119 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "KOCH" IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD WIEDERSTEIN ROAD, FOR THE NORTHWEST CORNER OF SAID 15.542 ACRE TRACT, THE NORTHEAST CORNER OF SAID 20.000 ACRE TRACT AND IN THE NORTHWEST LINE OF SAID 0.97 ACRE TRACT BEARS, N 30° 13' 49" W, A DISTANCE OF 20.00 FEET, FROM WHICH A FOUND 1/2" IRON ROD IN SAID RIGHT-OF-WAY LINE, FOR THE NORTHWEST CORNER OF SAID 20.000 ACRE TRACT AND SAID 0.97 ACRE TRACT BEARS, S 59° 36' 56" W, A DISTANCE OF 527.06 FEET;

THENCE: N 59° 47' 21" E, WITH THE SOUTHEAST LINE OF SAID 0.97 ACRE TRACT AND THE UNOCCUPIED SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD WIEDERSTEIN ROAD, A DISTANCE OF 552.54 FEET TO A FOUND 3" METAL POST AT THE MOST SOUTHERLY CORNER OF SAID 0.279 ACRE TRACT AND FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN:

THENCE: WITH THE OCCUPIED SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD WIEDERSTEIN ROAD AND THE SOUTHEAST LINE OF SAID 0.279 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. N 59° 23' 59" E, A DISTANCE OF 463.85 FEET TO A POINT OF CURVATURE, AND
2. WITH A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 793.00 FEET, AN ARC LENGTH OF 12.35 FEET, A DELTA ANGLE OF 0° 53' 32" AND A CHORD BEARS, N 58° 57' 13" E, A DISTANCE OF 12.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.981 ACRES OF LAND SITUATED IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

GREEN VALLEY SPECIAL UTILITY DISTRICT EASEMENT CERTIFICATE:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT MARKED AS "WATERLINE EASEMENT" OR "UTILITY EASEMENT" WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTORS' PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL STREETS AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

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

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

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

AGENT FOR GREEN VALLEY SPECIAL UTILITY DISTRICT

GUADALUPE VALLEY ELECTRIC COOPERATIVE CERTIFICATE:

1. ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE AND FRONT PROPERTY LINES.
2. 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.
3. EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
4. 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.
5. 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.
6. THIS SUBDIVISION PLAT OF OLD WEIDERSTEIN COMMERCIAL SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC

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 SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

APPROVAL OF THE CITY COUNCIL:

THIS PLAT OF OLD WEIDERSTEIN COMMERCIAL SUBDIVISION 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: _____
MAYOR

BY: _____
CITY SECRETARY

APPROVAL OF THE PLANNING AND ZONING COMMISSION:

THIS PLAT OF OLD WEIDERSTEIN COMMERCIAL SUBDIVISION 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 _____, 20__

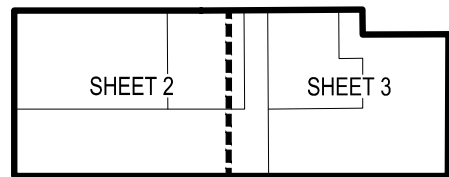
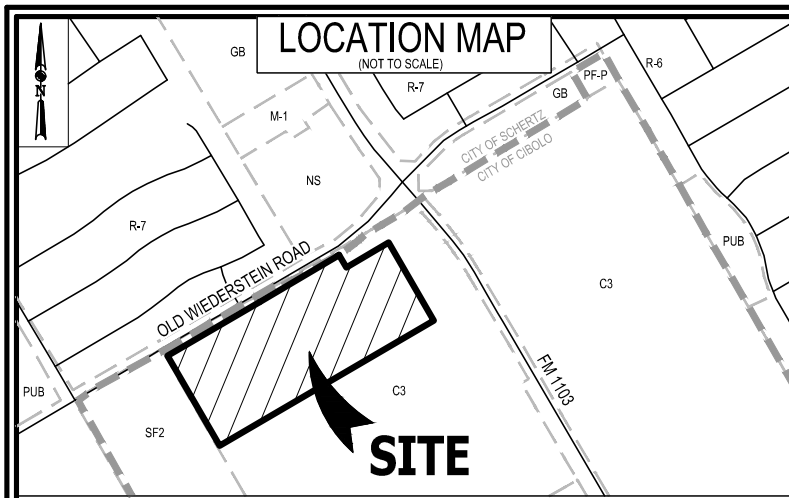
BY: _____
CHAIR

BY: _____
VICE CHAIR

CERTIFICATE OF APPROVAL BY ENGINEER:

APPROVED ON THIS THE ____ DAY OF _____, 20__
BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS

CITY ENGINEER, CITY OF CIBOLO

**OWNER:**

DAVID S. MARBACH
21001 OLD WIEDERSTEIN ROAD
CIBOLO, TEXAS 78108

AGENT:

JEFF ECKOLS
INTERGOLD INVESTMENTS LLC
16200 NACOGDOCHES ROAD
SAN ANTONIO, TEXAS 78247
(210) 386-7686
JECKOLS@GMAIL.COM

SURVEYOR:

MATKINHOOVER ENGINEERING & SURVEYING
C/O KYLE PRESSLER, R.P.L.S.
8 SPENCER ROAD
BOERNE, TEXAS 78006
(830) 249-0600
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/ENGINEER:

MATKINHOOVER ENGINEERING & SURVEYING
C/O KEN B. KOLACNY, P.E.
8 SPENCER ROAD
BOERNE, TEXAS 78006
(830) 249-0600
KKOLACNY@MATKINHOOVER.COM

**PRELIMINARY PLAT OF OLD
WIEDERSTEIN COMMERCIAL
SUBDIVISION**
(6 COMMERCIAL LOTS)

A 13.981 ACRE TRACT OF LAND, LOCATED IN THE J.N. RICHARDSON SURVEY NO. 102, ABSTRACT 277, SITUATED IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 15.542 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2022990030358 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

MATKINHOOVER
ENGINEERING
& SURVEYING

BOERNE | GEORGETOWN | SPRING
8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006 | OFFICE: (830) 249-0600
TBP# FIRM REGISTRATION F-0004512 | TBP#S FIRM REGISTRATION F-10024000
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

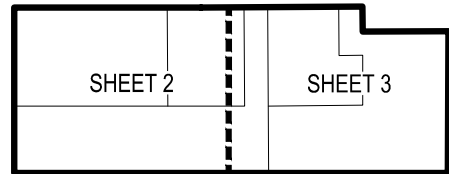
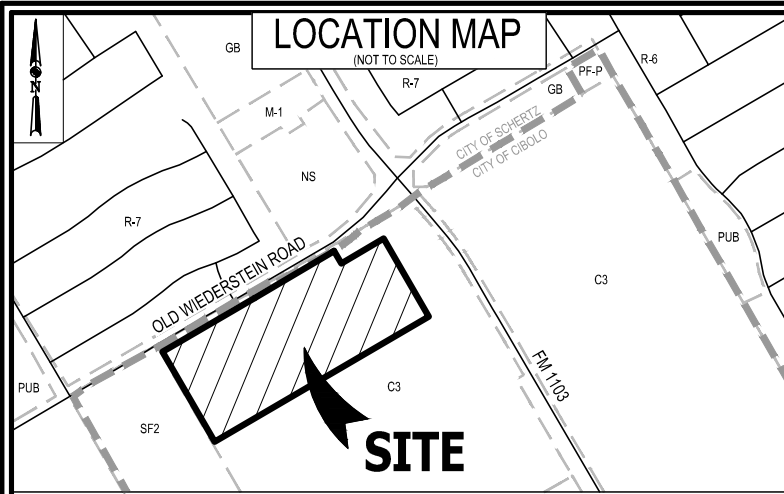
PREPARED: JULY 2025

LEGEND

- FOUND 1/2" IRON ROD POINT
- FOUND 1/2" IRON ROD WITH AND ORANGE PLASTIC CAP STAMPED "MLS CO. RPLS 5846"
- FOUND 1/2" IRON ROD WITH AND GREEN PLASTIC CAP STAMPED "WAL. 10111700"
- FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "KOCH"
- FOUND 3" METAL POST
- SET 1/2" IRON ROD WITH A RED "MATKINHOOVER ENG & SURVEY" PLASTIC CAP
- GEOMETRIC POINT
- D.R. DEED RECORDS OF GUADALUPE COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- PROPERTY BOUNDARY
- SURVEY LINE
- UTILITY EASEMENT
- ACCESS EASEMENT
- ADJACENT PROPERTY EASEMENT
- DRAINAGE EASEMENT
- BUILDING SETBACK LINE (BSL)
- CITY LIMIT LINE

- 1. LOT 7, BLOCK 18
RIATA UNIT 4C
CUMMING GREGORY NORMAN
& MARGARET ANDREWS
(DOC. NO. 2016014211, O.P.R.)
ZONED: R-7
- 2. LOT 8, BLOCK 18
RIATA UNIT 4C
ROBINSON CHAD EVERETTE
(DOC. NO. 2016007045, O.P.R.)
ZONED: R-7
- 3. LOT 9, BLOCK 18
RIATA UNIT 4C
VALLES ENRIQUE & MONICA
(DOC. NO. 2017-004792, O.P.R.)
ZONED: R-7
- 4. LOT 10, BLOCK 18
RIATA UNIT 4C
DUNBAR JEREMY J & TARYN N
(DOC. NO. 2021-99032334, O.P.R.)
ZONED: R-7
- 5. LOT 11, BLOCK 18
RIATA UNIT 4C
PLANAS HECTOR & DORIS ROSA
(DOC. NO. 2016-011545, O.P.R.)
ZONED: R-7
- 6. LOT 12, BLOCK 18
RIATA UNIT 4C
KING KEVIN RAYMOND & LYNNEA T
(DOC. NO. 2016-011746, O.P.R.)
ZONED: R-7
- 7. LOT 13, BLOCK 18
RIATA UNIT 4C
FERNANDO NILUSHA & NIROMA
REVOCABLE TRUST DTD 02-21-2024
(DOC. NO. 202499004055, O.P.R.)
ZONED: R-7
- 8. LOT 14, BLOCK 18
RIATA UNIT 4C
LOPEZ JENNIFER ANNE
(DOC. NO. 2016-015532, O.P.R.)
ZONED: R-7
- 9. LOT 15, BLOCK 18
RIATA UNIT 4C
GARMOE TIMOTHY LYLE
(DOC. NO. 2020-99037745, O.P.R.)
ZONED: R-7
- 10. LOT 109, BLOCK 1
RIATA UNIT 4C
MCINTYRE PETRINA TEMICA
(DOC. NO. 2016-012936, O.P.R.)
ZONED: R-7
- 11. LOT 108, BLOCK 1
RIATA UNIT 4C
RUSSELL-GEORGE ADRIENNE
ALECIA SAMANTHA
(DOC. NO. 2016009430, O.P.R.)
ZONED: R-7

FIRE DEPARTMENT ACCESS EASEMENT NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN AND ACROSS ALL ADJACENT LOTS FRONT AND REAR FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF CIBOLO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF CIBOLO DIRECTOR OF PLANNING AND THE CIBOLO FIRE DEPARTMENT FIRE MARSHAL.



AREA MAP

OWNER:

DAVID S. MARBACH
21001 OLD WEIDERSTEIN ROAD
CIBOLO, TEXAS 78108

AGENT:

JEFF ECKOLS
INTERGOLD INVESTMENTS LLC
16200 NACOGDOCHES ROAD
SAN ANTONIO, TEXAS 78247
(210) 386-7686
JECKOLS@GMAIL.COM

SURVEYOR:

MATKINHOOVER ENGINEERING & SURVEYING
C/O KYLE PRESSLER, R.P.L.S.
8 SPENCER ROAD
BOERNE, TEXAS 78006
(830) 249-0600
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/ENGINEER:

MATKINHOOVER ENGINEERING & SURVEYING
C/O KEN B. KOLACNY, P.E.
8 SPENCER ROAD
BOERNE, TEXAS 78006
(830) 249-0600
KKOLACNY@MATKINHOOVER.COM

PRELIMINARY PLAT OF OLD
WIEDERSTEIN COMMERCIAL
SUBDIVISION

(6 COMMERCIAL LOTS)

A 13.981 ACRE TRACT OF LAND, LOCATED IN THE J.N. RICHARDSON SURVEY NO. 102, ABSTRACT 277, SITUATED IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 15.542 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2022990030358 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

MATKINHOOVER
ENGINEERING
& SURVEYING

BOERNE | GEORGETOWN | SPRING
8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006 | OFFICE: (830) 249-0600
TBP# FIRM REGISTRATION F-004512 | TBP# FIRM REGISTRATION F-10024000
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

PREPARED: JULY 2025

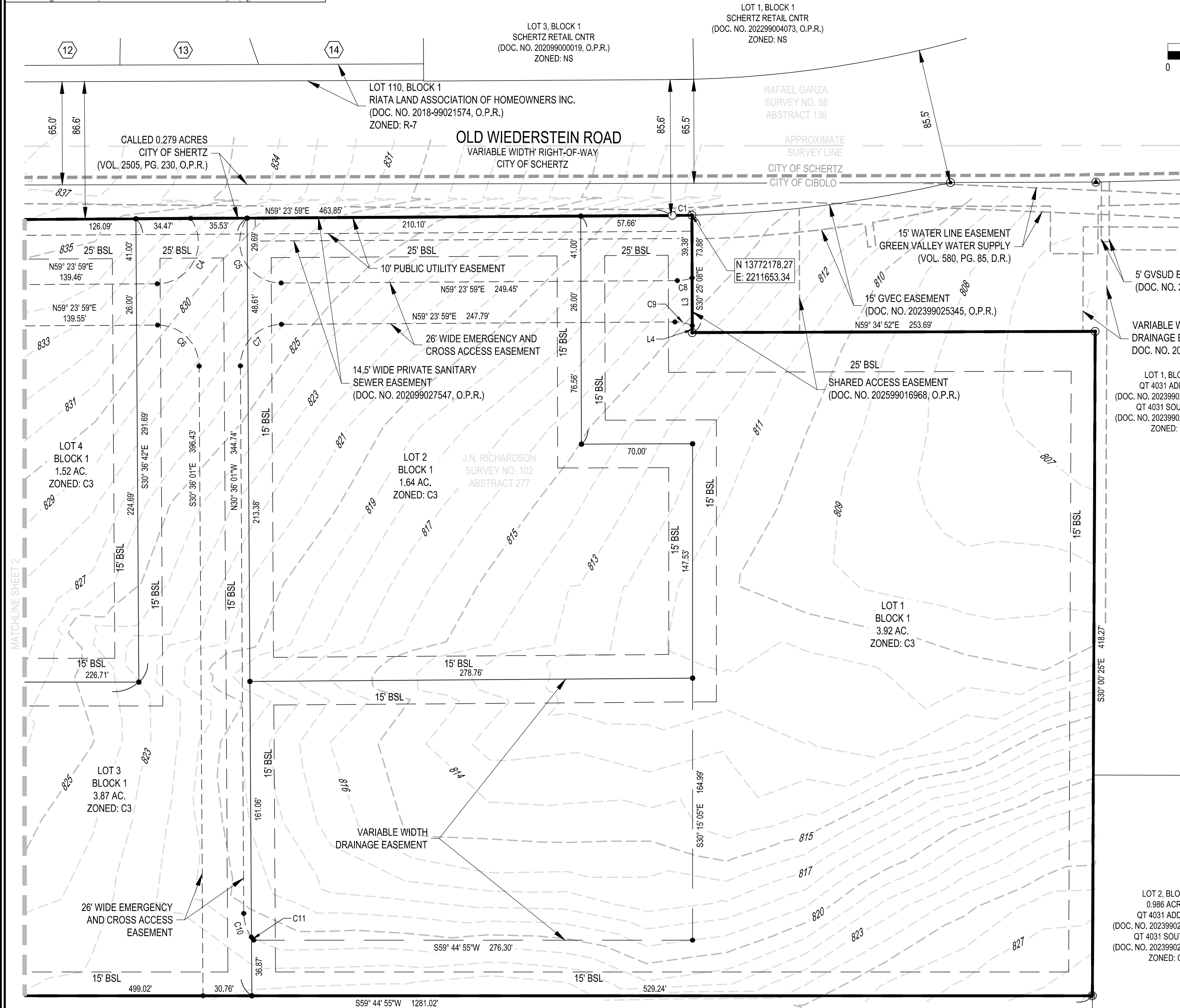
LEGEND

- FOUND 1/2" IRON ROD POINT
- FOUND 1/2" IRON ROD WITH AND ORANGE PLASTIC CAP STAMPED "MLS CO. RPLS 5846"
- FOUND 1/2" IRON ROD WITH AND GREEN PLASTIC CAP STAMPED "WAL. 10111700"
- FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "KOCH"
- FOUND 3" METAL POST
- SET 1/2" IRON ROD WITH A RED "MATKINHOOVER ENG & SURVEY" PLASTIC CAP
- GEOMETRIC POINT
- DEED RECORDS OF GUADALUPE COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- PROPERTY BOUNDARY
- SURVEY LINE
- UTILITY EASEMENT
- ACCESS EASEMENT
- ADJACENT PROPERTY EASEMENT
- DRAINAGE EASEMENT
- BUILDING SETBACK LINE (BSL)
- CITY LIMIT LINE

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S59° 47' 21"W	17.67'
L2	S59° 47' 21"W	17.86'
L3	N30° 22' 50"W	30.09'
L4	N30° 40' 44"W	4.41'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	12.350	793.000	000.8923	N58° 57' 13.26"E	12.350
C2	56.830	26.000	125.2344	S02° 49' 41.16"E	46.174
C3	56.830	26.000	125.2344	S57° 35' 37.26"E	46.174
C4	56.830	26.000	125.2344	N03° 13' 02.54"W	46.174
C5	56.830	26.000	125.2344	S57° 58' 58.63"E	46.174
C6	40.841	26.000	090.0000	S75° 36' 00.58"E	36.770
C7	40.841	26.000	090.0000	N14° 23' 59.42"E	36.770
C8	9.514	26.000	020.9649	N48° 55' 02.55"E	9.461
C9	11.190	26.000	024.6598	N71° 43' 46.98"E	11.104
C10	15.989	26.000	035.2344	N48° 13' 02.54"W	15.738
C11	2.380	26.000	005.2452	N68° 27' 25.94"W	2.379



LOT 2, BLOCK 1
0.986 ACRES
QT 4031 ADDITION
(DOC. NO. 202399025345, O.P.R.)
QT 4031 SOUTH LLC
(DOC. NO. 202399025345, O.P.R.)
ZONED: C-3

CALLED 19.129 ACRES
CORRECTION AFFIDAVIT TO WARRANTY DEED
1103 VENTURES LLC
(DOC. NO. 202299019784, O.P.R.)
ZONED: C-3



Property Information Map 21001 OLD WIEDERSTEIN RD

-  Property of Interest
 -  Neighborhood Commercial (C1)
 -  Retail / Office (C3)
 -  Low Density Single-Family Residential (SF2)
 -  Parcel Boundaries
 -  Cibolo City Limits
- Water: GVSUD**
Sewer Service: City of Cibolo
Council Place: 1
Zoning: Retail / Office (C3)

0 500
Feet