"City of Choice"

City Council Meeting

Tuesday, March 24, 2026, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 3 hr

1. Call to Order

2. Roll Call and Excused Absences

2.A. Excused Absence

3. Invocation

4. Pledge of Allegiance

5. Presentation of Awards/Recognitions

5.A. Recognition of Fire Department staff for their actions at 513 Zoeller Way on January 29, 2026, during a structure fire with a trapped occupant.

6. Proclamations

6.A. Proclamation for Horizon Pregnancy Resources

6.B. Proclamation for Evelyn Beulah Wilson Metoyer Pierce 100th Birthday

7. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, City Council may present any factual response to items brought up by citizens. (Attorney General Opinion - JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. Citizens who want to submit written comments to be read during the citizen comments portion of a city council meeting should include their name, address and reason why they are unable to attend the meeting at which they want their comments read. Comments must be submitted to the City Secretary at citysecretary@cibolotx.gov no later than 2:00PM prior to the City Council meeting. All comments received that include the required information will be provided to the Mayor and Council and may be summarized or read at the meeting at the discretion of the presiding officer. This meeting is livestreamed.

8. Consent Agenda - Consent Items (General Items)

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

8.A. Approval of the January 2026 Revenue & Expense Report pending final acceptance of the City's financial audit for the 25-26 fiscal year.

8.B. Approval of the January 2026 Check Register

8.C. Approval of the minutes from the Regular Council meeting on March 10, 2026.

8.D. Approval of the minutes from the City Council Workshop on March 10, 2026.

9. Mayor Follow-Up

9.A. Union Pacific sidewalk across railroad track on Main St.

9.B. Regional Outreach

9.C. Viewing Meeting Information in Agendalink

9.D. Saddle Creek Ranch

10. Staff Update

10.A. Administration

— a. Capital Improvement Program – Updates on Projects Main Street sidewalk across railroad – Planning SB 1555 Grant - Planning Veterans/Niemietz Park Renovations – Planning Community Center Renovations Phase II - Planning FM 78 – Water Main Extension – Under Construction FM 78 – Sewer Rehabilitation – Under Construction FM 1103 – Utility Relocation – Design Deer Creek Blvd (Cordero to Falling Sun) – Substantial Completion FY25 Street Rehabilitation Package 2 – Under Construction Silver Wing (CVD to Thistle Creek) Town Creek Road (Green Valley Rd to Bentwood Pass) Firebird Run (Silver Wing to Kipper Ave) Tolle Rd - Design Town Creek Trail - Design

— b. RFP's, RFQ's, RFB's, and ITB's

— c. Staff Travel

— d. Council's Strategic Management Workshop - March 28

10.B. Police Department Monthly Report (February)

10.C. Fire Department Monthly Report (February)

11. Resolutions

11.A. Approval/Disapproval of Resolution of the City of Cibolo, Texas, appointing Mayor Kara Latimer to Canyon Regional Water Authority (CRWA) Board of Trustees for a two-year term of office. (Mr. Reed)

11.B. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, appointing Chris Hubbard to Canyon Regional Water Authority (CRWA) Board of Managers for a one-year term of office. (Mr. Reed)

11.C. Approval of a Resolution by the City of Cibolo, regarding the Interim Rate Adjustment application of Centerpoint Energy for the 12 month period ending December 31, 2025.

11.D. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, Accepting the Dedication of Four Tracts of Real Property Consisting in Total of Approximately 12.42 acres, and Located in the Block 5 of the Foxbrook Subdivision in the City of Cibolo

12. Discussion/Action

12.A. Discussion / Presentation on the Cibolo Youth Advisory Council's attendance at the YAC Summit. (Mr. Hugghins)

12.B. Discussion/Action on the Historic Committee Projects for FY 25/26. (Ms. Tudyk/Ms. Beach)

12.C. Discussion/Action approval of Guadalupe Master Gardeners to host a Special Event plant sale and market at the Community Garden in accordance with Municode Chapter 54, sec 54-106 (Ms. Hernandez/Guadalupe Master Gardners)

12.D. Presentation/Discussion/Action on the Annual Comprehensive Financial Report for fiscal year ended September 30, 2025. (Ms. Miranda)

12.E. Discussion/Action regarding the Final Plat of Cibolo Farms Unit 4. (Mr. Spencer)

12.F. Discussion/Action to approve a CEDC EDGE Grant for Max and Louie's New York Diner in the not to exceed amount of $50,000 (Mr. Hardin)

12.G. Discussion/Action to approve a CEDC EDGE Grant for Ace River City in the not to exceed amount of $50,000 (Mr. Hardin)

12.H. Discussion/Action on the reconsideration of the CRWA Board of Trustees nominee. (Councilwoman Roberts)

12.I. Discussion/Direction to City Manager on email notification to Council of potential issues within the City and press release responses to media reports. (Councilwoman Roberts)

12.J. Approval and Authorizing the City Manager to execute an Agreement for City Engineering Services and related Task Orders to provide engineering services for Land Development Applications and Land Development Related Special Projects. (Mr. Reed)

12.K. Discussion/Action on Celebrating America's 250th Birthday. (Mr. McGlothin)

12.L. Discussion/Presentation on Council's Trend Analysis and the Strategic Management Workshop. (Mr. Reed)

12.M. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)

12.N. Discussion on items the City Council would like to see on future agendas. (Council)

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

13. Adjournment

13.A. Adjourn Meeting

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

Valerie A. Chapman, 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 Council Meeting.

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the_____day of_____2026.

_____

Name and Title

Date Posted: March 18, 2026 07:48 pm

City of Cibolo

City Council Regular Meeting Staff Report

A. Recognition of Fire Department staff for their actions at 513 Zoeller Way on January 29, 2026, during a structure fire with a trapped occupant.

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Presentation of Awards/Recognitions Item: 5A.

From
Mario Troncoso, Fire Chief

Staff Contact(s)
Mario Troncoso,

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

The purpose of this item is to recognize the outstanding professionalism and decisive actions demonstrated during the residential kitchen fire involving a trapped occupant at **513 Zoeller Way on January 29, 2026**.

Special recognition is extended to **FAO Cody Webber and Firefighter David Voght**, who immediately conducted a primary search without a hose line, prioritizing the rapid location of the homeowner while the first arriving crew simultaneously worked to extinguish the fire in the kitchen. Their swift actions led to the successful discovery of the victim in a second-story bedroom, where she was located on the floor next to her bed.

Their clear and effective radio communication, along with the coordinated effort to remove the victim through a second-story window on the Alpha side of the structure, exemplifies the highest standards of fire service professionalism, teamwork, and courage.

This incident stands as a powerful reminder that **training, preparation, and discipline save lives**. The countless hours of training our personnel commit to each shift directly contributed to this successful outcome. While the actions of individuals were commendable, this response was truly the result of a **complete team effort**, with all personnel working seamlessly under pressure.

Sincere appreciation is also extended to our partner agencies who provided critical support during this incident:

- **All members of B-Shift**
- **Cibolo Police Department**
- **Schertz Fire Department**
- **Schertz EMS**
- **Guadalupe County Fire Marshal’s Office**

The cooperation, coordination, and professionalism of these agencies were instrumental in the successful resolution of this emergency and reflect the strength of our regional partnerships.

On behalf of the **Cibolo Fire Department and the citizens of Cibolo**, Chief Troncoso extends his gratitude to everyone involved for their courage, commitment, and dedication to service. This example of firefighters in action sets the standard for professionalism and excellence in protecting our community.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

513 Zoeller Way .pdf

513 Zoeller Way
January 29, 2026

City of Cibolo

City Council Regular Meeting Staff Report

A. Approval of the January 2026 Revenue & Expense Report pending final acceptance of the City's financial audit for the 25-26 fiscal year.

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8A.

From
Jessica Donoho, Accounting Manager

Staff Contact(s)
Anna Miranda,

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Revenue Expense Report-2026.01.31.pdf

" City of Choice"

Revenue and Expense Report

January 31, 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
GENERAL FUND							
	Beginning Fund Balance	**6,214,873**	**6,738,634**		**6,738,634**		
	General and franchise taxes	**20,050,000**	**20,050,000**	**4,036,293**	**12,403,887**	**7,646,113**	61.9%
	Permits and fees	**58,000**	**58,000**	**290**	**576**	**57,425**	1.0%
	Animal Control	**42,000**	**42,000**	**2,440**	**12,857**	**29,143**	30.6%
	Court and Alarm Permits	**197,100**	**197,100**	**20,910**	**65,535**	**131,565**	33.2%
	Interest and Miscellaneous	**469,164**	**469,164**	**37,204**	**118,516**	**350,648**	25.3%
	Parks and Grants	**153,182**	**153,182**	**7,159**	**27,214**	**125,968**	17.8%
	Intergovernmental and Transfers	**3,568,806**	**3,568,806**	**232,497**	**996,871**	**2,571,935**	27.9%
	Other Financing Sources	**25,000**	**25,000**	**16,125**	**84,956**	**(59,956)**	339.8%
	Revenue Subtotal	**24,563,252**	**24,563,252**	**4,352,918**	**13,710,413**	**10,852,839**	**55.8%**
10151	**Salaries and Benefits**	**17,066,778**	**17,051,087**	**1,352,190**	**5,156,679**	**11,894,408**	30.2%
10152	**Services, Utilities & Training**	**3,544,303**	**3,621,933**	**165,813**	**1,177,681**	**2,444,252**	32.5%
10153	**General Supplies and Repairs**	**1,395,640**	**1,383,452**	**76,686**	**316,687**	**1,066,765**	22.9%
10154	**Capital and NonCapital**	**118,500**	**155,987**	**(191)**	**48,819**	**107,167**	31.3%
10155	**Other Expenses**	**1,794,954**	**1,794,954**	**135,414**	**558,966**	**1,235,988**	31.1%
10158	**Transfers**	**127,423**	**191,711**	**-**	**46,326**	**145,385**	24.2%
10159	**Debt Service**	**843,100**	**843,100**	**67,419**	**218,849**	**624,251**	26.0%
	Expenditure Subtotal	**24,890,698**	**25,042,223**	**1,797,330**	**7,524,008**	**17,518,215**	**30.0%**
1/31/2026	**Net Change**	**(327,446)**	**(478,971)**	**2,555,588**	**6,186,405**	**(6,665,376)**	
	GENERAL FUND (Unaudited)	**5,887,427**	**6,259,662**		**12,925,038**		
Expenditures by Department:							
	CITY MANAGER	**666,692**	**666,692**	**55,205**	**210,457**	**456,235**	31.6%
	PUBLIC RELATIONS	**155,367**	**155,367**	**10,275**	**38,831**	**116,536**	25.0%
	CITY COUNCIL	**63,495**	**63,495**	**3,177**	**16,871**	**46,624**	26.6%
	CITY SECRETARY	**464,812**	**464,812**	**38,223**	**142,651**	**322,161**	30.7%
	POLICE DEPARTMENT	**7,832,894**	**7,837,894**	**574,123**	**2,146,269**	**5,691,625**	27.4%
	MUNICIPAL COURT	**195,710**	**195,710**	**12,531**	**48,612**	**147,098**	24.8%
	CODE ENFORCEMENT	**196,112**	**219,712**	**15,018**	**58,992**	**160,720**	26.8%
	PUBLIC WORKS - STREETS	**1,427,832**	**1,432,832**	**100,337**	**428,692**	**1,004,140**	29.9%
	PUBLIC WORKS - ADMIN	**1,126,309**	**1,156,309**	**86,253**	**342,948**	**813,361**	29.7%
	ANIMAL SERVICES	**549,034**	**549,034**	**35,157**	**138,777**	**410,257**	25.3%
	PARKS & FACILITY MAINTENANCE	**1,251,208**	**1,251,208**	**89,205**	**385,847**	**865,361**	30.8%
	ECONOMIC DEVELOPMENT	**270,324**	**270,324**	**22,650**	**84,721**	**185,603**	31.3%
	FINANCE DEPARTMENT	**675,278**	**676,497**	**49,394**	**188,788**	**487,709**	27.9%
	INFORMATION TECHNOLOGY DEPT	**1,676,549**	**1,676,549**	**66,712**	**671,191**	**1,005,358**	40.0%
	HUMAN RESOURCES	**605,719**	**605,719**	**43,129**	**182,354**	**423,365**	30.1%
	FIRE DEPARTMENT	**6,258,603**	**6,279,158**	**511,660**	**1,958,413**	**4,320,745**	31.2%
	NON-DEPARTMENTAL	**1,474,760**	**1,540,911**	**84,280**	**479,595**	**1,061,316**	31.1%
	Expenditure Subtotal	**24,890,698**	**25,042,223**	**1,797,330**	**7,524,008**	**17,518,215**	**30.0%**

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
UTILITY FUND							
	Beginning Fund Balance	**10,003,583**	**10,260,790**		**10,260,790**		
	Utility Services	**18,504,850**	**18,504,850**	**1,416,716**	**6,019,678**	**12,485,172**	32.5%
	Meter connections	**48,000**	**48,000**	**13,028**	**26,843**	**21,157**	55.9%
	Credit card fees	**165,000**	**165,000**	**13,677**	**55,950**	**109,050**	33.9%
	Interest Transfers and Misc	**415,000**	**415,000**	**38,423**	**163,671**	**251,329**	39.4%
	Other Financing Sources	**-**	**-**	**-**	**12,029**	**(12,029)**	
	Revenue Subtotal	**19,132,850**	**19,132,850**	**1,481,843**	**6,278,171**	**12,854,679**	**32.8%**
50251	**Salaries and Benefits**	**1,747,678**	**1,747,678**	**131,592**	**523,319**	**1,224,359**	29.9%
50252	**Services, Utilities & Training**	**1,098,497**	**1,199,213**	**16,465**	**183,000**	**1,016,213**	15.3%
50253	**General Supplies and Repairs**	**408,350**	**408,350**	**49,890**	**146,145**	**262,205**	35.8%
50254	**Capital and NonCapital**	**92,088**	**350,573**	**(180)**	**258,342**	**92,231**	73.7%
50255	**Other Expenses**	**7,408,500**	**7,408,500**	**848,985**	**2,521,542**	**4,886,958**	34.0%
50256	**Contracted Water Costs**	**6,554,237**	**6,554,237**	**413,004**	**1,693,584**	**4,860,653**	25.8%
50258	**Transfers**	**1,583,940**	**1,583,940**	**123,822**	**509,320**	**1,074,620**	32.2%
50259	**Debt Service**	**1,017,391**	**1,017,391**	**519,841**	**534,577**	**482,814**	52.5%
	Expenditure Subtotal	**19,910,681**	**20,269,882**	**2,103,420**	**6,369,829**	**13,900,053**	**31.4%**
	Net Change	**(777,831)**	**(1,137,032)**	**(621,576)**	**(91,658)**	**(1,045,374)**	
1/31/2026	**WATER & SEWER FUND (Unaudited)**	**9,225,752**	**9,123,758**		**10,169,132**		
Expenditures by Department:							
	UTILITIES ADMINISTRATION	**4,780,812**	**4,781,211**	**603,158**	**1,590,228**	**3,190,984**	33.3%
	UTLILITY OPERATIONS-GENERAL	**2,404,524**	**2,689,880**	**183,413**	**1,026,270**	**1,663,610**	38.2%
	UTILITY OPERATIONS-WASTEWATER	**4,793,417**	**4,866,863**	**372,382**	**1,493,153**	**3,373,710**	30.7%
	UTILITY OPERATIONS-WATER	**6,947,237**	**6,947,237**	**429,647**	**1,744,959**	**5,202,278**	25.1%
	UTILITIES - DEBT/NON-DEPARTMENTAL	**984,691**	**984,691**	**514,819**	**515,219**	**469,472**	52.3%
	Expenditure Subtotal	**19,910,681**	**20,269,882**	**2,103,420**	**6,369,829**	**13,900,053**	**31.4%**

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
DRAINAGE UTILITY DISTRICT							
	Beginning Fund Balance (Unaudited)	**905,977**	**905,977**		**905,977**		
	Utility Services	**1,638,000**	**1,638,000**	**137,939**	**551,317**	**1,086,683**	33.7%
	Interest Transfers and Misc	**35,000**	**35,000**	**2,848**	**11,492**	**23,508**	32.8%
	Revenue Subtotal	**1,673,000**	**1,673,000**	**140,787**	**562,809**	**1,110,191**	**33.6%**
50151	**Salaries and Benefits**	**963,946**	**963,946**	**62,144**	**271,445**	**692,501**	28.2%
50152	**Services, Utilities & Training**	**136,255**	**136,255**	**4,208**	**13,288**	**122,967**	9.8%
50153	**General Supplies and Repairs**	**137,000**	**137,000**	**6,490**	**46,245**	**90,755**	33.8%
50154	**Capital and NonCapital**	**249,650**	**264,237**	**234,511**	**256,634**	**7,603**	97.1%
50155	**Other Expenses**	**66,500**	**66,500**	**-**	**-**	**66,500**	0.0%
50158	**Transfers**	**248,500**	**248,500**	**26,347**	**105,375**	**143,125**	42.4%
50159	**Debt Service**	**39,000**	**39,000**	**3,228**	**12,951**	**26,049**	33.2%
	Expenditure Subtotal	**1,840,851**	**1,855,438**	**336,927**	**705,938**	**1,149,500**	**38.0%**
	Net Change	**(167,851)**	**(182,438)**	**(196,140)**	**(143,129)**	**(39,309)**	
	DRAINAGE UTILITY DISTRICT (Unaudited)	**738,126**	**723,539**		**762,848**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
DEVELOPMENT SERVICES FUND							
	Beginning Fund Balance (Unaudited)	**132,730**	**-**		**-**		
	Permits and Fees	**2,724,000**	**2,724,000**	**163,505**	**560,334**	**2,163,666**	20.6%
	Interest Transfers and Misc	**115,000**	**115,000**	**6,047**	**18,920**	**96,080**	16.5%
	Revenue Subtotal	**2,839,000**	**2,839,000**	**169,552**	**579,255**	**2,259,745**	**20.4%**
50051	**Salaries and Benefits**	**773,620**	**773,620**	**52,773**	**178,124**	**595,496**	23.0%
50052	**Services, Utilities & Training**	**1,584,400**	**1,587,400**	**85,649**	**274,214**	**1,313,186**	17.3%
50053	**General Supplies and Repairs**	**27,750**	**24,750**	**1,072**	**5,616**	**19,134**	22.7%
50054	**Capital and NonCapital**	**2,500**	**2,500**	**-**	**-**	**2,500**	0.0%
50055	**Other Expenses**	**100,000**	**100,000**	**13,585**	**44,934**	**55,066**	44.9%
50056	**Transfers**	**143,500**	**143,500**	**15,147**	**60,587**	**82,913**	42.2%
50059	**Debt Service**	**-**	**-**	**-**	**-**	**-**	
	Expenditure Subtotal	**2,631,770**	**2,631,770**	**168,226**	**563,475**	**2,068,295**	**21.4%**
	Net Change	**207,230**	**207,230**	**1,327**	**15,780**	**191,450**	
1/31/2026	**DEVELOPMENT SERVICES FUND (Unaudited)**	**339,960**	**207,230**		**15,780**		
Expenditures by Department:							
	PLANNING SERVICES	**1,127,370**	**1,130,370**	**82,486**	**288,901**	**841,469**	25.6%
	BUILDING SERVICES	**1,460,400**	**1,460,400**	**84,365**	**265,443**	**1,194,957**	18.2%
	NON-DEPARTMENTAL	**44,000**	**41,000**	**1,375**	**9,131**	**31,869**	22.3%
	Expenditure Subtotal	**2,631,770**	**2,631,770**	**168,226**	**563,475**	**2,068,295**	**21.4%**

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
ECONOMIC DEVELOPMENT CORPORATION							
	Beginning Fund Balance (Unaudited)	**2,736,413**	**3,478,165**		**3,478,165**		
	Sales Tax	**1,460,000**	**1,460,000**	**153,516**	**376,610**	**1,083,390**	25.8%
	Interest Transfers and Misc	**85,000**	**85,000**	**11,553**	**45,624**	**39,376**	53.7%
	Revenue Subtotal	**1,545,000**	**1,545,000**	**165,070**	**422,233**	**1,122,767**	**27.3%**
80551	**Salaries and Benefits**	**-**	**-**	**-**	**-**	**-**	
80552	**Services, Utilities & Training**	**567,255**	**634,829**	**9,762**	**110,905**	**523,924**	17.5%
80553	**General Supplies and Repairs**	**20,300**	**20,300**	**989**	**2,148**	**18,152**	10.6%
80554	**Capital and NonCapital**	**7,000**	**7,000**	**-**	**-**	**7,000**	0.0%
80555	**Other Expenses**	**107,000**	**117,000**	**-**	**57,218**	**59,782**	48.9%
80556	**Transfers**	**171,275**	**171,275**	**116,707**	**128,134**	**43,141**	74.8%
80559	**Debt Service**	**319,455**	**319,455**	**290,043**	**290,043**	**29,412**	90.8%
	Expenditure Subtotal	**1,192,285**	**1,269,859**	**417,501**	**588,449**	**681,410**	**46.3%**
	Net Change	**352,715**	**275,141**	**(252,431)**	**(166,216)**	**441,357**	
1/31/2026	**ECONOMIC DEVELOPMENT FUND (Unaudited)**	**3,089,128**	**3,753,306**		**3,311,949**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
DEBT SERVICE FUND							
	Beginning Fund Balance	**1,395,585**	**1,731,331**		**1,731,331**		
	General and franchise taxes	**6,795,000**	**6,795,000**	**1,688,749**	**5,527,084**	**1,267,916**	81.3%
	Interest Transfers and Misc	**1,211,425**	**1,211,425**	**951,471**	**1,007,119**	**204,306**	
	Revenue Subtotal	**8,006,425**	**8,006,425**	**2,640,220**	**6,534,203**	**1,472,222**	**81.6%**
	DEBT SERVICE FUND	**8,003,143**	**8,003,143**	**6,583,693**	**6,584,279**	**1,418,864**	82.3%
	Expenditure Subtotal	**8,003,143**	**8,003,143**	**6,583,693**	**6,584,279**	**1,418,864**	**82.3%**
	Net Change	**3,282**	**3,282**	**(3,943,473)**	**(50,076)**	**53,358**	
	DEBT SERVICE FUND (unaudited)	**1,398,867**	**1,734,613**		**1,681,255**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
CIBOLO PUBLIC FACILITY CORPORATION							
	Beginning Fund Balance	**2,426,227**	**2,536,057**		**2,536,057**		
81032	**Permits and fees**	**14,000**	**14,000**	**1,264**	**5,057**	**8,943**	36.1%
81035	**Interest and Miscellaneous**	**100,000**	**100,000**	**7,897**	**34,205**	**65,795**	34.2%
81038	**Transfers**	**-**	**-**	**-**	**-**	**-**	
	Revenue Subtotal	**114,000**	**114,000**	**9,161**	**39,262**	**74,738**	**34.4%**
81052	**Services, Utilities & Training**	**53,000**	**53,000**	**-**	**-**	**53,000**	0.0%
81053	**General supplies and Repairs**	**-**	**-**	**-**	**-**	**-**	
81054	**Capital and NonCapital**	**-**	**101,590**	**-**	**9,062**	**92,528**	8.9%
81055	**Other Expenses**	**-**	**-**	**-**	**-**	**-**	
81057	**Construction**	**250,000**	**257,663**	**1,320**	**8,509**	**249,154**	
81058	**Transfers**	**14,000**	**14,000**	**-**	**-**	**14,000**	0.0%
	Expenditure Subtotal	**317,000**	**426,253**	**1,320**	**17,571**	**408,682**	**4.1%**
	Net Change	**(203,000)**	**(312,253)**	**7,841**	**21,691**	**(333,944)**	
	CIBOLO PUBLIC FACILITY CORP (Unaudited)	**2,223,227**	**2,223,805**		**2,557,748**		
SPECIAL EVENTS							
	Beginning Fund Balance	**100**	**(7,293)**		**(7,293)**		
20134	**Fees**	**-**	**-**	**-**	**1,117**	**(1,117)**	
20135	**Interest and Miscellaneous**	**-**	**-**	**-**	**-**	**-**	
20136	**Event income**	**72,500**	**72,500**	**-**	**62,508**	**9,992**	86.2%
20138	**Transfers**	**30,000**	**30,000**	**-**	**30,000**	**-**	100.0%
	Revenue Subtotal	**102,500**	**102,500**	**-**	**93,625**	**8,875**	**91.3%**
20152	**Services, Utilities & Training**	**77,800**	**77,800**	**-**	**73,679**	**4,121**	94.7%
20153	**General supplies and Repairs**	**21,800**	**21,800**	**2,873**	**14,676**	**7,124**	67.3%
20154	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	
20155	**Other Expenses**	**400**	**400**	**-**	**853**	**(453)**	213.3%
20158	**Transfers**	**-**	**-**	**-**	**-**	**-**	
	Expenditure Subtotal	**100,000**	**100,000**	**2,873**	**89,208**	**10,792**	**89.2%**
	Net Change	**2,500**	**2,500**	**(2,873)**	**4,417**	**(1,917)**	
	SPECIAL EVENTS (Unaudited)	**2,600**	**(4,793)**		**(2,876)**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
WATER IMPACT FEES							
	Beginning Fund Balance	**5,529,075**	**5,642,247**		**5,642,247**		
52232	**Permits and Fees**	**200,000**	**200,000**	**34,651**	**36,490**	**163,511**	18.2%
52239	**Interest and Miscellaneous**	**200,000**	**200,000**	**17,856**	**75,490**	**124,510**	37.7%
	Revenue Subtotal	**400,000**	**400,000**	**52,506**	**111,980**	**288,020**	**28.0%**
52252	**Services, Utilities & Training**	**15,000**	**75,756**	**-**	**-**	**75,756**	0.0%
52254	**Capital and NonCapital**	**-**	**4,049**	**-**	**-**	**4,049**	0.0%
52257	**Construction**	**-**	**70,060**	**-**	**-**	**70,060**	0.0%
	Expenditure Subtotal	**15,000**	**149,865**	**-**	**-**	**149,865**	**0.0%**
	Net Change	**385,000**	**250,135**	**52,506**	**111,980**	**138,155**	
	WATER IMPACT FEES (unaudited)	**5,914,075**	**5,892,383**		**5,754,227**		
WASTEWATER IMPACT FEES							
	Beginning Fund Balance	**3,941,034**	**4,027,178**		**4,027,178**		
52432	**Permits and Fees**	**250,000**	**250,000**	**14,052**	**42,665**	**207,336**	17.1%
52439	**Interest and Miscellaneous**	**120,000**	**120,000**	**13,256**	**54,113**	**65,887**	45.1%
	Revenue Subtotal	**370,000**	**370,000**	**27,308**	**96,777**	**273,223**	**26.2%**
52452	**Services, Utilities & Training**	**15,000**	**82,286**	**-**	**-**	**82,286**	0.0%
52454	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	
52457	**Construction**	**3,183,500**	**3,286,347**	**-**	**100**	**3,286,247**	0.0%
	Expenditure Subtotal	**3,198,500**	**3,368,633**	**-**	**100**	**3,368,533**	**0.0%**
	Net Change	**(2,828,500)**	**(2,998,633)**	**27,308**	**96,677**	**(3,095,310)**	
	WASTEWATER IMPACT FEES (unaudited)	**1,112,534**	**1,028,544**		**4,123,855**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
TRAFFIC IMPACT FEES							
	Beginning Fund Balance	**5,549,023**	**5,567,751**		**5,567,751**		
32032	**Permits and Fees**	**620,000**	**620,000**	**66,997**	**100,238**	**519,762**	16.2%
32035	**Interest and Miscellaneous**	**120,000**	**120,000**	**17,786**	**73,373**	**46,627**	61.1%
	Revenue Subtotal	**740,000**	**740,000**	**84,783**	**173,611**	**566,389**	**23.5%**
32052	**Services, Utilities & Training**	**15,000**	**130,484**	**-**	**-**	**130,484**	0.0%
32057	**Construction**	**4,825,225**	**4,834,051**	**2,500**	**2,500**	**4,831,551**	0.1%
	Expenditure Subtotal	**4,840,225**	**4,964,535**	**2,500**	**2,500**	**4,962,035**	**0.1%**
	Net Change	**(4,100,225)**	**(4,224,535)**	**82,283**	**171,111**	**(4,395,646)**	
	TRAFFIC IMPACT FEES (unaudited)	**1,448,798**	**1,343,216**		**5,738,862**		
DRAINAGE IMPACT FEES							
	Beginning Fund Balance	**3,819,246**	**4,015,682**		**4,015,682**		
52032	**Permits and Fees**	**350,000**	**350,000**	**64,867**	**107,560**	**242,440**	30.7%
52035	**Interest and Miscellaneous**	**120,000**	**120,000**	**12,723**	**53,390**	**66,610**	44.5%
	Revenue Subtotal	**470,000**	**470,000**	**77,590**	**160,950**	**309,050**	**34.2%**
52052	**Services, Utilities & Training**	**15,000**	**57,461**	**-**	**-**	**57,461**	0.0%
52054	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	
52057	**Construction**	**2,030,640**	**2,101,743**	**7,500**	**15,000**	**2,086,743**	0.7%
	Expenditure Subtotal	**2,045,640**	**2,159,204**	**7,500**	**15,000**	**2,144,204**	**0.7%**
	Net Change	**(1,575,640)**	**(1,689,204)**	**70,090**	**145,950**	**(1,835,154)**	
	DRAINAGE IMPACT FEES (unaudited)	**2,243,606**	**2,326,478**		**4,161,632**		
PARKLAND FEES							
	Beginning Fund Balance	**1,106,350**	**525,528**		**525,528**		
32236	**Permits and Fees**	**100,000**	**100,000**	**12,600**	**20,400**	**79,600**	**0**
32235	**Interest and Miscellaneous**	**40,000**	**40,000**	**3,542**	**14,626**	**25,374**	36.6%
	Revenue Subtotal	**140,000**	**140,000**	**16,142**	**35,026**	**104,974**	**25.0%**
32252	**Services, Utilities & Training**	**-**	**-**	**-**	**-**	**-**	**-**
32254	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	**-**
32257	**Construction**	**650,000**	**669,293**	**-**	**4,037**	**665,255**	0.6%
	Expenditure Subtotal	**650,000**	**669,293**	**-**	**4,037**	**665,255**	**0.6%**
	Net Change	**(510,000)**	**(529,293)**	**16,142**	**30,988**	**(560,281)**	
	PARKLAND FEES (unaudited)	**596,350**	**(3,765)**		**556,516**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
COURT TECHNOLOGY FEES							
	Beginning Fund Balance	**5,942**	**6,536**		**6,536**		
23334	**Permits and Fees**	**5,000**	**5,000**	**685**	**2,015**	**2,985**	40.3%
23339	**Interest and Miscellaneous**	**75**	**75**	**3**	**47**	**28**	63.0%
	Revenue Subtotal	**5,075**	**5,075**	**688**	**2,062**	**3,013**	**40.6%**
23352	**Services, Utilities & Training**	**6,000**	**6,000**	**-**	**6,000**	**-**	100.0%
23354	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	
	Expenditure Subtotal	**6,000**	**6,000**	**-**	**6,000**	**-**	**100.0%**
	Net Change	**(925)**	**(925)**	**688**	**(3,938)**	**3,013**	
	COURT TECHNOLOGY FEES (unaudited)	**5,017**	**5,611**		**2,598**		
COURT SECURITY FEES							
	Beginning Fund Balance	**37,942**	**37,860**		**37,860**		
23434	**Permits and Fees**	**6,000**	**6,000**	**835**	**2,454**	**3,546**	40.9%
23439	**Interest and Miscellaneous**	**1,000**	**1,000**	**86**	**382**	**618**	38.2%
	Revenue Subtotal	**7,000**	**7,000**	**922**	**2,836**	**4,164**	**40.5%**
23452	**Services, Utilities & Training**	**-**	**-**	**-**	**-**	**-**	
23458	**Transfers**	**6,000**	**6,000**	**405**	**1,645**	**4,355**	
	Expenditure Subtotal	**6,000**	**6,000**	**405**	**1,645**	**4,355**	**27.4%**
	Net Change	**1,000**	**1,000**	**517**	**1,191**	**(191)**	
	COURT SECURITY FEES (unaudited)	**38,942**	**38,860**		**39,051**		
POLICE SEIZURE FUND							
	Beginning Fund Balance	**47,443**	**93,666**		**93,666**		
23534	**Permits and Fees**	**10,000**	**10,000**	**224**	**9,977**	**23**	99.8%
23539	**Other Financing Sources**	**-**	**-**	**-**	**-**	**-**	
23535	**Interest and Miscellaneous**	**2,500**	**2,500**	**234**	**757**	**1,743**	30.3%
	Revenue Subtotal	**12,500**	**12,500**	**458**	**10,733**	**1,767**	**85.9%**
23552	**Services, Utilities & Training**	**-**	**10,000**	**-**	**-**	**10,000**	0.0%
23553	**General supplies and repairs**	**30,000**	**30,000**	**-**	**-**	**30,000**	0.0%
23554	**Capital and Non Capital**	**-**	**-**	**-**	**-**	**-**	
23558	**Transfers**	**-**	**30,000**	**-**	**-**	**30,000**	0.0%
	Expenditure Subtotal	**30,000**	**70,000**	**-**	**-**	**70,000**	**0.0%**
	Net Change	**(17,500)**	**(57,500)**	**458**	**10,733**	**(68,233)**	
	POLICE SEIZURE FUND (unaudited)	**29,943**	**36,166**		**104,399**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
POLICE EDUCATION FUND							
	Beginning Fund Balance	**7,699**	**8,984**		**8,984**		
23634	**Grants**	**2,500**	**2,500**	**-**	**-**	**2,500**	0.0%
23635	**Interest and Miscellaneous**	**300**	**300**	**20**	**91**	**209**	30.4%
	Revenue Subtotal	**2,800**	**2,800**	**20**	**91**	**2,709**	**3.3%**
23652	**Services, Utilities and Training**	**5,000**	**5,000**	**4,900**	**4,900**	**100**	98.0%
23654	**Capital and Non Capital**	**-**	**-**	**-**	**-**	**-**	
	Expenditure Subtotal	**5,000**	**5,000**	**4,900**	**4,900**	**100**	**98.0%**
	Net Change	**(2,200)**	**(2,200)**	**(4,880)**	**(4,809)**	**2,609**	
	POLICE EDUCATION FUND (unaudited)	**5,499**	**6,784**		**4,176**		
SPECIAL DONATIONS FUND							
	Beginning Fund Balance	**25,359**	**30,146**		**30,146**		
20234	**Donations and Grants**	**2,500**	**2,500**	**-**	**1,230**	**1,270**	49.2%
20235	**Interest and Miscellaneous**	**750**	**750**	**63**	**282**	**468**	37.6%
	Revenue Subtotal	**3,250**	**3,250**	**63**	**1,512**	**1,738**	**46.5%**
20252	**Services, Utilities and Training**	**5,000**	**5,000**	**-**	**1,013**	**3,987**	20.3%
20253	**General Supplies and Repairs**	**5,000**	**5,000**	**-**	**-**	**5,000**	0.0%
20254	**Capital and Non Capital**	**-**	**-**	**-**	**-**	**-**	
	Expenditure Subtotal	**10,000**	**10,000**	**-**	**1,013**	**8,987**	**10.1%**
	Net Change	**(6,750)**	**(6,750)**	**63**	**500**	**(7,250)**	
	SPECIAL DONATIONS FUND (unaudited)	**18,609**	**23,396**		**30,646**		
CHILD SAFETY FEES							
	Beginning Fund Balance	**35,429**	**44,281**		**44,281**		
23834	**Donations and Grants**	**45,000**	**45,000**	**4,007**	**14,223**	**30,777**	31.6%
23835	**Interest and Miscellaneous**	**1,250**	**1,250**	**120**	**541**	**709**	43.3%
	Revenue Subtotal	**46,250**	**46,250**	**4,127**	**14,764**	**31,486**	**31.9%**
23853	**General Supplies and Repairs**	**-**	**-**	**-**	**-**	**-**	
23854	**Capital & Non-Capital**	**-**	**-**	**-**	**-**	**-**	
23858	**Transfers**	**30,000**	**30,000**	**1,221**	**8,697**	**21,303**	29.0%
	Expenditure Subtotal	**30,000**	**30,000**	**1,221**	**8,697**	**21,303**	**29.0%**
	Net Change	**16,250**	**16,250**	**2,906**	**6,067**	**10,183**	
	CHILD SAFETY FEE (unaudited)	**51,679**	**60,531**		**50,349**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
STREET MAINTENANCE TAX							
	Beginning Fund Balance	**923,720**	**1,445,874**		**1,445,874**		
23930	**General Taxes**	**1,460,000**	**1,460,000**	**153,516**	**376,610**	**1,083,390**	25.8%
23935	**Interest and Miscellaneous**	**30,000**	**30,000**	**3,701**	**15,622**	**14,378**	52.1%
23936	**Donations and grants**	**-**	**-**	**-**	**-**	**-**	
23938	**Transfers**	**-**	**-**	**-**	**-**	**-**	
	Revenue Subtotal	**1,490,000**	**1,490,000**	**157,217**	**392,231**	**1,097,769**	**26.3%**
23952	**Services, Utilities, and Training**	**650,000**	**1,165,730**	**-**	**549,790**	**615,940**	47.2%
23953	**General Supplies and Repairs**	**100,000**	**107,000**	**3,516**	**12,337**	**94,663**	11.5%
23954	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	
23957	**Construction**	**-**	**-**	**-**	**-**	**-**	
23958	**Transfers**	**865,150**	**865,150**	**813,850**	**813,850**	**51,300**	94.1%
	Expenditure Subtotal	**1,615,150**	**2,137,880**	**817,366**	**1,375,977**	**761,903**	**64.4%**
	Net Change	**(125,150)**	**(647,880)**	**(660,149)**	**(983,746)**	**335,866**	
	STREET MAINTENACE TAX (unaudited)	**798,570**	**797,994**		**462,128**		
GRANTS FUND							
	Beginning Fund Balance	**435**	**44,568**		**44,568**		
23035	**Interest and Miscellaneous**	**-**	**-**	**2,156**	**10,078**	**(10,078)**	
23036	**Donations and grants**	**536,118**	**2,076,345**	**76,518**	**225,188**	**1,851,157**	10.8%
23038	**Transfers**	**97,424**	**190,609**	**-**	**16,326**	**174,284**	8.6%
	Revenue Subtotal	**633,542**	**2,266,954**	**78,674**	**251,592**	**2,015,362**	**11.1%**
23051	**Salaries and Benefits**	**365,421**	**683,581**	**15,647**	**52,536**	**631,045**	7.7%
23052	**Services, Utilities, and Training**	**34,421**	**531,744**	**45,754**	**210,555**	**321,189**	39.6%
23053	**General Supplies and Repairs**	**13,200**	**392,724**	**4,765**	**90,342**	**302,382**	23.0%
23054	**Capital and NonCapital**	**166,500**	**246,426**	**8,965**	**43,323**	**203,103**	17.6%
23055	**Other Expenses**	**-**	**17,482**	**-**	**-**	**17,482**	0.0%
23057	**Construction**	**-**	**385,899**	**144,693**	**175,988**	**209,911**	45.6%
23058	**Transfers**	**-**	**-**	**-**	**4,595**	**(4,595)**	
23059	**Debt Service**	**54,000**	**54,000**	**-**	**-**	**54,000**	0.0%
	Expenditure Subtotal	**633,542**	**2,311,857**	**219,823**	**577,340**	**1,734,517**	**25.0%**
	Net Change	**-**	**(44,902)**	**(141,149)**	**(325,748)**	**280,846**	
	GRANTS FUND (unaudited)	**435**	**(335)**		**(281,180)**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
IT REPLACEMENT FUND							
	Beginning Fund Balance	**55,000**	**64,280**		**64,280**		
30135	**Interest and Miscellaneous**	**-**	**-**	**-**	**404**	**(404)**	
30138	**Transfers**	**-**	**-**	**-**	**-**	**-**	
	Revenue Subtotal	**-**	**-**	**-**	**404**	**(404)**	
30152	**Services, Utilities, and Training**	**-**	**-**	**-**	**-**	**-**	
30154	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	
30158	**Transfers**	**55,000**	**55,000**	**-**	**64,684**	**(9,684)**	
	Expenditure Subtotal	**55,000**	**55,000**	**-**	**64,684**	**(9,684)**	**117.6%**
	Net Change	**(55,000)**	**(55,000)**	**-**	**(64,280)**	**9,280**	
	IT REPLACEMENT (unaudited)	**-**	**9,280**		**-**		
HOTEL OCCUPANCY TAX							
	Beginning Fund Balance	**22,893**	**26,269**		**26,269**		
23130	**General Taxes**	**2,000**	**2,000**	**1,371**	**1,371**	**629**	68.5%
23135	**Interest and Miscellaneous**	**600**	**600**	**82**	**358**	**242**	59.7%
	Revenue Subtotal	**2,600**	**2,600**	**1,453**	**1,729**	**871**	**66.5%**
23152	**Services, Utilities, and Training**	**-**	**-**	**-**	**-**	**-**	
23154	**Capital and NonCapital**	**-**	**-**	**-**	**-**	**-**	
	Expenditure Subtotal	**-**	**-**	**-**	**-**	**-**	
	Net Change	**2,600**	**2,600**	**1,453**	**1,729**	**871**	
	HOTEL OCCUPANCY TAX (unaudited)	**25,493**	**28,869**		**27,998**		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
PEG FUNDS							
	Beginning Fund Balance	**91,926**	**134,541**		**134,541**		
23230	**General Taxes**	**28,000**	**28,000**	**-**	**1,042**	**26,958**	3.7%
23239	**Interest and Miscellaneous**	**4,000**	**4,000**	**416**	**1,818**	**2,182**	45.4%
	Revenue Subtotal	**32,000**	**32,000**	**416**	**2,859**	**29,141**	**8.9%**
23252	**Services, Utilities, and Training**	**-**	**-**	**-**	**-**	**-**	
23254	**Capital and NonCapital**	**50,000**	**93,106**	**3,672**	**3,672**	**89,434**	3.9%
	Expenditure Subtotal	**50,000**	**93,106**	**3,672**	**3,672**	**89,434**	**3.9%**
	Net Change	**(18,000)**	**(61,106)**	**(3,256)**	**(813)**	**(60,293)**	
	PEG FUNDS(unaudited)	**73,926**	**73,435**		**133,729**		

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 1/31/2026	TOTAL PROJECT TO DATE
2011 GO BONDS - TOWN CREEK DET		14	15	16
	BEGINNING FUND BALANCE	**-**	**1,432**	**-**
354-35100-000-000-0000	INTEREST	364,327	43	364,370
354-35150-000-000-0000	UNREALIZED GAIN/LOSS ON INVEST	228	-	228
354-35250-000-000-0000	NET BOND PROCEEDS	5,350,000	-	5,350,000
	TOTAL REVENUES	**5,714,556**	**43**	**5,714,598**
354-57400-000-000-4041	LAND ACQUISITION	1,351,749	-	1,351,749
354-57500-000-000-4041	ENGINEERING SERVICES	1,698,260	15	1,698,275
354-57600-000-000-4041	CONSTRUCTION COSTS	2,663,115	-	2,663,115
	TOTAL EXPENDITURES	**5,713,123**	**15**	**5,713,138**
Fund number: 354	**2011 GO BONDS - TOWN CREEK DET**	**1,432**	**28**	**1,460**
	ENDING FUND BALANCE	**1,432**	**1,460**	**1,460**

Outstanding Encumbrances:

354-57600-000-000-4041	Texas Sterling	PO 22139	615
354-57500-000-000-4041	Vickrey & Associates, Inc	PO 22166	-
354-57600-000-000-4041	Alamo Fence Company	PO 957315	-
354-57500-000-000-4041	ESP Associates	PO 957434	-
	Total Encumbrances		615
	Remaining funds		**845**

ACCOUNT NUMBER	DESCRIPTION		INCEPTION THROUGH FY 25	FY 26 1/31/2026	TOTAL PROJECT TO DATE
2013 GO BONDS - TOWN CREEK DET			12	13	14
	BEGINNING FUND BALANCE		**-**	**415,639**	**-**
356-35100-000-000-0000	INTEREST		693,108	14,627	707,734
356-35150-000-000-0000	UNREALIZED GAIN/LOSS ON INVEST		1,828	-	1,828
356-38357-000-000-0000	TRANSFER FROM 13 GO BONDS		10,147	-	10,147
356-39350-000-000-0000	NET BOND PROCEEDS		3,700,000	-	3,700,000
	TOTAL REVENUES		**4,405,083**	**14,627**	**4,419,709**
356-57500-000-000-4041	ENGINEERING SERVICES		66,307	51,705	118,011
356-57600-000-000-4041	CONSTRUCTION COSTS		3,923,137	-	3,923,137
	TOTAL EXPENDITURES		**3,989,444**	**51,705**	**4,041,148**
					-
Fund number: 356	**2013 GO BONDS - TOWN CREEK DET**		**415,639**	**(37,078)**	**378,561**
	ENDING FUND BALANCE		**415,639**	**378,561**	**378,561**

Outstanding Encumbrances:

356-57600-000-000-4041	Texas Sterling		PO 22139	88,627
356-57500-000-000-4041	Raba Kistener, Inc		PO 24061	-
356-57500-000-000-4041	Colliers Engineering	Town Ck LOMR	PO 957464	4,296
	Total Encumbrances			92,923
	Remaining funds			**285,638**

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 1/31/2026	TOTAL PROJECT TO DATE
2016 GO BONDS - BORGFELD RD		9	10	11
	BEGINNING FUND BALANCE	**-**	**989**	**-**
363-35100-000-000-0000	INTEREST	48,128	13	48,141
363-39350-000-000-0000	NET BOND PROCEEDS	3,500,000	-	3,500,000
363-37100-000-000-0000	INTERGOVERNMENTAL PARTICIPATION	450,000	-	450,000
	TOTAL REVENUES	**3,998,128**	**13**	**3,998,141**
363-57400-000-000-5051	LAND ACQUISITION	303,169	-	303,169
363-57500-000-000-5051	ENGINEERING SERVICES	296,531	-	296,531
363-57600-000-000-5051	CONSTRUCTION COSTS	3,339,440	-	3,339,440
363-57600-000-000-5502	CONSTRUCTION COSTS	58,000	-	58,000
	TOTAL EXPENDITURES	**3,997,140**	**-**	**3,997,140**
Fund number: 363	**2016 GO BONDS - BORGFELD RD**	**989**	**13**	**1,002**
	ENDING FUND BALANCE	**989**	**1,002**	**1,002**

ACCOUNT NUMBER	DESCRIPTION		INCEPTION THROUGH FY 25	FY 26 1/31/2026	TOTAL PROJECT TO DATE
2019 GENERAL OBLIGATION BONDS			6	7	8
	BEGINNING FUND BALANCE		**-**	**982,726**	**-**
365-35100-000-000-0000	INTEREST		298,740	12,920	311,659
365-38101-000-000-0000	TRANSFER FROM GENERAL FUND		675,000	-	675,000
365-39350-000-000-0000	NET BOND PROCEEDS		10,750,000	-	10,750,000
	TOTAL REVENUES		**11,723,740**	**12,920**	**11,736,659**
365-54910-000-000-0000	CAPITAL OUTLAY		450,000	24,912	474,912
365-57500-000-000-1074	ENGINEERING SERVICES	*CITY HALL ANNEX*	250,571	-	250,571
365-57500-000-000-1075	ENGINEERING SERVICES	*PUBLIC WORKS EXPANSION*	93,470	-	93,470
365-57500-160-000-1075	ENGINEERING SERVICES	*PUBLIC WORKS EXPANSION*	1,125	-	1,125
365-57500-000-000-4043	ENGINEERING SERVICES	*TOLLE ROAD IMPROVEMENTS*	375,637	1,551	377,188
365-57500-000-000-6066	ENGINEERING SERVICES	*TOLLE PARK*	67,820	-	67,820
365-57600-000-000-1074	CONSTRUCTION COSTS	*CITY HALL ANNEX*	2,370,488	-	2,370,488
365-57600-000-000-1075	CONSTRUCTION COSTS	*PUBLIC WORKS EXPANSION*	605,072	-	605,072
365-57600-000-000-4043	CONSTRUCTION COSTS	*TOLLE ROAD IMPROVEMENTS*	-	-	-
365-57600-000-000-5055	CONSTRUCTION COSTS	*FM 1103 ROAD IMPROVEMENTS*	6,000,000	-	6,000,000
365-57600-000-000-6062	CONSTRUCTION COSTS	*MIRACLE FIELD*	500,000	-	500,000
365-57600-000-000-6066	CONSTRUCTION COSTS	*TOLLE PARK*	-	-	-
365-57650-000-000-1074	TESTING	*CITY HALL ANNEX*	26,829	-	26,829
	TOTAL EXPENDITURES		**10,741,013**	**26,463**	**10,767,476**
Fund number: 365	**2019 GENERAL OBLIGATION BONDS**		**982,726**	**(13,543)**	**969,183**
	ENDING FUND BALANCE		**982,726**	**969,183**	**969,183**

Outstanding Encumbrances:

365-57500-000-000-4043	Lockwood Andrews		PO 22110	1,551
365-54910-000-000-0000	Security 101 Holdings	*access control*	PO 957569	134
	Total Encumbrances			1,686
	Remaining funds			**967,498**

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 1/31/2026	TOTAL PROJECT TO DATE
2019 CERTIFICATES OF OBLIGATION		6	7	8
	BEGINNING FUND BALANCE	**-**	**388,820**	**-**
333-35100-000-000-0000	INTEREST	146,917	5,302	152,220
333-39350-000-000-0000	NET BOND PROCEEDS	5,000,000	-	5,000,000
333-37120-000-000-0000	INTERGOVERNMENTAL - GUADALUPE CO	750,000	-	750,000
	TOTAL REVENUES	**5,896,917**	**5,302**	**5,902,220**
333-57400-000-000-5057	LAND ACQUISITION	429,363	-	429,363
333-57500-000-000-5057	ENGINEERING SERVICES	456,961	-	456,961
333-57600-000-000-5057	CONSTRUCTION COSTS	4,612,913	-	4,612,913
333-57650-000-000-5057	TESTING	8,860	-	8,860
	TOTAL EXPENDITURES	**5,508,097**	**-**	**5,508,097**
Fund number: 333	**2019 CERTIFICATES OF OBLIGATION**	**388,820**	**5,302**	**394,123**
	ENDING FUND BALANCE	**388,820**	**394,123**	**394,123**

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 1/31/2026	TOTAL PROJECT TO DATE
2020 CERTIFICATES OF OBLIGATION - STREET MAINTENANCE		5	6	7
	BEGINNING FUND BALANCE	**-**	**144,156**	**-**
369-35100-000-000-0000	INTEREST	490,848	1,990	492,838
369-14101-000-000-0000	TRANSFER FROM GENERAL FUND	2,350,000	-	2,350,000
369-14239-000-000-0000	TRANSFER FROM STREET MAINTENANCE	1,043,763	-	1,043,763
369-39350-000-000-0000	NET BOND PROCEEDS	7,500,000	-	7,500,000
	TOTAL REVENUES	**11,384,611**	**1,990**	**11,386,601**
369-57400-000-000-5500	LAND ACQUISITION	-	-	-
369-57500-000-000-5050	ENGINEERING SERVICES	39,840	-	39,840
369-57500-000-000-5500	ENGINEERING SERVICES	286,005	-	286,005
369-57500-000-000-5502	ENGINEERING SERVICES	188,549	-	188,549
369-57500-000-000-5503	ENGINEERING SERVICES	289,484	6,181	295,665
369-57600-000-000-5501	CONSTRUCTION COSTS	8,094,467	-	8,094,467
369-57600-000-000-5502	CONSTRUCTION COSTS	2,342,111	-	2,342,111
	TOTAL EXPENDITURES	**11,240,456**	**6,181**	**11,246,637**
Fund number: 369	**2020 CERTIFICATES OF OBLIGATION - STREET MAINTENANCE**	**144,156**	**(4,191)**	**139,964**
	ENDING FUND BALANCE	**144,156**	**139,964**	**139,964**

Outstanding Encumbrances:

369-57500-000-000-5502	Lockwood Andrews	PO 23202	-
369-57500-000-000-5502	Terracon	PO 24163	-
369-57500-000-000-5503	Lockwood Andrews	PO 24098	31,902
369-57600-000-000-5502	D&D Contractors	PO 24083	-
	Total Encumbrances		31,902
	Remaining funds		**108,063**

ACCOUNT NUMBER	DESCRIPTION		INCEPTION THROUGH FY 25	FY 26 1/31/2026	TOTAL PROJECT TO DATE
2023 CERTIFICATES OF OBLIGATION			2	3	4
	BEGINNING FUND BALANCE		**-**	**87,090**	**-**
371-35100-000-000-0000	INTEREST		212,737	1,264	214,002
371-35350-000-000-0000	BOND PROCEEDS		4,550,000	-	4,550,000
371-35351-000-000-0000	BOND PREMIUM		364,772	-	364,772
	TOTAL REVENUES		**5,127,509**	**1,264**	**5,128,774**
371-55005-000-000-0000	BOND ISSUANCE COST		114,772	-	114,772
371-54900-000-000-0000	NON-CAPITAL OUTLAY		4,634	-	4,634
371-54900-343-000-0000	NON-CAPITAL OUTLAY		48,809	-	48,809
371-54910-000-000-0000	CAPITAL OUTLAY		-	14,704	14,704
371-54910-343-000-0000	CAPITAL OUTLAY		300,468	-	300,468
371-54910-353-000-0000	CAPITAL OUTLAY		1,026,843	-	1,026,843
371-57500-199-000-1072	ENGINEERING SERVICES	*CITY HALL/HVAC RENOVATION*	100,500	-	100,500
371-57500-353-000-7074	ENGINEERING SERVICES	*PUBLIC SAFETY FACILITY*	756,300	-	756,300
371-57500-353-000-7073	ENGINEERING SERVICES	*FIRE ST 1 & 2 BATHROOMS*	2,297	-	2,297
371-57600-160-000-1075	CONSTRUCTION COSTS	*PUBLIC WORKS EXPANSION*	765,299	-	765,299
371-57600-199-000-1072	CONSTRUCTION COSTS	*CITY HALL/HVAC RENOVATION*	1,892,069	-	1,892,069
371-57600-353-000-7072	CONSTRUCTION COSTS	*FIRE ST 1 & 2 BATHROOMS*	13,931	-	13,931
371-57600-353-000-7073	CONSTRUCTION COSTS	*FIRE ST 1 & 2 BATHROOMS*	14,496	-	14,496
371-54910-660-000-0000	CAPITAL OUTLAY		-	-	-
	TOTAL EXPENDITURES		**5,040,419**	**14,704**	**5,055,123**
Fund number: 371	**2023 CERTIFICATES OF OBLIGATION**		**87,090**	**(13,439)**	**73,651**
	ENDING FUND BALANCE		**87,090**	**73,651**	**73,651**

Outstanding Encumbrances:

371-54910-343-000-0000	Farrwest		PO 957273	-
371-54910-000-000-0000	Security 101 Holdings	*access control*	PO 957569	23,296
371-57500-353-000-7074	Eikon Consulting Group	*ARCHITECT*	PO 24055	49,685
	Total Encumbrances			72,981
	Remaining funds			**670**

ACCOUNT NUMBER	DESCRIPTION		INCEPTION THROUGH FY 25	FY 26 1/31/2026	TOTAL PROJECT TO DATE
2024 CERTIFICATES OF OBLIGATION			2	3	4
	BEGINNING FUND BALANCE		**-**	**2,181,019**	**-**
372-35100-000-000-0000	INTEREST		255,837	16,085	271,923
372-35350-000-000-0000	BOND PROCEEDS		8,485,000	-	8,485,000
372-35351-000-000-0000	BOND PREMIUM		723,639	-	723,639
372-37160-000-000-0000	INTERGOVERNMENTAL - GUADALUPE COUNTY		1,147,755		
	TOTAL REVENUES		**10,612,231**	**16,085**	**9,480,561**
372-55005-000-000-0000	BOND ISSUANCE COST		208,639	-	208,639
372-54910-146-000-0000	CAPITAL OUTLAY		384,192	-	384,192
372-54910-146-000-0000	CAPITAL OUTLAY		25,730	-	25,730
372-54910-353-000-0000	CAPITAL OUTLAY		2,757,793	-	2,757,793
372-54910-748-000-0000	CAPITAL OUTLAY		54,998	-	54,998
372-57400-748-000-0000	LAND ACQUISITION		900,361	-	900,361
372-57500-000-000-0000	PROJECT ENGINEERING		-	8,000	8,000
372-57500-000-806-0000	PROJECT ENGINEERING		14,550	21,762	36,313
372-57600-000-000-5502	CONSTRUCTION COSTS	*BOLTON, DEAN AND LOWER SEGUIN I*	4,046,617	-	4,046,617
372-57600-748-000-6070	CONSTRUCTION COSTS	*PARK IMPROVEMENTS*	38,333	-	38,333
	TOTAL EXPENDITURES		**8,431,212**	**29,762**	**8,460,975**
Fund number: 372	**2024 CERTIFICATES OF OBLIGATION**		**2,181,019**	**(13,677)**	**1,019,587**
	ENDING FUND BALANCE		**2,181,019**	**2,167,342**	**1,019,587**
Outstanding Encumbrances:					
372-54910-353-000-0000	SIDDONS MARTIN	*LADDER TRUCK AND PUMPER*	PO 24079		90,917
372-57500-000-806-0000	KIMLEY HORN	*PARK IMPROVEMENTS PLANNING*	PO 957435		5,438
372-57500-000-000-0000	KIMLEY HORN	*HSIP GRANT*	PO 957602		-
	Total Encumbrances				96,355
	Remaining funds				**923,232**

ACCOUNT NUMBER	DESCRIPTION		INCEPTION THROUGH FY 25	FY 26 1/31/2026	TOTAL PROJECT TO DATE
2025 CERTIFICATES OF OBLIGATION			2	3	4
	BEGINNING FUND BALANCE		**-**	**7,893,624**	**-**
373-35100-000-000-0000	INTEREST		267,699	116,862	384,562
373-35350-000-000-0000	BOND PROCEEDS		10,995,000		10,995,000
373-35351-000-000-0000	BOND PREMIUM		659,243		659,243
	TOTAL REVENUES		**11,921,942**	**116,862**	**12,038,804**
373-55005-000-000-0000	BOND ISSUANCE COST		151,207	-	151,207
373-54900-353-000-0000	NON-CAPITAL OUTLAY	*FIRE EQUIPMENT*	5,174	-	5,174
373-54900-748-000-0000	NON-CAPITAL OUTLAY	*PARKS EQUIPMENT*	6,250	-	6,250
373-54910-146-000-0000	CAPITAL OUTLAY	*STREETS EQUIPMENT*	774,310	151,078	925,388
373-54910-160-000-0000	CAPITAL OUTLAY	*PW EQUIPMENT*	-	-	-
373-54910-353-000-0000	CAPITAL OUTLAY	*FIRE EQUIPMENT*	412,270	50,638	462,908
373-54910-748-000-0000	CAPITAL OUTLAY	*PARKS EQUIPMENT*	-	-	-
373-57500-146-000-5120	PROJECT ENGINEERING	*NORTH SOUTH CONNECTOR AT FM78*	-	70,875	70,875
373-57500-146-000-5506	PROJECT ENGINEERING	*25 ROAD IMPROVEMENTS PKG 1*	67,753	13,848	81,601
373-57500-146-000-5507	PROJECT ENGINEERING	*25 ROAD IMPROVEMENTS PKG 2*	9,063	24,075	33,138
373-57500-000-801-0000	PROJECT ENGINEERING	*NIEMIETZ PARK PLANNING*	29,100	11,463	40,563
373-57600-146-000-5506	CONSTRUCTION COSTS	*25 ROAD IMPROVEMENTS PKG 1*	2,480,284	40,438	2,520,722
373-57600-146-000-5507	CONSTRUCTION COSTS	*25 ROAD IMPROVEMENTS PKG 2*	83,978	1,496,748	1,580,725
373-57650-000-000-5506	TESTING	*25 ROAD IMPROVEMENTS PKG 1*	8,930	-	8,930
373-57650-000-000-5507	TESTING	*25 ROAD IMPROVEMENTS PKG 2*	-	17,850	17,850
	TOTAL EXPENDITURES		**4,028,318**	**1,877,011**	**5,905,329**
Fund number: 373	**2025 CERTIFICATES OF OBLIGATION**		**7,893,624**	**(1,760,149)**	**6,133,475**
	ENDING FUND BALANCE		**7,893,624**	**6,133,475**	**6,133,475**

Outstanding Encumbrances:

373-54910-353-000-0000	WAYNE TAUER	PO 957426	-
373-54910-353-000-0000	TACTICAL FIRE EQUIPMENT	PO 957458	30,000
373-54910-353-000-0000	SIDDONS MARTIN	PO 957459	-
373-54910-353-000-0000	MOTOROLA SOLUTIONS	PO 957502	-
373-57500-146-000-0000	KIMLEY HORN	PO 957609	-
373-57500-146-000-0000	KIMLEY HORN	PO 957624	19,945
373-57500-146-000-5120	COLLIERS ENGINEERING	PO 957525	26,181
373-57500-146-000-5506	COLLIERS ENGINEERING	PO 957361	18,565
373-57500-146-000-5507	COLLIERS ENGINEERING	PO 957361	67,126
373-57500-000-801-0000	KIMLEY HORN	PO 957435	1,188
373-57600-000-000-5506	D&D CONTRACTORS	PO 957368	135,481
373-57600-000-000-5507	D&D CONTRACTORS	PO 957436	1,491,634
373-57650-000-000-5506	RABA KISTNER	PO 957360	41,257
373-57650-000-000-5507	TERRACON CONSULTANTS	PO 957437	32,115
	Total Encumbrances		1,863,491
	Remaining funds		**4,269,985**

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 1/31/2026	TOTAL PROJECT TO DATE
2025 GENERAL OBLIGATION BONDS		2	3	4
	BEGINNING FUND BALANCE	**-**	**2,052,937**	**-**
374-35100-000-000-0000	INTEREST	49,483	28,129	77,613
374-35350-000-000-0000	BOND PROCEEDS	1,965,000	-	1,965,000
374-35351-000-000-0000	BOND PREMIUM	91,449	-	91,449
	TOTAL REVENUES	**2,105,932**	**28,129**	**2,134,062**
374-55005-000-000-0000	BOND ISSUANCE COST	52,995	-	52,995
374-57400-000-000-7074	LAND ACQUISITION	-	-	-
374-57500-000-000-8050	ENGINEERING/ARCHITECT	-	62,180	62,180
374-57500-000-000-0000	ENGINEERING/ARCHITECT	-	-	-
		-	-	-
	TOTAL EXPENDITURES	**52,995**	**62,180**	**115,175**
Fund number: 374	**2025 GENERAL OBLIGATION BONDS**	**2,052,937**	**(34,051)**	**2,018,886**
	ENDING FUND BALANCE	**2,052,937**	**2,018,886**	**2,018,886**
Outstanding Encumbrances:				
374-57400-353-000-7074	RIVERON CORP	PO 957538		5,000
374-57500-000-000-8050	QUORUM ARCHITECTS	PO 957522		835,320
374-57500-000-000-8050	RABA KISTNER	PO 957560		13,621
	Total Encumbrances			853,941
	Remaining funds			**1,164,945**

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 1/31/2026	TOTAL PROJECT TO DATE
2012 REVENUE BONDS		12	13	14
	BEGINNING FUND BALANCE	**-**	**1,162,645**	**-**
531-35100-000-000-0000	INTEREST	542,046	11,289	553,336
531-35150-000-000-0000	UNREALIZED GAIN/LOSS ON INVEST	221	-	221
531-35250-000-000-0000	NET BOND PROCEEDS	8,000,000	-	8,000,000
	TOTAL REVENUES	**8,542,267**	**11,289**	**8,553,557**
531-54910-000-000-0000	CAPITAL OUTLAY	-	-	-
531-54916-000-000-2006	WATER LINE PROJECTS	18,500	-	18,500
531-57400-000-000-224B	LAND ACQUISITION	21,900	-	21,900
531-57400-000-000-3033	LAND ACQUISITION	13,779	-	13,779
531-57400-000-000-3036	LAND ACQUISITION	7,838	6,034	13,871
531-57500-000-000-224A	ENGINEERING SERVICES	25,224	-	25,224
531-57500-000-000-224B	ENGINEERING SERVICES	47,500	-	47,500
531-57500-000-000-225A	ENGINEERING SERVICES	165,000	-	165,000
531-57500-000-000-225B	ENGINEERING SERVICES	58,500	-	58,500
531-57500-000-000-225C	ENGINEERING SERVICES	93,600	-	93,600
531-57500-000-000-2028	ENGINEERING SERVICES	25,066	-	25,066
531-57500-000-000-3034	ENGINEERING SERVICES	24,897	-	24,897
531-57500-000-000-3035	ENGINEERING SERVICES	76,375	-	76,375
531-57500-000-000-3036	ENGINEERING SERVICES	50,670	1,206	51,876
531-57600-000-000-2006	CONSTRUCTION COSTS	182,170	-	182,170
531-57600-000-000-224A	CONSTRUCTION COSTS	433,689	-	433,689
531-57600-000-000-224B	CONSTRUCTION COSTS	31,432	-	31,432
531-57600-000-000-224D	CONSTRUCTION COSTS	170,000	-	170,000
531-57600-000-000-225A	CONSTRUCTION COSTS	2,088,254	-	2,088,254
531-57600-000-000-225B	CONSTRUCTION COSTS	763,800	-	763,800
531-57600-000-000-225C	CONSTRUCTION COSTS	1,127,215	-	1,127,215
531-57600-000-000-2028	CONSTRUCTION COSTS	240,266	-	240,266
531-57600-000-000-2030	CONSTRUCTION COSTS	-	-	-
531-57600-000-000-3033	CONSTRUCTION COSTS	1,655,648	-	1,655,648
531-57600-000-000-5056	CONSTRUCTION COSTS	55,461	-	55,461
531-57610-000-000-3036	CONSTRUCTION ADMINISTRATION	2,840	1,610	4,449
	TOTAL EXPENDITURES	**7,379,622**	**8,849**	**7,388,472**
Fund number: 531	**2012 REVENUE BONDS**	**1,162,645**	**2,440**	**1,165,085**
	ENDING FUND BALANCE	**1,162,645**	**1,165,085**	**1,165,085**

Outstanding Encumbrances:

531-54910-000-000-0000	EXCAVATOR	PO 957610	160,800
531-57500-000-000-3036	COLLIERS ENGINEERING	PO 24168	3,001
531-57600-000-000-3036	GASPAR CARACHEO	PO 957473	400,327
531-57600-000-000-2006	GASPAR CARACHEO	PO 957324	-
531-57600-000-000-2030	T CONSTRUCTION LLC	PO 957285	8,249
531-57610-000-000-3036	JOHNSON MIRMIRAN & THONMPSON	PO 957430	14,481
	Total Encumbrances		586,858
	Remaining funds		**578,227**

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 1/31/2026	TOTAL PROJECT TO DATE
2019 CERTIFICATES OF OBLIGATION - UTILITY		6	7	8
	BEGINNING FUND BALANCE	**-**	**1,657,960**	**-**
532-35100-000-000-0000	INTEREST	243,120	23,299	266,419
532-39350-000-000-0000	NET BOND PROCEEDS	1,500,000	-	1,500,000
532-37000-000-000-0000	INTERGOVERNMENTAL - TXDOT	2,151,114	-	2,151,114
	TOTAL REVENUES	**3,894,234**	**23,299**	**3,917,533**
532-54910-000-000-0000	CAPITAL OUTLAY	147,916	-	147,916
532-57400-000-000-5055	LAND ACQUISITION	154,606	-	154,606
532-57400-000-000-5065	LAND ACQUISITION	9,065	-	9,065
532-54954-000-000-0000	CAPITAL OUTLAY	173,336	-	173,336
532-57500-000-000-5055	ENGINEERING SERVICES	146,557	-	146,557
532-57600-000-000-5055	CONSTRUCTION COSTS	1,604,795	-	1,604,795
	TOTAL EXPENDITURES	**2,236,274**	**-**	**2,236,274**
Fund number: 532	**2019 CERTIFICATES OF OBLIGATION - UTILITY**	**1,657,960**	**23,299**	**1,681,260**
	ENDING FUND BALANCE	**1,657,960**	**1,681,260**	**1,681,260**

Outstanding Encumbrances:

532-57500-000-000-5055	Westwood Professional Services	PO 24167	-
532-54910-000-000-0000	SILSBEE FORD	PO 957392	-
	Total Encumbrances		-
	Remaining funds		1,681,260

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 1/31/2026	TOTAL PROJECT TO DATE
2021 EDC REVENUE BONDS		4	5	6
	BEGINNING FUND BALANCE	**-**	**427,933**	**-**
870-35100-000-000-0000	INTEREST	65,544	5,800	71,344
870-35350-000-000-0000	BOND PROCEEDS	4,125,000	-	4,125,000
	TOTAL REVENUES	**4,190,544**	**5,800**	**4,196,344**
870-52710-000-000-0000	PROFESSIONAL SERVICES	65,049	-	65,049
870-54900-000-000-0000	NON-CAPITAL OUTLAY	1,268	-	1,268
870-54925-000-000-0000	LAND ACQUISITION	3,595,144	-	3,595,144
870-55005-000-000-0000	BOND ISSUANCE COST	101,150	-	101,150
	TOTAL EXPENDITURES	**3,762,611**	**-**	**3,762,611**
Fund number: 870	**2021 EDC REVENUE BONDS**	**427,933**	**5,800**	**433,733**
	ENDING FUND BALANCE	**427,933**	**433,733**	**433,733**

Outstanding Encumbrances:

	Remaining funds	**433,733**

City of Cibolo

City Council Regular Meeting Staff Report

B. Approval of the January 2026 Check Register

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8B.

From
Jessica Donoho, Accounting Manager

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Detailed Check Register 20260131.pdf

Raw Check Register - January 2026

Check Date: 01/01/2026-01/31/2026

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
1/5/2026	75781	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	205.00	
1/5/2026	75781	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	37.00	
1/5/2026	75781	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	6.00	
1/5/2026	75782	A-1 ENTERPRISE INC	GENERAL FUND	FIRE DEPARTMENT	Fire Ext. Annual Maint. - FS3	120.00	
1/5/2026	75782	A-1 ENTERPRISE INC	GENERAL FUND	FIRE DEPARTMENT	Fire Ext. Annual Maint. - FS2	153.00	
1/5/2026	75782	A-1 ENTERPRISE INC	GENERAL FUND	NON-DEPARTMENTAL	Fire Ext annual maintenance - City Hall	120.00	
1/5/2026	75783	ADVANCED RESCUE SYSTEMS	GENERAL FUND	FIRE DEPARTMENT	Annual Svc TNT STORM spreader	400.00	
1/5/2026	75784	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	NON-DEPARTMENTAL	Coffee Creamers - City Hall	27.98	
1/5/2026	75784	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION SERVICES	iPad Cases	70.77	
1/5/2026	75784	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	wall mounted hose reels	227.87	
1/5/2026	75784	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	wall mounted hose reels	189.98	
1/5/2026	75784	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	Commercial Coffee Brewer	429.99	
1/5/2026	75784	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PEOPLE AND PERFORMANCE	voice recorder - HR	155.00	
1/5/2026	75784	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Privacy Window Film - PW Adm	23.74	
1/5/2026	75784	AMAZON CAPITAL SERVICES, INC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	55" Samsung Smart TV	435.98	
1/5/2026	75784	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION SERVICES	bond paper - IT	136.00	
1/5/2026	75784	AMAZON CAPITAL SERVICES, INC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	ScreenBeam 960 wireless	329.68	
1/5/2026	75784	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	leveling kit	28.74	
1/5/2026	75785	AT&T	GENERAL FUND	INFORMATION SERVICES	AT&T Acct#512 A07-6176 642 0	720.00	
1/5/2026	75786	AT&T	GENERAL FUND	INFORMATION SERVICES	AT&T Acct#8310013506279	109.48	
1/5/2026	75786	AT&T	GENERAL FUND	INFORMATION SERVICES	AT&T Acct#8310013198812	3,562.11	
1/5/2026	75786	AT&T	GENERAL FUND	INFORMATION SERVICES	Acct#8310009744144	1,608.06	
1/5/2026	75787	AUTOZONE STORES, INC.	GENERAL FUND	POLICE DEPARTMENT	Duralast Elite Battery - PD	179.99	
1/5/2026	75788	CANON BUSINESS SOLUTIONS	GENERAL FUND	INFORMATION SERVICES	Laserfiche	23,089.16	
1/5/2026	75789	CAT5 COMMERCE, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing - Fire	165.98	
1/5/2026	75790	CENTERLINE SUPPLY, LTD	GENERAL FUND	PARKS	traffic paint	774.10	
1/5/2026	75790	CENTERLINE SUPPLY, LTD	GENERAL FUND	PUBLIC WORKS STREETS	square post - Streets	411.70	
1/5/2026	75791	CENTRE TECHNOLOGIES INC	GRANT FUND	INFORMATION SERVICES	Fortinet Changes#72269/Phase2	2,986.50	
1/5/2026	75792	CESAR AMAYA	GENERAL FUND	POLICE DEPARTMENT	flat repair on Patrol Unit 23-07	20.00	
1/5/2026	75792	CESAR AMAYA	GENERAL FUND	POLICE DEPARTMENT	Swap Tire on PD Unit 19-03	15.00	
1/5/2026	75793	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION SERVICES	Spectrum Acct#183695201 - CPD	251.41	
1/5/2026	75793	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION SERVICES	Spectrum Acct#183696201 - FS2	123.55	
1/5/2026	75793	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION SERVICES	Acct#183696301 - FS1	206.28	
1/5/2026	75793	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION SERVICES	Spectrum Acct#248599001 - City Hall	159.73	
1/5/2026	75793	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION SERVICES	Spectrum Acct#156657001 - City Hall	647.40	
1/5/2026	75794	CITY OF SCHERTZ	GENERAL FUND	NON-DEPARTMENTAL	Library Svcs - Cibolo	40,000.00	
1/5/2026	75795	CODY WEBBER	GENERAL FUND	FIRE DEPARTMENT	Driver Operator Aerial Cerfificate	87.17	
1/5/2026	75796	DAVID VOGT	GENERAL FUND	FIRE DEPARTMENT	Fire Officer II Certification Fees	87.17	
1/5/2026	75797	DEALER SVCS NETWORK OF TX, LLC	GENERAL FUND	CODE ENFORCEMENT	QuickVTR Svc Level 50-TxDMV	24.95	
1/5/2026	75798	DOCUMATION, INC	GENERAL FUND	INFORMATION SERVICES	Period 12/05/25 - 01/04/26	6,406.22	
1/5/2026	75799	E. PHILLIPS LEGAL, P.C.	GENERAL FUND	MUNICIPAL COURT	Municipal Court Judge Svcs	1,150.00	
1/5/2026	75800	FARRWEST ENVIRON SUPPLY, INC	GENERAL FUND	FIRE DEPARTMENT	airpower shoes size 9w	351.92	
1/5/2026	75801	FERGUSON ENTERPRISES, INC	GENERAL FUND	FIRE DEPARTMENT	self cl ang lev hdl	58.11	
1/5/2026	75802	FREESE AND NICHOLS	WATER & SEWER FUND	WASTEWATER OPERATIONS	Cibolo CCN Application Assistance	2,022.32	
1/5/2026	75803	FREESE AND NICHOLS	WATER & SEWER FUND	WASTEWATER OPERATIONS	Cibolo CCN Application Assistance	1,916.65	
1/5/2026	75804	GOODYEAR AUTO SERVICE CENTER	GENERAL FUND	POLICE DEPARTMENT	New Tire and Installation Unit 19-03	200.75	
1/5/2026	75805	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	clothing	48.00	
1/5/2026	75806	GUADALUPE CNTY TAX ASSESSOR-C	GENERAL FUND	POLICE DEPARTMENT	Vehicle Regist. VIN115	7.50	
1/5/2026	75807	IJEFF, LLC	GENERAL FUND	POLICE DEPARTMENT	Business Cards - HR/PD	229.64	
1/5/2026	75807	IJEFF, LLC	GENERAL FUND	PEOPLE AND PERFORMANCE	Business Cards - HR/PD	28.82	
1/5/2026	75807	IJEFF, LLC	GENERAL FUND	COMMUNICATIONS	Business Cards - HR/PD	28.82	
1/5/2026	75808	JORGE JOSE CASIAS	GENERAL FUND	FIRE DEPARTMENT	Certification Fees reimbursement	87.17	
1/5/2026	75808	JORGE JOSE CASIAS	GENERAL FUND	FIRE DEPARTMENT	Certification Fees reimbursement	87.17	
1/5/2026	75809	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	INFORMATION SERVICES	emergency radio svcs	10.00	
1/5/2026	75810	LURIN YVETTE PACHECO	GENERAL FUND	FIRE DEPARTMENT	Tx Fire Chief's Admin Conference	190.00	
1/5/2026	75811	MORTON MORROW INC	GENERAL FUND	FIRE DEPARTMENT	Qrtly Preventive Maint. FS3	327.75	
1/5/2026	75811	MORTON MORROW INC	GENERAL FUND	FIRE DEPARTMENT	Annual Preventive Maint. FS1	986.15	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
1/5/2026	75811	MORTON MORROW INC	GENERAL FUND	FIRE DEPARTMENT	Annual Preventive Maint. FS2	981.95	
1/5/2026	75812	MWI ANIMAL HEALTH	GENERAL FUND	ANIMAL SERVICES	rescue eco container - ACO	629.18	
1/5/2026	75812	MWI ANIMAL HEALTH	GENERAL FUND	ANIMAL SERVICES	Revolt puppy & kitten rose	102.25	
1/5/2026	75813	NICHOLAS DELGADO	GENERAL FUND	FIRE DEPARTMENT	Driver Operator-Aerial Certificate	87.17	
1/5/2026	75814	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	motor oil - Fire	127.79	
1/5/2026	75815	PETHEALTH SERVICES (USA) LLC	GENERAL FUND	ANIMAL SERVICES	Microchips w/tag	980.00	
1/5/2026	75816	QUORUM ARCHITECTS , INC	24 GENERAL OBLIGATION BONDS	ANIMAL SERVICES	Cibolo Animal Shelter & Adoption Center	13,125.00	
1/5/2026	75816	QUORUM ARCHITECTS , INC	24 GENERAL OBLIGATION BONDS	ANIMAL SERVICES	Animal Shelter & Adoption Center	22,150.00	
1/5/2026	75816	QUORUM ARCHITECTS , INC	24 GENERAL OBLIGATION BONDS	ANIMAL SERVICES	Animal Shelter & Adoption Center	26,905.00	
1/5/2026	75817	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	FIRE DEPARTMENT	Adobe Acrobat Pro - FDBC	123.36	
1/5/2026	75817	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION SERVICES	CivicPlus License	2,160.99	
1/5/2026	75817	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION SERVICES	CivicPlus License	11,021.02	
1/5/2026	75818	SOUTH CENTRAL PLANNING	GENERAL FUND	INFORMATION SERVICES	Software License Fees for December	515.67	
1/5/2026	75819	SOUTH TEXAS AUTO PARTS COMPAN	GENERAL FUND	FIRE DEPARTMENT	oil filters - Fire	21.49	
1/5/2026	75820	TAPEIT	GENERAL FUND	POLICE DEPARTMENT	TAPEIT Annual Conference	350.00	
1/5/2026	75821	TIM BIRD	GENERAL FUND	NON-DEPARTMENTAL	Annual Pest Control Svcs Renewal	7,020.00	
1/5/2026	75822	TYCO FIRE & SECURITY (US)	GENERAL FUND	INFORMATION SERVICES	Quarterly Billing Jan - Mar 2026	278.29	
1/5/2026	75823	TYLER TECHNOLOGIES, INC.	GENERAL FUND	POLICE DEPARTMENT	Hardware Fees Zebra Printer	10,125.00	
1/5/2026	75824	UNITED RENTALS	SPECIAL EVENTS	PARKS	Generators for Cibolofest	1,163.00	
1/5/2026	75824	UNITED RENTALS	SPECIAL EVENTS	PARKS	Light Towers Rental for Octoberfest	2,872.96	
1/5/2026	75825	VERIZON WIRELESS	GENERAL FUND	POLICE DEPARTMENT	phone svc Nov 11 - Dec 10 2025	37.99	
1/5/2026	75825	VERIZON WIRELESS	GENERAL FUND	FIRE DEPARTMENT	phone svc Nov 11 - Dec 10 2025	227.96	
1/5/2026	75825	VERIZON WIRELESS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	phone svc Nov 11 - Dec 10 2025	303.94	
1/5/2026	75825	VERIZON WIRELESS	GENERAL FUND	CODE ENFORCEMENT	phone svc Nov 11 - Dec 10 2025	150.42	
1/5/2026	75825	VERIZON WIRELESS	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	phone svc Nov 11 - Dec 10 2025	37.99	
1/5/2026	75825	VERIZON WIRELESS	GENERAL FUND	INFORMATION SERVICES	phone svc Nov 11 - Dec 10 2025	37.99	
1/5/2026	75825	VERIZON WIRELESS	GENERAL FUND	PUBLIC WORKS STREETS	phone svc Nov 11 - Dec 10 2025	75.98	
1/5/2026	75825	VERIZON WIRELESS	GENERAL FUND	PARKS	phone svc Nov 11 - Dec 10 2025	75.98	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY COUNCIL	Citibank cc charges for November	194.35	
1/5/2026	75828	CITI CARDS	GENERAL FUND	FIRE DEPARTMENT	Citibank cc charges for November	178.62	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc charges for November	420.74	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY COUNCIL	Citibank cc charges for November	80.00	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY COUNCIL	Citibank cc charges for November	80.00	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc charges for November	260.00	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc charges for November	56.90	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY COUNCIL	Citibank cc charges for November	31.81	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc charges for November	79.99	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY COUNCIL	Citibank cc charges for November	(4.17)	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc charges for November	300.00	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY COUNCIL	Citibank cc charges for November	245.00	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY COUNCIL	Citibank cc charges for November	275.00	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc charges for November	48.00	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY COUNCIL	Citibank cc charges for November	392.26	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc charges for November	125.00	
1/5/2026	75828	CITI CARDS	GENERAL FUND	CITY COUNCIL	Citibank cc charges for November	250.26	
1/12/2026	75829	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	37.00	
1/12/2026	75829	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	187.00	
1/12/2026	75829	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	6.00	
1/12/2026	75830	A-1 ENTERPRISE INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fire Ext. annual inspection - PW	290.26	
1/12/2026	75830	A-1 ENTERPRISE INC	GENERAL FUND	FIRE DEPARTMENT	Fire Ext Annual Inspection - Fire	951.45	
1/12/2026	75830	A-1 ENTERPRISE INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fire Extinguishers for PW vehicles	181.50	
1/12/2026	75830	A-1 ENTERPRISE INC	GENERAL FUND	PARKS	Fire Extinguishers for PW vehicles	181.50	
1/12/2026	75830	A-1 ENTERPRISE INC	GENERAL FUND	PUBLIC WORKS STREETS	Fire Extinguishers for PW vehicles	181.50	
1/12/2026	75830	A-1 ENTERPRISE INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Fire Ext. annual inspection - PW	290.27	
1/12/2026	75830	A-1 ENTERPRISE INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Fire Extinguishers for PW vehicles	181.50	
1/12/2026	75830	A-1 ENTERPRISE INC	GENERAL FUND	PUBLIC WORKS STREETS	Fire Ext. annual inspection - PW	290.26	
1/12/2026	75830	A-1 ENTERPRISE INC	GENERAL FUND	PARKS	Fire Ext. annual inspection - PW	290.26	
1/12/2026	75831	AIRGAS USA, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Lease renewal 2/1/26 - 1/31/27	54.40	
1/12/2026	75831	AIRGAS USA, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Lease renewal 2/1/26 - 1/31/27	54.40	
1/12/2026	75831	AIRGAS USA, LLC	GENERAL FUND	PARKS	Lease renewal 2/1/26 - 1/31/27	54.40	
1/12/2026	75831	AIRGAS USA, LLC	GENERAL FUND	PUBLIC WORKS STREETS	Lease renewal 2/1/26 - 1/31/27	54.40	
1/12/2026	75832	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	";Step Up and Lead"; Edition	12.34	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
1/12/2026	75832	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	";Step Up and Lead"; Edition	161.91	
1/12/2026	75832	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	metal name badges	37.90	
1/12/2026	75832	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	pulse oximeter	36.98	
1/12/2026	75832	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	computer monitor - PD/Chief	50.99	
1/12/2026	75832	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	NON-DEPARTMENTAL	D cell batteries - City Hall soap dispensers	13.78	
1/12/2026	75833	ARENCIBIA, STEPHANIE	WATER & SEWER FUND	NO DEPARTMENT	009_0007010_019 UB Refund	21.30	
1/12/2026	75834	BANGERT, ANA	WATER & SEWER FUND	NO DEPARTMENT	017_0000132_001 UB Refund	113.16	
1/12/2026	75835	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	177.00	
1/12/2026	75835	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	181.72	
1/12/2026	75835	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	125.67	
1/12/2026	75835	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	240.13	
1/12/2026	75835	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	243.67	
1/12/2026	75835	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	183.49	
1/12/2026	75835	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	241.31	
1/12/2026	75835	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	192.34	
1/12/2026	75836	CENTERLINE SUPPLY, LTD	GENERAL FUND	PUBLIC WORKS STREETS	Toulene fill w/can	332.00	
1/12/2026	75836	CENTERLINE SUPPLY, LTD	GENERAL FUND	PARKS	traffic paint	774.10	
1/12/2026	75836	CENTERLINE SUPPLY, LTD	GENERAL FUND	PUBLIC WORKS STREETS	30x30 Ped X-ing	254.00	
1/12/2026	75837	CESAR AMAYA	GENERAL FUND	POLICE DEPARTMENT	tire repair - Unit 24-03	20.00	
1/12/2026	75838	CHESMAR HOMES	WATER & SEWER FUND	NO DEPARTMENT	010_0023411_000 UB Refund	74.34	
1/12/2026	75839	CITY OF SCHERTZ	WATER & SEWER FUND	WATER OPERATIONS	Cibolo Crossing - Water SVCS	4,746.08	
1/12/2026	75839	CITY OF SCHERTZ	WATER & SEWER FUND	WATER OPERATIONS	Cibolo Subdivision-Water SVCS	1,638.98	
1/12/2026	75840	CLINTON RAY JACOBS	GENERAL FUND	POLICE DEPARTMENT	Background Check - Winjum, Gregory T.	350.00	
1/12/2026	75841	COATS, CHRISTOPHER	WATER & SEWER FUND	NO DEPARTMENT	009_0008120_002 UB Refund	118.97	
1/12/2026	75842	COLLIERS ENGINEERING & DESIGN	2012 REVENUE BONDS	NO DEPARTMENT	Fun Town RV Sanitary Sewer Replacement	33.60	
1/12/2026	75842	COLLIERS ENGINEERING & DESIGN	2011 GO BDS-TOWN CREEK REG DI	NO DEPARTMENT	Town Creek LOMR in Cibolo	15.13	
1/12/2026	75842	COLLIERS ENGINEERING & DESIGN	PARK LAND FEES	PARKS	Town Creek Trail Extension	1,040.00	
1/12/2026	75842	COLLIERS ENGINEERING & DESIGN	2013 GO BONDS - TOWN CREEK DE	NO DEPARTMENT	Town Creek LOMR in Cibolo	8,116.37	
1/12/2026	75842	COLLIERS ENGINEERING & DESIGN	2012 REVENUE BONDS	NO DEPARTMENT	Fun Town RV Sanitary Sewer Replacement	1,172.50	
1/12/2026	75842	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY2025 CIP Project Management	2,675.15	
1/12/2026	75842	COLLIERS ENGINEERING & DESIGN	PARK LAND FEES	PARKS	Town Creek Trail Extension	2,997.20	
1/12/2026	75842	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY2025 CIP Project Management	5,242.50	
1/12/2026	75842	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	PUBLIC WORKS STREETS	North-South Connector Road	42,137.50	
1/12/2026	75842	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY2025 CIP Project Management	33.60	
1/12/2026	75843	COLONIAL PROPERTY MANAGEMENT	WATER & SEWER FUND	NO DEPARTMENT	009_0003300_002 UB Refund	110.36	
1/12/2026	75844	DE LA GARZA FENCE CO. INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	72" tension bar	1,207.88	
1/12/2026	75844	DE LA GARZA FENCE CO. INC	WATER & SEWER FUND	WATER OPERATIONS	security fence panel	218.50	
1/12/2026	75844	DE LA GARZA FENCE CO. INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Pieces of 21' DG20	819.48	
1/12/2026	75844	DE LA GARZA FENCE CO. INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	sleeve steel credit return	(31.50)	
1/12/2026	75845	DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0029322_000 UB Refund	61.96	
1/12/2026	75846	DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0030620_000 UB Refund	58.25	
1/12/2026	75847	DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0030631_000 UB Refund	57.63	
1/12/2026	75848	DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0031631_000 UB Refund	97.50	
1/12/2026	75849	EQUIPMENTSHARE.COM, INC.	GENERAL FUND	PUBLIC WORKS STREETS	Towable Boom Lift 50'	500.33	
1/12/2026	75850	FERGUSON WATERWORKS #1106	GENERAL FUND	FIRE DEPARTMENT	janitorial supplies	736.97	
1/12/2026	75850	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WATER OPERATIONS	angle meter	961.50	
1/12/2026	75850	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	trash pump	447.15	
1/12/2026	75851	GODINA, DANIEL	WATER & SEWER FUND	NO DEPARTMENT	016_0001509_002 UB Refund	26.62	
1/12/2026	75852	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	Undervest, clothing	116.65	
1/12/2026	75853	GUADALUPE GAS COMPANY	GENERAL FUND	PARKS	Hi Pressure Cylinder	21.62	YES
1/12/2026	75853	GUADALUPE GAS COMPANY	GENERAL FUND	PUBLIC WORKS STREETS	compressed gas - Streets	21.05	YES
1/12/2026	75853	GUADALUPE GAS COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	7 Gallons- Drainage	23.10	YES
1/12/2026	75853	GUADALUPE GAS COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	9.4 gallons - Drainage	31.02	YES
1/12/2026	75854	GUARDIAN ALLIANCE TECHNOLOGIES	GENERAL FUND	POLICE DEPARTMENT	Guardian Software License	100.00	
1/12/2026	75855	HD SUPPLY, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	utility pump	988.46	
1/12/2026	75855	HD SUPPLY, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	fleece jacket	79.95	
1/12/2026	75855	HD SUPPLY, INC	WATER & SEWER FUND	WASTEWATER OPERATIONS	Robust Aire System	1,555.49	
1/12/2026	75856	HELPING HAND HARDWARE	GENERAL FUND	PUBLIC WORKS STREETS	filter, fuel cap	20.00	
1/12/2026	75856	HELPING HAND HARDWARE	GENERAL FUND	FIRE DEPARTMENT	plastic bonders, clamps	19.14	
1/12/2026	75857	HENK KEITH/MELISSA	WATER & SEWER FUND	NO DEPARTMENT	009_0105099_001 UB Refund	162.05	
1/12/2026	75858	HESSELBEIN TIRE SOUTHWEST, INC	GENERAL FUND	PUBLIC WORKS STREETS	New Tire Synergy St. Radial	256.00	
1/12/2026	75859	IEDC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	IEDC Group Membership Renewal	1,125.00	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
1/12/2026	75860	IRON MOUNTAIN MGMT INC.	GENERAL FUND	CITY SECRETARY	Onsite Shred Event	3,600.00	
1/12/2026	75861	JAMES PERRY WHETSTONE	GENERAL FUND	CITY SECRETARY	Billboard signs for January	400.00	
1/12/2026	75862	JOHNSON MIRMIRAN & THONMPSON	2012 REVENUE BONDS	NO DEPARTMENT	8" SS Replacement for Fun Town RV Proj	1,609.78	
1/12/2026	75863	KDW ENTERPRISES WILLIAMS/POZZI	GENERAL FUND	POLICE DEPARTMENT	rekeys	355.00	
1/12/2026	75864	LENOVO, INC (UNITED STATES)	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	ThinkVision Monitor - ThinkPad P14s - 2026-140Mayor	18.00	
1/12/2026	75864	LENOVO, INC (UNITED STATES)	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	ThinkVision Monitor - ThinkPad P14s - 2026-140Mayor	185.00	
1/12/2026	75864	LENOVO, INC (UNITED STATES)	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	ThinkVision Monitor - ThinkPad P14s - 2026-140Mayor	188.00	
1/12/2026	75864	LENOVO, INC (UNITED STATES)	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	ThinkPad P14s - 2026-140Mayor	2,000.00	
1/12/2026	75864	LENOVO, INC (UNITED STATES)	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	ThinkVision Monitor - ThinkPad P14s - 2026-140Mayor	16.99	
1/12/2026	75864	LENOVO, INC (UNITED STATES)	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	ThinkVision Monitor - ThinkPad P14s - 2026-140Mayor	304.00	
1/12/2026	75865	LEXISNEXIS RISK DATA MGMT, INC	GENERAL FUND	POLICE DEPARTMENT	December 2025 Contract Fee	208.90	
1/12/2026	75866	LOCKWOOD ANDREWS & NEWNAM	2020 CERT OF OBLIGATION BONDS	NO DEPARTMENT	2024 St. Rehab & Recon 5 Roads	6,180.95	
1/12/2026	75866	LOCKWOOD ANDREWS & NEWNAM	2019 GENERAL OBLIGATION BONDS	NO DEPARTMENT	Cibolo Tolle Rd WW Improvements '23	1,551.20	
1/12/2026	75867	LYON, SCOTT A	WATER & SEWER FUND	NO DEPARTMENT	009_0011217_000 UB Refund	20.49	
1/12/2026	75868	MAGNUM TRAILERS PARTS & EQUIP	GENERAL FUND	PARKS	hinge straps	63.52	
1/12/2026	75869	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change Patrol	131.58	
1/12/2026	75869	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change Patrol 24-02	99.67	
1/12/2026	75869	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change Patrol 24-05	99.67	
1/12/2026	75869	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change patrol 23-07	99.67	
1/12/2026	75869	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Oil change Patrol 24-03	99.67	
1/12/2026	75869	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change Patrol 25-01	138.31	
1/12/2026	75869	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	vehicle repairs Patrol 19-05	392.06	
1/12/2026	75869	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change Patrol 25-06	131.58	
1/12/2026	75870	MISSION PLUMBING, HEATING, A/C	DEVELOPMENT SERVICES FUND	NON-DEPARTMENTAL	City Annex Heating repairs	498.00	
1/12/2026	75870	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	NON-DEPARTMENTAL	City Hall A/C repairs	1,160.00	
1/12/2026	75870	MISSION PLUMBING, HEATING, A/C	DEVELOPMENT SERVICES FUND	NON-DEPARTMENTAL	City Annex A/C repairs	1,812.50	
1/12/2026	75871	NEW BRAUNFELS WELDERS SUPPLY	GENERAL FUND	FIRE DEPARTMENT	med oxy rental	117.00	
1/12/2026	75872	NSTS, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	48" Non Reflective Signs	330.00	
1/12/2026	75873	ODP BUSINESS SOLUTIONS, LLC	DEVELOPMENT SERVICES FUND	NON-DEPARTMENTAL	Water Deliveries - City Annex	26.25	
1/12/2026	75873	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	Water Deliveries - City Hall	33.25	
1/12/2026	75873	ODP BUSINESS SOLUTIONS, LLC	DEVELOPMENT SERVICES FUND	NON-DEPARTMENTAL	Water Deliveries - City Annex	26.25	
1/12/2026	75873	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	Water Deliveries - City Hall	26.25	
1/12/2026	75873	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	Water Deliveries - City Hall	26.25	
1/12/2026	75873	ODP BUSINESS SOLUTIONS, LLC	DEVELOPMENT SERVICES FUND	NON-DEPARTMENTAL	Water Deliveries - City Annex	29.75	
1/12/2026	75874	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	carwash cleaners	17.98	
1/12/2026	75874	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	gel can air freshner	6.49	
1/12/2026	75874	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	dry lube	8.99	
1/12/2026	75874	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	spark plug	4.06	
1/12/2026	75874	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	colormaxx	8.99	
1/12/2026	75874	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	3oz silicone	11.99	
1/12/2026	75874	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	degreaser	14.54	
1/12/2026	75875	PATTERSON EQUIPMENT CO. LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	drive shaft, flange, lock	658.18	
1/12/2026	75876	PAVECON LTD CO	STREET/DRAIN MAINT TAX	NO DEPARTMENT	2" Mill and Overlay	70,943.84	
1/12/2026	75877	PMI FIRST SA PROPERTIES/CHIH C	WATER & SEWER FUND	NO DEPARTMENT	016_0000128_007 UB Refund	118.97	
1/12/2026	75878	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Mats and Cleaning Supplies	71.47	
1/12/2026	75878	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Mats and Cleaning Supplies	71.47	
1/12/2026	75878	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Mats and Cleaning Supplies	71.48	
1/12/2026	75878	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall and Annex mats	45.00	
1/12/2026	75878	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform	165.41	
1/12/2026	75878	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mops, mats, towels	33.97	
1/12/2026	75878	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform	114.63	
1/12/2026	75878	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform	195.66	
1/12/2026	75878	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mops, mats, towels	33.97	
1/12/2026	75878	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Mats and Cleaning Supplies	71.47	
1/12/2026	75878	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mops, mats, towels	33.97	
1/12/2026	75878	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mops, mats, towels	33.98	
1/12/2026	75878	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform	76.92	
1/12/2026	75879	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Tools for Truck 102 & CSB replacements	1,624.70	
1/12/2026	75880	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	hydraulic filters	192.00	
1/12/2026	75880	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	lock, fastener, tooth	94.24	
1/12/2026	75881	SAN ANTONIO MASONRY AND	GENERAL FUND	FIRE DEPARTMENT	blade, premixed fuel	252.00	
1/12/2026	75881	SAN ANTONIO MASONRY AND	GENERAL FUND	FIRE DEPARTMENT	blade, premixed fuel	448.56	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
1/12/2026	75882	SHRED-IT US JV LLC	GENERAL FUND	CITY SECRETARY	regular shred service	254.77	
1/12/2026	75882	SHRED-IT US JV LLC	GENERAL FUND	POLICE DEPARTMENT	regular shred service	254.76	
1/12/2026	75883	SKELTON ENTERPRISES, INC.	GENERAL FUND	NON-DEPARTMENTAL	City Hall Annual Renewal Fire Alarm System	360.00	
1/12/2026	75884	SOUTH TEXAS AUTO PARTS COMPAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	serpentine belt	42.50	
1/12/2026	75884	SOUTH TEXAS AUTO PARTS COMPAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	oil filters, fuel filter	246.42	
1/12/2026	75884	SOUTH TEXAS AUTO PARTS COMPAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Engine air filter, Fuel Filter	740.82	
1/12/2026	75884	SOUTH TEXAS AUTO PARTS COMPAN	GENERAL FUND	PUBLIC WORKS STREETS	Dynapac Rubber	139.18	
1/12/2026	75885	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	single family residential development	138.06	
1/12/2026	75886	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	Subscription Renewal	180.00	
1/12/2026	75887	STAFFORD, NATHAN	WATER & SEWER FUND	NO DEPARTMENT	009_0010402_000 UB Refund	116.89	
1/12/2026	75888	STRYKER MEDICAL	GENERAL FUND	FIRE DEPARTMENT	ProCare Service Contract	12,757.00	
1/12/2026	75889	TERRACON CONSULTANTS, INC.	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Proj#90251288 Observation Testing	4,855.00	
1/12/2026	75889	TERRACON CONSULTANTS, INC.	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Proj#90251288 Observation Testing	12,995.00	
1/12/2026	75890	TEXAS EXCAVATION SAFETY SYSTEM	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	message fees for Dec. 2025	303.60	
1/12/2026	75891	TEXAS STATE UNIVERSITY	GENERAL FUND	POLICE DEPARTMENT	Registration CPM San Marcos Track 2	695.00	
1/12/2026	75892	TEXAS WATER UTLITIES ASSOC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Resiliency Overview - Hubbard, Chris	40.00	
1/12/2026	75892	TEXAS WATER UTLITIES ASSOC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Utilities Safety - Ortiz, Jerry	405.00	
1/12/2026	75893	TEXDOOR, LLC	GENERAL FUND	PARKS	rolling gate repairs @ PW yard	175.00	
1/12/2026	75894	THE CHAMBER	GENERAL FUND	CITY SECRETARY	Membership President Level	5,250.00	
1/12/2026	75895	TRAFFIC GRAFFICS	GENERAL FUND	PUBLIC WORKS STREETS	16" Buffalo logos	94.38	
1/12/2026	75895	TRAFFIC GRAFFICS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	16" Buffalo logos	94.38	
1/12/2026	75895	TRAFFIC GRAFFICS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	16" Buffalo logos	32.97	
1/12/2026	75895	TRAFFIC GRAFFICS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	16" buffalo logos, decals	199.52	
1/12/2026	75895	TRAFFIC GRAFFICS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	die cut decals	26.14	
1/12/2026	75895	TRAFFIC GRAFFICS	GENERAL FUND	PARKS	16" Buffalo logos	94.38	
1/12/2026	75895	TRAFFIC GRAFFICS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	16" Buffalo logos	94.38	
1/12/2026	75896	VERTOSOFT LLC	GRANT FUND	NON-DEPARTMENTAL	Asset Management Software	35,870.11	
1/12/2026	75897	VICTORIA HIMEL	GENERAL FUND	ANIMAL SERVICES	ACO Basic Training w/ Test	102.00	
1/12/2026	75898	WALKER, GERAND L	WATER & SEWER FUND	NO DEPARTMENT	015_0002813_000 UB Refund	15.74	
1/12/2026	75899	WAUKESHA PEARCE INDUSTRIES	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	oil filter pre-box	47.87	
1/12/2026	75899	WAUKESHA PEARCE INDUSTRIES	GENERAL FUND	FIRE DEPARTMENT	filters	471.94	
1/12/2026	75899	WAUKESHA PEARCE INDUSTRIES	GENERAL FUND	POLICE DEPARTMENT	fuel filters	222.80	
1/12/2026	75899	WAUKESHA PEARCE INDUSTRIES	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	oil filter	94.80	
1/12/2026	75900	WORKERS ASSISTANCE PROGRAM IN	GENERAL FUND	NON-DEPARTMENTAL	Grief Group 12/16/25	800.00	
1/12/2026	75901	TMOBILE	GENERAL FUND	CODE ENFORCEMENT	GEO Tabs for December	3.20	
1/12/2026	75901	TMOBILE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	GEO Tabs for December	20.80	
1/12/2026	75901	TMOBILE	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	GEO Tabs for December	11.20	
1/12/2026	75901	TMOBILE	GENERAL FUND	PUBLIC WORKS STREETS	GEO Tabs for December	16.00	
1/12/2026	75901	TMOBILE	GENERAL FUND	INFORMATION SERVICES	GEO Tabs for December	48.00	
1/12/2026	75901	TMOBILE	GENERAL FUND	POLICE DEPARTMENT	GEO Tabs for December	360.00	
1/12/2026	75901	TMOBILE	GENERAL FUND	ECONOMIC DEVELOPMENT	GEO Tabs for December	1.60	
1/12/2026	75901	TMOBILE	GENERAL FUND	PARKS	GEO Tabs for December	192.00	
1/12/2026	75901	TMOBILE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	GEO Tabs for December	120.00	
1/12/2026	75901	TMOBILE	WATER & SEWER FUND	UTILITIES ADMINISTRATION	GEO Tabs for December	1.60	
1/12/2026	75901	TMOBILE	WATER & SEWER FUND	UTILITIES ADMINISTRATION	GEO Tabs for December	24.00	
1/12/2026	75901	TMOBILE	GENERAL FUND	INFORMATION SERVICES	GEO Tabs for December	3.20	
1/12/2026	75901	TMOBILE	GENERAL FUND	POLICE DEPARTMENT	GEO Tabs for December	24.00	
1/12/2026	75901	TMOBILE	GENERAL FUND	PARKS	GEO Tabs for December	12.80	
1/12/2026	75901	TMOBILE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	GEO Tabs for December	8.00	
1/12/2026	75901	TMOBILE	GENERAL FUND	ECONOMIC DEVELOPMENT	GEO Tabs for December	24.00	
1/12/2026	75901	TMOBILE	GENERAL FUND	CODE ENFORCEMENT	GEO Tabs for December	48.00	
1/12/2026	75901	TMOBILE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	GEO Tabs for December	312.00	
1/12/2026	75901	TMOBILE	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	GEO Tabs for December	168.00	
1/12/2026	75901	TMOBILE	GENERAL FUND	PUBLIC WORKS STREETS	GEO Tabs for December	240.00	
1/20/2026	75902	A TO Z RENTALS	GENERAL FUND	PARKS	'30 Light Tower - Parks	149.87	
1/20/2026	75902	A TO Z RENTALS	GENERAL FUND	PARKS	30' Light Tower - Parks	161.00	
1/20/2026	75902	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, concrete	6.00	
1/20/2026	75902	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, concrete	37.00	
1/20/2026	75902	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, concrete	187.00	
1/20/2026	75903	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PARKS	outdoor electrical box - Parks	137.94	
1/20/2026	75903	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PARKS	work order forms	51.00	
1/20/2026	75904	AT&T MOBILITY,LLC	GENERAL FUND	POLICE DEPARTMENT	AT&T FirstNet wireless services	182.56	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
1/20/2026	75904	AT&T MOBILITY,LLC	GENERAL FUND	ANIMAL SERVICES	AT&T FirstNet wireless services	356.47	
1/20/2026	75904	AT&T MOBILITY,LLC	GENERAL FUND	ECONOMIC DEVELOPMENT	AT&T FirstNet wireless services	41.89	
1/20/2026	75904	AT&T MOBILITY,LLC	GENERAL FUND	INFORMATION SERVICES	AT&T FirstNet wireless services	160.67	
1/20/2026	75904	AT&T MOBILITY,LLC	GENERAL FUND	POLICE DEPARTMENT	AT&T FirstNet wireless services	2,181.90	
1/20/2026	75904	AT&T MOBILITY,LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	AT&T FirstNet wireless services	1,135.43	
1/20/2026	75904	AT&T MOBILITY,LLC	GENERAL FUND	PARKS	AT&T FirstNet wireless services	71.89	
1/20/2026	75904	AT&T MOBILITY,LLC	GENERAL FUND	PEOPLE AND PERFORMANCE	AT&T FirstNet wireless services	39.36	
1/20/2026	75904	AT&T MOBILITY,LLC	GENERAL FUND	CITY SECRETARY	AT&T FirstNet wireless services	116.25	
1/20/2026	75904	AT&T MOBILITY,LLC	WATER & SEWER FUND	UTILITIES ADMINISTRATION	AT&T FirstNet wireless services	30.00	
1/20/2026	75904	AT&T MOBILITY,LLC	GENERAL FUND	CITY MANAGER	AT&T FirstNet wireless services	138.14	
1/20/2026	75904	AT&T MOBILITY,LLC	GENERAL FUND	CITY COUNCIL	AT&T FirstNet wireless services	44.36	
1/20/2026	75904	AT&T MOBILITY,LLC	GENERAL FUND	COMMUNICATIONS	AT&T FirstNet wireless services	30.00	
1/20/2026	75904	AT&T MOBILITY,LLC	GENERAL FUND	PUBLIC WORKS STREETS	AT&T FirstNet wireless services	824.43	
1/20/2026	75904	AT&T MOBILITY,LLC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	AT&T FirstNet wireless services	397.53	
1/20/2026	75904	AT&T MOBILITY,LLC	GENERAL FUND	PARKS	AT&T FirstNet wireless services	1,294.59	
1/20/2026	75904	AT&T MOBILITY,LLC	GENERAL FUND	FIRE DEPARTMENT	AT&T FirstNet wireless services	649.97	
1/20/2026	75904	AT&T MOBILITY,LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	AT&T FirstNet wireless services	257.44	
1/20/2026	75905	BOOT BARN INC	GENERAL FUND	PARKS	Boot Barn Purchases - PW Adm & Parks	134.99	
1/20/2026	75905	BOOT BARN INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Boot Barn Purchases - PW Adm & Parks	409.43	
1/20/2026	75906	BRYAN HUGGHINS	GENERAL FUND	CITY COUNCIL	YAC Summit Registration	700.00	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	1,011.90	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	21,711.63	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	14,354.18	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	31,273.17	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	11,770.00	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	30,437.50	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	48,464.96	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities-SAWS/Cibolo	686.95	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	1,202.16	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	15,417.99	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	41,493.55	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	2,652.71	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	9,635.41	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	18,049.37	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	51,634.24	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	36,014.80	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	21,941.07	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	14,476.08	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	2,497.36	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	17,023.59	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities-SAWS/Cibolo	10,313.93	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities-SAWS/Cibolo	5,505.95	
1/20/2026	75907	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities-SAWS/Cibolo	1,515.83	
1/20/2026	75908	CENTERLINE SUPPLY, LTD	GENERAL FUND	PARKS	HANDICAP sign	85.25	
1/20/2026	75909	CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT	gas service FS3	393.13	
1/20/2026	75909	CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT	gas service FS1	155.82	
1/20/2026	75909	CENTERPOINT ENERGY	GENERAL FUND	POLICE DEPARTMENT	gas service CPD	94.47	
1/20/2026	75909	CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT	gas services FS2	181.96	
1/20/2026	75910	D&D CONTRACTORS, INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Pk 2 FY25 Cibolo St Recon Silverwing, TownCreek, Firebird R	(23,375.40)	
1/20/2026	75910	D&D CONTRACTORS, INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Pk 2 FY25 Cibolo St Recon Silverwing, TownCreek, Firebird R	467,508.01	
1/20/2026	75910	D&D CONTRACTORS, INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Pk 2 FY25 Cibolo St Recon Silverwing, TownCreek, Firebird R	822,838.52	
1/20/2026	75910	D&D CONTRACTORS, INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Pk 2 FY25 Cibolo St Recon Silverwing, TownCreek, Firebird R	(41,141.92)	
1/20/2026	75911	DAVIDSON TROILO REAM & GARZA	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Legal Svcs EDC	1,482.30	
1/20/2026	75912	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46785 CSO/Council	648.00	
1/20/2026	75912	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46780 Cibolo v Cibolo Turnpike	2,279.25	
1/20/2026	75912	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46784 CMO	624.00	
1/20/2026	75912	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Cibolo v Cibolo Turnpike	1,560.00	
1/20/2026	75912	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46787 Development/Planning Services	1,344.00	
1/20/2026	75912	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46792 HR/People and Performance	1,748.00	
1/20/2026	75912	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46851 Planning Svcs	192.50	
1/20/2026	75912	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46783 Legal Svcs for City of Cibolo	4,809.39	
1/20/2026	75912	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46788 Cibolo Finance	720.00	

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1/20/2026	75912	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46798 Tx Public Info Act Requests	831.50	
1/20/2026	75912	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46797 Interm legal Svcs PW/WW	1,128.00	
1/20/2026	75912	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46791 Municipal Court Svcs	2,543.14	
1/20/2026	75912	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46789 Cibolo Fire Dept	216.00	
1/20/2026	75913	DIXIE FLAG MANUFACTURING CO.	GENERAL FUND	PARKS	8x12' city of Cibolo flag	966.00	
1/20/2026	75913	DIXIE FLAG MANUFACTURING CO.	GENERAL FUND	PARKS	4x6' City of Cibolo Flag	940.00	
1/20/2026	75914	DRAGO INVESTMENTS LTD	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Metal Plate and engraving	59.04	
1/20/2026	75915	ENTERPRISE FM TRUST	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	January Lease Cust#571043A	96.98	
1/20/2026	75915	ENTERPRISE FM TRUST	GENERAL FUND	POLICE DEPARTMENT	January Lease Cust#571043A	3,887.17	
1/20/2026	75915	ENTERPRISE FM TRUST	GENERAL FUND	PARKS	January Lease Cust#571043A	3,582.58	
1/20/2026	75915	ENTERPRISE FM TRUST	GENERAL FUND	PUBLIC WORKS STREETS	January Lease Cust#571043A	39.50	
1/20/2026	75915	ENTERPRISE FM TRUST	GENERAL FUND	POLICE DEPARTMENT	January Lease Cust#571043A	78.12	
1/20/2026	75915	ENTERPRISE FM TRUST	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	January Lease Cust#571043A	3,227.77	
1/20/2026	75915	ENTERPRISE FM TRUST	GENERAL FUND	ECONOMIC DEVELOPMENT	January Lease Cust#571043A	518.01	
1/20/2026	75915	ENTERPRISE FM TRUST	GENERAL FUND	PUBLIC WORKS STREETS	January Lease Cust#571043A	3,257.76	
1/20/2026	75915	ENTERPRISE FM TRUST	GENERAL FUND	FIRE DEPARTMENT	January Lease Cust#571043A	4,099.03	
1/20/2026	75915	ENTERPRISE FM TRUST	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	January Lease Cust#571043A	4,418.77	
1/20/2026	75915	ENTERPRISE FM TRUST	GENERAL FUND	NO DEPARTMENT	January Lease Cust#571043A	(15,548.33)	
1/20/2026	75915	ENTERPRISE FM TRUST	GENERAL FUND	FIRE DEPARTMENT	January Lease Cust#571043A	5.30	
1/20/2026	75915	ENTERPRISE FM TRUST	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	January Lease Cust#571043A	4,742.29	
1/20/2026	75915	ENTERPRISE FM TRUST	GENERAL FUND	POLICE DEPARTMENT	January Lease Cust#571043A	43,985.22	
1/20/2026	75915	ENTERPRISE FM TRUST	WATER & SEWER FUND	UTILITIES ADMINISTRATION	January Lease Cust#571043A	380.10	
1/20/2026	75915	ENTERPRISE FM TRUST	GENERAL FUND	ANIMAL SERVICES	January Lease Cust#571043A	2,783.35	
1/20/2026	75915	ENTERPRISE FM TRUST	GENERAL FUND	PARKS	January Lease Cust#571043A	236.45	
1/20/2026	75915	ENTERPRISE FM TRUST	GENERAL FUND	CODE ENFORCEMENT	January Lease Cust#571043A	886.66	
1/20/2026	75915	ENTERPRISE FM TRUST	GENERAL FUND	POLICE DEPARTMENT	January Lease Cust#571043A	29.75	
1/20/2026	75916	EQUIPMENTSHARE.COM, INC.	GENERAL FUND	PARKS	50' towable boom lift - Parks	1,167.83	
1/20/2026	75916	EQUIPMENTSHARE.COM, INC.	GENERAL FUND	PARKS	50' towable boom lift - Parks	500.33	
1/20/2026	75917	FACILITY SOLUTIONS GROUP, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	LEDS	1,749.50	
1/20/2026	75918	FARRWEST SPECIALTY VEHICLES	GENERAL FUND	POLICE DEPARTMENT	replaced torn prisoner seat belt	246.00	
1/20/2026	75918	FARRWEST SPECIALTY VEHICLES	GENERAL FUND	ANIMAL SERVICES	Vehicle Repairs on VIN7485/ACO	907.81	
1/20/2026	75919	FERGUSON WATERWORKS #1106	GENERAL FUND	PARKS	1/2in self closing angle stop w/handle	58.11	
1/20/2026	75919	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	BVP Parts	2,584.88	
1/20/2026	75919	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Sledge Hammer	123.36	
1/20/2026	75920	FISERV, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	BOSS-DS Elect Remit MO Maint Fee DS	118.52	
1/20/2026	75921	GALLS, LLC	GRANT FUND	POLICE DEPARTMENT	uniform/clothing - PD	344.19	
1/20/2026	75922	GRAINGER	GENERAL FUND	PARKS	enamel paint "Sun Yellow"	138.90	
1/20/2026	75922	GRAINGER	GENERAL FUND	PARKS	battery D size	22.37	
1/20/2026	75922	GRAINGER	GENERAL FUND	PARKS	enamel paint "Sun Yellow" Credit	(138.90)	
1/20/2026	75923	GULF COAST PAPER CO, INC	GENERAL FUND	NON-DEPARTMENTAL	janitorial supplies - City Hall	966.18	
1/20/2026	75923	GULF COAST PAPER CO, INC	DEVELOPMENT SERVICES FUND	NON-DEPARTMENTAL	janitorial supplies - Annex	807.00	
1/20/2026	75923	GULF COAST PAPER CO, INC	GENERAL FUND	PARKS	janitorial supplies - Parks	357.93	
1/20/2026	75923	GULF COAST PAPER CO, INC	DEVELOPMENT SERVICES FUND	NON-DEPARTMENTAL	janitoral supplies - Annex	236.16	
1/20/2026	75923	GULF COAST PAPER CO, INC	GENERAL FUND	NON-DEPARTMENTAL	janitorial supplies - City Hall	440.22	
1/20/2026	75923	GULF COAST PAPER CO, INC	GENERAL FUND	PARKS	janitorial supplies - Parks	1,051.50	
1/20/2026	75923	GULF COAST PAPER CO, INC	GENERAL FUND	PARKS	janitoral supplies	1,632.08	
1/20/2026	75924	HELPING HAND HARDWARE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Invoice Credit for B20418488	(20.54)	
1/20/2026	75924	HELPING HAND HARDWARE	GENERAL FUND	PARKS	plastic bonder - Parks	19.14	
1/20/2026	75924	HELPING HAND HARDWARE	GENERAL FUND	PARKS	chain saw, woodcutter	565.97	
1/20/2026	75924	HELPING HAND HARDWARE	GENERAL FUND	FIRE DEPARTMENT	keys - Fire	13.96	
1/20/2026	75924	HELPING HAND HARDWARE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Bolts	20.54	
1/20/2026	75924	HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	STIHL Chain	51.98	
1/20/2026	75924	HELPING HAND HARDWARE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Bolts and Lock Washer	15.40	
1/20/2026	75925	HESSELBEIN TIRE SOUTHWEST, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Synergy ST Radial	54.00	
1/20/2026	75926	INFOSEND, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Disconnects and Postage - UB	6,865.05	
1/20/2026	75926	INFOSEND, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Disconnects and Postage - UB	1,765.90	
1/20/2026	75927	KELLER ADVERTISING & MEDIA SER	GENERAL FUND	PUBLIC WORKS STREETS	for CVS Marquis Sign repairs	1,341.00	
1/20/2026	75928	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	PARKS	emergency radios - PW	100.00	
1/20/2026	75928	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	PUBLIC WORKS STREETS	emergency radios - PW	220.00	
1/20/2026	75928	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	emergency radios - PW	150.00	
1/20/2026	75928	LOWER COLORADO RIVER AUTHORIT	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	emergency radios - PW	270.00	
1/20/2026	75928	LOWER COLORADO RIVER AUTHORIT	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	emergency radios - PW	120.00	

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1/20/2026	75928	LOWER COLORADO RIVER AUTHORIT	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	emergency radios - PW	(20.00)	
1/20/2026	75929	MOBOTREX, LLC	GENERAL FUND	PUBLIC WORKS STREETS	monitor, ethernet port	1,150.00	
1/20/2026	75930	NARDIS PUBLIC SAFETY	GENERAL FUND	POLICE DEPARTMENT	Namebar - Michael Aamold	16.99	
1/20/2026	75931	NORTHWESTERN	POLICE EDUCATION FUNDS	POLICE DEPARTMENT	School of Police Staff & Command Course	4,900.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Magnolia	80.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Frosty	65.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Claus	65.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Hot Tamale	50.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Mike Wheeler	65.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Steve Harington	65.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Minou	110.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Arnold Schwarzenegger	480.51	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Neo	80.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Sox	115.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Lexus	75.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Mistletoe	65.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Blaze	80.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Moze CAS	75.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for lucas sinclair	65.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Purr Cobain	65.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Kitty	60.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Newt	50.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Mazda	60.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Rudolph	80.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Ophelia A	60.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Honey	50.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Neo	89.77	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Ninja	172.40	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Brooke	115.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Eleven	100.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Dustin Henderson	65.00	
1/20/2026	75932	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	CityVet visit for Will Byers	116.85	
1/20/2026	75933	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	PEOPLE AND PERFORMANCE	paper filler	6.83	
1/20/2026	75934	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Pump	85.99	
1/20/2026	75934	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	6pk paper	15.98	
1/20/2026	75934	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Battery and parts	190.45	
1/20/2026	75935	PATTERSON EQUIPMENT CO. LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Onsite Repair- Utilities	826.80	
1/20/2026	75936	RANCH AND HOME SUPPLY, LLC	GENERAL FUND	PUBLIC WORKS STREETS	trenching shovel - Streets	27.99	
1/20/2026	75937	SCHERTZ EMS	GENERAL FUND	NO DEPARTMENT	Per Cap Svc Charge - Cibolo	198,608.47	
1/20/2026	75938	SHRED-IT US JV LLC	GENERAL FUND	CITY SECRETARY	2024 Unpaid Services for Shred IT	225.03	
1/20/2026	75938	SHRED-IT US JV LLC	GENERAL FUND	POLICE DEPARTMENT	2024 Unpaid Services for Shred IT	225.03	
1/20/2026	75938	SHRED-IT US JV LLC	GENERAL FUND	CITY SECRETARY	2024 Unpaid Services for Shred IT	226.29	
1/20/2026	75938	SHRED-IT US JV LLC	GENERAL FUND	POLICE DEPARTMENT	2024 Unpaid Services for Shred IT	226.29	
1/20/2026	75938	SHRED-IT US JV LLC	GENERAL FUND	CITY SECRETARY	Oct. '25 Unpaid Svcs for Shred IT	254.76	
1/20/2026	75938	SHRED-IT US JV LLC	GENERAL FUND	POLICE DEPARTMENT	Oct. '25 Unpaid Svcs for Shred IT	254.76	
1/20/2026	75939	SOUTH TEXAS AUTO PARTS COMPAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Cap Screw	11.94	
1/20/2026	75940	TEXDOOR, LLC	GENERAL FUND	FIRE DEPARTMENT	test door function	175.00	
1/20/2026	75941	THE CHAMBER	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Luncheon Seat - Patricia Qaiyyim	30.00	
1/20/2026	75942	UC TROPHIES	GENERAL FUND	PEOPLE AND PERFORMANCE	Acrylic Award, Glass Award	270.00	
1/20/2026	75942	UC TROPHIES	GENERAL FUND	PARKS	Plaque - (Alex Gonzalez)	65.00	
1/20/2026	75943	VALLEY VIEW CONSULTING, LLC	GENERAL FUND	NO DEPARTMENT	July, Aug, Sep 2025	7,209.88	
1/20/2026	75944	WASTE CONNECTIONS LONE STAR	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Garbage and Recycle SVCS	243,646.62	
1/20/2026	75945	WINZER FRANCHISE COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	non-chlor brake cleaner, heat seal	52.27	
1/20/2026	75945	WINZER FRANCHISE COMPANY	GENERAL FUND	PARKS	non-chlor brake cleaner, heat seal	52.28	
1/20/2026	75945	WINZER FRANCHISE COMPANY	GENERAL FUND	PUBLIC WORKS STREETS	non-chlor brake cleaner, heat seal	52.27	
1/20/2026	75945	WINZER FRANCHISE COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	non-chlor brake cleaner, heat seal	52.27	
1/20/2026	75947	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for DEC	318.78	
1/20/2026	75947	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for DEC	3,687.88	
1/20/2026	75947	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for DEC	5,949.18	
1/20/2026	75947	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for DEC	884.70	
1/20/2026	75947	CITY OF CIBOLO WATER BILL	GENERAL FUND	NON-DEPARTMENTAL	Water Consumption for DEC	2,286.91	
1/20/2026	75947	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for DEC	546.37	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
1/20/2026	75947	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for DEC	108.43	
1/20/2026	75947	CITY OF CIBOLO WATER BILL	GENERAL FUND	POLICE DEPARTMENT	Water Consumption for DEC	302.33	
1/20/2026	75947	CITY OF CIBOLO WATER BILL	GENERAL FUND	ANIMAL SERVICES	Water Consumption for DEC	373.21	
1/20/2026	75947	CITY OF CIBOLO WATER BILL	GENERAL FUND	FIRE DEPARTMENT	Water Consumption for DEC	1,450.89	
1/20/2026	75947	CITY OF CIBOLO WATER BILL	GENERAL FUND	PUBLIC WORKS STREETS	Water Consumption for DEC	78.10	
1/20/2026	75947	CITY OF CIBOLO WATER BILL	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Water Consumption for DEC	867.79	
1/20/2026	75947	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for DEC	867.81	
1/20/2026	75947	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for DEC	19.75	
1/20/2026	75948	COMPTROLLER OF PUBLIC ACCTS	WATER & SEWER FUND	NO DEPARTMENT	Sales and Use Tax DEC2025	23,261.47	
1/20/2026	75949	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	FIRE DEPARTMENT	Water Consumption for November	197.15	
1/20/2026	75949	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	FIRE DEPARTMENT	Water Consumption for November	487.12	
1/20/2026	75949	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	PARKS	Water Consumption for November	108.36	
1/20/2026	75949	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	PARKS	Water Consumption for November	36.51	
1/26/2026	75950	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	6.00	
1/26/2026	75950	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	6.00	
1/26/2026	75950	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	trailer, Concrete	6.00	
1/26/2026	75950	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	6.00	
1/26/2026	75950	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	229.00	
1/26/2026	75950	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	37.00	
1/26/2026	75950	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	187.00	
1/26/2026	75950	A TO Z RENTALS	WATER & SEWER FUND	WATER OPERATIONS	Concrete	260.99	
1/26/2026	75950	A TO Z RENTALS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Concrete	248.00	
1/26/2026	75950	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	6.00	
1/26/2026	75950	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	37.00	
1/26/2026	75950	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	37.00	
1/26/2026	75950	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	187.00	
1/26/2026	75950	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	37.00	
1/26/2026	75950	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	187.00	
1/26/2026	75950	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	trailer, Concrete	37.00	
1/26/2026	75950	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	trailer, Concrete	187.00	
1/26/2026	75950	A TO Z RENTALS	WATER & SEWER FUND	WASTEWATER OPERATIONS	Concrete 6 Sack 1-1/4 yard	478.00	
1/26/2026	75951	ADP, INC	GENERAL FUND	INFORMATION SERVICES	ADP workforce management	7,036.10	
1/26/2026	75952	ADVAN RESEARCH CORPORATION LL	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Real Estate Intelligence, 3 users	10,000.00	
1/26/2026	75953	ALLTERRA CENTRAL, INC	GENERAL FUND	INFORMATION SERVICES	VRS Subscription Jan '26 - Dec '26	1,000.00	
1/26/2026	75954	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION SERVICES	certified DP cable	63.60	
1/26/2026	75954	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	Guide "A Field Guide for Law Enforcement"	874.75	
1/26/2026	75954	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	uniform/clothing	51.98	
1/26/2026	75954	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	Guide "A Field Guide for Law Enforcement"	139.96	
1/26/2026	75954	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	Guide "A Field Guide for Law Enforcement"	34.99	
1/26/2026	75954	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION SERVICES	tv mounting kit	22.49	
1/26/2026	75954	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	NON-DEPARTMENTAL	coffee - City Hall Breakroom	29.28	
1/26/2026	75954	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	truck study guide pkg	207.89	
1/26/2026	75954	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	Guide "A Field Guide for Law Enforcement"	69.98	
1/26/2026	75954	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	Guide "A Field Guide for Law Enforcement"	34.99	
1/26/2026	75954	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	office supplies	99.39	
1/26/2026	75954	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	binders	51.09	
1/26/2026	75954	AMAZON CAPITAL SERVICES, INC	GRANT FUND	POLICE DEPARTMENT	Guide "A Field Guide for Law Enforcement"	69.98	
1/26/2026	75954	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	Guide "A Field Guide for Law Enforcement"	69.98	
1/26/2026	75955	AT&T	GENERAL FUND	INFORMATION SERVICES	AT&T Acct#512 A07-6176 642 0	710.60	
1/26/2026	75956	AT&T	GENERAL FUND	INFORMATION SERVICES	AT&T Acct#831-001-3198812	3,517.47	
1/26/2026	75956	AT&T	GENERAL FUND	INFORMATION SERVICES	AT&T Acct#831-000-9744-144	1,607.25	
1/26/2026	75956	AT&T	GENERAL FUND	INFORMATION SERVICES	AT&T Acct#831-001-3506-279	109.23	
1/26/2026	75957	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	523.33	
1/26/2026	75957	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	177.00	
1/26/2026	75957	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	476.13	
1/26/2026	75957	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	241.31	
1/26/2026	75958	BSFR PROPERTY MANAGEMENT LLC	WATER & SEWER FUND	NO DEPARTMENT	009_0006132_006 UB Refund	104.41	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	21,711.63	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	1,011.90	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	14,354.18	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	18,049.37	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	9,635.41	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	2,652.71	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities - SAWS/Cibolo	686.95	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	31,273.17	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	11,770.00	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	30,437.50	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	48,464.96	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities - SAWS/Cibolo	5,505.95	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities - SAWS/Cibolo	1,515.83	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	41,493.55	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	21,941.07	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	17,023.59	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities - SAWS/Cibolo	10,313.93	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	1,202.16	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	55,792.38	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	36,014.80	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	14,476.08	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	2,497.36	
1/26/2026	75959	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	15,417.99	
1/26/2026	75960	CAT5 COMMERCE, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing/uniform	1,194.90	
1/26/2026	75961	CENTERLINE SUPPLY, LTD	GENERAL FUND	PUBLIC WORKS STREETS	handicap parking stencil	30.00	
1/26/2026	75961	CENTERLINE SUPPLY, LTD	GENERAL FUND	PUBLIC WORKS STREETS	handicap stencil, tip guard, spray tip	190.62	
1/26/2026	75961	CENTERLINE SUPPLY, LTD	GENERAL FUND	PUBLIC WORKS STREETS	handicap stencil, tip guard, spray tip	61.29	
1/26/2026	75961	CENTERLINE SUPPLY, LTD	GENERAL FUND	FIRE DEPARTMENT	Fire Dept Signs	144.00	
1/26/2026	75961	CENTERLINE SUPPLY, LTD	GENERAL FUND	PUBLIC WORKS STREETS	wheel stop, traffic paint	1,011.00	
1/26/2026	75962	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION SERVICES	Spectrum Acct#183696201 - FS2	123.55	
1/26/2026	75962	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION SERVICES	Spectrum Acct#183696301 FS1	206.28	
1/26/2026	75962	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION SERVICES	Spectrum Acct#183695201 CPD	251.41	
1/26/2026	75962	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION SERVICES	Spectrum Acct#248599001 City Hall	159.73	
1/26/2026	75962	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION SERVICES	Spectrum acct#256667001 Cibolo Center	548.91	
1/26/2026	75963	CHRISTOPHER STEINHAUER	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	CDL licenses reimbursement	36.00	
1/26/2026	75964	CITY OF SCHERTZ	WATER & SEWER FUND	WATER OPERATIONS	Cibolo Subdivision Water Svcs	1,728.57	
1/26/2026	75965	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	PUBLIC WORKS STREETS	687-40-01 Cibolo North/South Connector Rd	20,976.25	
1/26/2026	75965	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	PUBLIC WORKS STREETS	687-40-01 Cibolo North/South Connector Rd	5.77	
1/26/2026	75966	COMBINED EMERGENCY SERVICES	GENERAL FUND	FIRE DEPARTMENT	CESO '26 Annual All Hazards Subscription	500.00	
1/26/2026	75967	CPS ENERGY	GENERAL FUND	PUBLIC WORKS STREETS	PVT Street LTS/CIBOLO	1,101.61	
1/26/2026	75968	DEASON, ANTHONY	WATER & SEWER FUND	NO DEPARTMENT	021_0031607_001 UB Refund	12.27	
1/26/2026	75969	DOCUMATION, INC	GENERAL FUND	INFORMATION SERVICES	coverage period 01/05 - 02/04	6,402.91	
1/26/2026	75970	DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0030635_000 UB Refund	45.65	
1/26/2026	75971	DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0031623_000 UB Refund	20.01	
1/26/2026	75972	EQUIPMENTSHARE.COM, INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	50' towable boom lift rental	500.33	
1/26/2026	75973	FERGUSON WATERWORKS #1106	GENERAL FUND	FIRE DEPARTMENT	enmotion hard paper towels	169.36	
1/26/2026	75973	FERGUSON WATERWORKS #1106	GENERAL FUND	FIRE DEPARTMENT	laundry detergent	166.44	
1/26/2026	75974	FLAT FIVE MARKETING LLC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Foundation Marketing Pmt 3 of 4	2,262.66	
1/26/2026	75974	FLAT FIVE MARKETING LLC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	foundation marketing Pmt 2 of 4	2,262.66	
1/26/2026	75975	GUADALUPE CNTY TAX ASSESSOR-C	GENERAL FUND	ECONOMIC DEVELOPMENT	Vehicle Regist. VIN579	7.50	YES
1/26/2026	75976	GUADALUPE GAS COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Propane 9.4 gallons - Drainage	31.02	
1/26/2026	75976	GUADALUPE GAS COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	7 Gallons- Drainage	23.10	
1/26/2026	75977	GULF COAST PAPER CO, INC	GENERAL FUND	POLICE DEPARTMENT	toilet paper, hand soap, paper towels	1,146.36	
1/26/2026	75978	HAWKINS, RAYE ANNE	WATER & SEWER FUND	NO DEPARTMENT	015_0006170_000 UB Refund	5.93	
1/26/2026	75979	HELPING HAND HARDWARE	WATER & SEWER FUND	WATER OPERATIONS	Air Adapter Kit	50.85	YES
1/26/2026	75979	HELPING HAND HARDWARE	WATER & SEWER FUND	WATER OPERATIONS	CREDIT FOR A20478012	(50.85)	YES
1/26/2026	75980	HIERHOLZER ENGINEERING, INC	WATER & SEWER FUND	WASTEWATER OPERATIONS	Weil Road Lift Station-SCADA Work	1,267.50	
1/26/2026	75980	HIERHOLZER ENGINEERING, INC	WATER & SEWER FUND	WATER OPERATIONS	Plant #3, South Main Street-SCADA Work	290.00	
1/26/2026	75981	IWS GAS & SUPPLY OF TEXAS, LTD	GENERAL FUND	PUBLIC WORKS STREETS	compressed gas cylinder	21.05	
1/26/2026	75981	IWS GAS & SUPPLY OF TEXAS, LTD	GENERAL FUND	PARKS	compressed gas	21.62	
1/26/2026	75982	JAKE LEDLOW, LLC	GENERAL FUND	POLICE DEPARTMENT	new keypad installation	550.00	
1/26/2026	75983	JASON MITCHELL REAL ESTATE	WATER & SEWER FUND	NO DEPARTMENT	009_0001230_004 UB Refund	73.21	
1/26/2026	75984	KENDIG KEAST COLLABORATIVE	GRANT FUND	NON-DEPARTMENTAL	Phase 03 - UDC Drafting & Refinement	9,056.82	
1/26/2026	75985	LIONHEART PLACES LLC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Proj.137-001 Cibolo Downtown Plan	12,464.22	
1/26/2026	75986	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Emergency Radio Svcs - PD	120.00	
1/26/2026	75986	LOWER COLORADO RIVER AUTHORIT	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Emergency Radio Svcs	(20.00)	
1/26/2026	75986	LOWER COLORADO RIVER AUTHORIT	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Emergency Radio Svcs	120.00	

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1/26/2026	75986	LOWER COLORADO RIVER AUTHORIT	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Emergency Radio Svcs	270.00	
1/26/2026	75986	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Emergency Radio Svcs - PD	200.00	
1/26/2026	75986	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Emergency Radio Svcs - PD	20.00	
1/26/2026	75986	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	INFORMATION SERVICES	Emergency BeOn services	10.00	
1/26/2026	75986	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	PARKS	Emergency Radio Svcs	100.00	
1/26/2026	75986	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	PUBLIC WORKS STREETS	Emergency Radio Svcs	220.00	
1/26/2026	75986	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Emergency Radio Svcs	150.00	
1/26/2026	75986	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	ANIMAL SERVICES	Emergency Radio Svcs - PD	80.00	
1/26/2026	75986	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Emergency Radio Svcs - PD	1,380.00	
1/26/2026	75987	LUKE KILLION	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Winter Basic ED Course TEDC	300.00	
1/26/2026	75988	MADRID, ELISA	WATER & SEWER FUND	NO DEPARTMENT	006_0002426_003 UB Refund	30.62	
1/26/2026	75989	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change SRO 24-07	92.94	
1/26/2026	75989	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change Traffic 23-01	131.58	
1/26/2026	75989	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	check engine light repair - Patrol 19-04	783.31	
1/26/2026	75989	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change Patrol 24-04	99.95	
1/26/2026	75990	MED AIR SERVICES ASSOC - B2B	GENERAL FUND	NO DEPARTMENT	MASA February coverage	262.00	
1/26/2026	75991	MIRANDA, MERCEDES	WATER & SEWER FUND	NO DEPARTMENT	009_0004095_003 UB Refund	192.28	
1/26/2026	75992	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	FIRE DEPARTMENT	water temperature shower repairs	470.00	
1/26/2026	75993	ODP BUSINESS SOLUTIONS, LLC	DEVELOPMENT SERVICES FUND	PLANNING	BROP 305 webcam	59.99	
1/26/2026	75993	ODP BUSINESS SOLUTIONS, LLC	DEVELOPMENT SERVICES FUND	PLANNING	headset	22.81	
1/26/2026	75993	ODP BUSINESS SOLUTIONS, LLC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	FS color LTR Impressions 10	552.88	
1/26/2026	75994	OMNIBASE SERVICES OF TEXAS LP	GENERAL FUND	NO DEPARTMENT	4th Qtr Activity '25 - Oct,Nov,Dec	124.55	
1/26/2026	75995	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	antifreeze	45.98	
1/26/2026	75995	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	freight Model G-300	16.67	
1/26/2026	75995	OREILLY AUTO PARTS	GENERAL FUND	CODE ENFORCEMENT	Battery and core charge	213.99	
1/26/2026	75995	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	wire ties	5.79	
1/26/2026	75995	OREILLY AUTO PARTS	GENERAL FUND	CODE ENFORCEMENT	O'Reilly core return credit	(22.00)	
1/26/2026	75996	POLLUTION CONTROL SERVICES,INC	WATER & SEWER FUND	WATER OPERATIONS	Coliform,Total/E.Coli	600.00	
1/26/2026	75997	PORRAS, ROBERTO	WATER & SEWER FUND	NO DEPARTMENT	004_0005610_011 UB Refund	50.08	
1/26/2026	75998	PUDDINCAKE LLC	WATER & SEWER FUND	WATER OPERATIONS	Total Rubber Repair Kit	162.68	
1/26/2026	75999	QUARLES, CARLA J	WATER & SEWER FUND	NO DEPARTMENT	009_0002261_005 UB Refund	101.29	
1/26/2026	76000	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Utility Belt	21.98	
1/26/2026	76001	REID, JEFFERY	WATER & SEWER FUND	NO DEPARTMENT	006_0003318_009 UB Refund	30.62	
1/26/2026	76002	ROOFCONNECT LOGISTICS,INC	GENERAL FUND	FIRE DEPARTMENT	FS1 Roof repair	9,942.00	
1/26/2026	76003	SAHAI, LAUREN	WATER & SEWER FUND	NO DEPARTMENT	009_0004323_005 UB Refund	97.13	
1/26/2026	76004	SHANNON HALL	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	PW Leadership Meeting Refund	47.25	
1/26/2026	76005	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION SERVICES	Azure maintenance for October	716.82	
1/26/2026	76006	SOMEDAY REALTY AND PROP MGMT	WATER & SEWER FUND	NO DEPARTMENT	019_0004418_003 UB Refund	30.62	
1/26/2026	76007	T CONSTRUCTION LLC	GRANT FUND	NO DEPARTMENT	FM78 Water Main Ext. 24-160-32	(7,234.65)	
1/26/2026	76007	T CONSTRUCTION LLC	2012 REVENUE BONDS	NO DEPARTMENT	FM78 Water Main Ext. 24-160-32	-	
1/26/2026	76007	T CONSTRUCTION LLC	GRANT FUND	NON-DEPARTMENTAL	FM78 Water Main Ext. 24-160-32	144,693.00	
1/26/2026	76007	T CONSTRUCTION LLC	GRANT FUND	NON-DEPARTMENTAL	FM78 Water Main Ext. 24-160-32	-	
1/26/2026	76008	THOMPSON SAFETY LLC	GENERAL FUND	NON-DEPARTMENTAL	First Aid Supplies - City Hall	129.98	
1/26/2026	76008	THOMPSON SAFETY LLC	GENERAL FUND	PARKS	First Aid Supplies - PW	129.98	
1/26/2026	76008	THOMPSON SAFETY LLC	GENERAL FUND	NON-DEPARTMENTAL	first aid supplies - City Annex	129.98	
1/26/2026	76009	VERIZON WIRELESS	GENERAL FUND	POLICE DEPARTMENT	phone svc Dec 11 - Jan 10 2026	37.99	
1/26/2026	76009	VERIZON WIRELESS	GENERAL FUND	FIRE DEPARTMENT	phone svc Dec 11 - Jan 10 2026	228.02	
1/26/2026	76009	VERIZON WIRELESS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	phone svc Dec 11 - Jan 10 2026	304.04	
1/26/2026	76009	VERIZON WIRELESS	GENERAL FUND	CODE ENFORCEMENT	phone svc Dec 11 - Jan 10 2026	150.40	
1/26/2026	76009	VERIZON WIRELESS	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	phone svc Dec 11 - Jan 10 2026	37.99	
1/26/2026	76009	VERIZON WIRELESS	GENERAL FUND	PARKS	phone svc Dec 11 - Jan 10 2026	75.98	
1/26/2026	76009	VERIZON WIRELESS	GENERAL FUND	PUBLIC WORKS STREETS	phone svc Dec 11 - Jan 10 2026	75.98	
1/26/2026	76009	VERIZON WIRELESS	GENERAL FUND	INFORMATION SERVICES	phone svc Dec 11 - Jan 10 2026	37.99	
1/26/2026	76010	WATKINS, MICHELLE	WATER & SEWER FUND	NO DEPARTMENT	009_0007990_004 UB Refund	25.73	
1/26/2026	76011	XEROX FINANCIAL SERVICES	GENERAL FUND	INFORMATION SERVICES	Billing Period 12/20 - 01/19/26	189.00	
1/26/2026	76012	CITIBANK	GENERAL FUND	NO DEPARTMENT	DECEMBER PCARD STMT 1/3/26	11,414.03	
1/26/2026	76012	CITIBANK	WATER & SEWER FUND	NO DEPARTMENT	DECEMBER PCARD STMT 1/3/26	2,300.15	
1/26/2026	76012	CITIBANK	GRANT FUND	NO DEPARTMENT	DECEMBER PCARD STMT 1/3/26	320.00	
1/26/2026	76012	CITIBANK	ECONOMIC DEVELOPMENT FUND	NO DEPARTMENT	DECEMBER PCARD STMT 1/3/26	1,870.00	
1/26/2026	76012	CITIBANK	DRAINAGE UTILITY DISTRICT	NO DEPARTMENT	DECEMBER PCARD STMT 1/3/26	576.42	
1/26/2026	76012	CITIBANK	DEVELOPMENT SERVICES FUND	NO DEPARTMENT	DECEMBER PCARD STMT 1/3/26	86.18	
1/26/2026	76013	COMPTROLLER OF PUBLIC ACCTS	GENERAL FUND	NO DEPARTMENT	City Criminal Costs and Fees	(2,377.93)	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
1/26/2026	76013	COMPTROLLER OF PUBLIC ACCTS	GENERAL FUND	NO DEPARTMENT	City Criminal Costs and Fees	6.97	
1/26/2026	76013	COMPTROLLER OF PUBLIC ACCTS	GENERAL FUND	NO DEPARTMENT	City Criminal Costs and Fees	30,226.38	
1/26/2026	76014	HEALTH CARE SERVICE CORP	GENERAL FUND	NO DEPARTMENT	Employee Medical Coverage	714.60	
1/26/2026	76014	HEALTH CARE SERVICE CORP	GENERAL FUND	NO DEPARTMENT	Employee Medical Coverage	163,991.92	
1/31/2026	76061	FUELMAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Svcs for December - Fuelman	217.64	
1/31/2026	76061	FUELMAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Svcs for December - Fuelman	164.52	
1/31/2026	76061	FUELMAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Fuel Svcs for December - Fuelman	337.58	
1/31/2026	76061	FUELMAN	GENERAL FUND	CODE ENFORCEMENT	Fuel Svcs for December - Fuelman	159.71	
1/31/2026	76061	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for December - Fuelman	50.53	
1/31/2026	76061	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for December - Fuelman	424.31	
1/31/2026	76061	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for December - Fuelman	258.42	
1/31/2026	76061	FUELMAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Fuel Svcs for December - Fuelman	1,740.56	
1/31/2026	76061	FUELMAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Svcs for December - Fuelman	1,160.35	
1/31/2026	76061	FUELMAN	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Fuel Svcs for December - Fuelman	306.41	
1/31/2026	76061	FUELMAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Fuel Svcs for December - Fuelman	259.49	
1/31/2026	76061	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for December - Fuelman	205.16	
1/31/2026	76061	FUELMAN	GENERAL FUND	PUBLIC WORKS STREETS	Fuel Svcs for December - Fuelman	39.15	
1/31/2026	76061	FUELMAN	GENERAL FUND	PARKS	Fuel Svcs for December - Fuelman	939.32	
1/31/2026	76061	FUELMAN	GENERAL FUND	PUBLIC WORKS STREETS	Fuel Svcs for December - Fuelman	1,858.08	
1/31/2026	76061	FUELMAN	GENERAL FUND	PARKS	Fuel Svcs for December - Fuelman	156.84	
1/31/2026	76061	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for December - Fuelman	5,858.39	
1/31/2026	76061	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for December - Fuelman	85.77	
1/31/2026	76061	FUELMAN	GENERAL FUND	ANIMAL SERVICES	Fuel Svcs for December - Fuelman	203.27	
1/31/2026	76061	FUELMAN	GENERAL FUND	FIRE DEPARTMENT	Fuel Svcs for December - Fuelman	2,386.07	
1/31/2026	76061	FUELMAN	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Fuel Svcs for December - Fuelman	28.21	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	WATER & SEWER FUND	WATER OPERATIONS	Electric Svcs for December	3,753.77	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	Electric Svcs for December	197.00	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	FIRE DEPARTMENT	Electric Svcs for December	2,207.47	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	Electric Svcs for December	33.00	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PUBLIC WORKS STREETS	Electric Svcs for December	391.70	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	NON-DEPARTMENTAL	Electric Svcs for December	2,949.85	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Electric Svcs for December	86.65	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	DEVELOPMENT SERVICES FUND	NON-DEPARTMENTAL	Electric Svcs for December	746.60	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	WATER & SEWER FUND	WASTEWATER OPERATIONS	Electric Svcs for December	1,015.46	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	Electric Svcs for December	548.26	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	Electric Svcs for December	1,174.00	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	Electric Svcs for December	35.00	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	Electric Svcs for December	27.88	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	Electric Svcs for December	518.09	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	POLICE DEPARTMENT	Electric Svcs for December	5,219.00	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	ANIMAL SERVICES	Electric Svcs for December	335.20	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	Electric Svcs for December	282.82	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PUBLIC WORKS STREETS	Electric Svcs for December	112.39	
1/31/2026	76062	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Electric Svcs for December	796.80	
1/31/2026	76063	SYNCHRONY BANK	GENERAL FUND	FIRE DEPARTMENT	Lowe's purchases for December	96.11	
1/31/2026	76063	SYNCHRONY BANK	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Lowe's purchases for December	9.46	
1/31/2026	76063	SYNCHRONY BANK	GENERAL FUND	PUBLIC WORKS STREETS	Lowe's purchases for December	459.78	
1/31/2026	76063	SYNCHRONY BANK	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Lowe's purchases for December	117.46	
1/31/2026	76063	SYNCHRONY BANK	GENERAL FUND	FIRE DEPARTMENT	Lowe's purchases for December	23.73	
1/31/2026	76063	SYNCHRONY BANK	GENERAL FUND	FIRE DEPARTMENT	Lowe's purchases for December	46.82	
1/31/2026	76063	SYNCHRONY BANK	GENERAL FUND	PARKS	Lowe's purchases for December	248.66	
1/31/2026	76063	SYNCHRONY BANK	GENERAL FUND	PARKS	Lowe's purchases for December	21.87	
1/31/2026	76063	SYNCHRONY BANK	GENERAL FUND	FIRE DEPARTMENT	Lowe's purchases for December	19.93	
1/31/2026	76063	SYNCHRONY BANK	GENERAL FUND	FIRE DEPARTMENT	Lowe's purchases for December	(23.73)	
1/31/2026	76063	SYNCHRONY BANK	GENERAL FUND	FIRE DEPARTMENT	Lowe's purchases for December	31.74	
1/31/2026	76063	SYNCHRONY BANK	WATER & SEWER FUND	WATER OPERATIONS	Lowe's purchases for December	(20.05)	
1/31/2026	76063	SYNCHRONY BANK	WATER & SEWER FUND	WASTEWATER OPERATIONS	Lowe's purchases for December	295.67	
1/31/2026	76063	SYNCHRONY BANK	GENERAL FUND	NON-DEPARTMENTAL	Lowe's purchases for December	18.98	
1/31/2026	76227	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	January Premiums	1,952.32	
1/31/2026	76227	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	January Premiums	1,536.57	
1/31/2026	76227	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	January Premiums	734.77	
1/31/2026	76227	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	January Premiums	994.01	

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1/31/2026	76227	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	January Premiums	11,486.96	
1/31/2026	76227	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	January Premiums	1,678.37	
1/31/2026	76227	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	January Premiums	1,367.52	
1/31/2026	76227	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	January Premiums	4,323.43	
1/31/2026	76227	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	January Premiums	2,153.03	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PARKS	Tractor Supply Dec. Supplies	54.96	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PUBLIC WORKS STREETS	Tractor Supply Dec. Supplies	88.36	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Tractor Supply Dec. Supplies	8.58	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Tractor Supply Dec. Supplies	17.48	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Tractor Supply Dec. Supplies	9.99	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PUBLIC WORKS STREETS	Tractor Supply Dec. Supplies	33.07	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Tractor Supply Dec. Supplies	40.97	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PARKS	Tractor Supply Dec. Supplies	48.49	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Tractor Supply Dec. Supplies	34.99	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PARKS	Tractor Supply Dec. Supplies	23.96	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PARKS	Tractor Supply Dec. Supplies	8.00	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PUBLIC WORKS STREETS	November Purchases	31.96	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	November Purchases	50.97	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	November Purchases	14.99	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PUBLIC WORKS STREETS	November Purchases	32.45	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	WASTEWATER OPERATIONS	November Purchases	14.99	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	November Purchases	79.95	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PARKS	November Purchases	5.99	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PARKS	November Purchases	212.52	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	FIRE DEPARTMENT	November Purchases	16.99	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PARKS	November Purchases	21.85	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	November Purchases	43.96	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PARKS	November Purchases	1.04	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PUBLIC WORKS STREETS	November Purchases	89.43	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	November Purchases	8.24	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	November Purchases	115.25	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	WASTEWATER OPERATIONS	November Purchases	26.99	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	November Purchases	30.70	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	November Purchases	22.74	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PUBLIC WORKS STREETS	November Purchases	31.48	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PUBLIC WORKS STREETS	November Purchases	11.98	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PARKS	November Purchases	9.99	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PARKS	November Purchases	46.92	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	FIRE DEPARTMENT	Tractor Supply Dec. Supplies	19.99	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	FIRE DEPARTMENT	Tractor Supply Dec. Supplies	6.98	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PARKS	Tractor Supply Dec. Supplies	35.97	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PUBLIC WORKS STREETS	Tractor Supply Dec. Supplies	5.75	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	WASTEWATER OPERATIONS	November Purchases	20.78	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PARKS	Tractor Supply Dec. Supplies	47.88	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PARKS	Tractor Supply Dec. Supplies	23.98	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PARKS	November Purchases	20.74	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PUBLIC WORKS STREETS	Tractor Supply Dec. Supplies	6.11	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PUBLIC WORKS STREETS	Tractor Supply Dec. Supplies	29.98	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Tractor Supply Dec. Supplies	4.38	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Tractor Supply Dec. Supplies	219.98	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Tractor Supply Dec. Supplies	51.47	
1/31/2026	76228	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Tractor Supply Dec. Supplies	26.98	
1/29/2026	76389	BANK OF AMERICA	WATER & SEWER FUND	NON-DEPARTMENTAL	Cibolo-Utility Svcs FCN 10055450	205,000.00	
1/29/2026	76389	BANK OF AMERICA	WATER & SEWER FUND	NON-DEPARTMENTAL	Cibolo-Utility Svcs FCN 10055450	4,171.75	
1/29/2026	76390	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Ref: TX Agency CT - CityofCibolo	745,000.00	
1/29/2026	76390	BOK, NA	WATER & SEWER FUND	NON-DEPARTMENTAL	Ref: TX Agency CT - CityofCibolo	190,000.00	
1/29/2026	76390	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Ref: TX Agency CT - CityofCibolo	490,000.00	
1/29/2026	76390	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Ref: TX Agency CT - CityofCibolo	30,000.00	
1/29/2026	76390	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Ref: TX Agency CT - CityofCibolo	78,996.80	
1/29/2026	76390	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Ref: TX Agency CT - CityofCibolo	115,000.00	
1/29/2026	76390	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Ref: TX Agency CT - CityofCibolo	1,750.00	
1/29/2026	76390	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Ref: TX Agency CT - CityofCibolo	165,000.00	

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1/29/2026	76390	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Ref: TX Agency CT - CityofCibolo	150,000.00	
1/29/2026	76390	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Ref: TX Agency CT - CityofCibolo	29,887.50	
1/29/2026	76390	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Ref: TX Agency CT - CityofCibolo	67,400.00	
1/29/2026	76390	BOK, NA	WATER & SEWER FUND	NON-DEPARTMENTAL	Ref: TX Agency CT - CityofCibolo	7,600.00	
1/29/2026	76390	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Ref: TX Agency CT - CityofCibolo	176,450.00	
1/29/2026	76390	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Ref: TX Agency CT - CityofCibolo	444,473.33	
1/29/2026	76390	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Ref: TX Agency CT - CityofCibolo	84,700.00	
1/29/2026	76390	BOK, NA	WATER & SEWER FUND	NON-DEPARTMENTAL	Ref: TX Agency CT - CityofCibolo	100.00	
1/29/2026	76390	BOK, NA	DEBT SERVICE FUND	NO DEPARTMENT	Ref: TX Agency CT - CityofCibolo	15,250.00	
1/29/2026	76391	FIRST NATIONAL BANK TEXAS	DEBT SERVICE FUND	NO DEPARTMENT	Ref#81891	9,198.00	
1/29/2026	76392	TRUIST BANK	DEBT SERVICE FUND	NO DEPARTMENT	Cibolo Contract#994300411800001	135,000.00	
1/29/2026	76392	TRUIST BANK	DEBT SERVICE FUND	NO DEPARTMENT	Cibolo Contract#994300411800001	20,693.75	
1/29/2026	76393	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	21CB	1,345,000.00	
1/29/2026	76393	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	21CB	90,325.00	
1/29/2026	76393	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	21CB	(111,275.00)	
1/29/2026	76393	UMB BANK N.A.	WATER & SEWER FUND	NON-DEPARTMENTAL	C1C9	55,000.00	
1/29/2026	76393	UMB BANK N.A.	WATER & SEWER FUND	NON-DEPARTMENTAL	C1C9	19,875.00	
1/29/2026	76393	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	C1C9	82,300.00	
1/29/2026	76393	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	CB18	31,918.75	
1/29/2026	76393	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	CB18	160,000.00	
1/29/2026	76393	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	CB20	58,850.00	
1/29/2026	76393	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	CB20	755,000.00	
1/29/2026	76393	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	CB20	(813,850.00)	
1/29/2026	76393	UMB BANK N.A.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	21CB	111,275.00	
1/29/2026	76393	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	C1C9	235,000.00	
1/29/2026	76393	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	C1G9	148,675.00	
1/29/2026	76393	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	C1G9	425,000.00	
1/29/2026	76393	UMB BANK N.A.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	CB20	813,850.00	
1/29/2026	76393	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	CG19	47,825.00	
1/29/2026	76393	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	CG19	445,000.00	
1/29/2026	76393	UMB BANK N.A.	WATER & SEWER FUND	NON-DEPARTMENTAL	CI21R	33,071.88	
1/29/2026	76394	WILMINGTON TRUST	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	CIBOLO EDC TRB SERIES 2021	32,042.89	
1/29/2026	76394	WILMINGTON TRUST	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	CIBOLO EDC TRB SERIES 2021	258,000.00	
					Total	**11,047,008.62**	
January							
1/9/2026	Net Payroll		GENERAL FUND		591,673.47	464,956.15	
1/9/2026	Net Payroll		WATER & SEWER FUND			62,834.84	
1/9/2026	Net Payroll		DRAINAGE UTILITY DISTRICT			30,528.75	
1/9/2026	Net Payroll		DEVELOPMENT SERVICES FUND			25,566.57	
1/9/2026	Net Payroll		GRANT FUND			7,787.16	
1/9/2026	Taxes	IRS/TWC				151,395.06	
1/9/2026	Deductions	CHILD SUPPORT, GARNISHMENTS				2,721.73	
1/23/2026	Net Payroll		GENERAL FUND		552,191.68	419,203.27	
1/23/2026	Net Payroll		WATER & SEWER FUND			67,460.68	
1/23/2026	Net Payroll		DRAINAGE UTILITY DISTRICT			30,689.37	
1/23/2026	Net Payroll		DEVELOPMENT SERVICES FUND			27,105.67	
1/23/2026	Net Payroll		GRANT FUND			7,732.69	
1/23/2026	Taxes	IRS/TWC				138,082.01	
1/23/2026	Deductions	CHILD SUPPORT, GARNISHMENTS				2,518.11	
					Total	**1,438,582.06**	
						12,485,590.68	**Total**

City of Cibolo

City Council Regular Meeting Staff Report

C. Approval of the minutes from the Regular Council meeting on March 10, 2026.

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8C.

From
Valerie Chapman, City Secretary

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

031026 Council Minutes.pdf

Minutes for the City Council Regular Meeting

200 S. Main St., Cibolo, Texas 78108

March 10, 2026, 6:31 PM - March 10, 2026, 10:43 PM

1. Call to Order

Mayor Latimer called the meeting to order at 6:30p.m.

2. Roll Call and Excused Absences

Councilmembers present: McGlothin, R. Roberts, Patterson, Mayor Latimer, Sanchez-Stephens, D. Roberts, and Brown. Councilmembers absent: Cunningham. Councilwoman Roberts made the motion to excuse Councilwoman Cunningham's absence. Motion was seconded by Councilwoman Patterson. For: All; Against: None. Motion carried 6 to 0.

2.A. Excused Absence

3. Invocation

Invocation was given by Pastor John Minton.

4. Pledge of Allegiance

All in attendance recited the Pledge of Allegiance.

5. Citizens to be Heard

Mr. Francisco Alvarado spoke about his concerns with the water flow coming down from the top of his street into the cul-de-sac that he lives on bringing mud, water and debris. The water from his neighbors' sprinklers runs down and brings mud onto his driveway. He has spent a lot of time and money cleaning the area repeatedly. He asked Council to help him resolve the problem. Mayor Latimer noted that the neighborhood he lives in is one of the infrastructure plats on the agenda for Council to vote on. Councilwoman Sanchez-Stephens noted that she had pictures from him that she would get uploaded for Council to view when they come to the item on the agenda.

Mr. Larry Ransom spoke on his collaboration working with Code Enforcement and his deep appreciation for the department, specifically Monica Martin, and the job they are doing while showing compassion and empathy. He was thankful for Monica Martin, Daniel Mansbach, and Rick Vasquez and the work they've done. He also expressed his

appreciation for Stephanie and all she does with the Senior Center and Council, specifically Councilwoman Sanchez-Stephens, for all of their work.

Ms. Katelyn Peck introduced herself and noted that she was here as part of the Chamber's CORE Leadership program. She noted that she is excited for her graduation from the program in July.

Ms. Kelly Kallies introduced herself as an employee for the City of Schertz and noted that she was also here as part of the Chamber's CORE Leadership program and thankful for the opportunity to join the City of Cibolo's Council meeting.

Ms. Maggie Titterington informed the Council of the following events coming up: a Ribbon Cutting on March 13 at 10:00a.m. for Grace Valley HOA and Amenity Center, the Chamber Luncheon on March 17, a groundbreaking on March 20 at 10:00a.m. for Fountain of Life Church, a Veteran Business Expo on March 27 at 10:00a.m., and the Chamber's annual Shred Day on March 28 at 9:00a.m.. She spoke about how Cibolo has four ribbon cuttings or groundbreakings that have been on the schedule recently including Andy's Frozen Custard and Nicki's Hair Salon which had highly viewed videos.

Ms. Jessica Donoho spoke on the Public Hearing later on the agenda. She spoke on how she felt it was strange there were no supporting documents for this agenda item. She felt the payout that Peggy Cimics received at retirement for her hours earned was deserved but does not agree with the gift of 400 hours in addition to that. She gave multiple examples of areas that this amount of money would better serve. She feels it is a slap in the face to employees to gift a retiree with this money after the discussions the past few years on how tight the budget is. She stated that we do not gift our friends money that belongs to the public.

Ms. Maggie Patterson spoke on her objection to the Public Hearing item later on the agenda. She feels this item is a favor. She stated that there was no supporting documents available to the public to show why this expenditure is necessary. She does not disagree with the work that Ms. Cimics did during her time with the City or that she is due the hours that she has already been paid for. She does not agree with Ms. Cimics being paid a gift of an additional 400 hours. She stated that Ms. Cimics taught her the complexity of municipal government when she started working for the City of Cibolo at 20 years old, but does not believe that professional appreciation precedes fiscal integrity. She urges the Council to deny this additional payout.

Mr. Travis Najar wrote an e-mail and it was read by Mayor Latimer. Mr. Najar urges the Council to vote "no" on the Public Hearing item later on the agenda. He feels the original negotiation for the retirement should be honored and not renegotiated due to the retirement date changing.

Mr. Pete Thompson wrote an e-mail and it was read by Mayor Latimer. Mr. Thompson is concerned that there are no supporting documents for the Public Hearing item on the agenda. He is concerned about the relationship between Ms. Cimics and the prior Mayor and called for an investigation to determine if there was a "pay for play" arrangement between them.

Ms. Carol Smith wrote an e-mail and it was read by Mayor Latimer. Ms. Smith is concerned with the lack of responsibility for recent reports involving the Fire Department. She wants the City to provide clear answers on the employee's employment status. She wants to know if the Fire Chief was aware of the status of the firefighter's suspended license following a DUI and hit and run. She demands a statement from the City Manager and accountability from the Fire Chief. Mayor read a factual statement from the Fire Chief stating the firefighter referenced is no long an employee of the City of Cibolo and that upon question that the employee's driver's license had been suspended, an internal investigation was opened. During the course of that investigation, the employee resigned.

Mr. Bryon Hughes wrote an e-mail and it was read by Mayor Latimer. Mr. Hughes requests that the city review stormwater drainage design in front of their homes before the developer turns over the roads and infrastructure to the city for the Foxtail Woods neighborhood. Rainwater flows along the curb and collects at a low point near the cul-de-sac in front of their homes. He would like the city to review this location to see if the absence of a storm inlet at the low point is consistent with the City's drainage standards.

6. Consent Agenda - Consent Items (General Items)

Councilwoman Brown made the motion to approve the Consent Agenda. Motion was seconded by Councilwoman Patterson. For: All; Against: None. Motion carried 6 to 0.

6.A. Approval of the December 2025 Revenue & Expense Report pending final acceptance of the

City's financial audit for the 25-26 fiscal year.

6.B. Approval of the December 2025 Check Register

6.C. Approval of the Quarterly Investment Report for quarter ending December 31, 2025.

6.D. Approval of the minutes from the City Council Workshop on February 24, 2026.

6.E. Approval of the minutes from the City Council Special Meeting on February 24, 2026.

6.F. Approval of the minutes from the City Council Meeting on February 24, 2026.

7. Mayor's Follow-Up

7.A. Union Pacific sidewalk across railroad track on Main St.

Mayor Latimer wanted to remind everyone that this item is still on her radar and not to be forgotten until it is accomplished.

7.B. Saddle Creek Ranch

Mayor Latimer would like to work with City staff to possibly send a letter to FEMA to inquire about improvements on the drainage in this area. She will provide any updates as they come.

7.C. Discussion/Action on the City Council's Policies.

The Council Policy Subcommittee is working with the City Attorney to come up with the proper verbiage and policy for the Citizens to be Heard. Council gave direction to change the verbiage on the next Council agenda.

7.D. Discussion/Action on setting the date for a workshop to discuss the evaluation process for the City Manager, City Secretary, City Attorney, and Judge.

The Mayor, Councilwoman Brown, and Councilwoman Patterson will continue to create templates for the performance evaluations of the City Manager, City Secretary, City Attorney, and Judge and bring a packet for the rest of Council to review and give input on.

8. Staff Update

Zach Bryan with Waste Connections gave a presentation on Household Hazardous Waste and Recycling.

Mr. Reed notified Council that one proposal for the Wayfinding Sign Program has been reviewed and meets or exceeds our standards.

Mr. Reed gave a brief on the two fire fighters travel out of state and notified Council that the Economic Development staff would be traveling to the ICSC Conference in May to connect with retailers, restaurants, and hoteliers.

8.A. City Manager Administration Update

9. Executive Session

Mayor Latimer called for Council to convene into Executive Session at 9:04p.m.

9.A. Tolle Rd Update

9.B. The City Council will meet in closed session pursuant to Texas Government Code Section 551.071 to consult with legal counsel regarding the City’s legal options for payments pursuant to Texas Local Government Code Section 180.007

9.C. Project Camino Sendero

10. Open Session

Council reconvened into Open Session at 10:24p.m.

11. Public Hearing

Mayor Latimer opened the Public Hearing at 7:38p.m.

No one requested to speak during the Public Hearing.

Mayor Latimer closed the Public Hearing at 7:38p.m.

11.A. Public hearing, discussion, and possible action to approve/disapprove a Resolution authorizing a payment pursuant to Texas Local Government Code Section 180.007. (Council)

Public Hearing was opened at 7:38 PM and closed at 7:38 PM

12. Discussion/Action

12.A. Discussion/Action on the appointment of the City Secretary. (Mayor Latimer)

Councilwoman Roberts made the motion to promote the Interim City Secretary to Permanent City Secretary effective March 1, 2026. Motion was seconded by Councilman Roberts. For: All; Against: None. Motion carried 6 to 0.

12.B. Discussion/Action on appointment of Capital Improvement Advisory Committee members.

Councilwoman Roberts explained that the Interview Subcommittee has requested the Ordinance Subcommittee to amend the ordinance for the CIAC and UDC Committee to be comprised of 7 members plus 2 alternates in place of only 7 members.

12.C. Discussion/Action on the removal/appointment of members to the Unified Development Code Committee to include two members of Council to serve ad hoc.

Councilwoman Roberts made the motion to nominate Mayor Latimer and Councilwoman Patterson as ad hoc member to the UDC Committee. Motion was seconded by Councilman McGlothin. For: All; Against: None. Motion carried 6 to 0. The Council all agreed on the clarification that they would not have voting powers on this Committee.

12.D. Discussion/Action regarding the appointment of a Board of Trustees member and a Board of Managers member to the Canyon Regional Water Authority and bring back a resolution to the next meeting appointing that person to the Board. (Councilwoman Roberts)

Councilwoman Brown made the motion to nominate Mayor Latimer to the CRWA Board of

Trustees. Motion was seconded by Councilwoman Sanchez-Stephens. For: R. Roberts, Patterson, Sanchez-Stephens, and Brown; Against: McGlothin and D. Roberts. Motion carried 4 to 2.

Councilman McGlothin made the motion to nominate Chris Hubbard to the CRWA Board of Managers. Motion was seconded by Councilman Roberts. For: All; Against: None. Motion carried 6 to 0.

12.E. Discussion/Action on the FY26 Strategic Partnership Grant Program. (Mr. Hugghins)

Council gave direction to Mr. Hugghins to open the application process for the FY26 Strategic Partnership Grant Program during March 14-April 30.

12.F. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Foxbrook Unit 5. (Mr. Otto)

Councilman McGlothin made the motion to approve the Final Acceptance of Public Infrastructure for Foxbrook Unit 5. Motion was seconded by Councilwoman Roberts. For: McGlothin, R. Roberts, Patterson, D. Roberts; Against: Sanchez-Stephens and Brown. Motion carried 4 to 2.

12.G. Discussion/Presentation on The Chamber's strategic partnership with the City of Cibolo to Promote economic development and advance the Council's Strategic Plan (Rick Vasquez/Clancy Hardin/Maggie Titterington)

Ms. Titterington from the Chamber spoke to Council on the positive relationship between the Chamber and the Economic Development department to help businesses coming in to the City.

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

Ms. Miranda gave a presentation on the budget timeline and suggested budget workshops on June 16 and July 21 and July 30.

12.I. Discussion/Presentation on the 2025 Racial Profiling Report. (Chief Andres)

Chief Andres gave a presentation to Council on the 2025 Racial Profiling Report.

12.J. Discussion/Action on the Schlather Ranch Residential Subdivision Public Improvement Agreement. (Mr. Vasquez)

Councilman McGlothin made the motion to approve the Schlather Ranch Residential Subdivision Public Improvement Agreement. Motion was seconded by Councilwoman Brown. For: All; Against: None. Motion carried 6 to 0.

12.K. Discussion/action to approve revision to City of Cibolo Employee Handbook Policy 5.07, "City Holidays". (Ms. Taplin)

Councilwoman Brown made the motion for staff to bring back the financial impact of paying the employees for 10 or 12 hours (according to what their schedule is) for a holiday opposed to the 8 hours and providing what would happen if an employee had no banked hours to make up for any hours over 8 for a holiday. Councilwoman Patterson seconded the motion. Motion carried 5 to 0

(Councilwoman Roberts recused herself)

12.L. Discussion/Action on Establishing a New City of Cibolo Challenge Coin and Associated Scholarship Contest (Councilman McGlothin)

Councilwoman Roberts made the motion to support the proposed Challenge Coin Contest and City of Cibolo's partnership for sponsorships from local businesses as presented. Motion was seconded by Councilwoman Brown. For: All; Against: None. Motion carried 6 to 0.

12.M. Discussion on results from City Council's Trend Analysis. (Mr. Reed)

Mr. Reed gave thanks to those that participated in the Trend Analysis. Mr. Reed informed Council that he would continue to put together their work and present it at the next council meeting.

12.N. Discussion from Councilmembers who have attended seminars, events, or meetings. (Council)

Councilwoman Patterson attended the Policy Subcommittee meeting, Aisin Floor Tour, Nicki's Salon and Andy's Frozen Custard Ribbon Cuttings, TML Midyear Conference, Cibolo Tree Dedication, and Trend Analysis Workshop.

Councilwoman Sanchez-Stephens attended the Aisin Floor Tour, TML Midyear Conference, and Tree Planting Ceremony.

Councilwoman Brown attended the TML Midyear Conference and the Tree Planting Ceremony.

Mayor Latimer attended the Guadalupe County Mayors' Meeting.

12.O. Discussion on items the City Council would like to see on future agendas. (Council)

Mayor would like to have a joint Council/Planning & Zoning Workshop on the development agreement.

Mayor would like to have a joint meeting with all of the boards, commissions, committees, and corporation after budget season.

12.P. Discussion/Action on the review and confirmation of all upcoming meetings, special meetings, and workshops, and scheduling the time, date, and place of additional meetings, special meetings, or workshops. (Ms. Chapman)
Ms. Chapman will notify Council of any meetings outside of regularly scheduled ones.

13. Adjournment

13.A. Adjourn Meeting

Councilwoman Patterson made the motion to adjourn the meeting. Motion was seconded by Councilman Roberts. For: All; Against: None. Motion carried 6 to 0.

PASSED AND APPROVED THIS 24TH DAY OF MARCH 2026.

Kara Latimer
Mayor

ATTEST:

Valerie A. Chapman, TRMC
City Secretary

City of Cibolo

City Council Regular Meeting Staff Report

D. Approval of the minutes from the City Council Workshop on March 10, 2026.

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8D.

From
Valerie Chapman, City Secretary

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

031026 Council WS Minutes.pdf

Minutes for the City Council/Planning & Zoning Commission Workshop

200 S. Main St., Cibolo, Texas 78108

March 10, 2026, 5:15 PM - March 10, 2026, 6:12 PM

1. Call to Order

Mayor Latimer called the workshop to order at 5:15p.m.

2. Roll Call and Excused Absences

Councilmembers in attendance: McGlothin (in at 6:00p.m.), R. Roberts, Patterson, Mayor Latimer, Sanchez-Stephens, D. Roberts, and Brown. Councilmembers absent: Cunningham. Councilwoman Patterson made the motion to excuse the absence of Councilwoman Cunningham and Councilman McGlothin. Motion was seconded by Councilwoman Roberts. For: All; Against: None. Motion carried 5 to 0.

3. Discussion/Action

3.A. Discussion/Direction on Negotiations with Mosaic Land Development, LLC, on Proposed Development located in the City of Cibolo's ETJ, including a Strategic Partnership Agreement and a Development Agreement. (Mr. Reed)

Council and the developers from Mosaic Land Development, LLC discussed the proposed Development Agreement and Strategic Partnership Agreement for a proposed development in the City of Cibolo's ETJ.

4. Adjournment

Councilwoman Sanchez-Stephens made the motion to adjourn the workshop at 6:12p.m. Motion was seconded by Councilwoman Brown. For: All; Against: None. Motion carried 6 to 0.

PASSED AND APPROVED THIS 24TH DAY OF MARCH 2026.

Kara Latimer
Mayor

ATTEST:

Valerie A. Chapman
City Secretary

City of Cibolo

City Council Regular Meeting Staff Report

B. Regional Outreach

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Mayor Follow-Up Item: 9B.

From
Valerie Chapman, City Secretary

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

regional outreach- mayor's follow up.pdf

From: Kara Latimer
To: Council
March 24, 2026

Council, I want to bring forward something that I think is important for us to understand as we work through our strategic priorities and the role we play as representatives of our community.

Many of the services our residents rely on are not created at the city level alone. They are developed through regional planning organizations—groups like the Alamo Area Metropolitan Planning Organization and the Alamo Area Council of Governments. These organizations develop the plans, set priorities, and guide where federal and state resources are directed across our region.

For example, the regional transportation plans developed through the MPO include programs specifically focused on mobility for seniors and people with disabilities. These programs help direct federal transit resources that support transportation access for vulnerable populations across our region.

You can see those plans and initiatives through the Alamo Area MPO website:
https://www.alamoareampo.org

In the same way, the Alamo Area Council of Governments and the Alamo Area Agency on Aging coordinate services that support older adults, caregivers, and people with disabilities across our twelve-county region, including transportation coordination, meal programs, caregiver support, and community services.

Their work and programs can be explored here:
https://aacog.gov
https://aacog.gov/who-we-serve/area-agencies-on-aging/

For us as council members, that means something important. If we want our residents to benefit from these resources, we have to participate in the regional processes where those plans are shaped. The communities that show up, participate in the meetings, and help shape those plans are the communities whose needs are reflected in the programs that come out of them.

This came into focus for me recently when we asked our grant writer to explore electric vehicle charging grants. Those programs are not simply something a city applies for on its own. They are part of a larger regional planning effort that involves coordination with utilities, regional planning bodies, and state transportation agencies. In other words, participation in those plans matters.

I think the same lesson applies to something that affects some of the most vulnerable people in our community—transportation access for seniors and residents with disabilities.

This also connects directly with the work we are doing locally through programs like Meals on Wheels and the development of our Senior Center. Transportation is often the link that allows residents to receive meals, attend programs, reach medical appointments, and remain engaged in our community. When we participate in regional planning efforts, we strengthen the entire network of services that support those programs and build a more robust ability to serve our residents.

So I see this as part of our responsibility as council members. If we want services to reach our residents, we need to be present in those regional conversations and make sure the needs of our community are represented.

This work does not happen automatically. It takes participation, relationship building, and consistent advocacy.

What I would like to ask council to consider is whether we want to make this a priority within our strategic planning—specifically ensuring that Cibolo is actively engaged in regional planning efforts that affect transportation access for seniors and people with disabilities.

This is an opportunity for us to represent residents who often have the least ability to advocate for themselves. If we choose to do this work, it will mean showing up, participating in those regional discussions, and helping ensure that when plans are written and priorities are set, the needs of our community are part of that conversation.

In many ways, this is the difference between hoping services reach our residents and helping ensure that they do.

I would welcome the council's interest and support in helping move that effort forward.

City of Cibolo

City Council Regular Meeting Staff Report

C. Viewing Meeting Information in Agendalink

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Mayor Follow-Up Item: 9C.

From
Valerie Chapman, City Secretary

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

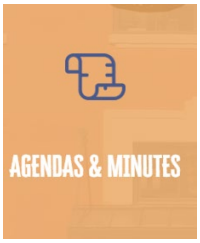
MOTION(S):

N/A

Attachments

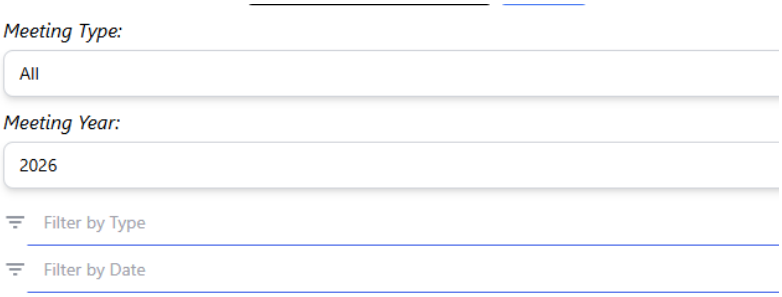
Agendalink Agenda Instructions.pdf

On the City's Home Page, scroll down to the orange portion, hover over Agenda's and Minutes, and click on Learn More. (If you are on a mobile device, you will see Online Services and will need to click the blue circle with the arrow to go to the right.)

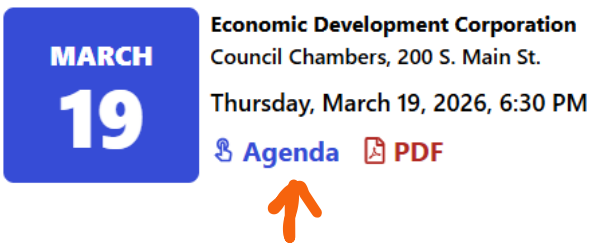


Under Latest Meeting Information, you will see a list of meetings (past and future). Move your cursor over the list and you can use your scroll to move down and choose the meeting you want to view.

You can also scroll down until you see the drop-down boxes and filter the meeting type (Regular Council Meeting, Economic Development Corporation, etc.) and year.



If the meeting's agenda has already been published, you can click on the blue Agenda link.

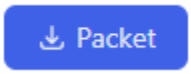


Once the agenda has come up on the screen, you have a few options:

1. You can print the agenda by clicking on the printer icon at the top. (desktop only)

2. You can download the agenda by clicking on the download icon.

3. You can download the packet (agenda plus all supporting documents) by clicking on the download packet icon.



4. You can place your cursor over the agenda on the screen and use your scroll to move down the agenda and click on any item in blue to see its supporting documents. Once you click on one of the blue items, you will either see attachments on the left of the screen, or you may see a paperclip at the top if you are using a mobile device. If there are multiple attachments for this item, there will be a dropdown box below the paperclip. You can also print by clicking on the printer icon if you only want to print a single item and not the entire packet. Once you are done with this item and want to go back to the agenda, you will click the X beside the printer icon or click Done if you are on a mobile device.

City of Cibolo

City Council Regular Meeting Staff Report

D. Saddle Creek Ranch

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Mayor Follow-Up Item: 9D.

From
Valerie Chapman, City Secretary

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Saddle Creek Memo - Mayor's Follow up.pdf

I want to take a moment to explain a question I've raised about stormwater and drainage in our community, particularly in the area around Saddle Creek Ranch and the FM 1103 crossing.

First, I want to be very clear about something: I am not an engineer, and I respect the work that professional engineers do when they design drainage systems for new developments. Each development that comes before the city includes a drainage study prepared and stamped by licensed engineers.

From everything I can see, the developments we review appear to meet the standards that apply to them. My concern is not about whether any single project followed the rules.

The question I'm raising is about something larger — how multiple developments interact within the same watershed over time.

When we look at developments such as Saddle Creek Ranch, Cibolo Farms, Grace Valley Ranch, and Legendary Trails, several phases from these projects appear to drain toward the same tributary system before the water eventually passes under FM 1103 and continues downstream.

But those are not the only developments in the watershed. There are also other subdivisions upstream that were approved by different jurisdictions, where the City of Cibolo did not have the platting authority. Those subdivisions may also contribute runoff into the same drainage system.

Our platting responsibility is to ensure that the subdivisions we review meet the required drainage standards. Each project demonstrates that through its own engineering analysis.

However, when several developments across multiple jurisdictions feed into the same tributaries, it raises a broader question: has the entire watershed been evaluated together to ensure the system remains safe as all of these developments build out?

When multiple tributaries combine within a watershed, it is common practice to occasionally review the cumulative assumptions as development progresses.

And it's important that leadership raise the question when multiple systems intersect.

Because the city does not control the entire watershed and does not have the resources to conduct a full watershed-scale study on our own, my goal is to work with our staff to gather the stormwater information we do have and bring it forward to the appropriate regional and federal authorities.

In other words, we can say:
Here is the drainage information from the developments within our jurisdiction.

Can the watershed authorities work with other jurisdictions to gather the remaining stormwater reports and take a comprehensive look at the entire basin?

That could involve partners such as the county, FEMA, the Texas Water Development Board, or the regional flood planning entities, who have the broader role of evaluating watershed conditions across multiple jurisdictions.

The goal here is simple: making sure that as our region grows, the systems that protect our neighborhoods and infrastructure continue to function the way we expect them to, keeping everyone safe.

City of Cibolo

City Council Regular Meeting Staff Report

B. Police Department Monthly Report (February)

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Staff Update Item: 10B.

From
Leigh Ann Rogers, Executive Assistant to the Chief of Police

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

CPD Monthly Calls for Service February 2026.pdf
02.2026.pdf
Updated 01.2026.pdf

Cibolo Police Department Report Call Summary

Results

Agency: CPD
Agency #: TX0940600

Print Date/Time: 03/02/2026 08:08
Total Records : 955

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
Incident Type: 911 Hang Up/Open Line (17)				
2026-00005992	911 Hang Up/Open Line	02/02/2026 12:15	FM 1103	Cibolo (5)
2026-00007874	911 Hang Up/Open Line	02/11/2026 14:49	BUFFALO PLACE	Cibolo (6)
2026-00008497	911 Hang Up/Open Line	02/14/2026 22:26	BUFFALO PLACE	Cibolo (6)
2026-00008118	911 Hang Up/Open Line	02/12/2026 15:32	DOBIE BLVD	Cibolo (5)
2026-00007316	911 Hang Up/Open Line	02/08/2026 19:40	RUNNING BROOK	Cibolo (1)
2026-00005874	911 Hang Up/Open Line	02/01/2026 21:35	MOHAWK DR	Cibolo (5)
2026-00010543	911 Hang Up/Open Line	02/25/2026 21:26	MATTHEW ST	Cibolo (5)
2026-00008768	911 Hang Up/Open Line	02/16/2026 18:37	BEE CAVES CV	Cibolo (2)
2026-00011073	911 Hang Up/Open Line	02/27/2026 23:39	LOGGY BAYOU	Cibolo (6)
2026-00009924	911 Hang Up/Open Line	02/22/2026 10:46	HANOVER PLACE	Cibolo (4)
2026-00007199	911 Hang Up/Open Line	02/08/2026 01:57	TURNBERRY WAY	Cibolo (3)
2026-00007224	911 Hang Up/Open Line	02/08/2026 06:57	STEELE SHALLOWS	Cibolo (5)
2026-00008277	911 Hang Up/Open Line	02/13/2026 12:51	BRUSH TRAIL BEND	Cibolo (3)
2026-00009268	911 Hang Up/Open Line	02/18/2026 22:10	SPRINGTREE PKWY	Cibolo (1)
2026-00009540	911 Hang Up/Open Line	02/20/2026 10:44	SMOOTH WINE	Cibolo (1)
2026-00009677	911 Hang Up/Open Line	02/21/2026 00:21	OVERLOOK RDG	Cibolo (5)
2026-00009906	911 Hang Up/Open Line	02/22/2026 08:24	MORGAN RUN	Cibolo (4)
Incident Type: Abandoned Vehicle (18)				
2026-00010034	Abandoned Vehicle	02/23/2026 07:11	IH 35 N	Cibolo (1)
2026-00007154	Abandoned Vehicle	02/07/2026 22:28	EVERYDAY WAY	Cibolo (5)
2026-00006223	Abandoned Vehicle	02/03/2026 09:21	CIBOLO VALLEY DR	Cibolo (3)
2026-00007623	Abandoned Vehicle	02/10/2026 08:35	WILLOW VW	Cibolo (1)
2026-00007613	Abandoned Vehicle	02/10/2026 08:09	S MAIN ST	Cibolo (5)
2026-00000091	Abandoned Vehicle	02/26/2026 12:15	EAGLE DR	Cibolo (6)

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Results

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Agency #: TX0940600

Print Date/Time: 03/02/2026 08:08
Total Records : 955

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00007632	Abandoned Vehicle	02/10/2026 09:04	N WILLOW WAY	Cibolo (1)
2026-00000179	Abandoned Vehicle	02/26/2026 18:44	GATEWOOD BAY	Cibolo (4)
2026-00000180	Abandoned Vehicle	02/26/2026 18:44	GATEWOOD BAY	Cibolo (4)
2026-00000199	Abandoned Vehicle	02/26/2026 18:44	GATEWOOD BAY	Cibolo (4)
2026-00009528	Abandoned Vehicle	02/20/2026 09:07	BAREBACK BEND	Cibolo (4)
2026-00006427	Abandoned Vehicle	02/04/2026 09:24	HAECKERVILLE RD	Cibolo (6)
2026-00006665	Abandoned Vehicle	02/05/2026 10:09	RIO VISTA DR	Cibolo (3)
2026-00007635	Abandoned Vehicle	02/10/2026 09:07	LA LUNA	Cibolo (2)
2026-00008084	Abandoned Vehicle	02/12/2026 12:16	WILLOW VW	Cibolo (1)
2026-00010290	Abandoned Vehicle	02/24/2026 14:56	FERNWOOD DR	Cibolo (4)
2026-00000071	Abandoned Vehicle	02/26/2026 11:30	EAGLE DR	Cibolo (6)
2026-00000077	Abandoned Vehicle	02/26/2026 11:30	EAGLE DR	Cibolo (6)
Incident Type: Accident- Mv Hit & Run (6)				
2026-00005860	Accident- Mv Hit & Run	02/01/2026 16:08	FM 1103	Cibolo (5)
2026-00005847	Accident- Mv Hit & Run	02/01/2026 14:12	CIBOLO VALLEY DR	Cibolo (5)
2026-00000169	Accident- Mv Hit & Run	02/26/2026 17:06	S MAIN ST	Cibolo (5)
2026-00009600	Accident- Mv Hit & Run	02/20/2026 17:12	IH 35 N	Cibolo (1)
2026-00008453	Accident- Mv Hit & Run	02/14/2026 13:54	CORDERO DR	Cibolo (3)
2026-00010299	Accident- Mv Hit & Run	02/24/2026 15:26	STILL BROOK LN	Cibolo (1)
Incident Type: Accident- Mv No Injury (42)				
2026-00006711	Accident- Mv No Injury	02/05/2026 14:51	FM 1103	Cibolo (5)
2026-00009126	Accident- Mv No Injury	02/18/2026 08:49	FM 1103	Cibolo (5)
2026-00000349	Accident- Mv No Injury	02/27/2026 10:51	FM 3009	Cibolo (3)
2026-00000350	Accident- Mv No Injury	02/27/2026 10:51	FM 3009	Cibolo (3)
2026-00000352	Accident- Mv No Injury	02/27/2026 10:51	FM 3009	Cibolo (3)

Cibolo Police Department Report Call Summary

Results

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Agency #: TX0940600

Print Date/Time: 03/02/2026 08:08
Total Records : 955

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00000353	Accident- Mv No Injury	02/27/2026 10:51	FM 3009	Cibolo (3)
2026-00000354	Accident- Mv No Injury	02/27/2026 10:51	FM 3009	Cibolo (3)
2026-00009777	Accident- Mv No Injury	02/21/2026 16:34	IH 35 N	Cibolo (1)
2026-00006807	Accident- Mv No Injury	02/06/2026 07:27	DEAN RD	Guadalupe County
2026-00008409	Accident- Mv No Injury	02/14/2026 08:22	FM 3009	Schertz (303)
2026-00009789	Accident- Mv No Injury	02/21/2026 18:42	IH 10 W	Cibolo (6)
2026-00009956	Accident- Mv No Injury	02/22/2026 16:44	IH 10 W	Cibolo (6)
2026-00009258	Accident- Mv No Injury	02/18/2026 20:18	FM 1103	Cibolo (2)
2026-00007105	Accident- Mv No Injury	02/07/2026 15:33	FM 1103	Cibolo (5)
2026-00008340	Accident- Mv No Injury	02/13/2026 20:36	CIBOLO VALLEY DR	Cibolo (5)
2026-00008144	Accident- Mv No Injury	02/12/2026 18:41	CIBOLO VALLEY DR	Cibolo (3)
2026-00006885	Accident- Mv No Injury	02/06/2026 13:35	FM 1103	Cibolo (2)
2026-00009758	Accident- Mv No Injury	02/21/2026 13:01	FM 1103	Cibolo (2)
2026-00008623	Accident- Mv No Injury	02/15/2026 19:05	FM 1103	Cibolo (2)
2026-00008713	Accident- Mv No Injury	02/16/2026 11:57	FM 1103	Cibolo (6)
2026-00010978	Accident- Mv No Injury	02/27/2026 15:43	WIEDNER RD	Cibolo (2)
2026-00009772	Accident- Mv No Injury	02/21/2026 15:51	GREEN VALLEY RD	Cibolo (2)
2026-00000175	Accident- Mv No Injury	02/26/2026 17:06	S MAIN ST	Cibolo (5)
2026-00006459	Accident- Mv No Injury	02/04/2026 12:17	CIBOLO VALLEY DR	Cibolo (5)
2026-00000149	Accident- Mv No Injury	02/26/2026 15:42	GREEN VALLEY RD	Cibolo (3)
2026-00000150	Accident- Mv No Injury	02/26/2026 15:42	GREEN VALLEY RD	Cibolo (3)
2026-00000152	Accident- Mv No Injury	02/26/2026 15:42	GREEN VALLEY RD	Cibolo (3)
2026-00000157	Accident- Mv No Injury	02/26/2026 15:42	GREEN VALLEY RD	Cibolo (3)
2026-00008609	Accident- Mv No Injury	02/15/2026 16:52	TURNING STONE	Cibolo (2)
2026-00009422	Accident- Mv No Injury	02/19/2026 17:01	SCHNEIDER DR	Cibolo (5)

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Results

Agency: CPD
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Print Date/Time: 03/02/2026 08:08
Total Records : 955

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00006225	Accident- Mv No Injury	02/03/2026 09:33	CIBOLO VALLEY DR	Cibolo (5)
2026-00000312	Accident- Mv No Injury	02/27/2026 07:39	GREEN VALLEY RD	Cibolo (1)
2026-00000314	Accident- Mv No Injury	02/27/2026 07:39	GREEN VALLEY RD	Cibolo (1)
2026-00007209	Accident- Mv No Injury	02/08/2026 02:57	S MAIN ST	Cibolo (6)
2026-00008335	Accident- Mv No Injury	02/13/2026 20:00	FM 1103	Cibolo (2)
2026-00007276	Accident- Mv No Injury	02/08/2026 13:54	RODEO WAY	Cibolo (4)
2026-00010961	Accident- Mv No Injury	02/27/2026 14:20	CIBOLO VALLEY DR	Cibolo (5)
2026-00007507	Accident- Mv No Injury	02/09/2026 15:25	FM 1103	Cibolo (5)
2026-00007982	Accident- Mv No Injury	02/12/2026 01:37	ZUEHL RD	Cibolo (6)
2026-00007437	Accident- Mv No Injury	02/09/2026 09:31	FM 1103	Cibolo (2)
2026-00009019	Accident- Mv No Injury	02/17/2026 19:31	CIBOLO VALLEY DR	Cibolo (5)
2026-00006604	Accident- Mv No Injury	02/05/2026 07:18	SORENSTAM WAY	Cibolo (3)
Incident Type: Accident-Mv Inj (12)				
2026-00006043	Accident-Mv Inj	02/02/2026 18:39	GREEN VALLEY RD	Cibolo (2)
2026-00000186	Accident-Mv Inj	02/26/2026 19:01	CIBOLO VALLEY DR	Cibolo (3)
2026-00000187	Accident-Mv Inj	02/26/2026 19:01	CIBOLO VALLEY DR	Cibolo (3)
2026-00000188	Accident-Mv Inj	02/26/2026 19:01	CIBOLO VALLEY DR	Cibolo (3)
2026-00000189	Accident-Mv Inj	02/26/2026 19:01	CIBOLO VALLEY DR	Cibolo (3)
2026-00000190	Accident-Mv Inj	02/26/2026 19:01	CIBOLO VALLEY DR	Cibolo (3)
2026-00010255	Accident-Mv Inj	02/24/2026 12:17	CIBOLO VALLEY DR	Cibolo (5)
2026-00007086	Accident-Mv Inj	02/07/2026 13:04	FM 1103	Cibolo (4)
2026-00009563	Accident-Mv Inj	02/20/2026 12:56	W BORGFELD RD	Cibolo (5)
2026-00007519	Accident-Mv Inj	02/09/2026 16:35	FM 1103	Cibolo (2)
2026-00008606	Accident-Mv Inj	02/15/2026 16:44	SOUTH ST	Cibolo (5)
2026-00010959	Accident-Mv Inj	02/27/2026 14:10	CIBOLO VALLEY DR	Cibolo (5)
Incident Type: Accident-Mv/Ped (1)				
2026-00009610	Accident-Mv/Ped	02/20/2026 17:47	WIEDNER RD	Cibolo (2)

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Results

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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
Incident Type: Alarm- Burglary (53)				
2026-00007584	Alarm- Burglary	02/10/2026 05:30	FM 3009	Schertz (201)
2026-00008603	Alarm- Burglary	02/15/2026 16:27	HOLLY FOREST	Schertz (505)
2026-00009851	Alarm- Burglary	02/22/2026 00:01	IH 35 N	Cibolo (1)
2026-00009900	Alarm- Burglary	02/22/2026 06:05	IH 35 N	Cibolo (1)
2026-00006320	Alarm- Burglary	02/03/2026 17:39	CIBOLO VALLEY DR	Cibolo (3)
2026-00008818	Alarm- Burglary	02/16/2026 23:03	FM 1103	Cibolo (5)
2026-00009839	Alarm- Burglary	02/21/2026 22:40	S MAIN ST	Cibolo (5)
2026-00009867	Alarm- Burglary	02/22/2026 01:18	S MAIN ST	Cibolo (5)
2026-00009994	Alarm- Burglary	02/22/2026 23:01	CIBOLO VALLEY DR	Cibolo (1)
2026-00008674	Alarm- Burglary	02/16/2026 06:47	CIBOLO VALLEY DR	Cibolo (5)
2026-00008642	Alarm- Burglary	02/15/2026 21:44	W BORGFELD RD	Cibolo (5)
2026-00009274	Alarm- Burglary	02/18/2026 22:54	W BORGFELD RD	Cibolo (5)
2026-00009290	Alarm- Burglary	02/19/2026 06:28	BOLTON RD	Cibolo (6)
2026-00007585	Alarm- Burglary	02/10/2026 05:38	GUADALUPE DR	Cibolo (5)
2026-00007972	Alarm- Burglary	02/12/2026 00:34	CIBOLO VALLEY DR	Cibolo (5)
2026-00005789	Alarm- Burglary	02/01/2026 01:07	FM 1103	Cibolo (5)
2026-00005887	Alarm- Burglary	02/02/2026 00:38	FM 1103	Cibolo (5)
2026-00000032	Alarm- Burglary	02/26/2026 08:23	SADDLE PARK	Cibolo (4)
2026-00000035	Alarm- Burglary	02/26/2026 08:23	SADDLE PARK	Cibolo (4)
2026-00000037	Alarm- Burglary	02/26/2026 08:23	SADDLE PARK	Cibolo (4)
2026-00007478	Alarm- Burglary	02/09/2026 13:39	BROOK SHADOW	Cibolo (1)
2026-00007123	Alarm- Burglary	02/07/2026 19:00	RAMSDALE WAY	Cibolo (4)
2026-00009985	Alarm- Burglary	02/22/2026 20:27	RAMSDALE WAY	Cibolo (4)
2026-00007249	Alarm- Burglary	02/08/2026 10:28	GUADALUPE DR	Cibolo (5)
2026-00006870	Alarm- Burglary	02/06/2026 11:44	DOBIE BLVD	Cibolo (5)
2026-00006332	Alarm- Burglary	02/03/2026 18:53	FM 1103	Cibolo (5)
2026-00009451	Alarm- Burglary	02/19/2026 20:47	SPRINGTREE CLIFF	Cibolo (1)
2026-00010265	Alarm- Burglary	02/24/2026 13:12	HANGING MOSS DR	Cibolo (1)
2026-00006337	Alarm- Burglary	02/03/2026 19:34	DIAMOND SHOALS	Cibolo (5)
2026-00006234	Alarm- Burglary	02/03/2026 10:11	DOVE HILL	Cibolo (4)

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Results

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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00009850	Alarm- Burglary	02/21/2026 23:59	CIBOLO VALLEY DR	Cibolo (1)
2026-00005821	Alarm- Burglary	02/01/2026 09:49	FLINT RD	Cibolo (4)
2026-00005816	Alarm- Burglary	02/01/2026 09:26	TURNING STONE	Cibolo (2)
2026-00009927	Alarm- Burglary	02/22/2026 11:17	TURNING STONE	Cibolo (2)
2026-00010225	Alarm- Burglary	02/24/2026 08:59	TURNING STONE	Cibolo (2)
2026-00006238	Alarm- Burglary	02/03/2026 10:34	FAWN RDG	Cibolo (3)
2026-00006538	Alarm- Burglary	02/04/2026 19:50	LILAC SHOALS	Cibolo (5)
2026-00006789	Alarm- Burglary	02/06/2026 01:19	NAVAJO CIR	Cibolo (5)
2026-00006967	Alarm- Burglary	02/06/2026 20:28	SCHNEIDER DR	Cibolo (5)
2026-00007089	Alarm- Burglary	02/07/2026 13:26	N MAIN ST	Cibolo (5)
2026-00007148	Alarm- Burglary	02/07/2026 21:42	TOWN FORK	Cibolo (6)
2026-00007258	Alarm- Burglary	02/08/2026 12:13	BISON LN	Cibolo (4)
2026-00007305	Alarm- Burglary	02/08/2026 18:16	LOCH LOMOND DR	Cibolo (3)
2026-00007783	Alarm- Burglary	02/11/2026 06:45	STEELE SHALLOWS	Cibolo (5)
2026-00007931	Alarm- Burglary	02/11/2026 21:38	WHISPERING WELL	Cibolo (5)
2026-00008147	Alarm- Burglary	02/12/2026 19:31	WATSON WAY	Cibolo (3)
2026-00008305	Alarm- Burglary	02/13/2026 16:27	GATEWOOD CHASE	Cibolo (4)
2026-00008344	Alarm- Burglary	02/13/2026 21:18	PRICKLY PEAR DR	Cibolo (4)
2026-00009526	Alarm- Burglary	02/20/2026 08:44	KAYLEE CHASE	Cibolo (1)
2026-00009796	Alarm- Burglary	02/21/2026 19:24	COWBOY TRL	Cibolo (4)
2026-00000014	Alarm- Burglary	02/26/2026 05:55	IH 35 N	Cibolo (1)
2026-00000015	Alarm- Burglary	02/26/2026 05:55	IH 35 N	Cibolo (1)
2026-00011223	Alarm- Burglary	02/28/2026 16:56	GLEN EAGLES DR	Cibolo (3)
Incident Type: Alarm-Robbery/Panic (3)				
2026-00006013	Alarm-Robbery/Panic	02/02/2026 14:52	FM 1103	Cibolo (4)
2026-00008989	Alarm-Robbery/Panic	02/17/2026 16:37	BRUSH TRAIL LN	Cibolo (3)
2026-00010120	Alarm-Robbery/Panic	02/23/2026 16:09	BUCKSKIN WAY	Cibolo (4)
Incident Type: Animal Call (84)				
2026-00006778	Animal Call	02/05/2026 23:42	FM 1103	Cibolo (5)
2026-00009929	Animal Call	02/22/2026 11:26	WEIL RD	Cibolo (4)

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Results

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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00006302	Animal Call	02/03/2026 15:52	GREEN VALLEY RD	Cibolo (1)
2026-00008248	Animal Call	02/13/2026 09:51	SCHERTZ PKWY	Schertz (302)
2026-00010118	Animal Call	02/23/2026 15:58	WIEDNER RD	Cibolo (4)
2026-00007865	Animal Call	02/11/2026 13:39	IH 10 W	Cibolo (6)
2026-00007433	Animal Call	02/09/2026 09:17	IH 35 N	Schertz (208)
2026-00000057	Animal Call	02/26/2026 08:28	SPRINGTREE CV	Cibolo (1)
2026-00000058	Animal Call	02/26/2026 08:28	SPRINGTREE CV	Cibolo (1)
2026-00010478	Animal Call	02/25/2026 13:53	SHADY MEADOWS LN	Cibolo (6)
2026-00006250	Animal Call	02/03/2026 11:21	SLIPPERY ROCK	Cibolo (4)
2026-00006257	Animal Call	02/03/2026 11:58	SLIPPERY ROCK	Cibolo (4)
2026-00010359	Animal Call	02/24/2026 23:08	CIBOLO DR	Cibolo (5)
2026-00006830	Animal Call	02/06/2026 09:07	CIBOLO DR	Cibolo (5)
2026-00005970	Animal Call	02/02/2026 11:13	CIBOLO VALLEY DR	Cibolo (5)
2026-00006867	Animal Call	02/06/2026 11:38	TOMAHAWK CIR	Cibolo (5)
2026-00009548	Animal Call	02/20/2026 11:40	TOMAHAWK CIR	Cibolo (5)
2026-00009615	Animal Call	02/20/2026 18:08	TOMAHAWK CIR	Cibolo (5)
2026-00008972	Animal Call	02/17/2026 14:56	SHADY MEADOWS LN	Cibolo (6)
2026-00006719	Animal Call	02/05/2026 15:28	N MAIN ST	Cibolo (5)
2026-00009237	Animal Call	02/18/2026 16:55	N MAIN ST	Cibolo (5)
2026-00008949	Animal Call	02/17/2026 13:27	BROOK SHADOW	Cibolo (1)
2026-00008976	Animal Call	02/17/2026 15:09	BROOK SHADOW	Cibolo (1)
2026-00008099	Animal Call	02/12/2026 13:31	DEW FALL TRL	Cibolo (3)
2026-00006282	Animal Call	02/03/2026 14:27	DEAN RD	Cibolo (3)
2026-00008962	Animal Call	02/17/2026 14:22	CIBOLO VALLEY DR	Cibolo (5)
2026-00009442	Animal Call	02/19/2026 19:25	FM 1103	Cibolo (4)
2026-00009374	Animal Call	02/19/2026 12:36	GATEWOOD FALLS	Cibolo (4)
2026-00000271	Animal Call	02/27/2026 03:08	BENTWOOD RANCH DR	Cibolo (3)
2026-00000274	Animal Call	02/27/2026 03:08	BENTWOOD RANCH DR	Cibolo (3)
2026-00000276	Animal Call	02/27/2026 03:08	BENTWOOD RANCH DR	Cibolo (3)
2026-00000277	Animal Call	02/27/2026 03:08	BENTWOOD RANCH DR	Cibolo (3)

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Results

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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00010823	Animal Call	02/27/2026 03:10	BENTWOOD RANCH DR	Cibolo (3)
2026-00008770	Animal Call	02/16/2026 18:51	HINGE GATE	Cibolo (4)
2026-00009931	Animal Call	02/22/2026 11:44	PRICKLY PEAR DR	Cibolo (4)
2026-00006893	Animal Call	02/06/2026 14:01	BRAHMA WAY	Cibolo (4)
2026-00008422	Animal Call	02/14/2026 09:46	ROLLING BROOK LN	Schertz (304)
2026-00007878	Animal Call	02/11/2026 15:03	LONGHORN WAY	Cibolo (4)
2026-00006024	Animal Call	02/02/2026 15:38	RUSTIC TRL	Cibolo (4)
2026-00006875	Animal Call	02/06/2026 12:07	HAECKERVILLE RD	Cibolo (6)
2026-00005942	Animal Call	02/02/2026 08:23	CJ JONES CV	Cibolo (4)
2026-00005994	Animal Call	02/02/2026 11:55	CJ JONES CV	Cibolo (4)
2026-00006181	Animal Call	02/03/2026 07:27	CJ JONES CV	Cibolo (4)
2026-00006887	Animal Call	02/06/2026 13:40	CJ JONES CV	Cibolo (4)
2026-00007403	Animal Call	02/09/2026 07:40	CJ JONES CV	Cibolo (4)
2026-00007645	Animal Call	02/10/2026 10:22	CJ JONES CV	Cibolo (4)
2026-00010231	Animal Call	02/24/2026 09:45	CJ JONES CV	Cibolo (4)
2026-00006458	Animal Call	02/04/2026 12:02	HEREFORD ST	Cibolo (4)
2026-00006241	Animal Call	02/03/2026 10:40	SLIPPERY ROCK	Cibolo (4)
2026-00008114	Animal Call	02/12/2026 15:17	SLIPPERY ROCK	Cibolo (4)
2026-00006246	Animal Call	02/03/2026 11:01	BUCKSKIN WAY	Cibolo (4)
2026-00006466	Animal Call	02/04/2026 12:40	BUCKSKIN WAY	Cibolo (4)
2026-00009173	Animal Call	02/18/2026 12:58	CJ JONES CV	Cibolo (4)
2026-00006235	Animal Call	02/03/2026 10:20	BAREBACK BEND	Cibolo (4)
2026-00006355	Animal Call	02/03/2026 22:08	WESTMONT	Cibolo (2)
2026-00006426	Animal Call	02/04/2026 09:17	SLIPPERY ROCK	Cibolo (4)
2026-00006477	Animal Call	02/04/2026 14:23	SCOTCH ROSE LN	Cibolo (3)
2026-00006630	Animal Call	02/05/2026 08:21	FIREBIRD RUN	Cibolo (3)
2026-00006657	Animal Call	02/05/2026 09:36	PRICKLY PEAR DR	Cibolo (4)
2026-00008097	Animal Call	02/12/2026 13:04	LONGHORN WAY	Cibolo (4)
2026-00007834	Animal Call	02/11/2026 10:44	WOODSTONE LOOP	Cibolo (3)
2026-00007841	Animal Call	02/11/2026 11:34	PHANTOM CRK	Cibolo (3)
2026-00008092	Animal Call	02/12/2026 12:38	WILLOW VW	Cibolo (1)
2026-00008085	Animal Call	02/12/2026 12:16	WILLOW VW	Cibolo (1)

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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00008105	Animal Call	02/12/2026 14:16	LAMAR ST	Cibolo (5)
2026-00008338	Animal Call	02/13/2026 20:21	PECOS PT	Schertz (105)
2026-00008735	Animal Call	02/16/2026 14:28	SADDLE DAWN	Cibolo (4)
2026-00008966	Animal Call	02/17/2026 14:35	HINGE GATE	Cibolo (4)
2026-00008971	Animal Call	02/17/2026 14:55	GRAND VISTA	Cibolo (4)
2026-00008982	Animal Call	02/17/2026 15:36	GREEN VALLEY RD	Cibolo (2)
2026-00009148	Animal Call	02/18/2026 10:33	BOB WHITE DR	Cibolo (6)
2026-00009333	Animal Call	02/19/2026 08:45	JAMIE LYN BLVD	Schertz (501)
2026-00009393	Animal Call	02/19/2026 14:10	BUCKSKIN WAY	Cibolo (4)
2026-00009569	Animal Call	02/20/2026 13:39	LOWER SEGUIN RD	Bexar County
2026-00009567	Animal Call	02/20/2026 13:34	HILLBROOK RD	Bexar County
2026-00009917	Animal Call	02/22/2026 09:43	TEXOMA LAKE	Cibolo (6)
2026-00010089	Animal Call	02/23/2026 12:38	N MAIN ST	Cibolo (5)
2026-00009608	Animal Call	02/20/2026 17:39	ENCHANTED VW	Cibolo (4)
2026-00010288	Animal Call	02/24/2026 14:51	N MAIN ST	Cibolo (5)
2026-00000028	Animal Call	02/26/2026 08:03	OAK ST	Schertz (402)
2026-00000030	Animal Call	02/26/2026 08:03	OAK ST	Schertz (402)
2026-00000031	Animal Call	02/26/2026 08:03	OAK ST	Schertz (402)
2026-00000255	Animal Call	02/27/2026 01:31	CARMEL DR	Cibolo (3)
2026-00000257	Animal Call	02/27/2026 01:31	CARMEL DR	Cibolo (3)
Incident Type: Animal Call-Barking Dog (5)				
2026-00007681	Animal Call-Barking Dog	02/10/2026 12:42	HEREFORD ST	Cibolo (4)
2026-00007922	Animal Call-Barking Dog	02/11/2026 21:05	HEREFORD ST	Cibolo (4)
2026-00009433	Animal Call-Barking Dog	02/19/2026 18:04	HEREFORD ST	Cibolo (4)
2026-00006360	Animal Call-Barking Dog	02/03/2026 22:48	TOWN CREEK RD	Cibolo (3)
2026-00009787	Animal Call-Barking Dog	02/21/2026 18:28	NOMAD LN	Cibolo (4)
Incident Type: Animal Call-Bite (6)				
2026-00008942	Animal Call-Bite	02/17/2026 11:41	CIBOLO DR	Cibolo (5)
2026-00000038	Animal Call-Bite	02/26/2026 08:03	OAK ST	Schertz (402)
2026-00000041	Animal Call-Bite	02/26/2026 08:03	OAK ST	Schertz (402)
2026-00000042	Animal Call-Bite	02/26/2026 08:03	OAK ST	Schertz (402)
2026-00000163	Animal Call-Bite	02/26/2026 16:17	PRAIRIE VISTA	Cibolo (4)

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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00010741	Animal Call-Bite	02/26/2026 16:17	PRAIRIE VISTA	Cibolo (4)
Incident Type: Animal Call-Follow Up (4)				
2026-00009546	Animal Call-Follow Up	02/20/2026 11:17	IH 10 E	Schertz (510)
2026-00007447	Animal Call-Follow Up	02/09/2026 10:21	CIBOLO DR	Cibolo (5)
2026-00005993	Animal Call-Follow Up	02/02/2026 12:20	CJ JONES CV	Cibolo (4)
2026-00009105	Animal Call-Follow Up	02/18/2026 07:45	FALCON DR	Cibolo (6)
Incident Type: Assault-Already Occurred (8)				
2026-00006227	Assault-Already Occurred	02/03/2026 09:44	FM 1103	Cibolo (5)
2026-00006737	Assault-Already Occurred	02/05/2026 16:38	FM 1103	Cibolo (5)
2026-00007709	Assault-Already Occurred	02/10/2026 15:07	FM 1103	Cibolo (5)
2026-00009352	Assault-Already Occurred	02/19/2026 10:49	FM 1103	Cibolo (5)
2026-00007462	Assault-Already Occurred	02/09/2026 11:37	W BORGFELD RD	Cibolo (3)
2026-00008076	Assault-Already Occurred	02/12/2026 11:55	W BORGFELD RD	Cibolo (3)
2026-00009607	Assault-Already Occurred	02/20/2026 17:38	CORTIJO	Cibolo (2)
2026-00006739	Assault-Already Occurred	02/05/2026 17:08	GRAVEL GRAY	Cibolo (1)
Incident Type: Assist Ems (9)				
2026-00005997	Assist Ems	02/02/2026 12:58	GREEN VALLEY RD	Cibolo (2)
2026-00010064	Assist Ems	02/23/2026 09:50	CIBOLO VALLEY DR	Cibolo (5)
2026-00006339	Assist Ems	02/03/2026 19:48	SPRINGTREE CV	Cibolo (1)
2026-00007270	Assist Ems	02/08/2026 13:12	EVERYDAY WAY	Cibolo (5)
2026-00006028	Assist Ems	02/02/2026 15:54	EARHART LN	Cibolo (3)
2026-00007644	Assist Ems	02/10/2026 10:03	FERNWOOD DR	Cibolo (4)
2026-00008673	Assist Ems	02/16/2026 06:39	EVERYDAY WAY	Cibolo (5)
2026-00009140	Assist Ems	02/18/2026 10:11	ALPINO	Cibolo (2)
2026-00011190	Assist Ems	02/28/2026 13:26	EVERYDAY WAY	Cibolo (5)
Incident Type: Assist Fire (Non-Structure) (3)				
2026-00007502	Assist Fire (Non-Structure)	02/09/2026 15:05	SHADY MEADOWS LN	Cibolo (6)
2026-00007678	Assist Fire (Non-Structure)	02/10/2026 12:40	FM 465	Cibolo (6)

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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00007314	Assist Fire (Non-Structure)	02/08/2026 19:31	WILLOW VW	Cibolo (1)
Incident Type: Assist Fire- Structure Fire (2)				
2026-00005938	Assist Fire-Structure Fire	02/02/2026 08:12	MAIDSTONE CV	Cibolo (3)
2026-00007387	Assist Fire-Structure Fire	02/09/2026 06:33	MORNING ROSE	Schertz (301)
Incident Type: Assist Other Agency (11)				
2026-00007495	Assist Other Agency	02/09/2026 14:40	FM 78	Schertz (301)
2026-00005800	Assist Other Agency	02/01/2026 02:36	MAIN ST	Schertz (401)
2026-00009804	Assist Other Agency	02/21/2026 19:56	IH 35 N	Schertz (102)
2026-00009079	Assist Other Agency	02/18/2026 02:16	IH 35 N	Schertz (101)
2026-00008481	Assist Other Agency	02/14/2026 19:15	ROYAL TROON DR	Cibolo (3)
2026-00007928	Assist Other Agency	02/11/2026 21:23	WILLOW PATH	Cibolo (1)
2026-00009879	Assist Other Agency	02/22/2026 02:43	ARROW RDG	Schertz (107)
2026-00005829	Assist Other Agency	02/01/2026 10:45	FIREBIRD RUN	Cibolo (3)
2026-00009766	Assist Other Agency	02/21/2026 14:19	BORGFELD RD	Schertz (302)
2026-00008858	Assist Other Agency	02/17/2026 03:52	BRIDGE CROSSING	Cibolo (1)
2026-00009680	Assist Other Agency	02/21/2026 00:58	DIMROCK	Schertz (303)
Incident Type: Assist Public (15)				
2026-00006941	Assist Public	02/06/2026 17:46	LOOP 539 E	Cibolo (5)
2026-00007765	Assist Public	02/10/2026 22:54	LOOP 539 E	Cibolo (5)
2026-00008445	Assist Public	02/14/2026 12:58	LOOP 539 E	Cibolo (5)
2026-00010232	Assist Public	02/24/2026 09:54	LOOP 539 E	Cibolo (5)
2026-00006546	Assist Public	02/04/2026 21:21	FM 1103	Cibolo (5)
2026-00006214	Assist Public	02/03/2026 08:55	FM 1103	Cibolo (2)
2026-00006578	Assist Public	02/05/2026 02:23	FM 78 W	Cibolo (6)
2026-00005864	Assist Public	02/01/2026 17:42	W BORGFELD RD	Cibolo (5)
2026-00006883	Assist Public	02/06/2026 13:03	CIBOLO VALLEY DR	Cibolo (5)
2026-00000339	Assist Public	02/27/2026 10:37	GREEN VALLEY RD	Cibolo (2)
2026-00000356	Assist Public	02/27/2026 10:37	GREEN VALLEY RD	Cibolo (2)

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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00006290	Assist Public	02/03/2026 14:47	ARCADIA PLACE	Cibolo (4)
2026-00006407	Assist Public	02/04/2026 07:29	ARROWHEAD CV	Cibolo (4)
2026-00008382	Assist Public	02/14/2026 02:12	ROYAL TROON DR	Cibolo (3)
2026-00009233	Assist Public	02/18/2026 16:11	KINGS WAY	Cibolo (1)
Incident Type: Burglary (2)				
2026-00006321	Burglary	02/03/2026 17:46	ALDERS GATE	Cibolo (3)
2026-00007096	Burglary	02/07/2026 14:19	TOLLE RD	Cibolo (5)
Incident Type: Burglary Vehicle (5)				
2026-00007179	Burglary Vehicle	02/08/2026 00:10	IH 35 N	Cibolo (1)
2026-00006329	Burglary Vehicle	02/03/2026 18:29	OVERLOOK RDG	Cibolo (5)
2026-00006520	Burglary Vehicle	02/04/2026 17:16	BROAD OAK DR	Cibolo (6)
2026-00006857	Burglary Vehicle	02/06/2026 11:06	COMANCHE CIR	Cibolo (5)
2026-00010523	Burglary Vehicle	02/25/2026 18:50	BROOK WAY	Cibolo (1)
Incident Type: City Code Violation (13)				
2026-00010928	City Code Violation	02/27/2026 11:40	IH 35 N	Cibolo (1)
2026-00008214	City Code Violation	02/13/2026 06:11	WILLOW PATH	Cibolo (1)
2026-00009827	City Code Violation	02/21/2026 21:44	CORWIN SPGS	Cibolo (2)
2026-00006791	City Code Violation	02/06/2026 03:44	MOKI PLACE	Cibolo (6)
2026-00000069	City Code Violation	02/26/2026 11:11	IH 35 N	Cibolo (1)
2026-00000070	City Code Violation	02/26/2026 11:11	IH 35 N	Cibolo (1)
2026-00000073	City Code Violation	02/26/2026 11:11	IH 35 N	Cibolo (1)
2026-00000074	City Code Violation	02/26/2026 11:11	IH 35 N	Cibolo (1)
2026-00000075	City Code Violation	02/26/2026 11:11	IH 35 N	Cibolo (1)
2026-00007286	City Code Violation	02/08/2026 15:45	LONGHORN WAY	Cibolo (4)
2026-00005828	City Code Violation	02/01/2026 10:39	FOXBROOK WAY	Cibolo (2)
2026-00007245	City Code Violation	02/08/2026 09:44	RIVER STATION	Cibolo (6)
2026-00009102	City Code Violation	02/18/2026 07:28	WILLOW BLF	Cibolo (1)
Incident Type: City Code Violation-Solicitor (12)				
2026-00000207	City Code Violation-Solicitor	02/26/2026 20:12	HANGING MOSS DR	Cibolo (1)

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2026-00000212	City Code Violation-Solicitor	02/26/2026 20:12	HANGING MOSS DR	Cibolo (1)
2026-00010151	City Code Violation-Solicitor	02/23/2026 20:36	COMANCHE TRL	Cibolo (4)
2026-00000355	City Code Violation-Solicitor	02/27/2026 10:59	WILLOW BRANCH	Cibolo (1)
2026-00000357	City Code Violation-Solicitor	02/27/2026 10:59	WILLOW BRANCH	Cibolo (1)
2026-00008333	City Code Violation-Solicitor	02/13/2026 19:55	WINDMILL WAY	Cibolo (4)
2026-00010334	City Code Violation-Solicitor	02/24/2026 20:14	RUSHING BANKS	Cibolo (5)
2026-00010531	City Code Violation-Solicitor	02/25/2026 19:45	MISTY SAILS	Cibolo (5)
2026-00000218	City Code Violation-Solicitor	02/26/2026 21:06	SIOUX LN	Cibolo (4)
2026-00000219	City Code Violation-Solicitor	02/26/2026 21:06	SIOUX LN	Cibolo (4)
2026-00011177	City Code Violation-Solicitor	02/28/2026 11:44	DOVE HILL	Cibolo (4)
2026-00011240	City Code Violation-Solicitor	02/28/2026 20:00	SADDLE VISTA	Cibolo (4)
Incident Type: Civil Matter/Standby (27)				
2026-00011265	Civil Matter/Standby	02/28/2026 21:41	IH 35 N	Cibolo (1)
2026-00008303	Civil Matter/Standby	02/13/2026 16:20	LOOP 539 E	Cibolo (5)
2026-00010491	Civil Matter/Standby	02/25/2026 14:59	COUNTRY LN	Cibolo (6)
2026-00006854	Civil Matter/Standby	02/06/2026 10:40	FM 78 E	Cibolo (6)
2026-00007821	Civil Matter/Standby	02/11/2026 09:34	MOKI PLACE	Cibolo (6)
2026-00006017	Civil Matter/Standby	02/02/2026 15:04	GREAT RAFT	Cibolo (6)
2026-00006728	Civil Matter/Standby	02/05/2026 15:59	CIBOLO VALLEY DR	Cibolo (3)
2026-00008341	Civil Matter/Standby	02/13/2026 20:39	SPRINGTREE PKWY	Cibolo (1)
2026-00008474	Civil Matter/Standby	02/14/2026 17:21	STONEBROOK DR	Cibolo (4)
2026-00000122	Civil Matter/Standby	02/26/2026 14:23	OVERLOOK RDG	Cibolo (5)
2026-00000135	Civil Matter/Standby	02/26/2026 14:23	OVERLOOK RDG	Cibolo (5)
2026-00008298	Civil Matter/Standby	02/13/2026 15:18	HANA LN	Cibolo (5)
2026-00007255	Civil Matter/Standby	02/08/2026 11:48	RIDGE BLF	Cibolo (4)

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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00008767	Civil Matter/Standby	02/16/2026 18:34	CANTON CHASE	Cibolo (4)
2026-00009741	Civil Matter/Standby	02/21/2026 10:27	DOUGLAS ST	Cibolo (5)
2026-00006423	Civil Matter/Standby	02/04/2026 08:54	SARDINA	Cibolo (2)
2026-00010235	Civil Matter/Standby	02/24/2026 10:01	SOMERSET AVE	Cibolo (3)
2026-00007330	Civil Matter/Standby	02/08/2026 21:49	GREEN VALLEY RD	Cibolo (2)
2026-00006331	Civil Matter/Standby	02/03/2026 18:39	EAGLE FLIGHT	Cibolo (3)
2026-00006895	Civil Matter/Standby	02/06/2026 14:16	TALAMORE	Cibolo (2)
2026-00007271	Civil Matter/Standby	02/08/2026 13:35	SLEEPY VILLAGE	Cibolo (5)
2026-00007756	Civil Matter/Standby	02/10/2026 21:47	SPRINGTREE BLF	Cibolo (1)
2026-00008612	Civil Matter/Standby	02/15/2026 17:15	NOMAD LN	Cibolo (4)
2026-00008702	Civil Matter/Standby	02/16/2026 10:38	ALBARELLA	Cibolo (2)
2026-00009595	Civil Matter/Standby	02/20/2026 16:37	RIDGE BLF	Cibolo (4)
2026-00010347	Civil Matter/Standby	02/24/2026 21:37	RATTLESNAKE WAY	Cibolo (4)
2026-00000309	Civil Matter/Standby	02/27/2026 05:26	APACHE LEDGE	Cibolo (3)
Incident Type: CPS Follow Up (1)				
2026-00007434	CPS Follow Up	02/09/2026 09:30	FOXGLOVE PASS	Cibolo (1)
Incident Type: Cps Referral (6)				
2026-00006020	Cps Referral	02/02/2026 15:25	GREEN VALLEY RD	Cibolo (2)
2026-00006900	Cps Referral	02/06/2026 14:33	GREEN VALLEY RD	Cibolo (2)
2026-00010935	Cps Referral	02/27/2026 12:21	GREEN VALLEY RD	Cibolo (2)
2026-00006707	Cps Referral	02/05/2026 14:27	DEER MEADOW BLVD	Cibolo (3)
2026-00006494	Cps Referral	02/04/2026 15:37	W BORGFELD RD	Cibolo (3)
2026-00006512	Cps Referral	02/04/2026 16:39	W BORGFELD RD	Cibolo (3)
Incident Type: Criminal Mischief (3)				
2026-00008488	Criminal Mischief	02/14/2026 20:56	N MAIN ST	Cibolo (5)
2026-00009264	Criminal Mischief	02/18/2026 20:59	BUCKBOARD LN	Cibolo (4)
2026-00008581	Criminal Mischief	02/15/2026 13:04	GRAND AVE	Cibolo (3)

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Incident Type: Damage To Property (4)				
2026-00007538	Damage To Property	02/09/2026 18:50	FM 1103	Cibolo (5)
2026-00006873	Damage To Property	02/06/2026 11:59	SCOTCH ROSE LN	Cibolo (3)
2026-00006933	Damage To Property	02/06/2026 17:11	SLIPPERY ROCK	Cibolo (4)
2026-00010940	Damage To Property	02/27/2026 12:57	NOTCHLEAF	Cibolo (3)
Incident Type: Deceased Party (10)				
2026-00005955	Deceased Party	02/02/2026 09:40	FM 3009	Cibolo (3)
2026-00006251	Deceased Party	02/03/2026 11:24	FM 3009	Cibolo (3)
2026-00006827	Deceased Party	02/06/2026 09:02	EVERYDAY WAY	Cibolo (5)
2026-00007221	Deceased Party	02/08/2026 05:27	FM 3009	Cibolo (3)
2026-00007608	Deceased Party	02/10/2026 08:00	GARDNER CV	Cibolo (4)
2026-00008070	Deceased Party	02/12/2026 10:56	BLUE SAGE LN	Cibolo (3)
2026-00008532	Deceased Party	02/15/2026 03:06	FM 3009	Cibolo (3)
2026-00010246	Deceased Party	02/24/2026 11:29	ROYAL TROON DR	Cibolo (3)
2026-00010388	Deceased Party	02/25/2026 07:09	SWEETGUM LN	Cibolo (3)
2026-00010660	Deceased Party	02/26/2026 08:57	COUNTRY LN	Cibolo (6)
Incident Type: Disabled Vehicle (20)				
2026-00007733	Disabled Vehicle	02/10/2026 17:44	FM 1103	Cibolo (5)
2026-00008374	Disabled Vehicle	02/14/2026 00:34	FM 1103	Cibolo (2)
2026-00006973	Disabled Vehicle	02/06/2026 21:14	FM 78 W	Cibolo (6)
2026-00010929	Disabled Vehicle	02/27/2026 12:03	FM 1103	Cibolo (2)
2026-00006292	Disabled Vehicle	02/03/2026 14:58	FM 1103	Cibolo (2)
2026-00006928	Disabled Vehicle	02/06/2026 16:52	FM 78 E	Cibolo (5)
2026-00009606	Disabled Vehicle	02/20/2026 17:37	FM 1103	Cibolo (5)
2026-00007754	Disabled Vehicle	02/10/2026 21:33	BENTWOOD RANCH DR	Cibolo (3)
2026-00009968	Disabled Vehicle	02/22/2026 18:37	IH 10 W	Cibolo (6)
2026-00009745	Disabled Vehicle	02/21/2026 11:23	TOLLE RD	Cibolo (5)
2026-00010421	Disabled Vehicle	02/25/2026 09:05	IH 10 W	Cibolo (6)
2026-00008539	Disabled Vehicle	02/15/2026 04:03	IH 10 W	Cibolo (6)
2026-00009260	Disabled Vehicle	02/18/2026 20:27	CIBOLO VALLEY DR	Cibolo (1)
2026-00009622	Disabled Vehicle	02/20/2026 19:09	N MAIN ST	Cibolo (5)

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2026-00009797	Disabled Vehicle	02/21/2026 19:33	SHADY MEADOWS LN	Cibolo (6)
2026-00011251	Disabled Vehicle	02/28/2026 20:44	S MAIN ST	Cibolo (5)
2026-00007736	Disabled Vehicle	02/10/2026 18:00	BUFFALO CROSSING	Cibolo (4)
2026-00008758	Disabled Vehicle	02/16/2026 17:12	DERWARD OVERLOOK	Cibolo (6)
2026-00009473	Disabled Vehicle	02/20/2026 00:55	FM 78 E	Cibolo (5)
2026-00000142	Disabled Vehicle	02/26/2026 14:45	FM 3009	Schertz (301)
Incident Type: Dist - Noise (11)				
2026-00006668	Dist - Noise	02/05/2026 10:34	HANA LN	Cibolo (5)
2026-00009689	Dist - Noise	02/21/2026 02:01	SHADY MEADOWS LN	Cibolo (6)
2026-00009278	Dist - Noise	02/18/2026 23:43	COUNTRY LN	Cibolo (6)
2026-00007340	Dist - Noise	02/08/2026 22:43	BROAD OAK DR	Cibolo (6)
2026-00006995	Dist - Noise	02/06/2026 23:17	PADOVA	Cibolo (2)
2026-00006972	Dist - Noise	02/06/2026 21:08	BEE CAVES CV	Cibolo (2)
2026-00007131	Dist - Noise	02/07/2026 19:38	BRAHMA WAY	Cibolo (4)
2026-00007168	Dist - Noise	02/07/2026 23:33	EGLINGTON WAY	Cibolo (3)
2026-00009782	Dist - Noise	02/21/2026 17:28	KIPPER AVE	Cibolo (3)
2026-00010366	Dist - Noise	02/25/2026 00:39	HAPPY TRL	Cibolo (4)
2026-00011280	Dist - Noise	02/28/2026 23:11	HEAVENLY VW	Cibolo (4)
Incident Type: Disturbance-Non Viol (31)				
2026-00009775	Disturbance-Non Viol	02/21/2026 16:19	WIEDNER RD	Cibolo (4)
2026-00010676	Disturbance-Non Viol	02/26/2026 10:49	GRAND RAPIDS	Cibolo (6)
2026-00006304	Disturbance-Non Viol	02/03/2026 15:59	MOKI PLACE	Cibolo (6)
2026-00009000	Disturbance-Non Viol	02/17/2026 17:22	WHITNEY WAY	Cibolo (3)
2026-00011039	Disturbance-Non Viol	02/27/2026 20:30	BROAD OAK DR	Cibolo (6)
2026-00009575	Disturbance-Non Viol	02/20/2026 14:25	LOWER SEGUIN RD	Cibolo (6)
2026-00006385	Disturbance-Non Viol	02/04/2026 02:30	FM 1103	Cibolo (5)
2026-00007597	Disturbance-Non Viol	02/10/2026 07:19	VALONA DR	Cibolo (3)
2026-00000181	Disturbance-Non Viol	02/26/2026 18:50	CANTON CHASE	Cibolo (4)
2026-00000182	Disturbance-Non Viol	02/26/2026 18:50	CANTON CHASE	Cibolo (4)

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2026-00000183	Disturbance-Non Viol	02/26/2026 18:50	CANTON CHASE	Cibolo (4)
2026-00000184	Disturbance-Non Viol	02/26/2026 18:50	CANTON CHASE	Cibolo (4)
2026-00000185	Disturbance-Non Viol	02/26/2026 18:50	CANTON CHASE	Cibolo (4)
2026-00000194	Disturbance-Non Viol	02/26/2026 18:50	CANTON CHASE	Cibolo (4)
2026-00010943	Disturbance-Non Viol	02/27/2026 13:14	RIPPS-KREUSLER	Cibolo (1)
2026-00007762	Disturbance-Non Viol	02/10/2026 22:43	GOLDEN SHORE	Cibolo (5)
2026-00008134	Disturbance-Non Viol	02/12/2026 17:14	CIBOLO VALLEY DR	Cibolo (5)
2026-00009918	Disturbance-Non Viol	02/22/2026 09:57	KILDARE	Cibolo (2)
2026-00008834	Disturbance-Non Viol	02/17/2026 00:34	CANYON VISTA	Cibolo (4)
2026-00008463	Disturbance-Non Viol	02/14/2026 15:20	EAGLE FLIGHT	Cibolo (3)
2026-00007326	Disturbance-Non Viol	02/08/2026 21:20	APACHE CIR	Cibolo (5)
2026-00008159	Disturbance-Non Viol	02/12/2026 21:21	ANTRIUM	Cibolo (2)
2026-00009441	Disturbance-Non Viol	02/19/2026 19:05	SADDLE CANYON	Cibolo (4)
2026-00000282	Disturbance-Non Viol	02/27/2026 05:26	APACHE LEDGE	Cibolo (3)
2026-00000284	Disturbance-Non Viol	02/27/2026 05:26	APACHE LEDGE	Cibolo (3)
2026-00000286	Disturbance-Non Viol	02/27/2026 05:26	APACHE LEDGE	Cibolo (3)
2026-00000293	Disturbance-Non Viol	02/27/2026 05:26	APACHE LEDGE	Cibolo (3)
2026-00000295	Disturbance-Non Viol	02/27/2026 05:26	APACHE LEDGE	Cibolo (3)
2026-00000296	Disturbance-Non Viol	02/27/2026 05:26	APACHE LEDGE	Cibolo (3)
2026-00000301	Disturbance-Non Viol	02/27/2026 05:26	APACHE LEDGE	Cibolo (3)
2026-00000305	Disturbance-Non Viol	02/27/2026 05:26	APACHE LEDGE	Cibolo (3)
Incident Type: Disturbance-Violent (20)				
2026-00009761	Disturbance-Violent	02/21/2026 13:26	IH 35 N	Cibolo (1)
2026-00006904	Disturbance-Violent	02/06/2026 14:39	CIBOLO VALLEY DR	Cibolo (5)
2026-00008553	Disturbance-Violent	02/15/2026 09:51	GRAND AVE	Cibolo (3)

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2026-00009977	Disturbance-Violent	02/22/2026 19:35	GRAND AVE	Cibolo (3)
2026-00008365	Disturbance-Violent	02/13/2026 23:12	ROBIN DR	Cibolo (6)
2026-00009214	Disturbance-Violent	02/18/2026 14:49	EVERYDAY WAY	Cibolo (5)
2026-00011244	Disturbance-Violent	02/28/2026 20:09	N MAIN ST	Cibolo (5)
2026-00009656	Disturbance-Violent	02/20/2026 21:56	LOWER SEGUIN RD	Cibolo (6)
2026-00007396	Disturbance-Violent	02/09/2026 07:18	SADDLE FOREST	Cibolo (4)
2026-00008618	Disturbance-Violent	02/15/2026 18:23	WIND WILLOW	Cibolo (1)
2026-00011236	Disturbance-Violent	02/28/2026 19:25	HANGING MOSS DR	Cibolo (1)
2026-00009081	Disturbance-Violent	02/18/2026 02:39	WILLOW CLIFF	Cibolo (1)
2026-00006230	Disturbance-Violent	02/03/2026 10:01	DEAN RD	Cibolo (1)
2026-00006333	Disturbance-Violent	02/03/2026 18:58	RODEO WAY	Cibolo (4)
2026-00006783	Disturbance-Violent	02/06/2026 00:28	HANA LN	Cibolo (5)
2026-00007633	Disturbance-Violent	02/10/2026 09:04	GUADALUPE DR	Cibolo (5)
2026-00007967	Disturbance-Violent	02/12/2026 00:07	GATEWOOD CLIFF	Cibolo (4)
2026-00008631	Disturbance-Violent	02/15/2026 19:56	BROAD OAK DR	Cibolo (6)
2026-00008638	Disturbance-Violent	02/15/2026 21:17	GATEWOOD BRIAR	Cibolo (4)
2026-00009737	Disturbance-Violent	02/21/2026 10:05	LILAC SHOALS	Cibolo (5)
Incident Type: Drug Offense (4)				
2026-00006705	Drug Offense	02/05/2026 14:03	FM 1103	Cibolo (5)
2026-00006714	Drug Offense	02/05/2026 15:04	W BORGFELD RD	Cibolo (3)
2026-00010276	Drug Offense	02/24/2026 14:15	W BORGFELD RD	Cibolo (3)
2026-00010868	Drug Offense	02/27/2026 08:42	W BORGFELD RD	Cibolo (3)
Incident Type: Flock Alert (1)				
2026-00005802	Flock Alert	02/01/2026 04:18	DEER MEADOW BLVD	Cibolo (3)
Incident Type: Follow Up (81)				
2026-00007479	Follow Up	02/09/2026 13:46	FM 1103	Cibolo (5)
2026-00008236	Follow Up	02/13/2026 08:56	FM 1103	Cibolo (5)

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2026-00009948	Follow Up	02/22/2026 14:51	CHERRY TREE DR	Schertz (104)
2026-00010254	Follow Up	02/24/2026 12:07	CHERRY TREE DR	Schertz (104)
2026-00010419	Follow Up	02/25/2026 09:03	THISTLE CREEK DR	Cibolo (3)
2026-00005853	Follow Up	02/01/2026 15:23	LOOP 539 E	Cibolo (5)
2026-00006922	Follow Up	02/06/2026 16:30	LOOP 539 E	Cibolo (5)
2026-00007274	Follow Up	02/08/2026 13:52	LOOP 539 E	Cibolo (5)
2026-00007816	Follow Up	02/11/2026 09:05	LOOP 539 E	Cibolo (5)
2026-00008291	Follow Up	02/13/2026 14:27	LOOP 539 E	Cibolo (5)
2026-00008472	Follow Up	02/14/2026 16:53	LOOP 539 E	Cibolo (5)
2026-00009247	Follow Up	02/18/2026 18:05	LOOP 539 E	Cibolo (5)
2026-00000173	Follow Up	02/26/2026 17:09	LOOP 539 E	Cibolo (5)
2026-00000233	Follow Up	02/26/2026 23:34	LOOP 539 E	Cibolo (5)
2026-00006721	Follow Up	02/05/2026 15:35	CIBOLO VALLEY DR	Cibolo (5)
2026-00007481	Follow Up	02/09/2026 13:44	CIBOLO VALLEY DR	Cibolo (5)
2026-00007730	Follow Up	02/10/2026 17:32	CIBOLO VALLEY DR	Cibolo (5)
2026-00000210	Follow Up	02/26/2026 20:11	CIBOLO VALLEY DR	Cibolo (5)
2026-00007605	Follow Up	02/10/2026 07:47	FM 1103	Cibolo (5)
2026-00007867	Follow Up	02/11/2026 13:46	CIBOLO VALLEY DR	Cibolo (5)
2026-00006740	Follow Up	02/05/2026 17:11	FM 78	Bexar County
2026-00006664	Follow Up	02/05/2026 09:57	GRAND RAPIDS	Cibolo (6)
2026-00008596	Follow Up	02/15/2026 15:48	ROBIN DR	Cibolo (6)
2026-00008349	Follow Up	02/13/2026 21:49	HANA LN	Cibolo (5)
2026-00008446	Follow Up	02/14/2026 13:10	HANA LN	Cibolo (5)
2026-00008459	Follow Up	02/14/2026 14:24	HANA LN	Cibolo (5)
2026-00010239	Follow Up	02/24/2026 10:13	SPRINGTREE PKWY	Cibolo (1)
2026-00008106	Follow Up	02/12/2026 14:16	WEXFORD	Cibolo (2)
2026-00008122	Follow Up	02/12/2026 16:03	WRIGHT LANDING	Cibolo (3)
2026-00008746	Follow Up	02/16/2026 15:27	WRIGHT LANDING	Cibolo (3)
2026-00009543	Follow Up	02/20/2026 11:06	KNIGHTS CROSSING	Cibolo (5)

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2026-00007752	Follow Up	02/10/2026 20:37	CIBOLO VALLEY DR	Cibolo (5)
2026-00008287	Follow Up	02/13/2026 13:46	N MAIN ST	Cibolo (5)
2026-00008283	Follow Up	02/13/2026 13:30	RODEO WAY	Cibolo (4)
2026-00008057	Follow Up	02/12/2026 10:02	CIBOLO VALLEY DR	Cibolo (3)
2026-00009988	Follow Up	02/22/2026 21:42	SPRINGTREE PKWY	Cibolo (1)
2026-00010311	Follow Up	02/24/2026 16:12	IH 35 N	Cibolo (1)
2026-00010926	Follow Up	02/27/2026 11:38	IH 35 N	Cibolo (1)
2026-00000174	Follow Up	02/26/2026 17:09	EAGLE DR	Cibolo (6)
2026-00006307	Follow Up	02/03/2026 16:23	CORRAL FENCE	Cibolo (4)
2026-00010332	Follow Up	02/24/2026 19:54	CORTIJO	Cibolo (2)
2026-00008457	Follow Up	02/14/2026 14:08	LANDMARK HAVEN	Cibolo (2)
2026-00008728	Follow Up	02/16/2026 13:52	LANDMARK HAVEN	Cibolo (2)
2026-00009001	Follow Up	02/17/2026 17:48	LANDMARK HAVEN	Cibolo (2)
2026-00009033	Follow Up	02/17/2026 20:33	LANDMARK HAVEN	Cibolo (2)
2026-00010097	Follow Up	02/23/2026 13:38	LANDMARK HAVEN	Cibolo (2)
2026-00010306	Follow Up	02/24/2026 15:53	LANDMARK HAVEN	Cibolo (2)
2026-00006763	Follow Up	02/05/2026 20:31	MOHAWK DR	Cibolo (5)
2026-00000148	Follow Up	02/26/2026 15:39	OVERLOOK RDG	Cibolo (5)
2026-00000153	Follow Up	02/26/2026 15:39	OVERLOOK RDG	Cibolo (5)
2026-00010456	Follow Up	02/25/2026 11:53	BLUE SAGE LN	Cibolo (3)
2026-00006281	Follow Up	02/03/2026 14:07	WEEPING WILLOW	Cibolo (1)
2026-00008116	Follow Up	02/12/2026 15:32	SLIPPERY ROCK	Cibolo (4)
2026-00008503	Follow Up	02/14/2026 23:08	SUNSET HTS	Cibolo (4)
2026-00008420	Follow Up	02/14/2026 09:38	SADDLE PASS	Cibolo (4)
2026-00009438	Follow Up	02/19/2026 18:41	CATTLE RUN	Cibolo (4)
2026-00009641	Follow Up	02/20/2026 20:56	DYKES LN	Cibolo (4)
2026-00009817	Follow Up	02/21/2026 21:02	DYKES LN	Cibolo (4)
2026-00007427	Follow Up	02/09/2026 08:57	NAVAJO CIR	Cibolo (5)
2026-00007458	Follow Up	02/09/2026 11:25	NAVAJO CIR	Cibolo (5)
2026-00006472	Follow Up	02/04/2026 13:04	SARDINA	Cibolo (2)
2026-00006541	Follow Up	02/04/2026 20:31	SARDINA	Cibolo (2)

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2026-00009026	Follow Up	02/17/2026 20:09	WEEPING WILLOW	Cibolo (1)
2026-00006838	Follow Up	02/06/2026 09:41	CIBOLO COMMONS	Cibolo (4)
2026-00008690	Follow Up	02/16/2026 09:51	CIBOLO COMMONS	Cibolo (4)
2026-00005824	Follow Up	02/01/2026 10:24	NOTCHLEAF	Cibolo (3)
2026-00007114	Follow Up	02/07/2026 16:50	COMANCHE CIR	Cibolo (5)
2026-00007669	Follow Up	02/10/2026 11:58	COMANCHE CIR	Cibolo (5)
2026-00007833	Follow Up	02/11/2026 10:39	COMANCHE CIR	Cibolo (5)
2026-00006898	Follow Up	02/06/2026 14:26	SCOTCH ROSE LN	Cibolo (3)
2026-00006905	Follow Up	02/06/2026 14:40	SCOTCH ROSE LN	Cibolo (3)
2026-00008310	Follow Up	02/13/2026 17:01	HINGE LOOP	Cibolo (4)
2026-00007111	Follow Up	02/07/2026 16:04	TOLLE RD	Cibolo (5)
2026-00007830	Follow Up	02/11/2026 10:16	TOLLE RD	Cibolo (5)
2026-00007250	Follow Up	02/08/2026 10:37	COMANCHE CIR	Cibolo (5)
2026-00008268	Follow Up	02/13/2026 12:12	GUADALUPE DR	Cibolo (5)
2026-00008282	Follow Up	02/13/2026 13:26	GUADALUPE DR	Cibolo (5)
2026-00009364	Follow Up	02/19/2026 11:35	GRAND AVE	Cibolo (3)
2026-00009720	Follow Up	02/21/2026 08:46	IH 10 W	Cibolo (6)
2026-00009821	Follow Up	02/21/2026 21:14	FLINT RD	Cibolo (4)
2026-00010960	Follow Up	02/27/2026 14:18	MARBELLA	Cibolo (2)
Incident Type: Follow Up-Online Report (9)				
2026-00010536	Follow Up-Online Report	02/25/2026 20:19	ARMADILLO WAY	Cibolo (4)
2026-00007001	Follow Up-Online Report	02/06/2026 23:41	RED RIVER	Cibolo (6)
2026-00010354	Follow Up-Online Report	02/24/2026 22:43	GARDNER CV	Cibolo (4)
2026-00006793	Follow Up-Online Report	02/06/2026 04:43	PILOT PT	Cibolo (3)
2026-00006361	Follow Up-Online Report	02/03/2026 22:53	SADDLE BACK TRL	Cibolo (4)
2026-00007520	Follow Up-Online Report	02/09/2026 16:36	S WILLOW WAY	Cibolo (1)
2026-00008999	Follow Up-Online Report	02/17/2026 17:20	RATTLESNAKE WAY	Cibolo (4)
2026-00000176	Follow Up-Online Report	02/26/2026 18:09	RAWHIDE WAY	Cibolo (4)
2026-00011170	Follow Up-Online Report	02/28/2026 11:11	CIBOLO VALLEY DR	Cibolo (3)

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Incident Type: Found Child (1)				
2026-00006603	Found Child	02/05/2026 07:12	SILVER WING	Cibolo (3)
Incident Type: Found Property (5)				
2026-00009593	Found Property	02/20/2026 16:30	WIEDNER RD	Cibolo (4)
2026-00006673	Found Property	02/05/2026 11:05	LOOP 539 E	Cibolo (5)
2026-00010500	Found Property	02/25/2026 16:24	EVERYDAY WAY	Cibolo (5)
2026-00007277	Found Property	02/08/2026 13:58	BENTWOOD RANCH DR	Cibolo (3)
2026-00007306	Found Property	02/08/2026 18:18	HINSDALE RUN	Cibolo (4)
Incident Type: Fraud (8)				
2026-00009380	Fraud	02/19/2026 13:12	GRAND AVE	Cibolo (3)
2026-00007725	Fraud	02/10/2026 16:47	RODEO WAY	Cibolo (4)
2026-00007840	Fraud	02/11/2026 11:20	BROOK SHIRE	Cibolo (1)
2026-00008067	Fraud	02/12/2026 10:50	N WILLOW WAY	Cibolo (1)
2026-00008927	Fraud	02/17/2026 10:25	WINTER FROST	Cibolo (3)
2026-00009153	Fraud	02/18/2026 10:45	BROOK BEND	Cibolo (1)
2026-00009590	Fraud	02/20/2026 16:26	LONE STAR WAY	Cibolo (4)
2026-00000092	Fraud	02/26/2026 12:20	HEAVENLY VW	Cibolo (4)
Incident Type: Harassment (12)				
2026-00008716	Harassment	02/16/2026 12:01	LOOP 539 E	Cibolo (5)
2026-00009361	Harassment	02/19/2026 11:19	FM 1103	Cibolo (5)
2026-00008094	Harassment	02/12/2026 12:43	WRIGHT LANDING	Cibolo (3)
2026-00008630	Harassment	02/15/2026 19:54	FM 78 W	Cibolo (6)
2026-00006485	Harassment	02/04/2026 15:01	SPRINGTREE CV	Cibolo (1)
2026-00006548	Harassment	02/04/2026 21:39	MOHAWK DR	Cibolo (5)
2026-00006742	Harassment	02/05/2026 17:16	HINGE CHASE	Cibolo (4)
2026-00006294	Harassment	02/03/2026 15:03	BURKWOOD LN	Cibolo (3)
2026-00006709	Harassment	02/05/2026 14:45	SCHMOEKEL RD	Cibolo (6)
2026-00006927	Harassment	02/06/2026 16:47	HINGE LOOP	Cibolo (4)
2026-00007944	Harassment	02/11/2026 22:05	CIBOLO VALLEY DR	Cibolo (5)
2026-00008697	Harassment	02/16/2026 10:09	SADDLE NEST	Cibolo (4)
Incident Type: ID Theft (2)				
2026-00008588	ID Theft	02/15/2026 14:13	KAURI CLIFFS	Cibolo (2)
2026-00009166	ID Theft	02/18/2026 12:01	DEER MESA	Cibolo (3)

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Incident Type: Intoxicated Subject (1)				
2026-00008191	Intoxicated Subject	02/13/2026 01:50	CIBOLO VALLEY DR	Cibolo (5)
Incident Type: Juvenile Problem (20)				
2026-00006921	Juvenile Problem	02/06/2026 16:30	FM 1103	Cibolo (5)
2026-00006640	Juvenile Problem	02/05/2026 08:46	CIBOLO VALLEY DR	Cibolo (5)
2026-00008605	Juvenile Problem	02/15/2026 16:42	CIBOLO VALLEY DR	Cibolo (5)
2026-00010277	Juvenile Problem	02/24/2026 14:20	CIBOLO VALLEY DR	Cibolo (5)
2026-00007610	Juvenile Problem	02/10/2026 08:06	W BORGFELD RD	Cibolo (3)
2026-00009215	Juvenile Problem	02/18/2026 14:48	MATTHEW ST	Cibolo (5)
2026-00008607	Juvenile Problem	02/15/2026 16:45	EVERYDAY WAY	Cibolo (5)
2026-00006947	Juvenile Problem	02/06/2026 18:32	BLUE WILLOW	Cibolo (1)
2026-00007335	Juvenile Problem	02/08/2026 22:14	STONEBROOK DR	Cibolo (4)
2026-00008493	Juvenile Problem	02/14/2026 22:07	IH 35 N	Cibolo (1)
2026-00011192	Juvenile Problem	02/28/2026 13:40	BROOK VW	Cibolo (1)
2026-00008384	Juvenile Problem	02/14/2026 02:24	N WILLOW WAY	Cibolo (1)
2026-00008597	Juvenile Problem	02/15/2026 16:06	OLYMPIC DR	Cibolo (3)
2026-00005849	Juvenile Problem	02/01/2026 14:44	WOODSTONE LOOP	Cibolo (3)
2026-00005855	Juvenile Problem	02/01/2026 15:31	BROOK VW	Cibolo (1)
2026-00008760	Juvenile Problem	02/16/2026 17:46	HINGE LOOP	Cibolo (4)
2026-00008762	Juvenile Problem	02/16/2026 18:04	BENTWOOD RANCH DR	Cibolo (3)
2026-00009335	Juvenile Problem	02/19/2026 08:51	BANDANA ST	Cibolo (4)
2026-00011187	Juvenile Problem	02/28/2026 13:04	NORWOOD CT	Cibolo (4)
2026-00011207	Juvenile Problem	02/28/2026 15:23	WEEPING WILLOW	Cibolo (1)
Incident Type: Misc Incident/Info (85)				
2026-00006335	Misc Incident/Info	02/03/2026 19:10	LOOP 539 E	Cibolo (5)
2026-00007638	Misc Incident/Info	02/10/2026 09:12	LOOP 539 E	Cibolo (5)
2026-00007723	Misc Incident/Info	02/10/2026 16:36	LOOP 539 E	Cibolo (5)
2026-00008924	Misc Incident/Info	02/17/2026 10:13	LOOP 539 E	Cibolo (5)
2026-00010085	Misc Incident/Info	02/23/2026 12:23	LOOP 539 E	Cibolo (5)
2026-00008307	Misc Incident/Info	02/13/2026 16:35	CIBOLO VALLEY DR	Cibolo (5)
2026-00010945	Misc Incident/Info	02/27/2026 13:19	CIBOLO VALLEY DR	Cibolo (5)

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Results

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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00011148	Misc Incident/Info	02/28/2026 09:42	CIBOLO VALLEY DR	Cibolo (5)
2026-00006839	Misc Incident/Info	02/06/2026 09:45	W BORGFELD RD	Cibolo (3)
2026-00007460	Misc Incident/Info	02/09/2026 11:32	W BORGFELD RD	Cibolo (3)
2026-00007472	Misc Incident/Info	02/09/2026 12:05	W BORGFELD RD	Cibolo (3)
2026-00008897	Misc Incident/Info	02/17/2026 08:14	W BORGFELD RD	Cibolo (3)
2026-00006542	Misc Incident/Info	02/04/2026 20:36	GRAND RAPIDS	Cibolo (6)
2026-00006926	Misc Incident/Info	02/06/2026 16:44	FM 1103	Cibolo (2)
2026-00006442	Misc Incident/Info	02/04/2026 10:31	SOMERSET AVE	Cibolo (3)
2026-00009068	Misc Incident/Info	02/18/2026 00:51	SPRINGTREE CV	Cibolo (1)
2026-00009137	Misc Incident/Info	02/18/2026 10:00	FM 78 W	Cibolo (6)
2026-00006231	Misc Incident/Info	02/03/2026 10:00	W BORGFELD RD	Cibolo (3)
2026-00009930	Misc Incident/Info	02/22/2026 11:43	FM 78 E	Cibolo (6)
2026-00007703	Misc Incident/Info	02/10/2026 14:21	COUNTRY LN	Cibolo (6)
2026-00009976	Misc Incident/Info	02/22/2026 19:17	SPRINGTREE PKWY	Cibolo (1)
2026-00006693	Misc Incident/Info	02/05/2026 12:21	SOAPSTONE	Cibolo (4)
2026-00009807	Misc Incident/Info	02/21/2026 20:00	CIBOLO COMMONS	Cibolo (4)
2026-00009626	Misc Incident/Info	02/20/2026 19:43	FM 78 W	Cibolo (6)
2026-00007112	Misc Incident/Info	02/07/2026 16:28	WRIGHT LANDING	Cibolo (3)
2026-00010052	Misc Incident/Info	02/23/2026 08:26	CIBOLO VALLEY DR	Cibolo (5)
2026-00008640	Misc Incident/Info	02/15/2026 21:38	SADDLE FOREST	Cibolo (4)
2026-00009742	Misc Incident/Info	02/21/2026 10:26	PEARL CHASE	Cibolo (1)
2026-00008219	Misc Incident/Info	02/13/2026 07:04	CIBOLO VALLEY DR	Cibolo (1)
2026-00009282	Misc Incident/Info	02/19/2026 00:35	DIAMOND SHOALS	Cibolo (5)
2026-00009561	Misc Incident/Info	02/20/2026 12:52	CORTIJO	Cibolo (2)
2026-00010295	Misc Incident/Info	02/24/2026 15:07	LANDMARK HAVEN	Cibolo (2)
2026-00009562	Misc Incident/Info	02/20/2026 12:56	N MAIN ST	Cibolo (5)
2026-00006727	Misc Incident/Info	02/05/2026 15:47	LANDMARK PASS	Cibolo (2)
2026-00007883	Misc Incident/Info	02/11/2026 15:12	LANDMARK PASS	Cibolo (2)
2026-00009925	Misc Incident/Info	02/22/2026 10:53	LANDMARK PASS	Cibolo (2)
2026-00010100	Misc Incident/Info	02/23/2026 13:49	COMANCHE TRL	Cibolo (4)
2026-00006347	Misc Incident/Info	02/03/2026 20:32	TIERRA GRANDE	Cibolo (3)

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2026-00009417	Misc Incident/Info	02/19/2026 16:23	FM 1103	Cibolo (5)
2026-00010098	Misc Incident/Info	02/23/2026 13:44	BUCKBOARD LN	Cibolo (4)
2026-00007929	Misc Incident/Info	02/11/2026 21:28	CREST BLF	Cibolo (1)
2026-00008315	Misc Incident/Info	02/13/2026 17:09	FOXGLOVE PASS	Cibolo (1)
2026-00007503	Misc Incident/Info	02/09/2026 15:07	SHADY CREEK LN	Cibolo (6)
2026-00010965	Misc Incident/Info	02/27/2026 14:33	HAWK CIR	Cibolo (3)
2026-00009035	Misc Incident/Info	02/17/2026 20:35	DYKES LN	Cibolo (4)
2026-00006623	Misc Incident/Info	02/05/2026 08:11	SARDINA	Cibolo (2)
2026-00005848	Misc Incident/Info	02/01/2026 14:38	ROYAL TROON DR	Cibolo (3)
2026-00006444	Misc Incident/Info	02/04/2026 10:39	LANDMARK PARK	Cibolo (2)
2026-00005852	Misc Incident/Info	02/01/2026 15:16	FOXTAIL VALLEY	Cibolo (2)
2026-00005865	Misc Incident/Info	02/01/2026 18:19	NIEMIETZ CV	Cibolo (4)
2026-00005872	Misc Incident/Info	02/01/2026 21:23	VALONA DR	Cibolo (3)
2026-00005879	Misc Incident/Info	02/01/2026 22:47	LANDMARK POND	Cibolo (2)
2026-00006001	Misc Incident/Info	02/02/2026 13:31	HAECKERVILLE RD	Cibolo (6)
2026-00009515	Misc Incident/Info	02/20/2026 08:07	SADDLE BACK TRL	Cibolo (4)
2026-00006516	Misc Incident/Info	02/04/2026 16:46	TOWN FORK	Cibolo (6)
2026-00006524	Misc Incident/Info	02/04/2026 18:06	LANDMARK FALLS	Cibolo (2)
2026-00006906	Misc Incident/Info	02/06/2026 14:45	WINTER FROST	Cibolo (3)
2026-00006944	Misc Incident/Info	02/06/2026 18:13	CINNABAR TRL	Cibolo (3)
2026-00007061	Misc Incident/Info	02/07/2026 08:30	OAKMONT WAY	Cibolo (3)
2026-00007167	Misc Incident/Info	02/07/2026 23:29	PORTRUSH LN	Cibolo (3)
2026-00007188	Misc Incident/Info	02/08/2026 00:35	SLEEPY VILLAGE	Cibolo (5)
2026-00007288	Misc Incident/Info	02/08/2026 15:59	VALLEY HILL LN	Cibolo (6)
2026-00010115	Misc Incident/Info	02/23/2026 15:35	APACHE CIR	Cibolo (5)
2026-00007671	Misc Incident/Info	02/10/2026 12:06	ENCHANTED VW	Cibolo (4)
2026-00007673	Misc Incident/Info	02/10/2026 12:15	KINGS WAY	Cibolo (1)
2026-00007694	Misc Incident/Info	02/10/2026 13:38	LINDY HILLS	Cibolo (3)
2026-00008309	Misc Incident/Info	02/13/2026 16:49	HANGING MOSS DR	Cibolo (1)
2026-00008336	Misc Incident/Info	02/13/2026 19:54	MAYFLOWER	Cibolo (4)
2026-00008592	Misc Incident/Info	02/15/2026 14:45	SADDLE SPUR	Cibolo (4)

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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00008601	Misc Incident/Info	02/15/2026 16:28	CAMPFIRE WAY	Cibolo (4)
2026-00008629	Misc Incident/Info	02/15/2026 19:52	WEEPING WILLOW	Cibolo (1)
2026-00008721	Misc Incident/Info	02/16/2026 12:33	SADDLE BACK TRL	Cibolo (4)
2026-00008998	Misc Incident/Info	02/17/2026 17:15	MORNING DEW	Cibolo (3)
2026-00009338	Misc Incident/Info	02/19/2026 09:09	RIDGE BLF	Cibolo (4)
2026-00009356	Misc Incident/Info	02/19/2026 11:06	BANDANA ST	Cibolo (4)
2026-00009980	Misc Incident/Info	02/22/2026 19:49	KILKENNY	Cibolo (2)
2026-00010282	Misc Incident/Info	02/24/2026 14:40	KITTY HAWK RD	Bexar County
2026-00010430	Misc Incident/Info	02/25/2026 09:37	HANOVER PLACE	Cibolo (4)
2026-00010429	Misc Incident/Info	02/25/2026 09:36	TOWN CREEK RD	Cibolo (3)
2026-00010428	Misc Incident/Info	02/25/2026 09:36	PARK HTS	Cibolo (4)
2026-00000094	Misc Incident/Info	02/26/2026 12:20	HEAVENLY VW	Cibolo (4)
2026-00000160	Misc Incident/Info	02/26/2026 16:02	KINGS WAY	Cibolo (1)
2026-00000340	Misc Incident/Info	02/27/2026 10:42	CIBOLO COMMONS	Cibolo (4)
2026-00000345	Misc Incident/Info	02/27/2026 10:42	CIBOLO COMMONS	Cibolo (4)
2026-00011164	Misc Incident/Info	02/28/2026 10:50	GATEWOOD BRIAR	Cibolo (4)
Incident Type: Missing Person-Adult (1)				
2026-00006015	Missing Person-Adult	02/02/2026 14:57	LOOP 539 E	Cibolo (5)
Incident Type: Missing Person-Child (2)				
2026-00006946	Missing Person-Child	02/06/2026 18:28	FM 1103	Cibolo (5)
2026-00005807	Missing Person-Child	02/01/2026 06:37	FIREBIRD RUN	Cibolo (3)
Incident Type: Runaway (16)				
2026-00000205	Runaway	02/26/2026 19:58	LOOP 539 E	Cibolo (5)
2026-00000216	Runaway	02/26/2026 19:58	LOOP 539 E	Cibolo (5)
2026-00008292	Runaway	02/13/2026 14:43	HANA LN	Cibolo (5)
2026-00000220	Runaway	02/26/2026 19:58	COUNTRY VALE	Cibolo (4)
2026-00000221	Runaway	02/26/2026 19:58	COUNTRY VALE	Cibolo (4)
2026-00000223	Runaway	02/26/2026 19:58	COUNTRY VALE	Cibolo (4)
2026-00010776	Runaway	02/26/2026 19:59	COUNTRY VALE	Cibolo (4)
2026-00007254	Runaway	02/08/2026 11:47	WILLOW VW	Cibolo (1)
2026-00008360	Runaway	02/13/2026 22:39	LANDMARK HAVEN	Cibolo (2)

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2026-00007912	Runaway	02/11/2026 19:02	SLIPPERY ROCK	Cibolo (4)
2026-00009004	Runaway	02/17/2026 18:02	SLIPPERY ROCK	Cibolo (4)
2026-00007291	Runaway	02/08/2026 16:51	NAVAJO CIR	Cibolo (5)
2026-00006084	Runaway	02/02/2026 23:24	PRICKLY PEAR DR	Cibolo (4)
2026-00006545	Runaway	02/04/2026 21:12	APACHE LEDGE	Cibolo (3)
2026-00007735	Runaway	02/10/2026 17:57	LOGGY BAYOU	Cibolo (6)
2026-00011038	Runaway	02/27/2026 20:29	NORWOOD CT	Cibolo (4)
Incident Type: Sex Offense (8)				
2026-00006192	Sex Offense	02/03/2026 08:10	ELAINE S SCHLATHER PKWY	Cibolo (1)
2026-00006190	Sex Offense	02/03/2026 07:54	GREEN VALLEY RD	Cibolo (2)
2026-00010937	Sex Offense	02/27/2026 12:30	CIBOLO VALLEY DR	Cibolo (5)
2026-00007908	Sex Offense	02/11/2026 17:55	CIBOLO VALLEY DR	Cibolo (3)
2026-00009383	Sex Offense	02/19/2026 13:26	CIBOLO VALLEY DR	Cibolo (3)
2026-00011101	Sex Offense	02/28/2026 05:15	CORTIJO	Cibolo (2)
2026-00010037	Sex Offense	02/23/2026 07:23	BROOK SHIRE	Cibolo (1)
2026-00008482	Sex Offense	02/14/2026 19:15	CIBOLO COMMONS	Cibolo (4)
Incident Type: Shooting (1)				
2026-00010374	Shooting	02/25/2026 02:37	TOLLE RD	Cibolo (5)
Incident Type: Special Detail (11)				
2026-00008042	Special Detail	02/12/2026 08:34	SAVANNAH DR	Schertz (403)
2026-00008045	Special Detail	02/12/2026 08:52	SAVANNAH DR	Schertz (403)
2026-00009308	Special Detail	02/19/2026 07:32	THISTLE CREEK DR	Cibolo (3)
2026-00008911	Special Detail	02/17/2026 08:52	WIEDNER RD	Cibolo (4)
2026-00007857	Special Detail	02/11/2026 13:01	LOOP 539 E	Cibolo (5)
2026-00006437	Special Detail	02/04/2026 10:17	FM 1103	Cibolo (5)
2026-00006842	Special Detail	02/06/2026 09:52	W BORGFELD RD	Cibolo (3)
2026-00007504	Special Detail	02/09/2026 15:14	SOMERSET AVE	Cibolo (3)
2026-00007845	Special Detail	02/11/2026 11:53	S MAIN ST	Cibolo (5)
2026-00010441	Special Detail	02/25/2026 10:56	S MAIN ST	Cibolo (5)
2026-00007077	Special Detail	02/07/2026 10:55	CIBOLO VALLEY DR	Cibolo (5)

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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
Incident Type: Suicide /Attempt (1)				
2026-00009650	Suicide /Attempt	02/20/2026 21:25	SADDLEHORN WAY	Cibolo (4)
Incident Type: Suicide Threat (2)				
2026-00009358	Suicide Threat	02/19/2026 11:14	FM 1103	Cibolo (5)
2026-00010549	Suicide Threat	02/25/2026 21:44	BROAD OAK DR	Cibolo (6)
Incident Type: Susp-Gun Shots Heard (2)				
2026-00008657	Susp-Gun Shots Heard	02/16/2026 00:18	EAGLE FLIGHT	Cibolo (3)
2026-00010149	Susp-Gun Shots Heard	02/23/2026 20:25	LIECK CV	Cibolo (4)
Incident Type: Suspicious (52)				
2026-00009460	Suspicious	02/19/2026 21:39	IH 35 N	Cibolo (1)
2026-00008462	Suspicious	02/14/2026 14:52	IH 35 N	Cibolo (1)
2026-00009685	Suspicious	02/21/2026 01:22	WIEDNER RD	Cibolo (4)
2026-00010353	Suspicious	02/24/2026 22:31	WIEDNER RD	Cibolo (4)
2026-00000236	Suspicious	02/26/2026 22:42	WIEDNER RD	Cibolo (4)
2026-00000237	Suspicious	02/26/2026 22:42	WIEDNER RD	Cibolo (4)
2026-00000239	Suspicious	02/26/2026 22:42	WIEDNER RD	Cibolo (4)
2026-00010801	Suspicious	02/26/2026 22:42	WIEDNER RD	Cibolo (4)
2026-00007004	Suspicious	02/06/2026 23:55	CIBOLO VALLEY DR	Cibolo (5)
2026-00006997	Suspicious	02/06/2026 23:32	FM 78 E	Cibolo (6)
2026-00007261	Suspicious	02/08/2026 12:27	FM 78 W	Cibolo (6)
2026-00007144	Suspicious	02/07/2026 21:16	FM 1103	Cibolo (2)
2026-00005778	Suspicious	02/01/2026 00:18	SILVER WING	Cibolo (3)
2026-00007768	Suspicious	02/10/2026 23:24	WIEDNER RD	Cibolo (2)
2026-00009694	Suspicious	02/21/2026 02:13	DOBIE BLVD	Cibolo (5)
2026-00009679	Suspicious	02/21/2026 00:43	PVT RD AT 1300 FM 1103	Cibolo (5)
2026-00007562	Suspicious	02/09/2026 22:35	CIBOLO VALLEY DR	Cibolo (1)
2026-00006160	Suspicious	02/03/2026 04:37	LANDMARK PASS	Cibolo (2)
2026-00009841	Suspicious	02/21/2026 22:55	APACHE CIR	Cibolo (5)
2026-00011037	Suspicious	02/27/2026 20:27	CANTERBURY HILL	Cibolo (4)
2026-00009556	Suspicious	02/20/2026 12:25	BUFFALO TRL	Cibolo (5)
2026-00009818	Suspicious	02/21/2026 21:04	LIECK CV	Cibolo (4)

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2026-00011277	Suspicious	02/28/2026 22:57	CIBOLO VALLEY DR	Cibolo (1)
2026-00010146	Suspicious	02/23/2026 20:07	LANDMARK GATE	Cibolo (2)
2026-00008666	Suspicious	02/16/2026 02:21	RED RIVER	Cibolo (6)
2026-00008448	Suspicious	02/14/2026 13:13	W SCHLATHER ST	Cibolo (5)
2026-00000280	Suspicious	02/27/2026 05:24	DEER CREEK BLVD	Cibolo (3)
2026-00000281	Suspicious	02/27/2026 05:24	DEER CREEK BLVD	Cibolo (3)
2026-00000287	Suspicious	02/27/2026 05:24	DEER CREEK BLVD	Cibolo (3)
2026-00000288	Suspicious	02/27/2026 05:24	DEER CREEK BLVD	Cibolo (3)
2026-00000290	Suspicious	02/27/2026 05:24	DEER CREEK BLVD	Cibolo (3)
2026-00000291	Suspicious	02/27/2026 05:24	DEER CREEK BLVD	Cibolo (3)
2026-00000294	Suspicious	02/27/2026 05:24	DEER CREEK BLVD	Cibolo (3)
2026-00000306	Suspicious	02/27/2026 05:24	DEER CREEK BLVD	Cibolo (3)
2026-00007569	Suspicious	02/09/2026 23:46	TURNING STONE	Cibolo (2)
2026-00009655	Suspicious	02/20/2026 21:49	BENTWOOD RANCH DR	Cibolo (3)
2026-00006585	Suspicious	02/05/2026 04:15	FIELD FOX	Cibolo (2)
2026-00006768	Suspicious	02/05/2026 21:45	LONGHORN WAY	Cibolo (4)
2026-00006987	Suspicious	02/06/2026 22:44	MAIDSTONE CV	Cibolo (3)
2026-00007122	Suspicious	02/07/2026 18:46	NAVAJO CIR	Cibolo (5)
2026-00007272	Suspicious	02/08/2026 13:39	GREEN VALLEY LOOP	Cibolo (1)
2026-00007287	Suspicious	02/08/2026 15:52	IH 10 W	Cibolo (6)
2026-00007466	Suspicious	02/09/2026 12:11	STONEBROOK DR	Cibolo (4)
2026-00007534	Suspicious	02/09/2026 18:04	HONEYBEE	Cibolo (1)
2026-00007651	Suspicious	02/10/2026 10:41	FM 78 E	Cibolo (6)
2026-00008323	Suspicious	02/13/2026 17:47	HINGE CRK	Cibolo (4)
2026-00008639	Suspicious	02/15/2026 21:35	AMBER CRK	Cibolo (5)
2026-00010247	Suspicious	02/24/2026 11:38	KINGS WAY	Cibolo (1)
2026-00010375	Suspicious	02/25/2026 02:53	HANGING MOSS DR	Cibolo (1)
2026-00000211	Suspicious	02/26/2026 20:27	HAECKERVILLE RD	Cibolo (6)

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2026-00000213	Suspicious	02/26/2026 20:27	HAECKERVILLE RD	Cibolo (6)
2026-00011245	Suspicious	02/28/2026 20:11	BRUSH TRAIL BEND	Cibolo (3)
Incident Type: Theft (10)				
2026-00007297	Theft	02/08/2026 17:27	CIBOLO VALLEY DR	Cibolo (5)
2026-00010102	Theft	02/23/2026 13:58	CIBOLO VALLEY DR	Cibolo (5)
2026-00006841	Theft	02/06/2026 09:51	RIDGE BLF	Cibolo (4)
2026-00005998	Theft	02/02/2026 13:04	MOHAWK DR	Cibolo (5)
2026-00006750	Theft	02/05/2026 18:26	AMBER CRK	Cibolo (5)
2026-00008279	Theft	02/13/2026 13:16	KAURI CLIFFS	Cibolo (2)
2026-00006064	Theft	02/02/2026 21:32	KILDARE	Cibolo (2)
2026-00007746	Theft	02/10/2026 19:10	CORRAL FENCE	Cibolo (4)
2026-00008033	Theft	02/12/2026 08:09	LOWER VALLEY LN	Cibolo (6)
2026-00008704	Theft	02/16/2026 10:42	SADDLE GLEN	Cibolo (4)
Incident Type: Theft- Shoplifter (3)				
2026-00008961	Theft- Shoplifter	02/17/2026 14:19	CIBOLO VALLEY DR	Cibolo (5)
2026-00009645	Theft- Shoplifter	02/20/2026 21:10	CIBOLO VALLEY DR	Cibolo (5)
2026-00008104	Theft- Shoplifter	02/12/2026 14:14	FM 1103	Cibolo (5)
Incident Type: Theft- Vehicle (2)				
2026-00008424	Theft- Vehicle	02/14/2026 09:59	HINGE PATH	Cibolo (4)
2026-00011264	Theft- Vehicle	02/28/2026 21:37	RAWE AVE	Cibolo (5)
Incident Type: Threats (9)				
2026-00009122	Threats	02/18/2026 08:43	FM 1103	Cibolo (5)
2026-00000164	Threats	02/26/2026 16:52	CIBOLO VALLEY DR	Cibolo (5)
2026-00000165	Threats	02/26/2026 16:52	CIBOLO VALLEY DR	Cibolo (5)
2026-00000167	Threats	02/26/2026 16:52	CIBOLO VALLEY DR	Cibolo (5)
2026-00000168	Threats	02/26/2026 16:52	CIBOLO VALLEY DR	Cibolo (5)
2026-00000170	Threats	02/26/2026 16:52	CIBOLO VALLEY DR	Cibolo (5)
2026-00000171	Threats	02/26/2026 16:52	CIBOLO VALLEY DR	Cibolo (5)
2026-00005871	Threats	02/01/2026 20:26	COUNTRY LN	Cibolo (6)

Cibolo Police Department Report Call Summary

Results

Agency: CPD
Agency #: TX0940600

Print Date/Time: 03/02/2026 08:08
Total Records : 955

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00000154	Threats	02/26/2026 16:02	KINGS WAY	Cibolo (1)
Incident Type: Traffic Compl/Reckless (46)				
2026-00007897	Traffic Compl/Reckless	02/11/2026 16:39	FM 1103	Cibolo (5)
2026-00008988	Traffic Compl/Reckless	02/17/2026 16:34	FM 1103	Cibolo (5)
2026-00009015	Traffic Compl/Reckless	02/17/2026 19:12	IH 10 W	Cibolo (6)
2026-00009899	Traffic Compl/Reckless	02/22/2026 05:57	FM 1103	Cibolo (2)
2026-00007406	Traffic Compl/Reckless	02/09/2026 07:49	IH 10 W	Cibolo (6)
2026-00011203	Traffic Compl/Reckless	02/28/2026 14:38	WIEDNER RD	Cibolo (4)
2026-00005984	Traffic Compl/Reckless	02/02/2026 11:54	IH 10 W	Cibolo (6)
2026-00006530	Traffic Compl/Reckless	02/04/2026 19:22	IH 10 W	Cibolo (6)
2026-00008688	Traffic Compl/Reckless	02/16/2026 09:37	IH 10 W	Cibolo (6)
2026-00009171	Traffic Compl/Reckless	02/18/2026 12:43	IH 10 W	Cibolo (6)
2026-00010322	Traffic Compl/Reckless	02/24/2026 17:26	IH 10 W	Cibolo (6)
2026-00009660	Traffic Compl/Reckless	02/20/2026 22:40	IH 10 W	Cibolo (6)
2026-00007275	Traffic Compl/Reckless	02/08/2026 13:54	LOOP 539 E	Cibolo (5)
2026-00008621	Traffic Compl/Reckless	02/15/2026 18:45	FM 78 W	Cibolo (6)
2026-00006636	Traffic Compl/Reckless	02/05/2026 08:29	FM 1103	Cibolo (2)
2026-00008316	Traffic Compl/Reckless	02/13/2026 17:16	FM 1103	Cibolo (2)
2026-00007339	Traffic Compl/Reckless	02/08/2026 22:27	FM 1103	Cibolo (4)
2026-00011291	Traffic Compl/Reckless	02/28/2026 23:50	W BORGFELD RD	Cibolo (3)
2026-00006637	Traffic Compl/Reckless	02/05/2026 08:31	CIBOLO VALLEY DR	Cibolo (3)
2026-00009514	Traffic Compl/Reckless	02/20/2026 08:04	FAWN RDG	Cibolo (3)
2026-00006658	Traffic Compl/Reckless	02/05/2026 09:32	W BORGFELD RD	Cibolo (3)
2026-00008010	Traffic Compl/Reckless	02/12/2026 06:12	FM 78 E	Cibolo (5)
2026-00007411	Traffic Compl/Reckless	02/09/2026 08:12	WAGON WHEEL WAY	Cibolo (4)

Cibolo Police Department Report Call Summary

Results

Agency: CPD
Agency #: TX0940600

Print Date/Time: 03/02/2026 08:08
Total Records : 955

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00006474	Traffic Compl/Reckless	02/04/2026 13:20	MOKI PLACE	Cibolo (6)
2026-00008896	Traffic Compl/Reckless	02/17/2026 08:10	IH 10 W	Cibolo (6)
2026-00000129	Traffic Compl/Reckless	02/26/2026 14:41	IH 10 W	Cibolo (6)
2026-00000137	Traffic Compl/Reckless	02/26/2026 14:41	IH 10 W	Cibolo (6)
2026-00010400	Traffic Compl/Reckless	02/25/2026 07:55	GREEN VALLEY RD	Cibolo (2)
2026-00008363	Traffic Compl/Reckless	02/13/2026 23:05	N WILLOW WAY	Cibolo (1)
2026-00000244	Traffic Compl/Reckless	02/27/2026 00:47	GREEN VALLEY RD	Cibolo (2)
2026-00000247	Traffic Compl/Reckless	02/27/2026 00:47	GREEN VALLEY RD	Cibolo (2)
2026-00000249	Traffic Compl/Reckless	02/27/2026 00:47	GREEN VALLEY RD	Cibolo (2)
2026-00000084	Traffic Compl/Reckless	02/26/2026 12:00	EAGLE DR	Cibolo (6)
2026-00008653	Traffic Compl/Reckless	02/15/2026 23:00	DEER CREEK BLVD	Cibolo (3)
2026-00007629	Traffic Compl/Reckless	02/10/2026 08:59	WILLOW VW	Cibolo (1)
2026-00010063	Traffic Compl/Reckless	02/23/2026 09:44	TOWN CREEK RD	Cibolo (3)
2026-00010077	Traffic Compl/Reckless	02/23/2026 11:44	TOWN CREEK RD	Cibolo (3)
2026-00000040	Traffic Compl/Reckless	02/26/2026 08:33	FERNWOOD DR	Cibolo (4)
2026-00000083	Traffic Compl/Reckless	02/26/2026 11:52	EAGLE DR	Cibolo (6)
2026-00000090	Traffic Compl/Reckless	02/26/2026 12:09	EAGLE DR	Cibolo (6)
2026-00000323	Traffic Compl/Reckless	02/27/2026 08:33	TOWN CREEK RD	Cibolo (3)
2026-00000326	Traffic Compl/Reckless	02/27/2026 08:33	TOWN CREEK RD	Cibolo (3)
2026-00011193	Traffic Compl/Reckless	02/28/2026 13:54	TOWN CREEK RD	Cibolo (3)
2026-00000337	Traffic Compl/Reckless	02/27/2026 10:23	TOWN CREEK RD	Cibolo (3)
2026-00000342	Traffic Compl/Reckless	02/27/2026 10:23	TOWN CREEK RD	Cibolo (3)
2026-00011237	Traffic Compl/Reckless	02/28/2026 19:38	FM 78 W	Cibolo (5)
Incident Type: Traffic Complaint-Road Rage (3)				
2026-00011022	Traffic Complaint-Road Rage	02/27/2026 19:06	IH 10 W	Cibolo (6)

Cibolo Police Department Report Call Summary

Results

Agency: CPD
Agency #: TX0940600

Print Date/Time: 03/02/2026 08:08
Total Records : 955

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00008918	Traffic Complaint-Road Rage	02/17/2026 09:21	FM 1103	Cibolo (4)
2026-00009016	Traffic Complaint-Road Rage	02/17/2026 19:17	RED RIVER	Cibolo (6)
Incident Type: Traffic Hazard/Contl (16)				
2026-00009753	Traffic Hazard/Contl	02/21/2026 12:30	IH 10 W	Cibolo (6)
2026-00010515	Traffic Hazard/Contl	02/25/2026 17:59	IH 10 W	Cibolo (6)
2026-00007641	Traffic Hazard/Contl	02/10/2026 09:41	IH 10 W	Cibolo (6)
2026-00006965	Traffic Hazard/Contl	02/06/2026 20:21	FM 1103	Cibolo (4)
2026-00007108	Traffic Hazard/Contl	02/07/2026 15:44	FM 1103	Cibolo (4)
2026-00007710	Traffic Hazard/Contl	02/10/2026 15:20	FM 1103	Cibolo (6)
2026-00008273	Traffic Hazard/Contl	02/13/2026 12:29	W BORGFELD RD	Cibolo (3)
2026-00008643	Traffic Hazard/Contl	02/15/2026 21:43	IH 10 W	Cibolo (6)
2026-00009125	Traffic Hazard/Contl	02/18/2026 08:47	KNIGHTS CROSSING	Cibolo (5)
2026-00006239	Traffic Hazard/Contl	02/03/2026 10:35	N MAIN ST	Cibolo (5)
2026-00011235	Traffic Hazard/Contl	02/28/2026 19:21	FM 1103	Cibolo (4)
2026-00009803	Traffic Hazard/Contl	02/21/2026 19:53	CIBOLO VALLEY DR	Cibolo (1)
2026-00010150	Traffic Hazard/Contl	02/23/2026 20:34	PARK HTS	Cibolo (4)
2026-00010925	Traffic Hazard/Contl	02/27/2026 11:36	LONGHORN WAY	Cibolo (4)
2026-00010220	Traffic Hazard/Contl	02/24/2026 08:46	NORWOOD CT	Cibolo (4)
2026-00000034	Traffic Hazard/Contl	02/26/2026 08:13	NORWOOD CT	Cibolo (4)
Incident Type: Trespassing (7)				
2026-00008443	Trespassing	02/14/2026 12:42	IH 35 N	Cibolo (1)
2026-00010555	Trespassing	02/25/2026 22:08	IH 35 N	Cibolo (1)
2026-00008068	Trespassing	02/12/2026 10:52	BROAD OAK DR	Cibolo (6)
2026-00010147	Trespassing	02/23/2026 20:06	CIBOLO VALLEY DR	Cibolo (5)
2026-00010135	Trespassing	02/23/2026 17:59	COUNTRY LN	Cibolo (6)
2026-00009776	Trespassing	02/21/2026 16:29	FM 78 W	Cibolo (6)
2026-00009249	Trespassing	02/18/2026 18:32	LOWER SEGUIN RD	Cibolo (6)

Cibolo Police Department Report Call Summary

Results

Agency: CPD
Agency #: TX0940600

Print Date/Time: 03/02/2026 08:08
Total Records : 955

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
Incident Type: Welfare Check/M H Crisis (16)				
2026-00006818	Welfare Check/M H Crisis	02/06/2026 08:19	GRAND RAPIDS	Cibolo (6)
2026-00009396	Welfare Check/M H Crisis	02/19/2026 14:19	BEE CAVES CV	Cibolo (2)
2026-00006264	Welfare Check/M H Crisis	02/03/2026 12:38	CORRAL FENCE	Cibolo (4)
2026-00006272	Welfare Check/M H Crisis	02/03/2026 13:51	CORRAL FENCE	Cibolo (4)
2026-00009987	Welfare Check/M H Crisis	02/22/2026 21:23	SALT FORK	Cibolo (6)
2026-00000138	Welfare Check/M H Crisis	02/26/2026 14:55	BUCKSKIN WAY	Cibolo (4)
2026-00000139	Welfare Check/M H Crisis	02/26/2026 14:55	BUCKSKIN WAY	Cibolo (4)
2026-00000140	Welfare Check/M H Crisis	02/26/2026 14:55	BUCKSKIN WAY	Cibolo (4)
2026-00000144	Welfare Check/M H Crisis	02/26/2026 14:55	BUCKSKIN WAY	Cibolo (4)
2026-00000145	Welfare Check/M H Crisis	02/26/2026 14:55	BUCKSKIN WAY	Cibolo (4)
2026-00008480	Welfare Check/M H Crisis	02/14/2026 19:10	WILLOW VW	Cibolo (1)
2026-00006100	Welfare Check/M H Crisis	02/03/2026 00:40	CANYON VISTA	Cibolo (4)
2026-00006368	Welfare Check/M H Crisis	02/03/2026 23:22	BROAD OAK DR	Cibolo (6)
2026-00006424	Welfare Check/M H Crisis	02/04/2026 09:00	MOHAWK DR	Cibolo (5)
2026-00010392	Welfare Check/M H Crisis	02/25/2026 07:13	GATEWOOD CLIFF	Cibolo (4)
2026-00008825	Welfare Check/M H Crisis	02/16/2026 23:47	APACHE CIR	Cibolo (5)
Incident Type: Welfare Concern (54)				
2026-00011198	Welfare Concern	02/28/2026 14:22	IH 35 N	Cibolo (1)
2026-00006060	Welfare Concern	02/02/2026 21:20	IH 10 W	Cibolo (6)
2026-00009933	Welfare Concern	02/22/2026 12:03	CIBOLO VALLEY DR	Cibolo (5)
2026-00008158	Welfare Concern	02/12/2026 21:19	FM 1103	Cibolo (5)
2026-00009453	Welfare Concern	02/19/2026 20:53	CIBOLO VALLEY DR	Cibolo (3)
2026-00007895	Welfare Concern	02/11/2026 16:36	HANA LN	Cibolo (5)
2026-00000327	Welfare Concern	02/27/2026 09:17	FM 78 W	Cibolo (6)
2026-00008822	Welfare Concern	02/16/2026 23:31	FM 1103	Cibolo (5)
2026-00007764	Welfare Concern	02/10/2026 22:54	OITAVOS ST	Cibolo (2)

Cibolo Police Department Report Call Summary

Results

Agency: CPD
Agency #: TX0940600

Print Date/Time: 03/02/2026 08:08
Total Records : 955

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00009643	Welfare Concern	02/20/2026 21:03	LANDMARK HAVEN	Cibolo (2)
2026-00009901	Welfare Concern	02/22/2026 06:41	WESTERLY PLACE	Cibolo (3)
2026-00006757	Welfare Concern	02/05/2026 19:47	SUNSET HTS	Cibolo (4)
2026-00009962	Welfare Concern	02/22/2026 17:27	DOBIE BLVD	Cibolo (5)
2026-00008103	Welfare Concern	02/12/2026 13:54	FM 1103	Cibolo (2)
2026-00007070	Welfare Concern	02/07/2026 10:01	DOUGLAS ST	Cibolo (5)
2026-00000049	Welfare Concern	02/26/2026 08:58	HAWK CIR	Cibolo (3)
2026-00000059	Welfare Concern	02/26/2026 08:58	HAWK CIR	Cibolo (3)
2026-00009614	Welfare Concern	02/20/2026 18:03	WRIGHT CV	Cibolo (3)
2026-00009778	Welfare Concern	02/21/2026 16:32	BROAD OAK DR	Cibolo (6)
2026-00005822	Welfare Concern	02/01/2026 09:57	LANDMARK HAVEN	Cibolo (2)
2026-00006535	Welfare Concern	02/04/2026 19:32	LANDMARK HAVEN	Cibolo (2)
2026-00006767	Welfare Concern	02/05/2026 21:11	BUFFALO TRL	Cibolo (5)
2026-00008154	Welfare Concern	02/12/2026 20:18	FM 78 W	Cibolo (6)
2026-00008658	Welfare Concern	02/16/2026 00:31	PRICKLY PEAR DR	Cibolo (4)
2026-00008914	Welfare Concern	02/17/2026 09:01	HINGE PATH	Cibolo (4)
2026-00009250	Welfare Concern	02/18/2026 18:43	CLAPBOARD RUN	Cibolo (5)
2026-00009254	Welfare Concern	02/18/2026 19:53	GRAND AVE	Cibolo (3)
2026-00009631	Welfare Concern	02/20/2026 20:08	SOMERSET AVE	Cibolo (3)
2026-00009653	Welfare Concern	02/20/2026 21:42	DEER CREEK BLVD	Schertz (303)
2026-00009788	Welfare Concern	02/21/2026 18:34	CARRICK CT	Cibolo (3)
2026-00010128	Welfare Concern	02/23/2026 17:01	IH 10 W	Cibolo (6)
2026-00010365	Welfare Concern	02/25/2026 00:26	HINGE PATH	Cibolo (4)
2026-00010513	Welfare Concern	02/25/2026 17:49	BOLTON RD	Cibolo (6)
2026-00000004	Welfare Concern	02/26/2026 05:48	GREEN VALLEY RD	Cibolo (2)
2026-00000005	Welfare Concern	02/26/2026 05:48	GREEN VALLEY RD	Cibolo (2)
2026-00000009	Welfare Concern	02/26/2026 05:48	GREEN VALLEY RD	Cibolo (2)
2026-00000010	Welfare Concern	02/26/2026 05:48	GREEN VALLEY RD	Cibolo (2)
2026-00000012	Welfare Concern	02/26/2026 05:48	GREEN VALLEY RD	Cibolo (2)

Cibolo Police Department Report Call Summary

Results

Agency: CPD
Agency #: TX0940600

Print Date/Time: 03/02/2026 08:08
Total Records : 955

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00000013	Welfare Concern	02/26/2026 05:48	GREEN VALLEY RD	Cibolo (2)
2026-00000016	Welfare Concern	02/26/2026 05:48	GREEN VALLEY RD	Cibolo (2)
2026-00000017	Welfare Concern	02/26/2026 05:48	GREEN VALLEY RD	Cibolo (2)
2026-00000044	Welfare Concern	02/26/2026 08:53	IH 35 N	Schertz (208)
2026-00000045	Welfare Concern	02/26/2026 08:53	IH 35 N	Schertz (208)
2026-00000046	Welfare Concern	02/26/2026 08:53	IH 35 N	Schertz (208)
2026-00000048	Welfare Concern	02/26/2026 08:53	IH 35 N	Schertz (208)
2026-00000050	Welfare Concern	02/26/2026 08:53	IH 35 N	Schertz (208)
2026-00000052	Welfare Concern	02/26/2026 08:53	IH 35 N	Schertz (208)
2026-00000053	Welfare Concern	02/26/2026 08:53	IH 35 N	Schertz (208)
2026-00000054	Welfare Concern	02/26/2026 08:53	IH 35 N	Schertz (208)
2026-00000055	Welfare Concern	02/26/2026 08:53	IH 35 N	Schertz (208)
2026-00000095	Welfare Concern	02/26/2026 13:14	CORWIN SPGS	Cibolo (2)
2026-00000103	Welfare Concern	02/26/2026 13:14	CORWIN SPGS	Cibolo (2)
2026-00000107	Welfare Concern	02/26/2026 13:14	CORWIN SPGS	Cibolo (2)
2026-00000109	Welfare Concern	02/26/2026 13:14	CORWIN SPGS	Cibolo (2)

CIBOLO **MONTHLY REPORT** **February 2026**
ANIMAL SERVICES

	TOTALS	
INTAKES		
Return/Owner Surrender	0	
Seized/Custody	4	
Stray	22	
Transfer in	0	
Wildlife In	2	
TOTAL	**28**	
OUTCOMES		
Adoption	13	
Missing	0	
Died in Shelter/upon arrival	1	Picked up deceased feline
Return to Owner	11	
Transfer Out	2	
Euthanasia	0	
Wildlife Out	0	
TOTAL	**27**	
Transfer Out - Locations		
Wildlife Rescue	2	
Last Chance Forever Birds of Prey Consevancy	0	
Kirby Animal Services	0	
Homes for Pets	0	
The Animal Defense League	0	
TOTAL	**2**	
BITE CASES	**6**	
Currently in Foster	**11**	(nursing cats w/ kittens)
TOTAL NEW LICENSES ISSUED	**0**	(Does not count renewals)
VOLUNTEER HOURS	**46.5h**	(plus 55.5h Communisty service)
LIVE RELEASE RATE FOR JAN.	**100%**	

CIBOLO **MONTHLY REPORT** **January 2026**
ANIMAL SERVICES

	TOTALS	
INTAKES		
Return/Owner Surrender	6	
Seized/Custody	6	
Stray	33	
Transfer in	0	
Wildlife In	4	
TOTAL	**49**	
OUTCOMES		
Adoption	13	
Missing	0	
Died in Shelter/deceased pickup	6	Rabbit, Opossum, fox, k9, 2 felines
Return to Owner	11	
Transfer Out	1	
Euthanasia	2	(Severe Aggression-Unprovoked bites/attacks)
Wildlife Out	1	
TOTAL	**34**	
Transfer Out - Locations		
Wildlife Rescue	1	
Last Chance Forever Birds of Prey Consevancy	0	
Kirby Animal Services	0	
Homes for Pets	0	
The Animal Defense League	0	
TOTAL	**1**	
BITE CASES	**2**	
Currently in Foster	**8**	
TOTAL NEW LICENSES ISSUED	**0**	(Does not count renewals)
VOLUNTEER HOURS	**69**	(including 40 hours by Community Service)
LIVE RELEASE RATE FOR JAN.	**92.31%**	

CIBOLO
ANIMAL SERVICES

MONTHLY REPORT

January 2026

City of Cibolo

City Council Regular Meeting Staff Report

C. Fire Department Monthly Report (February)

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Staff Update Item: 10C.

From
Mario Troncoso, Fire Chief

Staff Contact(s)
Mario Troncoso,

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

February 26.pdf

Operations Overview - Cibolo Fire Department

Incident Performance and Mutual Aid

All

Start Date 2/1/2026
End Date 2/28/2026

Average Turnout Seconds
79.7
vs 86.9
▼ -8.3%
79.7

Median Turnout Seconds
74.0
vs 74.5
▼ -0.7%
74.0

90th Percentile Turnout Seconds
127.0
vs 148.0
▼ -14.2%
127.0

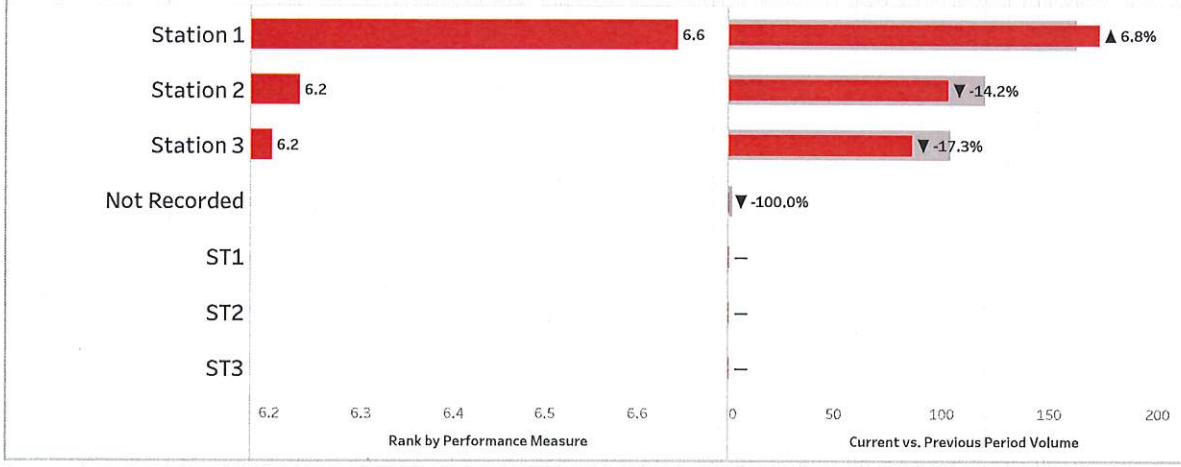
Average Response Minutes
6.4
vs 6.4
▲ 0.3%
6.4

Median Response Minutes
5.7
vs 5.8
▼ -0.9%
5.7

90th Percentile Reponse Minutes
10.2
vs 9.8
▲ 3.8%
10.2

Performance Measure
Average Response Minutes

Average Response Minutes and Volume by Primary Station
(Click on Station to filter all other charts)



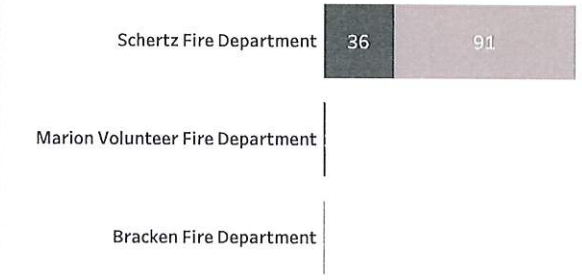
Total Mutual Aid Incidents
133

% of All Incidents
36.7%

Mutual Aid Given
96

Mutual Aid Received
37

Mutual Aid Fire Support Agencies (Top 10)



Incidents Overview - Cibolo Fire Department

Demand, Response Performance and Responsibility

All

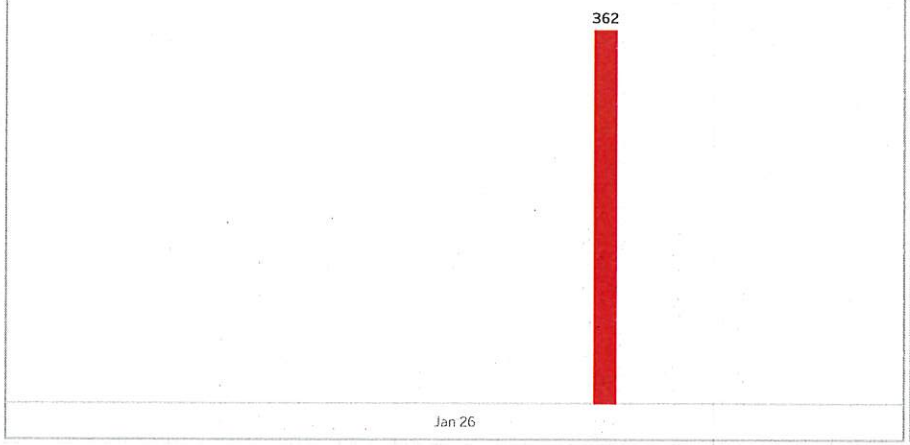
Start Date 2/1/2026

End Date 2/28/2026

Total Incidents	Average Turnout Seconds	Average Response Minutes
362	79.7	6.4
vs 388	vs 86.9	vs 6.4
▼ -6.7%	▼ -8.3%	▲ 0.3%

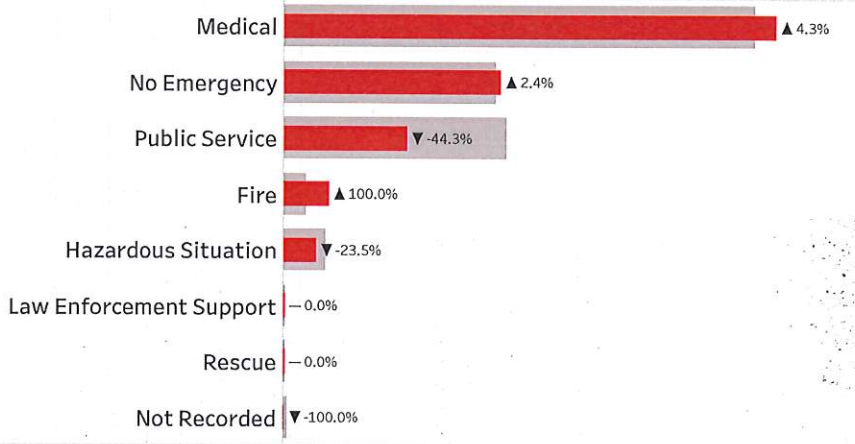
Fire	Medical	All Other
18	194	150
vs 9	vs 186	vs 193
▲ 100.0%	▲ 4.3%	▼ -22.3%

Incidents Monthly Trend



Primary Category Mix

(Click Category to filter Incidents, Turnout, Response and Trend)



Incidents Analysis - Cibolo Fire Department (All)

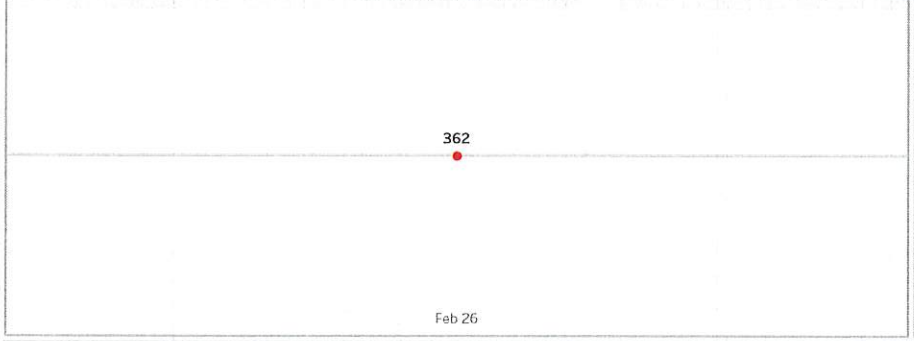
Detailed Incident Patterns and Trends

All
Fire
EMS
Other
All

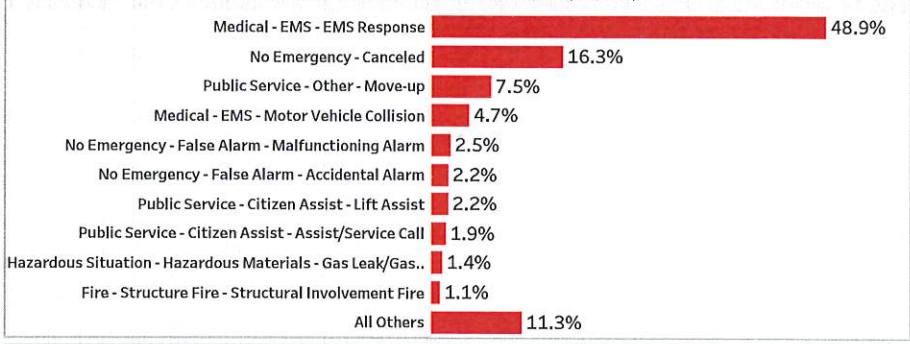
Start Date 2/1/2026
End Date 2/28/2026

All Incidents	All Incidents % of Volume	All Highest Single Day Total	All % Days with Incidents	All Median Response Minutes
362	100%	24	100%	5.7

Incidents by Month - All

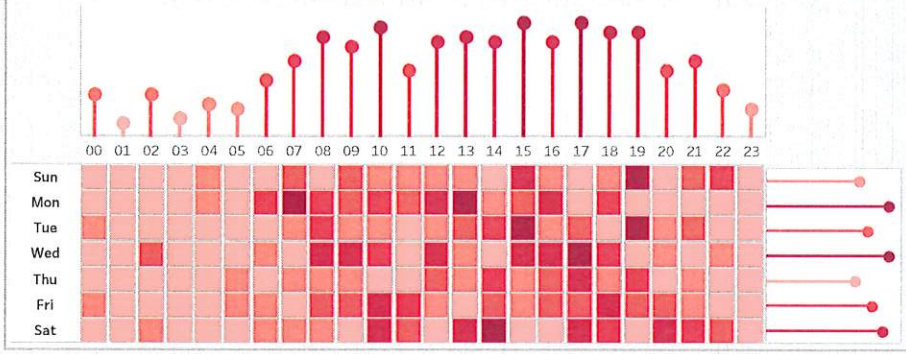


% of Selected Primary Incident Types (Top 10) - All

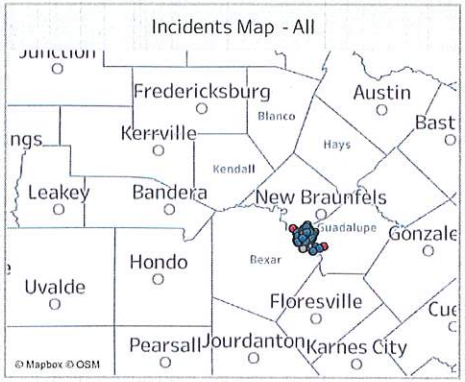


Incidents by Day of Week and Hour - All

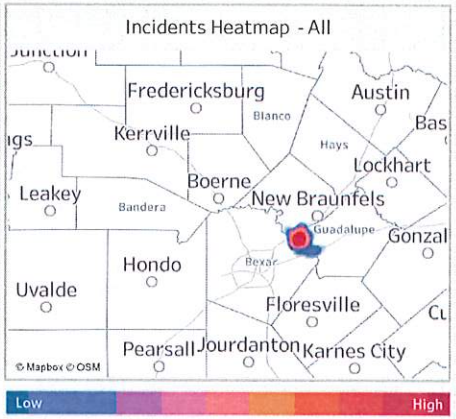
Busiest Day: **Wednesday** Busiest Hour: **17:00**



Incidents Map - All



Incidents Heatmap - All



Cibolo Fire Department

Notes

1.) User Access
  a.) Logged in user can only see data for their Fire Department
  b.) All new requests for access MUST be signed off by Fire Chief
  c.) For issues with access or to request access please send ticket to support@strac.org or call (210) 233-5888

2.) The Data Source is ImageTrend Elite
  a.) Data is refreshed daily
  b). Data includes both NFIRS and NERIS records
  c.) NFIRS terms have been converted to NERIS terms where applicable (Primary Incident Type, Incident Categories, etc...)
  d.) Includes all records entered into the system that have not been deleted

3.) Records meet the following conditions:
  a.) The incident dispatch date is between the selected Start Date and End Date
  b.) Dashboard defaults to first day -12 full months ago, and last day of the month full month ago. (ex... in February 2026 will default 01/01/2025 to 12/31/2026)

4.) Time segment used in the dashboard are defined as:
  a.) Turnout Time - Incident Dispatch to First Unit Enroute
  b.) Response Time - Incident Dispatch to First Unit Arrival On Scene or Staging (whichever is ealier)

5.) Times Excluded
  a.) Negative turnout or response times
  b.) Turnout times greater than 2 hours
  c.) Response times greater than 4 hours

Key Terms

Incidents = Unique Call for service event

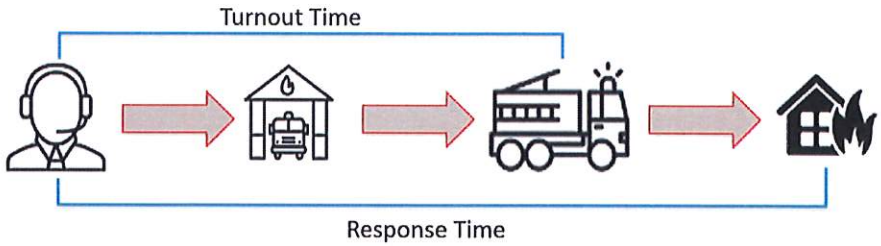
Current Period = Current start and end date range selected

Previous Period = One year prior to selected date range

Average = Sum of all values divided by the total number of values (a.k.a. Mean)

Median = The middle value in a set of numbers after they are sorted (a.k.a 50th Percentile)

90th Percentile = The value below which 90% of the data points fall



City of Cibolo

City Council Regular Meeting Staff Report

A. Approval/Disapproval of Resolution of the City of Cibolo, Texas, appointing Mayor Kara Latimer to Canyon Regional Water Authority (CRWA) Board of Trustees for a two-year term of office. (Mr. Reed)

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Resolutions Item: 11A.

From
Wayne Reed, City Manager

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Appointment to CRWA BOT Resolution.pdf

RESOLUTION NO:_____

CITY OF CIBOLO

RESOLUTION OF THE GOVERNING BODY OF THE CITY OF CIBOLO
APPOINTING TO CANYON REGIONAL WATER AUTHORITY ONE
MEMBER TO THE BOARD OF TRUSTEES FOR A TWO-YEAR TERM OF OFFICE.

ADOPTED: MARCH 24, 2026

RESOLVED, that the Governing Body of the City of Cibolo, Texas has appointed Kara Latimer to serve as their representative to the Board of Trustees of Canyon Regional Water Authority.

RESOLVED FURTHER, that the above-named representative is authorized to represent, and act on behalf of, in the best interest of above-said entity in the process of maintaining and conducting the business of the Canyon Regional Water Authority, and to cast its vote on all issues related to the Canyon Regional Water Authority.

Kara Latimer
Mayor

* * * * *

CERTIFICATE OF SECRETARY

I, Valerie A. Chapman, do hereby certify that I am the Secretary of the above-said entity and that the above and foregoing is a true, full and correct copy of the resolution duly adopted by the Members of the Governing Body of the above-said entity at its meeting held on March 24, 2026, and entered into the Minutes of said entity; that the meeting was duly and regularly held in accordance with the City Charter and or laws governing the said entity; and that such resolution has not been rescinded or modified.

To certify which, witness my hand and seal of said entity this 24th day of March 2026.

SEAL

_____
Valerie A. Chapman, TRMC
City Secretary

City of Cibolo

City Council Regular Meeting Staff Report

B. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, appointing Chris Hubbard to Canyon Regional Water Authority (CRWA) Board of Managers for a one-year term of office. (Mr. Reed)

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Resolutions Item: 11B.

From
Valerie Chapman, City Secretary

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Appointment to CRWA BOM Resolution.pdf

RESOLUTION NO:_____

CITY OF CIBOLO

RESOLUTION OF THE GOVERNING BODY OF THE CITY OF CIBOLO
APPOINTING TO CANYON REGIONAL WATER AUTHORITY ONE
MEMBER TO THE BOARD OF MANAGERS FOR A ONE-YEAR TERM OF OFFICE.

ADOPTED: MARCH 24, 2026

RESOLVED, that the Governing Body of the City of Cibolo, Texas has appointed Chris Hubbard to serve as their representative to the Board of Managers of Canyon Regional Water Authority.

RESOLVED. FURTHER, that the above-named representative is authorized to represent, and act on behalf of, in the best interest of the above-named entity in the process of maintaining and conducting the business of the Canyon Regional Water Authority, and to cast its vote on all issues related to the Canyon Regional Water Authority.

Kara Latimer
Mayor

* * * * *

CERTIFICATE OF SECRETARY

I, Valerie A. Chapman, do hereby certify that I am the Secretary of the above-named entity and that the above and foregoing is a true, full and correct copy of a resolution duly adopted by the Members of the Governing Body of the above-named entity at its meeting held on March 24, 2026, and entered into the Minutes of the above-named entity; that the meeting was duly and regularly held in accordance with the City Charter and or laws governing the above-named entity; and that such resolution has not been rescinded or modified.

To certify which, witness my hand and seal of said above named entity this 24th day of March 2026.

SEAL

_____
Valerie A. Chapman, TRMC
City Secretary

City of Cibolo

City Council Regular Meeting Staff Report

C. Approval of a Resolution by the City of Cibolo, regarding the Interim Rate Adjustment application of Centerpoint Energy for the 12 month period ending December 31, 2025.

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Resolutions Item: 11C.

From
Anna Miranda, Finance Director

PRIOR CITY COUNCIL ACTION:

City Council has approved Resolutions annually to suspend the rate increase for a period of 45 days.

BACKGROUND:

ALLIANCE OF CENTERPOINT MUNICIPALITIES

The City is a member of the Alliance of CenterPoint Municipalities ("ACM"). ACM was organized by a number of municipalities served by CenterPoint Energy Resources Corp. d/b/a/ CenterPoint Energy Entex and CenterPoint Energy Texas Gas, South Texas Division ("CenterPoint") and has been represented by the law firm of Herrera Law & Associates, PLLC to assist in reviewing applications to change rates submitted by CenterPoint.

"GRIP" RATE APPLICATION

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

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

CENTERPOINT'S "GRIP" APPLICATION

On or about February 17, 2026, CenterPoint filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program ("GRIP") (Gas Utility Regulatory Act, § 104.301). CenterPoint's application if approved by the Commission will result in an increase in the monthly customer charges as shown below:

Rate Schedule	Current Customer Charge	Proposed 2026 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill
R-2099-I-GRIP 2026; R-2099-U-GRIP 2026 Residential	$27.86 per customer per month	$2.47 per customer per month	$30.33 per customer per month	$2.47 per customer per month
GSS-2099-I-GRIP 2026; GSS-2099-U-GRIP 2026 General Service - Small	$53.12 per customer per month	$4.18 per customer per month	$57.30 per customer per month	$4.18 per customer per month
GSLV-630-I-GRIP 2026; GSLV-630-U-GRIP 2026 General Service - Large Volume	$290.89 per customer per month	$55.23 per customer per month	$346.12 per customer per month	$55.23 per customer per month

CenterPoint's proposed increase results in the following percentage increases in a customer's fixed customer charge in its Houston Division:

Residential Customer: 8.7% increase in customer charge

Commercial Customer: 7.9% increase in customer charge

General Service – Large Volume: 19.0% increase in customer charge

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

To exercise its due diligence, it is necessary to suspend CenterPoint's proposed effective date of April 18, 2026 for forty-five days, so that the City (through the ACM) can evaluate whether the data and calculations in CenterPoint's rate application are correctly done.

STAFF RECOMMENDATION:

Therefore, ACM's Special Counsel, the law firm of Herrera Law & Associates, PLLC recommends that the City adopt a resolution suspending CenterPoint's proposed effective date for 45 days. Assuming a proposed effective date of April 18, 2026, CenterPoint's proposed effective date is suspended until June 2, 2026.

FINANCIAL IMPACT:

Centerpoint's rate increase in proposed to be effective April 18, 2026 unless suspended by 45 days to June 2, 2026. This rate increase impacts Centerpoint utility customers within our city limits.

MOTION(S):

I move to approve (or disapprove) a Resolution regarding the interim rate adjustment application of Centerpoint Energy for the 12 month period ending December 31, 2025.

Attachments

CenterPoint-GRIP-2026-South Tx Div-Suspension-Resolution.pdf

Centerpoint GRIP Adjustment letter.pdf

"City of Choice"

RESOLUTION NO._____

A RESOLUTION BY THE CITY OF CIBOLO, TEXAS, ("CITY") REGARDING THE INTERIM RATE ADJUSTMENT APPLICATION OF CENTERPOINT ENERGY RESOURCES CORP. d/b/a CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS, SOUTH TEXAS DIVISION, FOR THE 12 MONTH PERIOD ENDING DECEMBER 31, 2025.

WHEREAS, on or about February 17, 2026, CenterPoint Energy Resources Corp. d/b/a/ CenterPoint Energy Entex and CenterPoint Energy Texas Gas, South Texas Division ("CenterPoint") filed an application for an interim rate adjustment/Gas Reliability Infrastructure Program ("GRIP"), which if approved, results in an increase in the monthly customer charges as follows:

Rate Schedule	Current Customer Charge	Proposed 2026 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill
R-2099-I-GRIP 2026; R-2099-U-GRIP 2026 Residential	$27.86 per customer per month	$2.47 per customer per month	$30.33 per customer per month	$2.47 per customer per month
GSS-2099-I-GRIP 2026; GSS-2099-U-GRIP 2026 General Service Small	$53.12 per customer per month	$4.18 per customer per month	$57.30 per customer per month	$4.18 per customer per month
GSLV-630-I-GRIP 2026; GSLV-630-U-GRIP 2026 General Service Large Volume	$290.89 per customer per month	$55.23 per customer per month	$346.12 per customer per month	$55.23 per customer per month

and

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

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

WHEREAS, it is necessary to suspend the effective date for the increase in rates for forty-five days, so that the City can assure itself that the data and calculations in CenterPoint's rate application are in accordance with Section 104.301 of the Gas Utility Regulatory Act; and

WHEREAS, the effective date proposed by CenterPoint is April 18, 2026 but a suspension by the City will mean that the rate increase cannot go into effect prior to June 2, 2026.

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

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

Section 2. The City suspends the requested effective date by CenterPoint for forty-five days pursuant to the authority granted the City under Section 104.301 of the Texas Utilities Code. The City finds that additional time is needed in order to review the data and calculations that provide the basis for the rate increase application.

Section 3. The City shall continue its participation with other cities that are part of a coalition of cities known as the Alliance of CenterPoint Municipalities ("ACM").

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

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

Section 6. A copy of this Resolution shall be transmitted to ACM's Special Counsel, Mr. Alfred R. Herrera, Herrera Law & Associates, PLLC, P.O. Box 302799, Austin, Texas 78703 or via email to aherrera@herreralawpllc.com.

Section 7. The meeting at which this resolution was approved was in all things conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 8. This resolution shall be effective immediately upon passage.

PASSED AND APPROVED this 24th day of March, 2026.

_____
Kara Latimer, Mayor

ATTEST:

_____
Valerie Chapman, City Secretary

CenterPoint Energy

February 17, 2026

Mayor and City Council
City of Cibolo
Cibolo, Texas

Delivered by Certified Mail

Re: CenterPoint Energy 2026 Annual GRIP Adjustment for the Houston, Texas Coast, South Texas and Beaumont/East Texas Geographic Rate Areas

Dear Madam or Sir:

CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas ("CenterPoint" or the "Company"), files the tariffs and supporting documents, in electronic form, with the City of Cibolo ("City") consistent with Section 7.7101 of the Railroad Commission of Texas ("Commission") Gas Services Division Rules and Section 104.301 of the Texas Utilities Code to establish the annual gas reliability infrastructure program ("GRIP") interim rate adjustment ("IRA") for the Company's Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas, which includes the City. The proposed IRA will affect rates for natural gas service customers located in the City. Simultaneously with this filing, CenterPoint makes the same GRIP filing with the Commission for customers located in the City's environs and cities of the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas that have ceded original jurisdiction to the Commission.

CenterPoint consistently supplies its customers in the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas with safe and dependable natural gas service by prudently investing in additions and upgrades to its delivery system. The Company will continue to prudently invest in its infrastructure in order to improve its natural gas service to its customers and to anticipate and meet their needs under all operating conditions. The GRIP program enables a gas utility such as CenterPoint to begin recovery of its incremental capital investment in the system, subject to a prudence review in its next rate case. This reduces regulatory lag and incentivizes needed investment. Consistent with Section 104.301 of the Texas Utilities Code and Commission precedent, the City's review of this GRIP filing is limited to a ministerial review to ensure compliance with the GRIP statute.

Pursuant to applicable law, the proposed IRA will become effective on April 18, 2026, unless the City suspends that date for a period of no longer than forty-five (45) days. The approved IRA will be applied to the monthly customer charge and will remain in effect until superseded by the earlier of (1) the effective date of the Company's next annual GRIP adjustment for the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas; or (2) the issuance of

a final order in a rate setting proceeding for the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas.

As detailed in the attached schedules and supporting material, the Company invested $571,202,171 in its Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas in calendar year 2025 and the applicable IRA is:

TABLE 1 - Houston and Texas Coast Geographic Rate Areas

Rate Schedule	Current Customer Charge	Proposed 2026 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill
R-2099-I-GRIP 2026; R-2099-U-GRIP 2026 Residential	$22.36 per customer per month	$2.47 per customer per month	$24.83 per customer per month	$2.47 per customer per month
GSS-2099-I-GRIP 2026; GSS-2099-U-GRIP 2026 General Service Small	$35.12 per customer per month	$4.18 per customer per month	$39.30 per customer per month	$4.18 per customer per month
GSLV-630-I-GRIP 2026; GSLV-630-U-GRIP 2026 General Service Large Volume	$450.89 per customer per month	$55.23 per customer per month	$506.12 per customer per month	$55.23 per customer per month

TABLE 2 – South Texas and Beaumont/East Texas Geographic Rate Areas

Rate Schedule	Current Customer Charge	Proposed 2026 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill
R-2099-I-GRIP 2026; R-2099-U-GRIP 2026 Residential	$27.86 per customer per month	$2.47 per customer per month	$30.33 per customer per month	$2.47 per customer per month
GSS-2099-I-GRIP 2026; GSS-2099-U-GRIP 2026 General Service Small	$53.12 per customer per month	$4.18 per customer per month	$57.30 per customer per month	$4.18 per customer per month
GSLV-630-I-GRIP 2026; GSLV-630-U-GRIP 2026 General Service Large Volume	$290.89 per customer per month	$55.23 per customer per month	$346.12 per customer per month	$55.23 per customer per month

Along with and in support of the proposed IRA, CenterPoint includes the following:

(a) An earnings monitoring report showing the Company's earnings for the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas during the 2025 calendar year (under the "Earnings Monitoring Report" section of the enclosed filing).

(b) An Interim Rate Adjustment Application containing accounting schedules and project reports for the GRIP Adjustment Period including a description of (i) the projects undertaken during the GRIP Adjustment Period (ii) the investment to provide utility service in the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas, which were both completed and placed in service during the GRIP Adjustment Period, (iii) the Company's prior utility investments in the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas that were either retired or abandoned during the GRIP Adjustment Period, and (iv) the cost, need and customers benefited by those investments and retirements located in IRAs 12, 13, 14 and 15 which are voluminous and are being provided in electronic form only.

(c) The Company's calculations of the GRIP Adjustment amount to go into effect on the later of the Planned Effective Date or the end of any suspension period imposed (under the "Interim Rate Adjustment Application" section of the enclosed filing).

(d) Affidavits by Kristie Colvin, John Hudson and Cynthia Westcott (under the "Affidavits" section of the enclosed filing).

- Ms. Colvin's affidavit verifies (i) that the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas' books and records are kept in accordance with the rules of the Commission and (ii) that the reports enclosed accurately reflect the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas' books and records related to the information in those reports.
- Mr. Hudson's affidavit verifies the notice of the GRIP filing through customer bill inserts.
- Ms. Westcott's affidavit concerns the reimbursement of relocation expenses.

In addition, the source documentation and workpapers supporting the data and calculations contained in the foregoing reports is maintained in CenterPoint's electronic databases which are available for review. To schedule an opportunity to review the electronic databases or any hardcopy project files related to the new investment or retirements, please contact me at (713) 207-5946.

Notice of this proceeding will be provided to affected customers in the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas by bill insert or by separate mailing within 45 days after the date of this filing in accordance with the applicable law.

Please accept for filing the above-mentioned tariffs, filing package and enclosures and return the enclosed copy of this letter with your file mark thereon to acknowledge such filings for our records. Instead of a binder with a hard copy of the filing, the Company has provided the equivalent in electronic form in the folder called Electronic Copy of Filing.

Although only the incorporated tariffs are applicable to the City, the Company has also included in its filing package both incorporated and unincorporated tariffs.

If the City takes any action regarding this filing, please send signed documents, such as, ordinances, resolutions and minutes to the following address:

Keith L. Wall
1111 Louisiana Street
CNP Tower 19th Floor
Houston, Texas 77002

Please do not hesitate to contact me with any questions you may have regarding this filing.

Sincerely,

Keith L. Wall

Keith L. Wall
Director of Regulatory Affairs

Attachments

cc: Ms. Gracy Rodriguez
Ms. Cynthia Westcott
Mr. Darrell Williams

City of Cibolo

City Council Regular Meeting Staff Report

D. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, Accepting the Dedication of Four Tracts of Real Property Consisting in Total of Approximately 12.42 acres, and Located in the Block 5 of the Foxbrook Subdivision in the City of Cibolo

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Resolutions Item: 11D.

From
Wayne Reed, City Manager

PRIOR CITY COUNCIL ACTION:

July 27, 2021... City Council approved a Public Improvement Agreement (PIA) between the City of Cibolo and 2015 Foxbrook Land Development, Inc., establishing an obligation for public improvements related to the development of real property, approximately 98.41 acres, and containing 241 single-family lots across Units 1–5 (Agenda Item 9C).

BACKGROUND:

The Foxbrook Subdivision Public Improvement Agreement provides for "*Hike and Bike Trails and Parkland*" (see definition below). There are two main obligations regarding these recreational amenities. First, there is a maintenance obligation. Second, there is an ownership and dedication obligation. The dedication of parkland does not remove the Homeowners Association's on-going maintenance obligation per the PIA as explained in this cover memo. The full PIA is attached to this item.

The City Council's action to accept the ownership of 12.42 acres of Parkland by a general warranty deed does NOT obligate the City to maintain the Parkland at this time. This cover memo explains the difference between ownership and maintenance per the terms of the PIA. The general warranty deed that is attached to the resolution will convey to the City the following four (4) tracts of land (see attached illustration):

Tract and Unit	Acreage
Tract 1, Units 3 &$	1.63
Tract 2, Units 3 & 4	4.37
Tract 1, Unit 5	5.08
Tract 2, Unit 5	1.34
TOTAL Acreage	12.42

Definition for Hike and Bike Trails and Parkland

"Hike and Bike Trails and Parkland" means recreational facility improvements that shall be constructed by the Developer and dedicated to the City for public use; and, which the Developer and the City shall transfer maintenance responsibilities to an Association established by the Developer for a period of TEN (10) years or for TWO (2) years after a certificate of occupancy has been issued for the last home proposed to be constructed in the planned development, whichever occurs first, and as described in Section 1.07.3 below. After said TEN (10) years or for TWO (2) years after a certificate of occupancy has been issued for the last home constructed in the development, maintenance responsibilities will be transferred to the City. The general location of Hike and Bike Trails and Parkland is shown on the map attached as **Exhibit "A"**. Approximately 12.47 acres of Parkland has/ or will be dedicated to the City. Hike and Bike Trails shall consist of approximately 1,220 linear feet, 5 stone block seating stones of an approximate 2'x2'x5' dimension and 5 Live Oak trees of 4" caliper adjacent to each stone block along the trail at the approximate locations as shown on **Exhibit "A"**. The opinion of probable cost of construction relating to the Hike and Bike Trail is shown on **Exhibit "B"**.

Maintenance Obligation

The maintenance obligation is included in the definition of "*Hike and Bike Trails and Parkland*." It states, "After said TEN (10) years or for TWO (2) years after a certificate of occupancy has been issued for the last home constructed in the development, maintenance responsibilities will be transferred to the City. The general location of *Hike and Bike Trails and Parkland* is shown on the map attached as Exhibit A to the PIA. There are approximately 12.47 acres of Parkland per the PIA to be dedicated to the City. In addition, the developer is obligated to build approximately 1,220 linear feet of trails, 5 stone block seating stones, and 5 Live Oak trees along the trail as shown in Exhibit A.

The maintenance obligation is further clarified in Section 1.06. Specifically, the homeowners association "Shall be obligated to maintain and preserve the *Hike and Bike Trails and Parkland* in a safe manner and in reasonably the same condition in which it exists upon acceptance for public use by the City." See Section 1.06 below.

Lastly, Section 1.07.03 reiterates that the homeowners association's maintenance obligations remains until the earlier of a ten year period or two years after the last certificate of occupancy is issued.

1.07.3 Association's Hike and Bike Trails and Parkland Maintenance Obligations.

In the event that the Developer completes the construction of the Hike and Bike Trails and Parkland, the Association's obligation to maintain and repair same shall remain in effect for a period of TEN (10) years or for TWO (2) years after a certificate of occupancy has been issued for the last home proposed to be constructed in the planned development, whichever occurs first.

Ownership Obligation

As you will read below, Section 1.06 describes the intent for a dedication of the *Hike and Bike Trails and Parkland*, while Section 5.01 explains the process for dedication through the subdivision process and/or special warranty deed.

Section 1.06 states that dedication can occur as soon as the recordation of the final plats but by General Warranty Deed, which means the recordation by itself did not convey the *Hike and Bike Trails and Parkland* to the City. The last unit, Unit 5, was recorded by the Guadalupe County Clerk and Recorder's Office on December 5, 2022. The Developer recently engaged the City to convey the *Hike and Bike Trails and Parkland* to the City by general warranty deed.

Dedication of Project to City

5.01 Hike and Bike Trail and Parkland.

Upon the successful completion of the Hike and Bike Trail and Parkland it shall be dedicated to the City, through the City's Subdivision acceptance process and/or by special warranty deed(s), and the City shall accept the Project for ownership and operation and the obligation for maintenance and repair shall be transferred to the Association, subject to terms and described in Section 1.07.3.

1.06 Dedication and transfer of ownership and maintenance of improvements.

It is in the public's interest and the interest of the Developer, its grantees and successors, for the Developer to plat some of the Common Areas for the recreational use of the residential lot owners within the Subdivision. The areas and property platted as streets, right-of-way, public utility and Hike and Bike Trails and Parkland on the final plats shall be dedicated and conveyed to the City at the time of recording of the final plat(s) for the Subdivision (or applicable portion thereof) and acceptance of such

Section 1.06 continued…

improvements by the City. Said plat(s) or conveyances shall provide that the City's acceptance of the dedication of the Hike and Bike Trails and Parkland shall be subject to the Association's continued obligation to maintain the Hike and Bike Trails and Parkland for a period of TEN (10) years or for TWO (2) years after a certificate of occupancy has been issued for the last home proposed to be constructed in the planned development, whichever occurs first. The Common Area, detention easements and drainage easements located within the boundaries of the Property (or any applicable portion thereof), but not part of the Hike and Bike Trail and Parkland, shall be conveyed in fee simple to the Association, for operation and maintenance. The Association may make improvements to the Hike and Bike Trails and Parkland, provided same are approved by the City and that such improvements are at the Association's sole cost. The City may make improvements to the Hike and Bike Trails and Parkland not required by this Agreement, provided same are approved by Developer and the Association, and that such improvements are at the City's sole cost. If at any time the City, at its sole discretion, makes improvements or cause any other party to make improvements not required by this Agreement, to the Hike and Bike Trails and Parkland ("City Trail/Park Improvements"), then Developer shall not be responsible for the cost of any such City Trail/Park Improvements, and any additional maintenance costs (including repair and replacement of the City Trail/Park Improvements) resulting from City Trail/Park Improvements shall be borne and paid by the City. The Association and the City shall cooperate in the execution of a cost sharing agreement to document the City's responsibility for the maintenance costs associated with any City Trail/Park Improvements. The Association shall be obligated to maintain and preserve the Hike and Bike Trail and Parkland in a safe manner and in reasonably the same condition in which it exists upon acceptance for public use by the City. An inspection shall be completed by the City prior to the transfer of maintenance responsibilities to the City.

COPY

STAFF RECOMMENDATION:

City staff recommends the approval of the resolution and the general warranty deed that will transfer ownership to the City of Cibolo, but not maintenance.

FINANCIAL IMPACT:

At this time, there is no financial impact. There are still homes to be constructed and certificates of occupancy to be issued in Unit 5. This means the homeowners association shall continue to maintain the *Hike and Bike Trails and Parkland* until "After said TEN (10) years or for TWO (2) years after a certificate of occupancy has been issued for the last home constructed in the development, maintenance responsibilities will be transferred to the City" per Section 1.07.03.

1.07.3 Association's Hike and Bike Trails and Parkland Maintenance Obligations.

In the event that the Developer completes the construction of the Hike and Bike Trails and Parkland, the Association's obligation to maintain and repair same shall remain in effect for a period of TEN (10) years or for TWO (2) years after a certificate of occupancy has been issued for the last home proposed to be constructed in the planned development, whichever occurs first.

MOTION(S):

SUGGESTED MOTION: I move to approve a Resolution of the City of Cibolo, Texas, Accepting the Dedication of Four Tracts of Real Property Consisting in Total of Approximately 12.42 acres, and Located in the Block 5 of the Foxbrook Subdivision in the City of Cibolo, and reiterate that such dedication does NOT transfer the maintenance obligation to the City at this time per Section 1.07.03 of the Public Improvement Agreement (PIA) between the City of Cibolo and 2015 Foxbrook Land Development, Inc.

Attachments

Resolution - Foxbrook Parkland Acquisition

GWD - Foxbrook-Cibolo parkland dedication 2026-03-24

Exhibit Foxbrook - Parkland Units 3-4-5

Foxbook PIA 2021-08-31

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CIBOLO, TEXAS, ACCEPTING THE DEDICATION OF FOUR TRACTS OF REAL PROPERTY CONSISTING IN TOTAL OF APPROXIMATELY 12.42 ACRES, AND LOCATED IN BLOCK 5 OF THE FOXBROOK SUBDIVISION IN THE CITY OF CIBOLO; FINDING PUBLIC PURPOSES; PROVIDING FOR SIGNATORY AUTHORITY; AND ADDRESSING RELATED MATTERS

WHEREAS, as a home-rule municipality in the State of Texas, the City of Cibolo is empowered by the Texas Constitution, the City Charter, and state law, to enact ordinances for the benefit of the public health, safety, and welfare, and to also acquire interests in real property for public purposes; and

WHEREAS, prior to approval of a planned development or a final plat, those seeking to develop subdivisions within the City of Cibolo are required to dedicate public park land, contribute cash or park improvements in lieu of land dedication, or provide a combination thereof as determined by the City of Cibolo City Council, in accordance with Article 16 (Dedication of Parklands) of the Cibolo Unified Development Code; and

WHEREAS, the City Council finds that the parkland dedication requirements of Article 16 will help to ensure that adequate public parkland, open space, and recreational facilities are provided to serve residents of new developments and to mitigate the increased demand on park and recreational resources resulting from residential growth; and

WHEREAS, pursuant to Article 16 of the Cibolo Unified Development Code, and in conjunction with the development of the planned community known as "Foxbrook" in the City of Cibolo, the City Council of the City of Cibolo has received an offer of dedication of certain parkland from 2015 Foxbrook Land Development, Inc. (the "Property"); and

WHEREAS, the City of Cibolo approved a Public Improvement Agreement for the Foxbrook Subdivision on July 27, 2021, including provisions for Hike and Bike Trails and Parkland with provisions for maintenance and ownership; and

WHEREAS, the City Council of the City of Cibolo finds that acceptance of the dedication and acquisition of the Property will further the public purposes of providing parkland, recreational opportunities, and open space for the benefit of current and future residents of the City;

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

Section 1. That the foregoing recitals are hereby found to be true and correct findings of the City of Cibolo, and are fully incorporated into the body of this Resolution.

Section 2. That the City of Cibolo hereby accepts the dedication of the Property as provided in material form by the general warranty deed included as Exhibit "A" to this Resolution, subject to the elimination of any and all interests and encumbrances affecting the Property, to the satisfaction of the City.

Section 3. The Mayor or City Manager is authorized, empowered and directed to execute any and all transaction documents necessary for and on behalf of the City of Cibolo and in its name,

that are consistent therewith and to deliver the same to effectuate this transaction.

Section 4. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 5. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 6. This Resolution shall be in force and effect from and after its final reading, and it is so resolved.

Section 7. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

PASSED, APPROVED AND DULY RESOLVED by the City of Cibolo on this the ____ day of March 2026.

BY:

_____
Kara Latimer
Mayor, City of Cibolo

ATTEST:

_____
Valerie Chapman, City Secretary

EXHIBIT A
(to the resolution)

General Warranty Deed

General Warranty Deed

Date:	March ____, 2026
Grantor:	2015 Foxbrook Land Development, Inc. a for-profit corporation registered in the State of Texas
Grantor's Mailing Address:	7676 Woodway Suite 104, Houston, Texas 77603
Grantee:	City of Cibolo, Texas a Texas home-rule municipality
Grantee's Mailing Address:	200 South Main Street, Cibolo, TX 78108
Consideration:	Ten dollars and no/100 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements) as illustrated in Exhibit A:

Foxbrook Units 3-4:

Tract 1: Approximately 1.63 acres of real property known as Lot 905, Block 5, Foxbrook Subdivision (Property ID 177946), and according to the map or plat thereof recorded in/under Volume 9, Page(s) 297-299 of the Map/Plat/Official Public Records of Guadalupe County, Texas.

Tract 2: Approximately 4.37 acres of real property known as Lot 906, Block 5, Foxbrook Subdivision (Property ID 177947), and according to the map or plat thereof recorded in/under Volume 9, Page(s) 297-299 of the Map/Plat/Official Public Records of Guadalupe County, Texas.

Both Tract 1 and Tract 2 out of Units 3-4 being out of that tract of land conveyed by special warranty deed with vendor's lien filed in the Official Public Records of Guadalupe County, Texas as Document No. 2019-99021915.

Foxbrook Unit 5:

Tract 1: Approximately 5.08 acres of real property known as Lot 907, Block 5, Foxbrook Subdivision (Property ID 190325), and according to the map or plat thereof recorded in/under Volume 9, Page(s) 737-738 of the Map/Plat/Official Public Records of Guadalupe County, Texas.

Tract 2: Approximately 1.34 acres of real property known as Lot 908, Block 5, Foxbrook Subdivision (Property ID 190326), and according to the map or plat thereof recorded in/under Volume 9, Page(s) 737-738 of the Map/Plat/Official Public Records of Guadalupe County, Texas.

Both Tract 1 and Tract 2 out of Unit 5 being out of that tract of land conveyed by special warranty deed with vendor's lien filed in the Official Public Records of Guadalupe County, Texas as Document No. 2021-99037877.

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 the time of Grantor ownership in 2026, the payment of which Grantor assumes and agrees to pay.

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, 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.

(Signature page follows)

GRANTOR:
2015 Foxbrook Land Development, Inc.
A For-Profit Corporation of the State of Texas

_____
Signature

By: _____

Its: _____

STATE OF TEXAS

COUNTY OF GUADALUPE

Before me, the undersigned, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this ___ day of March, 2026.

_____

[SEAL]

Notary Public
My commission expires: _____

GRANTEE:
City of Cibolo, Texas
A Texas Home-Rule Municipality

_____
Signature

By: _____

Its: _____

STATE OF TEXAS

COUNTY OF GUADALUPE

Before me, the undersigned, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

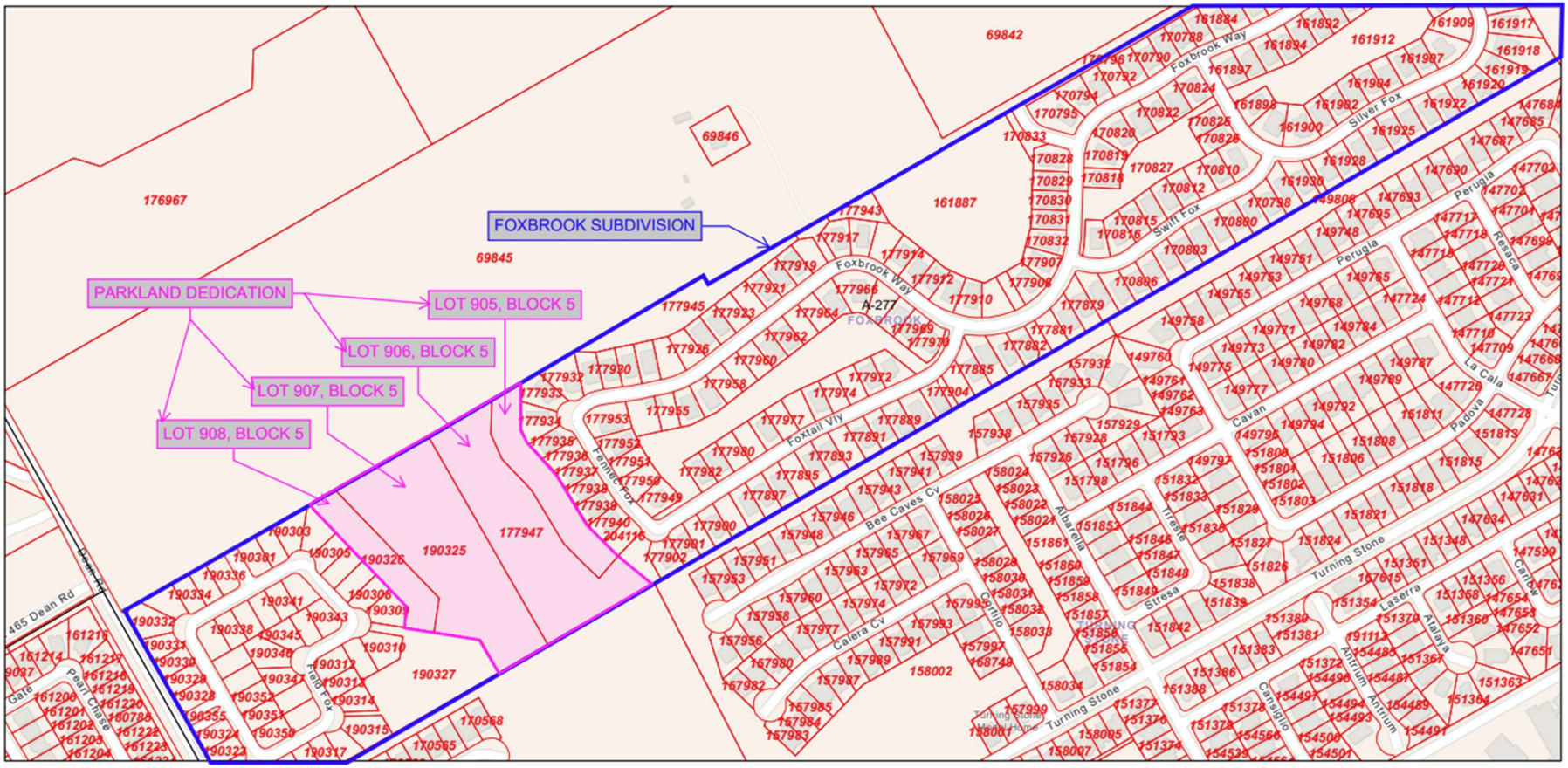
Given under my hand and seal of office this ___ day of March, 2026.

_____

[SEAL]

Notary Public
My commission expires: _____

Exhibit A - Foxbrook Subdivision Parkland Dedication



3/11/2026, 3:03:34 PM

Parcels

Abstracts

Guadalupe County Boundary

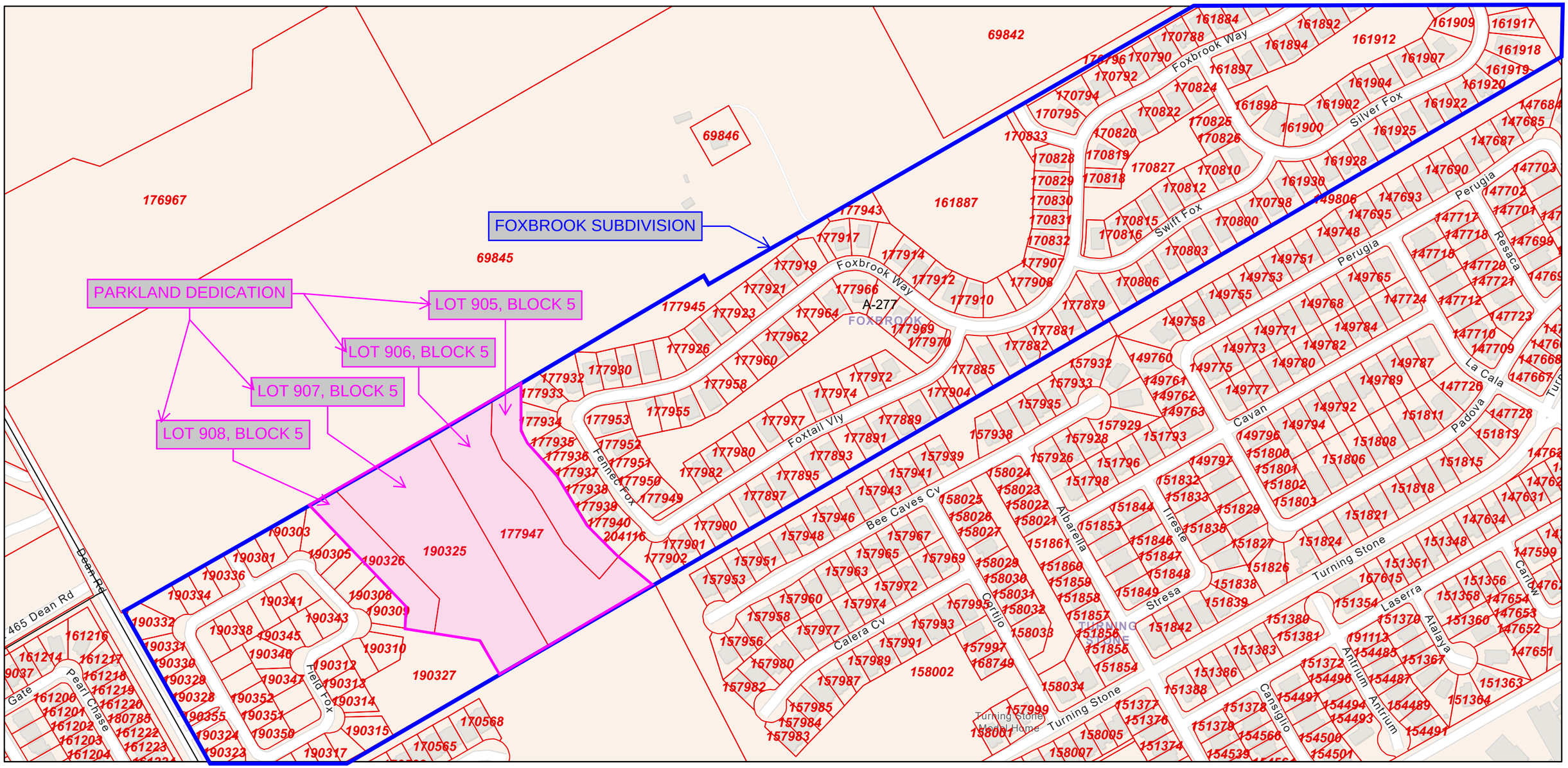
1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

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

Guadalupe CAD Web Map



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Guadalupe County Appraisal District, BIS Consulting -
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

PUBLIC IMPROVEMENT AGREEMENT
FOR
FOXBROOK DEVELOPMENT

COPY

This Public Improvements Agreement for Foxbrook Development (the "Agreement") is made and entered into, by and between **City of Cibolo, Texas**, a Texas municipal corporation (the "City") and the **2015 Foxbrook Land Development, Inc.** a Texas corporation and **2015 Foxbrook Land Company, LTD.** a Texas limited partnership, or assigns (whether one or more the "Developer"), hereinafter collectively referred to at time as the "Parties", pursuant to section 212.071 of the Texas Local Government Code. The Parties agree as follows.

Definitions

In this Agreement, the following meanings shall be ascribed to the terms used herein:

"Association" means a mandatory membership property owners association as more particularly described in Section 1.04.

"Hike and Bike Trails and Parkland" means recreational facility improvements that shall be constructed by the Developer and dedicated to the City for public use; and, which the Developer and the City shall transfer maintenance responsibilities to an Association established by the Developer for a period of TEN (10) years or for TWO (2) years after a certificate of occupancy has been issued for the last home proposed to be constructed in the planned development, whichever occurs first, and as described in Section 1.07.3 below. After said TEN (10) years or for TWO (2) years after a certificate of occupancy has been issued for the last home constructed in the development, maintenance responsibilities will be transferred to the City. The general location of Hike and Bike Trails and Parkland is shown on the map attached as **Exhibit "A"**. Approximately 12.47 acres of Parkland has/ or will be dedicated to the City. Hike and Bike Trails shall consist of approximately 1,220 linear feet, 5 stone block seating stones of an approximate 2'x2'x5' dimension and 5 Live Oak trees of 4" caliper adjacent to each stone block along the trail at the approximate locations as shown on **Exhibit "A"**. The opinion of probable cost of construction relating to the Hike and Bike Trail is shown on **Exhibit "B"**.

"Property" shall mean approximately 98.41 acres as shown on **Exhibit "C"**.

"Subdivision" shall mean the property as divided into (i) single family lots; (ii) Hike and Bike Trails and Parkland for the use and benefit of the residents of the City; (iii) drainage facilities; and (iv) open space, common areas and private amenities.

"Public Improvements" shall mean Hike and Bike Trail and Parkland.

"Project" shall mean the development of Public Improvements, Hike and Bike Trails and Parkland, that upon acceptance by the City shall be dedicated to the public.

"UDC" shall mean the City of Cibolo Unified Development Code as it may be amended, revised, re-codified or restated.

"Unit" or "Units" shall mean the individual or collective, as appropriately used in context of the statement, development and construction phases of the Project and Subdivision.

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"Builder" shall mean a company Developer has chosen to sell lots to in the Units for purpose of constructing single family homes.

Purposes, Term and Consideration

1.01 Background:

The Developer owns the Property and is in process of developing the Subdivision in multiple Units. Pursuant to Article 16 of the UDC, the Developer shall be required to dedicate public park land, contribute cash or park improvements in lieu of land dedication, or any combination thereof as determined by the City Council. The Parties have determined that the Hike and Bike Trails and Parkland, appropriate improvements and can qualify as parkland and facilities credits as allowed in the UDC.

1.02 Benefits to the Parties.

1.02.1 Benefits to the City.

As more fully described herein, the Project shall provide for the design and construction of the Public Improvements by the Developer, which shall be beneficial to the City by establishing: (i) points of future connection to the City's existing and future trail system (ii) the Association shall maintain the Hike and Bike Trails and Parkland at length called for in this Agreement.

1.02.2 Benefits to the Developer.

The Developer shall benefit from this Agreement by virtue of the City's development ordinance requirements for parkland and Park Improvements. Also, see 3.01.1.

1.03 Sufficiency of consideration acknowledged by Parties.

The benefits to the Parties set forth in Sections 1.02 above, 3.01.1 below and **Exhibit "D"**, in addition to the mutual promises expressed herein, are acknowledged by the Parties to be good and valuable consideration, the sufficiency of which is hereby acknowledged to legally bind each Party to faithfully perform its obligations as described herein.

1.04 Association.

Developer (i) has created a mandatory property owners association (the "Association") which shall apply to the lots in the Subdivision, and (ii) has established bylaws, rules, regulations and restrictive covenants (collectively the "Association Regulations") to assure that the Association performs and accomplishes the duties and purpose required to be performed and accomplished by the Association pursuant to this Agreement. Developer shall submit the Association Regulations to the City for review to assure that the Association Regulations provide adequate language to protect the City's interest with respect to the Association's performance of the duties and obligations assigned to it by this Agreement.

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Approval by the City of the Association Regulations shall not be unreasonably withheld, conditioned or delayed, and the scope of its review shall be limited to the provisions pertaining to the Association's performance of the duties and obligations assigned to it by this Agreement. The Association Regulations shall provide that it cannot be amended by its members to diminish or repeal any duty or obligation assigned to it by this Agreement without the written consent of the City. The owner of each residential lot, present and future, within the Subdivision is or will be required to be a member of the Association, dues are or will be assessed and collected by the Association, and any unpaid dues or assessments shall be secured by a lien on the future residential lot for which they are assessed as set forth in the Association Regulations. The Association Regulations shall require the Association to maintain the Association parks, amenities and common areas ("Common Areas") as shown on the final plats of the Subdivision, and the Hike and Bike Trails and Parkland, which must be maintained in a commercially reasonable and safe manner. The Association Regulations shall require the Association to make periodic assessments against the residential lots within the Subdivision that must be sufficient to maintain: (i) the Common Areas and all amenities for residents of the Subdivision; and (ii) the Hike and Bike Trails and Parkland for a period of TEN (10) years or for TWO (2) years after a certificate of occupancy has been issued for the last home proposed to be constructed in the planned development, whichever occurs first. The Association Regulations must allow for the periodic assessments to be increased from time to time as necessary to provide the funds required for the maintenance of the Common Areas, the Hike and Bike Trails and Parkland and any easements as provided for in this Agreement. For the purpose of this Section it is acknowledged and agreed by the Parties that the phrase "Hike and Bike Trails and Parkland" is limited to the Hike and Bike Trails and Parkland shown on **Exhibit "A"** and which will be shown on the plats of the Subdivision to be dedicated by the Developer or otherwise dedicated by Developer to the City pursuant to this Agreement. The obligations of Developer and/or the Association to maintain the Hike and Bike Trails and Parkland shall only apply to that dedicated by the Developer and shall not apply or extend to any other parkland or trails now or hereafter owned by the City.

1.05 Hike and bike trails and parkland improvement

The developer shall be required to construct all hike and bike trails and parkland improvements. All of the approximate 1220 linear feet of hike and bike trails shall be an eight (8) foot width constructed of concrete set to the standards of the city's UDC and in compliance with all applicable local, state and federal rules, regulations, ordinances and codes, life safety codes, building codes, zoning codes, and accessibility requirements and codes, including, but not limited to the provisions of the Americans with Disabilities Act, the Texas Accessibility Standards of the Architectural Barriers Act located at Chapter 469 of the Texas Government Code. Along the entirety of the approximate 1220 linear feet of hike and bike trails, Developer shall also install 5 stone block seating stones of an approximate 2'x2'x5' dimension and 5 Live Oak trees of 4" caliper adjacent to each stone block along the trail at the approximate locations as shown on **Exhibit "A"**.

1.06 Dedication and transfer of ownership and maintenance of improvements.

It is in the public's interest and the interest of the Developer, its grantees and successors, for the Developer to plat some of the Common Areas for the recreational use of the residential lot owners within the Subdivision. The areas and property platted as streets, right-of-way, public utility and Hike and Bike Trails and Parkland on the final plats shall be dedicated and conveyed to the City at the time of recording of the final plat(s) for the Subdivision (or applicable portion thereof) and acceptance of such

improvements by the City. Said plat(s) or conveyances shall provide that the City's acceptance of the dedication of the Hike and Bike Trails and Parkland shall be subject to the Association's continued obligation to maintain the Hike and Bike Trails and Parkland for a period of TEN (10) years or for TWO (2) years after a certificate of occupancy has been issued for the last home proposed to be constructed in the planned development, whichever occurs first. The Common Area, detention easements and drainage easements located within the boundaries of the Property (or any applicable portion thereof), but not part of the Hike and Bike Trail and Parkland, shall be conveyed in fee simple to the Association, for operation and maintenance. The Association may make improvements to the Hike and Bike Trails and Parkland, provided same are approved by the City and that such improvements are at the Association's sole cost. The City may make improvements to the Hike and Bike Trails and Parkland not required by this Agreement, provided same are approved by Developer and the Association, and that such improvements are at the City's sole cost. If at any time the City, at its sole discretion, makes improvements or cause any other party to make improvements not required by this Agreement, to the Hike and Bike Trails and Parkland ("City Trail/Park Improvements"), then Developer shall not be responsible for the cost of any such City Trail/Park Improvements, and any additional maintenance costs (including repair and replacement of the City Trail/Park Improvements) resulting from City Trail/Park Improvements shall be borne and paid by the City. The Association and the City shall cooperate in the execution of a cost sharing agreement to document the City's responsibility for the maintenance costs associated with any City Trail/Park Improvements. The Association shall be obligated to maintain and preserve the Hike and Bike Trail and Parkland in a safe manner and in reasonably the same condition in which it exists upon acceptance for public use by the City. An inspection shall be completed by the City prior to the transfer of maintenance responsibilities to the City.

COPY

1.07 Term.

1.07.1 Completion of the Project.

The Developer shall complete construction and dedication of the Project before the acceptance by the City of the development of Unit 5 of the Subdivision. Developer's failure to timely complete construction and dedication shall cause this Agreement to terminate and the Parties shall have no further obligation to the other and, in such case, Developer's development of the Subdivision shall be consistent with the manner described in the UDC, for a project for which the Parties did not enter into a Public Improvement Agreement, including Developer's payment of all Impact Fees and other fees that would otherwise have been excused as a result of Developer's performance under this Agreement.

1.07.2 Credits.

Any and all rights and credits that may accrue to Developer pursuant to the terms of this Agreement shall expire on the fifteenth anniversary of its effective date and shall thereafter be void and of no other value.

1.07.3 Association's Hike and Bike Trails and Parkland Maintenance Obligations.

In the event that the Developer completes the construction of the Hike and Bike Trails and Parkland, the Association's obligation to maintain and repair same shall remain in effect for a period of TEN (10) years or for TWO (2) years after a certificate of occupancy has been issued for the last home proposed to be constructed in the planned development, whichever occurs first.

Project Engineer

COPY

2.01 A qualified firm selected and employed by the Developer (the "Engineer") shall act as engineer for the Project. The Engineer shall prepare the design, construction plans and the specifications, and supporting documentation for the Project (the "Plans"), which shall be received by the City Engineer for compliance with the City's existing laws, regulations, state and federal rules, regulations, accessibility requirements and codes, including, but not limited to the provisions of the Americans with Disabilities Act, the Texas Accessibility Standards of the Architectural Barriers Act located at Chapter 469 of the Texas Government Code, and Capital Improvement Plans ("City Regulations") and shall be accepted by the City Engineer upon his or her finding, in his or her professional opinion, that the Plans comply with the City Regulations. The City Engineer's review and recommendation will not relieve Developer or Engineer from responsibility for any variation from the requirements of this Agreement, the UDC or their standard of care for design.

2.02 The City agrees to:

2.02.1 coordinate with the Engineer on specific engineering and construction plans; and to review, approve and sign the Plans in a timely manner, if those Plans comply with the requirements of this Agreement.

2.02.2 during the course of the Project, after review by the City Engineer for compliance and recommendation by the Public Works Director, (i) review and approve any necessary change orders in a timely manner, provided that Public Works Director determines, in his sole discretion, that such change orders do not substantially diminish the value of the Project to the City; (ii) perform all inspections of the Project (or applicable phases or Units thereof) in a timely manner; (iii) approve the Project (or applicable phases or Units thereof) in a timely manner, if constructed in accordance with approved plans; and (iv) as the phase or units of the Project are approved, grant the impact fee and other credits provided for in this Agreement applicable to such phases or Units.

Performance

3.01 Provided that such dedications fully comply with applicable provisions of the UDC and after review and recommendation by the City Engineer and Public Works Director have been made, the City hereby agrees:

3.01.1 To accept by special warranty deed or plat dedication, the Hike and Bike Trails and Parkland, and the credit against the City's park development/park improvement fees as full satisfaction of all City ordinance requirements for parkland dedication or mitigation fees and parkland improvement fee and/or parkland impact fees (collectively, the "Park Impact Fees") for the Subdivision. This shall be accomplished by the provision of a credit for the full amount of any Park Impact Fees relating to the Property that are due at the time of subdivision platting and/or building permitting (which fees shall include all Park Impact Fees required to be paid in connection with development of the Subdivision and required for platting the Subdivision and issuing a building permit for construction within the Subdivision). Such credit shall be deemed

granted by the City to Developer or its assigns at the time of the City's acceptance of the deed or plat dedicating the Hike and Bike Trails and Parkland for public use, and such credit will be applied to the Builder required parkland improvement fee per lot that would otherwise be due at the time of Subdivision platting and/or building permit issuance. Some parkland improvement fees have already been paid by Builders. See **Exhibit "D"** for further detail.

COPY

3.01.2 After completion of the Project (or applicable phases or Units thereof) and the Subdivision is constructed, and after review and recommendation by the City Engineer for compliance and conformance with this Agreement and the City's acceptance processes, to accept the Project (or applicable phases or units thereof) for ownership, operation and maintenance of the Hike and Bike Trails and Parkland shall be maintained by the Association subject to Section 1.07.3.

3.02 The Developer hereby agrees to undertake the following at its sole cost:

(a) to contract with the Engineer, at its sole cost, for the design, preparation of the Plans and specifications for the Project (or applicable phases or Units thereof), and the provision of the services anticipated to be performed by the Engineer pursuant to this Agreement;

(b) to incorporate in the Plans for the Project changes made by the City Engineer as reasonably necessary for compliance and compliance recommendations made by the Public Works Director, (or applicable phases or Units thereof), including the estimated cost of the Project (as the term is hereinafter defined);

(c) to cause and obtain the design, construction and final acceptance of the Project before the acceptance by the City of the development of Unit 5 of the Subdivision, subject to events of Force Majeure;

(d) to work and coordinate with the City to assure the actual cost of the Project is accurately and truly identified and agreed to by the City, including providing the City with any documents, invoices or other records the City may reasonably request to assure such accuracy; and

(e) to develop and construct the Hike and Bike Trails in compliance with City's standards, rules, regulations and ordinances, state and federal rules, regulations, accessibility requirements and codes, including, but not limited to the provisions of the Americans with Disabilities Act, the Texas Accessibility Standards of the Architectural Barriers Act located at Chapter 469 of the Texas Government Code.

3.03 The Developer agrees, in lieu of payments to the City's Parkland Dedication Fund and Park Improvement Fund, to dedicate the Hike and Bike Trails and Parkland, which may include public utility and drainage easements. Such dedications of Hike and Bike Trails and Parkland by Developer to the City (after review by the City Engineer and recommendation by the City Manager) will be deemed full satisfaction of the parkland dedication requirements of the City's Subdivision ordinance at the time of Subdivision platting and building permitting. Subject to such review by the City Engineer and recommendation by the Public Works Director (which recommendation will not be unreasonably withheld), the City agrees to accept the dedication of the Hike and Bike trails and Parkland as provided herein.

Cost of the Project

COPY

4.01 The cost of the Project shall be the reasonable and approved total cost of the Project, see Exhibit **"B"**, including approved change orders, which shall be approved by the City Engineer and be presented to the City Council for approval and shall be based on the sum of the following:

(a) the hard construction costs;

(b) surveying cost;

(c) the costs of soils and material testing;

(d) engineering fees relating to the Project;

(e) the fair market value of all land dedicated for right of way; and

(f) any other necessary and reasonable out-of-pocket costs expended by the Developer in connection with the Project, provided that all sums and amounts that have not been previously approved by the City Council shall be reasonable and necessary and documented to and approved, if determined by the City Council to be reasonable and necessary by the City, upon completion and final acceptance of the Project by the City, for purposes of determining the final amount of any agreed credits to be given to the Developer or Builder as herein provided.

4.02 The Developer shall pay the out-of-pocket Costs of the Project and shall design, install and construct the Project, subject to the terms, provisions and limitations set forth in this Agreement.

Dedication of Project to City

5.01 Hike and Bike Trail and Parkland.

Upon the successful completion of the Hike and Bike Trail and Parkland it shall be dedicated to the City, through the City's Subdivision acceptance process and/or by special warranty deed(s), and the City shall accept the Project for ownership and operation and the obligation for maintenance and repair shall be transferred to the Association, subject to terms and described in Section 1.07.3.

Assignments of Commitments and Obligations

6.01 The Developers rights and obligations under this Agreement may be assigned by the Developer to one or more purchasers or successor owners of all or part of the Property; provided such assignment receives prior written approval of the City Council of the City of Cibolo. City Council approval shall not be unreasonably withheld, conditioned, delayed or denied.

6.02 This Agreement shall be binding on the Parties, their successors and assigns.

Default

COPY

7.01 Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of thirty (30) business days after receipt by such party of notice of default from the other party. Upon the passage of thirty (30) business days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement, unless such party has commenced to cure such default and is prosecuting the same with reasonable diligence. Notwithstanding the foregoing, commencement of cure, with reasonable diligence, shall only prevent a party from being in default for sixty (60) business days after notice was received and a cure had not been achieved unless the non-defaulting Party agrees to allow the defaulting Party additional time to cure the default.

7.02 In the event of a default, the non-defaulting Party may terminate this Agreement or seek injunctive relief of other equitable relief, including, without limitation, specific performance, to enforce the terms of this Agreement. In no event shall a non-defaulting Party be entitled to an award of damages or any other monetary relief.

7.03 In the event Developer and City become involved in litigation with regard to breach of or dispute arising out of this Agreement, the prevailing Party shall be entitled to be paid its reasonable attorneys' fee and court costs. In addition, the City shall be entitled to be paid its reasonable attorneys' fees and court costs if it should be the prevailing Party in a suit required to enforce the Association's responsibilities to maintain or repair the Hike and Bike Trails and Parkland.

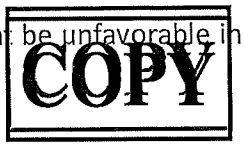
Force Majeure

8.01 The term "Force Majeure" as employed herein shall mean and refer to acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies, orders of any kind of the government of the United States, the State of Texas or any civil or military authority; insurrections; riots; epidemic; pandemic; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery, pipelines, or canals; or other causes not reasonably within the control of the party claiming such inability, including but not limited to the period, if any, for which development of the Subdivision, or the construction of residences or buildings therein, is limited or suspended pursuant to any moratorium imposed by the city.

8.02 If, by reason of Force Majeure, any party hereto shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then such party shall give written notice of the full particulars of such Force Majeure to the other party within thirty (30) days after the occurrence thereof. The obligations of the party giving such notice, to the extent effected by the Force Majeure, shall be suspended during the continuance of the inability claimed, except as hereinafter provided, but for no longer period, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.

8.03 It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any Force Majeure

shall be remedied with all reasonable dispatch shall not require that the settlement be unfavorable in the judgement of the party having the difficulty.



Notices

9.01 Any notice given hereunder by any party to another party shall be in writing and may be affected by personal delivery or by sending said notices by registered or certified mail, return receipt requested, to the address set forth below. Notice shall de deemed given when deposited with the United States Postal Service with sufficient postage affixed.

Any notice mailed to the City of Cibolo shall be addressed: City of Cibolo

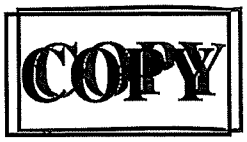
Attn: Cibolo City Manager
Address: 200 South Main Street
Telephone: (210) 658-9900, EXT
Facsimile: (210) 658-1687

With a copy to:
Company: City of Cibolo
Attn: Planning and Engineering Department
Address: 200 South Main Street
Telephone: (210) 658-9900, EXT. 3139
Facsimile: (210) 658-8065

Any notice mailed to the Developer shall be addressed:

2015 Foxbrook Land Development, Inc.
Attn: Keith Faseler
Address: 7676 Woodway, Ste 104
Houston, Texas 77063
Telephone: (713) 952-6767
Facsimile: (713) 952-7351
Email: kfaseler@mhinc.com

With a copy to:
MHI Partnership, Ltd.
Attention: William D. McKinnie IV
Address:7676 Woodway, Suite 104
Houston, Texas 77063
Telephone: (713) 952-6767
Fax: (713) 952-7351
Email: wmckinnie@mhinc.com



With a copy to:
CEC Engineering
Attn: Paul Denham
Address: 11550 IH 10 West, Suite 395
San Antonio, TX 78230
Telephone: (210) 641-9999
Email: pdenham@cectexas.com

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this section.

Entire Agreement

11.01 This Agreement together with any exhibits attached hereto, constitutes the entire Agreement between the Parties hereto, and may not be amended except by a writing signed by all Parties and dated subsequent to the date hereof.

Effective Date

12.01 This Agreement shall be effective as of the date approved by the City Council of the City of Cibolo and execution by all parties to this Agreement. The Agreement shall be fully executed by Developer prior to presentation to City Council for approval.

Amendment

13.01 This Agreement shall not be modified or amended except by a written instrument executed by the duly authorized representatives of both Parties and approved in advance by City Council of Cibolo.

Texas Law Governs

14.01 This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and shall be performable in Guadalupe County, Texas. This Agreement is fully performable in Guadalupe County and venue shall lie exclusively in said county.

Time of the Essence

COPY

15.01 The Parties acknowledge and agree that time is of the essence on the performance of this Agreement.

(Signatures on following pages)

Executed in multiple originals this the 31 day of August, 2021, to be effective as prescribed in Section 12.01, herein.

COPY

Developer:

2015 Foxbrook Land Development, Inc.,
A Texas corporation

By:
Name: Gary Tesch
Title: President

State of Texas §
County of ~~Harris~~ TRAVIS §

This Public Improvements Agreement was acknowledged before me on the 25 day of Aug, 2021, by Gary Tesch, President 2015 Foxbrook Land Development, Inc., a Texas corporation, on behalf of said corporation.

PATRICIA A SCHOFELL
My Notary ID # 128770052
Expires October 12, 2023

Notary Public, State of Texas

City:

City of Cibolo

COPY

By: Wayne Reed

Name: Wayne Reed

Title: City Manager

The State of Texas §

County of Guadalupe §

This Public Improvements Agreement was acknowledged before me on the 31 day of August 2021, By Wayne Reed, for and on behalf of City of Cibolo.

PEGGY CIMICS NOTARY PUBLIC STATE OF TEXAS ID# 11311804 EXPIRES 8-7-2022

Peggy Cimics

Notary Public, State of Texas

Exhibit "A"

COPY

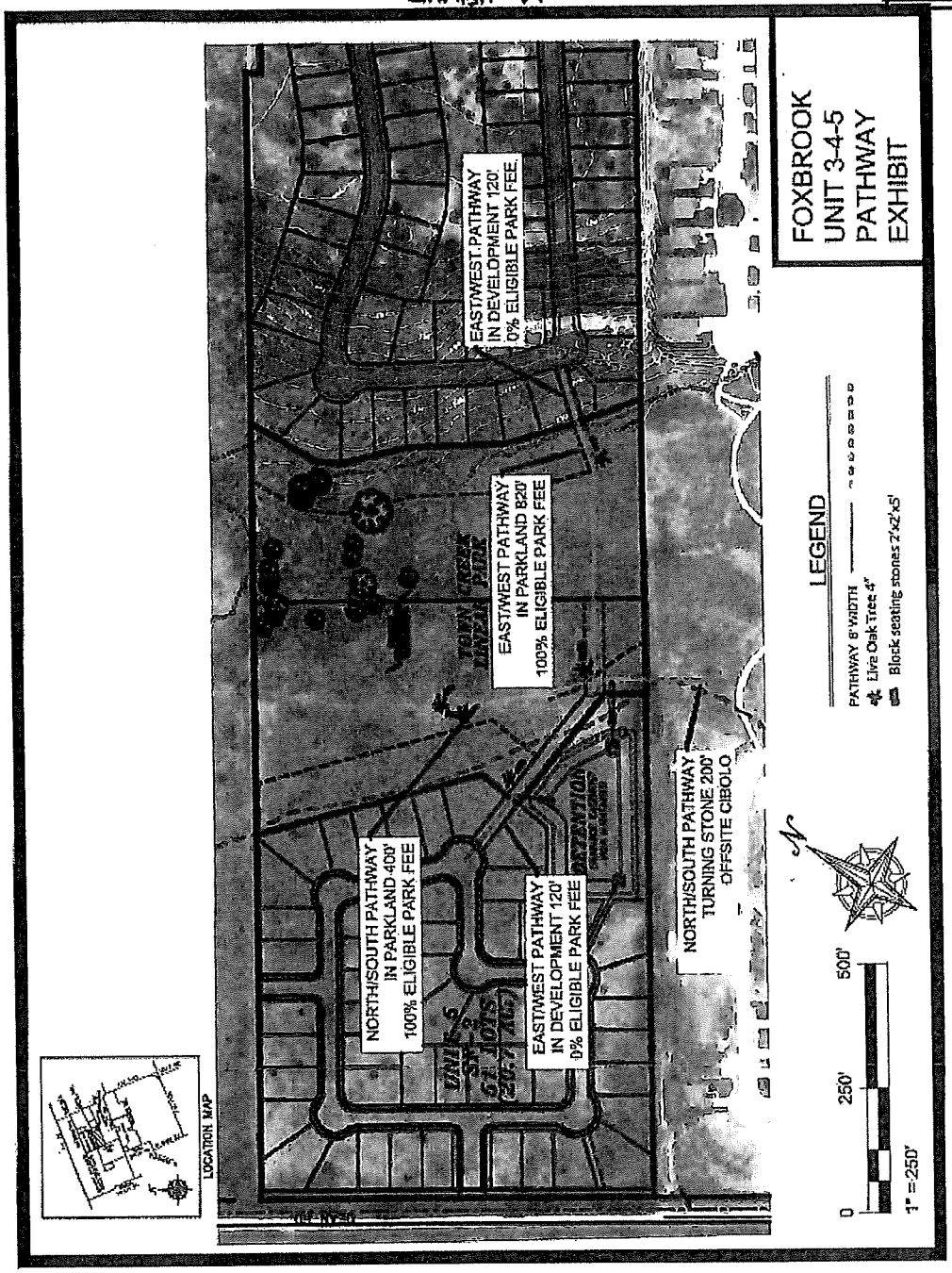


Exhibit "B"
Opinion of Probable Cost

COPY

GEC

FOXBROOK PATHWAY- WITH CIBOLO PARTICIPATION — Engineer's Estimate

NORTH/SOUTH PATHWAY IN PARKLAND
SITEWORK - 100% ELIGIBLE PARK FEE — 4900 LF

ITEM	DESCRIPTION	UNIT	EST/QTY	$/UNIT	AMOUNT
101	Path Clearing/Prep ROW/SWPPP	AC	0.30	$5,000.00	$1,500.00
104.1	Pathway Excavation	CY	74	$50.00	$3,700.00
200.1	4" Flexible Base 10' Width	SY	416	$15.00	$6,675.00
502.1	Concrete Pathway (8' Width) w/ Turnaround End	SY	360.0	$80.00	$21,600.00
	Buffer Block Benches	EA	5.0	$500.00	$2,500.00
	4" Live Oak Trees	EA	5.0	$700.00	$3,500.00
				SUBTOTAL COST	$39,475.00
	Engineering/Surveying and Testing		15%		$5,921.25
	Permit Cost				$520.65
				TOTAL COST	$45,916.90

EAST/WEST PATHWAY IN PARKLAND
SITEWORK - 100% ELIGIBLE PARK FEE — 820 LF

ITEM	DESCRIPTION	UNIT	EST/QTY	$/UNIT	AMOUNT
101	Path Clearing/Prep ROW/SWPPP	AC	0.40	$5,000.00	$2,000.00
104.1	Pathway Excavation	CY	152	$50.00	$7,600.00
200.1	4" Flexible Base 10' Width	SY	911	$15.00	$13,665.00
307.1	20" Elevated Sidewalk	CY	8	$2,000.00	$16,000.00
502.1	Concrete Pathway (8' Width)	SY	729.0	$60.00	$43,740.00
				SUBTOTAL COST	$85,005.00
	Engineering/Surveying and Testing		15%		$12,750.75
	Permit Cost				$925.05
				TOTAL COST	$98,680.80

EAST/WEST PATHWAY IN DEVELOPER LAND
SITEWORK - 0% ELIGIBLE PARK FEE — 240 LF

ITEM	DESCRIPTION	UNIT	EST/QTY	$/UNIT	AMOUNT
101	Path Clearing/Prep ROW/SWPPP	AC	0.10	$5,000.00	$500.00
104.1	Pathway Excavation	CY	44	$50.00	$2,200.00
200.1	4" Flexible Base 10' Width	SY	267	$15.00	$4,005.00
502.1	Concrete Pathway (8' Width)	SY	213.0	$60.00	$12,780.00
				SUBTOTAL COST	$19,485.00
				SUBTOTAL COST	$19,485.00
	Engineering/Surveying and Testing		15%		$2,922.75
	Permit Cost				$269.85
				TOTAL COST	$22,677.60

NORTH/SOUTH OFFSITE
SITEWORK-TURNING STONE CONNECTION CIBOLO — 200 LF

ITEM	DESCRIPTION	UNIT	EST/QTY	$/UNIT	AMOUNT
101	Path Clearing/Prep ROW/SWPPP	AC	0.10	$5,000.00	$500.00
104.1	Pathway Excavation	CY	37	$50.00	$1,850.00
200.1	4" Flexible Base 10' Width	SY	222	$15.00	$3,330.00
502.1	Concrete Pathway (8' Width)	SY	178.0	$60.00	$10,680.00
				SUBTOTAL COST	$16,360.00
				SUBTOTAL COST	$16,360.00
	Engineering/Surveying and Testing		15%		$2,454.00
	Permit Cost				$238.80
				TOTAL COST	$19,052.80
	100% ELIGIBLE FOR PARK CREDIT				$144,599.70
	DEVELOPER				$22,677.60
	CIBOLO TURNING STONE CONNECTION				$19,052.80
				GRAND TOTAL	$186,329.90
	AMOUNT AVAILABLE 241 LOTS @ $600/LOT				$144,600.00
	ELIGIBLE COST PARK FEE				$144,599.70
	CITY COST OR REDUCE SCOPE				($0.30)

11550 Frontage Rd #393,
San Antonio, TX 78230
(210) 641-9999

Exhibit "C"

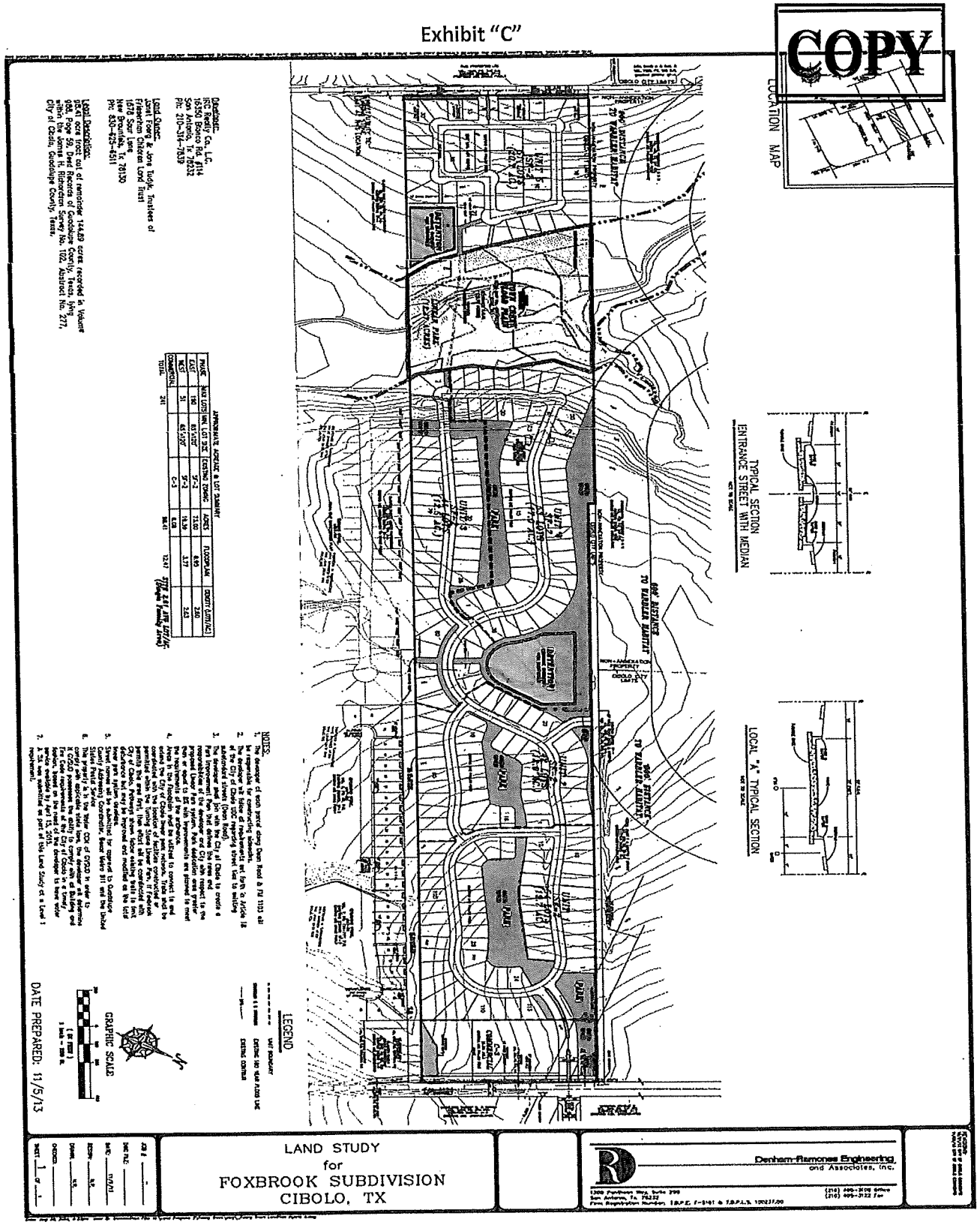

COPY
LOCATION MAP
TYPICAL SECTION
ENTRANCE STREET WITH MEDIAN
LOCAL "A" TYPICAL SECTION
LEGEND
GRAPHIC SCALE
DATE PREPARED: 11/5/13
LAND STUDY
for
FOXBROOK SUBDIVISION
CIBOLO, TX
Denham-Ramones Engineering
and Associates, Inc.

Exhibit "D"

Park Fee / Credit/ Improvements Detail

COPY

Foxbrook Unit 1-5 Units total lots	Park Impact Fee per Lot	Total
241	$600	$144,600
Park Impact Fees Paid - total lots		
-69	$600	($41,400)
*		
Remaining Park Impact Fee Credits		
172	$600	$103,200

- The $41,400 in park fees paid to date shall be refunded to the developer upon the issuance of the notice to proceed on the construction of the items listed in Exhibit "B".

COPY

Park Fees Paid by Builders to City of Cibolo Address		
Foxbrook Way	Swift Fox	Silver Fox
718	833	714
722	813	718
812	842	869
816	830	841
820	826	837
829	810	833
821	806	825
813		821
809		817
805		813
721		809
717		721
709		717
949		856
945		852
941		848
937		844
933		836
929		832
925		828
921		824
917		820
913		816
905		812
944		808
940		804
932		840
928		829
924		865
920		
916		
912		
908		

69	69*$600 = $41,400

City of Cibolo

City Council Regular Meeting Staff Report

A. Discussion / Presentation on the Cibolo Youth Advisory Council's attendance at the YAC Summit. (Mr. Hugghins)

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Discussion/Action Item: 12A.

From
Bryan Hugghins, Executive Director - Safety and Infrastructure

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

The Cibolo Youth Advisory Council attended the Youth Advisory Council (YAC) Summit in Cedar Hill, Texas from January 30th - February 1st. This presentation provides feed back from some of our youth members in attendance.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

CYAC_Council Presentation_03242026.pdf

"City of Choice"

Cibolo Youth Advisory Council

March 24, 2026

Overview of YAC Summit

- 10 Members of the CYAC attended the Youth Advisory Council (YAC) Summit
- YAC Summit was held at Mt. Lebanon Camp in Cedar Hill, Texas, January 30 - February 1, 2026
- We had three Council Members attend (Katie Cunningham, Summer Marie Brown, and Norma Sanchez-Stephens) as well as three adult chaperones, in addition to the Youth Members
- CYAC Members carpooled with parents or adult chaperones to the Summit
- Members and chaperones enjoyed meals together during the Summit as well as social events with other YAC Summit attendees from around the state

Feedback from Attendees

What was your favorite activity during the Summit & why?

Besides getting to spend more time with my fellow Council members, I enjoyed the boundary setting and interpersonal communication sessions the most. The sound bath activity was also great. I liked those because they are things that I can use often in my daily life beyond just the work I do for youth council. – *Jameson Ardis*

Feedback from Attendees

What was your favorite activity during the Summit & why?

My favorite activity during the summit was probably the nature walk and lunch. The lunch was so good. – *Parker Gilman*

Mrs. Sanchez-Stephens can confirm the cookies were fantastic!

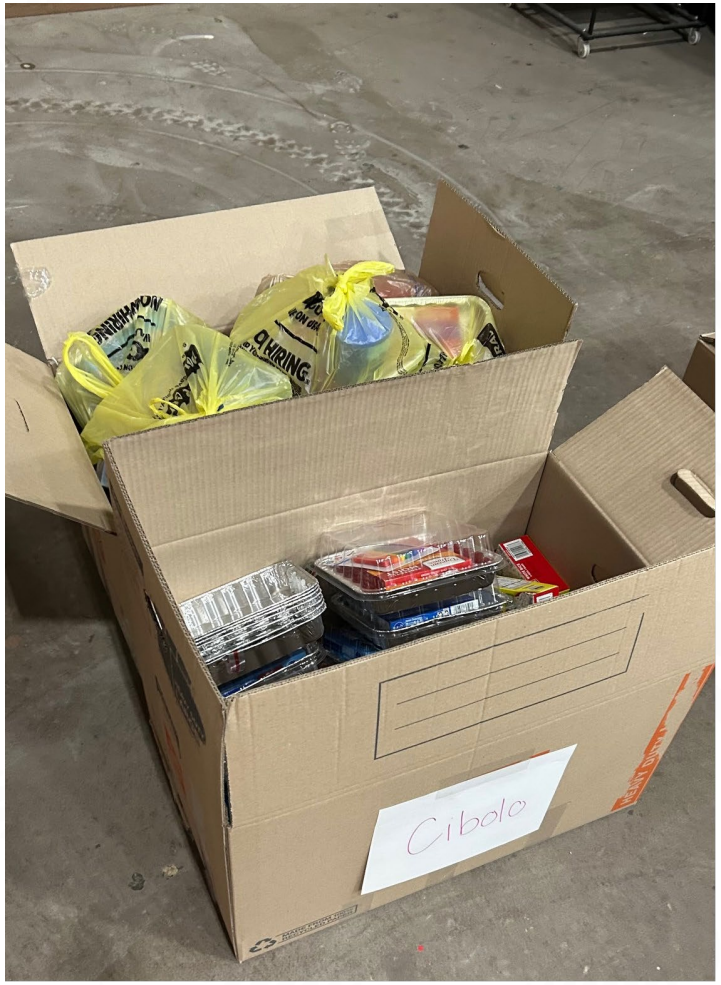
Feedback from Attendees

Our CYAC members donated over 150 items to the local food bank while attending the Summit.

What ideas or projects from other cities inspired you that you would like to bring back to the Cibolo Youth Advisory Council?

I think we should do a youth conference to have different activities to have fun and hang out with your friends. Adding a smaller portion for mental health in the conference would be good too.
- *Alex Girard*

One idea that I would like to bring to us is doing our own summit
- Parker Gilman



Feedback from Attendees

What were 1-3 key takeaways from the YAC Summit?

I saw how much the other youth councils who have been around longer had cohesion and bigger events and activities that they were able to pull off, and it is inspiring me to work together with our youth Council on things like the cultural heritage event. I was inspired by the enthusiasm and goals of other council members in different cities because it makes me want to work my up to that level of hard work and dependability for myself. – *Jameson Ardis*

Upcoming Event

Our CYAC is planning a Cultural Heritage Event to be held in early May. Details have not been finalized just yet, but be looking for an Event Flyer in the next few weeks. They are excited to host an event that opens our community to the various cultures represented in the City of Cibolo!

City of Cibolo

City Council Regular Meeting Staff Report

B. Discussion/Action on the Historic Committee Projects for FY 25/26. (Ms. Tudyk/Ms. Beach)

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Discussion/Action Item: 12B.

From
Valerie Chapman, City Secretary

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

historic commitee art proposals_Part1.pdf
historic commitee art proposals_Part2.pdf
Historic Committee Mural Image.pdf
Historic Committee Pot Image.pdf
Historic Commitee Flag proposal_.pdf

Proposal by the Cibolo Historic Committee for painting Flowerpots in Old Town Cibolo

We would like to start the project with the eight pots at the entrance of the Multi Event Complex. The design proposed is native Texas plants and flowers. The Historic Committee will facilitate the project by recruiting volunteers to design and paint the flowerpots. Our vision is to engage local teens through the Steele High School art club, teenage homeschool students as well as the Leos (Lion's Club youth). If needed, we will reach out to local adult artists. We would like to advertise to the community through the city website and city Facebook page in March, with an expectation to execute the project in April 2026.

Budget:

2 gallons tintable concrete/masonry waterproof latex paint @ $40 = $80

2 gallons sealer @ $40 = $80

Painting supplies that can be repeatedly used (brushes, drop cloths, etc) $60

Multiple quarts of acrylic paint have been donated for the project

Total: $220

Proposal by the Cibolo Historic Committee

for the Mural in Old Town Cibolo

We would like to paint the other side of the city mural in Old Town Cibolo (currently covered by the Old Spanish Trail banner). The Historic Committee will paint the mural background with expectations of local citizens participating in the completion. We would like to use the City of Cibolo website as well as the city Facebook page to advertise involvement in the design and implementation of the mural.

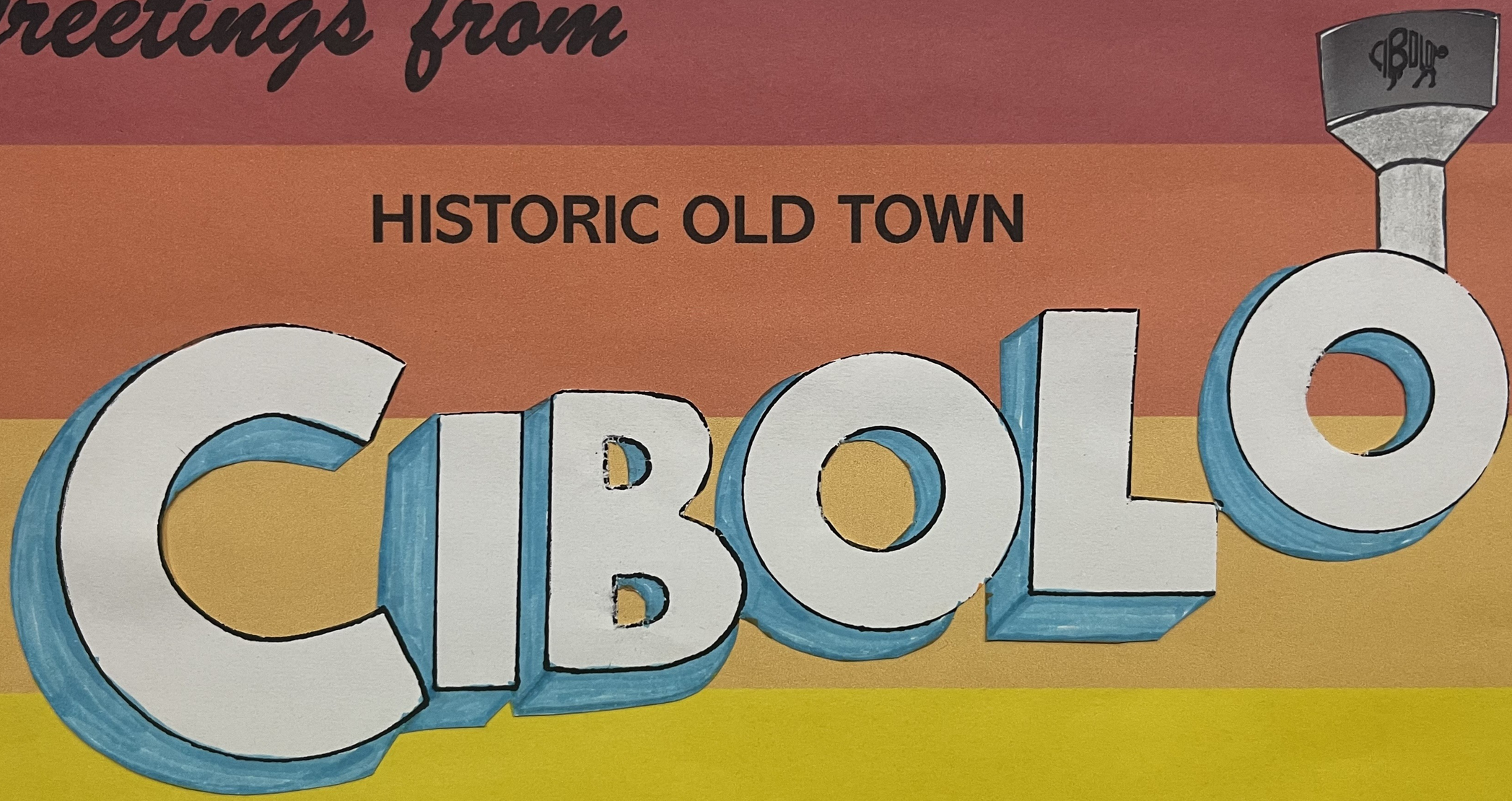
Budget:

5 – 8 oz tintable sample paints @ **$35**

Supplies and donated paint from the flowerpot project will be utilized for the mural.

Greetings from

HISTORIC OLD TOWN



Proposal by the Cibolo Historic Committee

for July 4, 2026 Flag Display for Cibolo Old Town

In Honor of America 250, the semiquincentennial of our country, The Cibolo Historic Committee would like to spearhead the display of American flags along Main Street in Old Town Cibolo. Since the flags would not be illuminated, the Committee will secure volunteers to put out flags on the morning of Saturday, July 4, 2026, and take them down in the evening of Saturday, July 4, 2026. The flags will be spaced 15 feet apart on both sides of Main Street from the Cibolo Bowling Club to FM 78. The 12" x 18" flags will be put in the ground between the sidewalk and the street. Where there is no dirt, the flags will be secured using zip ties or other means. The Historic Committee will request permission from any private property owners as needed. The distance from the bowling alley to FM 78 is just under one mile. Based on 5,000 feet (one mile is 5,280 feet), we would need 333 flags for each side of the street for a total of 666 flags.

Budget:

100 flags @ $110 for a total of

700 flags @ **$770** (spaced 15 feet apart)

Alternatively:

Flags spaced 10 feet apart = 1,000 flags @ $1100

Flags spaced 20 feet apart = 500 flags @ $550

In the future, the Historic Committee would be willing to work with other city committees to expand the flag display up Main Street and onto Cibolo Valley Drive, ending at Old Wiederstein Road, for a total of approximately 4 miles. The proposed flags are for outdoor use and are expected to be used year after year.

City of Cibolo

City Council Regular Meeting Staff Report

C. Discussion/Action approval of Guadalupe Master Gardeners to host a Special Event plant sale and market at the Community Garden in accordance with Municode Chapter 54, sec 54-106 (Ms. Hernandez/Guadalupe Master Gardners)

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Discussion/Action Item: 12C.

From
Julio Gomez, Public Works Director

BACKGROUND:

In September 2025, City staff began restoration efforts at the Ron Pedde Memorial Community Garden to return the space to active use for the community. The garden was reopened in late October 2025, with the first harvest of vegetables distributed to the community in December 2025. The Guadalupe County Master Gardeners, a nonprofit educational organization, has assisted the City at no cost to maintain the community garden.

The Guadalupe County Master Gardeners has requested approval to host a Community Plant Sale and Market at the Ron Pedde Memorial Community Garden on Saturday, April 18, from 9:00 a.m. to 4:00 p.m. The event would include the sale of locally grown plants, vegetables, herbs, and gardening materials, along with informational stations highlighting the Master Gardeners' community projects and educational programs.

The event will also provide an opportunity for local vendors to participate while helping promote horticultural education and community involvement. This effort will further activate the Community Garden and encourage residents to engage with the space through volunteer opportunities, gardening activities, and partnerships with local organizations.

STAFF RECOMMENDATION:

Staff recommends City Council approve the Guadalupe County Master Gardeners' request to host a Special Event Plant Sale and Market at the Ron Pedde Memorial Community Garden on Saturday, April 18, from 9:00 a.m. to 4:00 p.m. with the following conditions:

1.) The event organizer will submit a Special Event Application in accordance with the City's special event process.

2.) The vendor fees outlined in the application for craft vendors will be waived to allow the Guadalupe County Master Gardeners to establish and collect their own $25 booth fee for participating vendors.

3.) The event will be treated consistent with other Special Event requests, where the applicant is responsible for event promotion, vendor coordination, setup, and breakdown of the event.

FINANCIAL IMPACT:

There is no direct financial impact to the City associated with this action. The City is not expending resources for this event.

Attachments

Community Plant Sale - City Council.pdf

COMMUNITY PLANT SALE

Proposal: March 12, 2026

By: Dominique Harmon
Community Plant Sale Coordinator
Master Gardener

Purpose:

As a non-profit organization run completely by volunteers, we would like to host this event to raise money and awareness about who we are and what we do. It will help us continue in our mission to provide horticultural education and support to our community.

Why:

1. After several years without a plant sale in this area, we have a wonderful opportunity to re-introduce the GCMG to the West Side of our county. The areas have grown significantly, and we can use this event to re-establish old connections as well as form new ones within our community.

2. Adding this Plant Sale to our calendar will provide more revenue to our fundraising efforts not just with the plant sales, but also with booth rental to local vendors. Giving the community opportunity to highlight their businesses and organizations all while helping to draw more attention to our organization.

3. To use this as an opportunity to inspire our community to get growing on their own by providing locally grown healthy plants, fruits, veggies and herbs for purchase**.** Creating opportunity for us to be the one they reach out to when they come across challenges by sharing our Facebook Page, information about our 5-month Master Gardener Class, free Lunch & Learns and other scheduled classes offered at many of our garden locations around the county**.** Adding the personal touch of meeting the people growing the plants as well as being able to answer their immediate gardening questions.

How:

1. Inside the RPMC Garden, we will have stations highlighting each of our projects on the West Side of town: the **Guadalupe County Demonstration Garden** in Schertz, **Gutierrez Park** in Schertz, **Veteran's Memorial Park** in Marion, possibly **Mills Street Garden** in New Braunfels and the newly revitalized **RPMC Garden** in Cibolo will be the shining star as it will be hosting this event. A Canopy with tables of information and our amazing Master Gardeners to share about their unique spaces and any classes and/or volunteer opportunities they have available for the community to get involved in.

   There will be healthy plants throughout the garden on the way to each station for purchase. Our cashier and our "Ask A Master Gardener" tables will be set up near the city gate exit to check out each customer, answer any questions and advise on best practices for their specific gardening needs.

2. 10 Vendors can be lined up outside the open city side garden entrance gates. 5 on each side for the community to visit on their way out to include the Country BBQ and Smoothie King of Cibolo booths to provide food and drink options. (We can do more if it's allowed and there is interest).

   Ideas: To include the

   i. Fire Department – Health and Safety – how to properly use and store your fertilizers and other gardening products that can be toxic to humans and pets if not handled properly.

   ii. Local City Officials – Building a bridge between the community and their city workers. Adding a much-needed personal connection for our local projects who work with these city workers regularly. To also let them see what our organization is all about. 😊

Where:

1. The Ron Pedde Memorial Community Garden in Cibolo on Saturday, April 18th from 9am-4pm. It would also help reintroduce the community to this newly revitalized Community Garden.

Timeline of Event:
7am – Set up
9am – Gate opens
4pm – Close
5pm – Leave with the garden and grass area the way we found it

We are considering charging $25 per booth rental. This $250 would help cover our costs for this event.

It has been our joy to partner with the City of Cibolo to bring a once locked and overgrown space dedicated in name to Mr. Ron Pedde back to life. Our team has spent over 525 hours working, many contributing their own resources to prepare, plant, tend and harvest 65lbs of produce in our first "practice" harvest. We had the amazing opportunity to educate 163 homeschool students on Pollination, Bees and Bee House Making during our recent "Bee Week". Our collaboration with the CoC has been key to all the progress at RPMC Garden. Communication, planning and responsiveness to improvement options; assisting with restructuring the raised beds (vs. purchasing new) and utilizing land excavator to level gravel and create a berm to mitigate any future flooding. We now provide a beautiful space for our neighbors to come MWF 9am-11am and the 2nd Saturday of each month to get their hands in the earth to help us tend to this beautiful community garden.

Lastly, we had the honor of being surprised by a visit from none other than Mrs. Lesley Pedde, the widow of our gardens' namesake. She and their children used to come each year on the anniversary of Mr. Pedde's passing to honor his memory. For the last several years, they had not been able to as the garden was locked and untended to. She was thrilled to see it back open again as we took her on a tour. We assured her that this garden is open for them any time and even gifted her some of our freshly harvested produce.

This space is a place of peace and life as well as all our other amazing projects around Guadalupe County. We want to use this Community Plant Sale to share them with our neighbors and invite more people to come join us in caring for as well as enjoying them; while raising money to enable our organization to keep doing the great work we do each day throughout the county.

Here is a link to our website:
Home - Guadalupe County Master Gardeners

A link to our RPMC Garden Facebook Group:
https://www.facebook.com/share/g/1C5rwCbpjN/

Thank you for your time in reading this,
~ Dominique Harmon

Certified Master Gardener
Point of Contact – GCMG Community Plant Sale
303-910-7186

City of Cibolo

City Council Regular Meeting Staff Report

D. Presentation/Discussion/Action on the Annual Comprehensive Financial Report for fiscal year ended September 30, 2025. (Ms. Miranda)

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Discussion/Action Item: 12D.

From
Anna Miranda, Finance Director

PRIOR CITY COUNCIL ACTION:

On September 10, 2024, City Council approved Armstrong, Vaughan and Associates to perform an independent audit of the City's financial statements for a period of 3 years.

BACKGROUND:

Section 7.17 pf the City Charter and Local Government Code Section 103.001 calls for an annual independent audit by a certified public accountant to be completed within 180 days of fiscal year end. Armstrong, Vaughan and Associates has performed the independent audit and prepared the City's Annual Comprehensive Financial Report (ACFR) for fiscal year ending September 30, 2025.

STAFF RECOMMENDATION:

Staff recommends approval of the audit report.

FINANCIAL IMPACT:

N/A

MOTION(S):

I move to approve (or disapprove) the City's Annual Comprehensive Financial Report.

Attachments

FY25 Annual Comprehensive Financial Report - final draft

Auditor Presentation - FY25 ACFR

CITY OF CIBOLO

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FISCAL YEAR-ENDED SEPTEMBER 30, 2025

Discussion Draft

CITY OF CIBOLO, TEXAS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FISCAL YEAR ENDED SEPTEMBER 30, 2025

Disc Draft

OFFICIALS ISSUING REPORT

Wayne Reed
City Manager

Anna Miranda
Director of Finance

Discussion Draft

CITY OF CIBOLO, TEXAS
ANNUAL COMPREHENSIVE FINANCIAL REPORT
SEPTEMBER 30, 2025

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Discussion Draft

INTRODUCTORY SECTION

Discussion Draft

City of Cibolo 200 South Main / PO BOX 826 Cibolo, Texas 78108 (210) 658-9900 www.cibolotx.gov

March 10, 2026

To the Honorable Mayor, City Council, and Citizens of the City of Cibolo:

State law requires that local governments publish a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) in the United States of America and audited in accordance with generally accepted auditing standards in the United States of America by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the annual comprehensive financial report of the City of Cibolo for the fiscal year ended September 30, 2025.

This report consists of management's representations concerning the finances of the City of Cibolo. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Cibolo has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse; and to compile sufficient, reliable information for the preparation of the City of Cibolo's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City of Cibolo comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of Cibolo's financial statements have been audited by Armstrong, Vaughan & Associates, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Cibolo, for the fiscal year ended September 30, 2025, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Cibolo's financial statements for the fiscal year ended September 30, 2025, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City of Cibolo's MD&A can be found immediately following the report of the independent auditors.

Discussion Draft

Profile of the Government

The City of Cibolo, incorporated in 1965, is located in the central part of Texas, which is considered to be a top growth area in the state, and one of the top growth areas in the country. The City of Cibolo currently occupies a land area of 15.9 square miles and serves an estimated population of over 35,000. The City of Cibolo is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by state statue to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the governing body.

The City of Cibolo has operated under the council-manager form of government since September 2004. Policy-making and legislative authority are vested in a City Council consisting of the mayor and 7 members. The City Council is responsible for establishing public policy on City matters by the passage of appropriate ordinances and resolutions. The City Manager is responsible for overseeing the day-to-day operations of the government, implementing policy established by City Council, and for appointing the heads of the various departments. In November 2021, citizens voted to alter the composition of City Council from 7 single member districts to 4 representing districts and 3 elected at-large. City Council and the Mayor serve three-year, staggered terms.

The City of Cibolo provides a full range of services, including police and fire protection, the construction and maintenance of streets and drainage ways, parks maintenance, water and wastewater services, building inspection, planning and zoning, municipal code compliance and animal services.

The annual budget serves as the foundation for the City of Cibolo's financial planning and control. All departments of the City of Cibolo are required to submit requests for appropriation to the City Manager by June of each year. The City Manager uses these requests as the starting point for developing a proposed budget. The City Manager then presents this proposed budget to the council for review prior to August 15th. The City Council holds public hearings and community meetings on the proposed budget and adopts a final budget by no later than September 30th, the close of the City of Cibolo's fiscal year. The City Council may authorize budget amendments as necessary during the year when unforeseen events occur. Budget to actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the general fund, this comparison is presented on pages 69-72 as part of the required supplementary information.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Cibolo operates.

Local economy. The City of Cibolo, strategically located on the Interstate 10 and Interstate 35 corridors just outside of San Antonio, is one of the fastest growing cities in the State. With the continued population growth, business activity in Cibolo has flourished. Several factors make Cibolo a premier place to do business: proximity to major urban conveniences, transportation options, and a young, highly educated and skilled workforce. In addition, the strong military presence in the area contributes to the stability in the area.

Cibolo's first major retail development project, Wal-Mart Super Center opened in January of 2016. This construction spurred a lot of activity in the same general area with several personal service businesses, various quick service restaurants and other retailers locating in newly constructed strip centers nearby. This area now boasts over 40 sales tax generating businesses.

Discussion Draft

The Northern part of the City along IH35, known as Cibolo Crossing, is under development as well. In May 2019, Santikos Entertainment opened a family entertainment center in Cibolo. The entertainment center includes 12 theaters with luxury reclining seating, arcade games, sports bar and 16 bowling lanes. The facility employs approximately 75 people. In December 2021, Living Spaces opened a 140,000 square foot furniture store as another anchor in this center. This 80-acre project also includes the development of family restaurants and retail development and has had a significant impact on Cibolo's economy. Future multi-family development in this area is anticipated and will further increase retail development.

Along with growth in new retail sectors, Cibolo's downtown area is also experiencing revitalization, with many people drawn to the quaint atmosphere, good food and entertainment being offered in the 'Old Town District'. A downtown Master plan is underway to assist in further development in this area.

On the City's IH-10 border, Aisin AW Co., Ltd., a leading manufacturer of automobile transmissions completed construction of a 500,000 square foot production facility in the City of Cibolo. AW Texas expanded its facility to double its size in 2023. AW Texas has brought over 1000 primary jobs to Cibolo.

Long-term financial planning and relevant financial policies. The City of Cibolo fund balance policy sets the City's guideline for maintaining a fund balance level in the general fund that contributes to our financial stability and our strong bond rating. With the most recent amendment to our fund balance policy, it is the City's goal to maintain fund balance at 25% of revenues (a change from 28% of expenditures). Historically, the City has been very dependent on property tax revenue and building permits and fees. With the continued development of retail business, our revenues are expected to be more diverse which will help to maintain a stable property tax rate.

Major Initiatives. The City's fiscal year 2026 budget considers a recovering economy. Major initiatives included:

- compensation increases for non-public safety positions to remain competitive with the market and enhance recruitment and retention (public safety positions were adjusted to market in the prior budget cycle),
- the addition of 3 grant-funded public safety positions; and
- maintaining the City's I&S tax rate to fund our five-year capital improvement program.

In November 2024, voters authorized issuance of $26.1 million in General Obligation bonds for an Animal Services Facility and Public Safety Facility. Completion of the design of these projects will be underway in 2026, with plans for construction in 2027.

Projects funded by prior bonds to address infrastructure challenges have been recently completed or are underway. These are discussed in greater detail in the MD&A.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Cibolo for its annual comprehensive financial report for the fiscal year ended September 30, 2024. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

Discussion Draft

In 2025, Cibolo's Lower Seguin Road Reconstruction project was recognized as the Project of the Year in the Transportation category for Small Cities/Rural Communities by the Texas Chapter of the American Public Works Association (TxAPWA). The project, delivered through partnership between the City, engineering firm of Lockwood, Andrews & Newnam, and D&D Contractors, reconstructed a key arterial roadway, improving mobility and safety for residents and travelers in one of the fastest-growing areas in the state. The TxAPWA award honors excellence in the management and administration of public works projects, recognizing teams for their innovation, partnership and service to the public. In addition, our Drainage Superintendent was recognized for Distinguished Service to Public Works and our Communications Manager was recognized for Exceptional Performance in Journalism.

In 2016 and again in 2021, Cibolo received Gold certification from the Scenic Texas - Scenic City Certification Program. The Scenic City Certification Program provides a proven, highly-regarded tool to Texas cities for assessment, evaluation and recognition of infrastructure standards. Cibolo is one of twenty-five cities in Texas that has achieved Gold recognition. There are five levels of recognition. The fourth level, Gold recognition, requires 80-89% of total possible points. The certification continues for five years.

Cibolo frequently appears in top-10 lists for San Antonio suburbs due to its combination of quality housing, education, and low crime rates.

More recently, Cibolo was ranked:

- #134 of 1,050 in Niche's "Best Places to Buy a House in Texas" in 2025;
- #83 of 417 in Niche's "Most Diverse Suburbs in Texas" in 2025;
- #83 of 417 in Niche's "Best Suburbs to Raise a Family in Texas" in 2025; and
- #64 of 417 in Niche's "Best Suburbs to Buy a House in Texas" in 2025.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the Finance Department. We would like to express our appreciation to all members of the department who assisted and contributed to the preparation of this report.

In addition, without the assistance of every department head, we would not have the successes we've enjoyed. Credit also must be given to Mayor Allen and the City Council members for their leadership and support of the City Manager and staff.

Respectfully submitted,

Wayne Reed
City Manager

Anna S. Miranda, CPA, CGFO
Finance Director

Discussion Draft

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Cibolo
Texas

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morrill

Executive Director/CEO

CITY OF CIBOLO, TEXAS
PRINCIPAL OFFICIALS
YEAR ENDED SEPTEMBER 30, 2025

ELECTED OFFICIALS

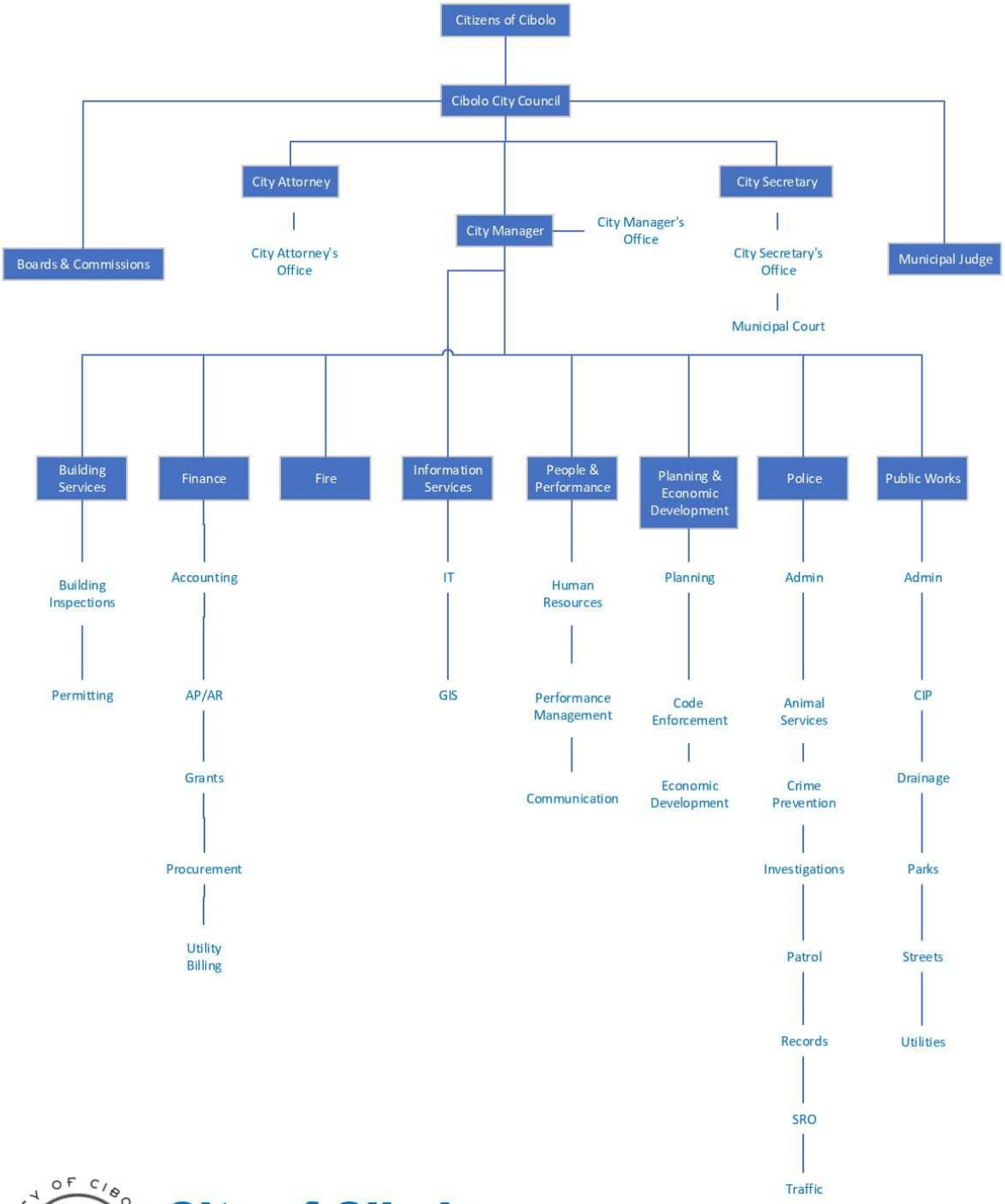
MAYOR	MARK ALLEN
CITY COUNCIL, PLACE 1	JEFF MCGLOTHIN
CITY COUNCIL, PLACE 2	RANDY ROBERTS
CITY COUNCIL, PLACE 3	ROBERT MAHONEY
CITY COUNCIL, PLACE 4	KATIE CUNNINGHAM
CITY COUNCIL, PLACE 5	NORMA SANCHEZ-STEPHENS
CITY COUNCIL, PLACE 6	DONETTA ROBERTS
CITY COUNCIL, PLACE 7	JOEL HICKS

CITY OFFICIALS

CITY MANAGER	WAYNE REED
DIRECTOR OF FINANCE	ANNA MIRANDA
CITY SECRETARY	PEGGY CIMICS
PLANNING AND ECNOMIC DEVELOPMENT DIRECTOR	RICK VASQUEZ
POLICE CHIEF	THEDRICK ANDRES
FIRE CHIEF	MARIO TRONCOSO
INFORMATION SERVICES DIRECTOR	TRACY BEEKMAN
CITY ATTORNEY	DENTON NAVARRO RODRIQUEZ BERNAL SANTEE & ZACH DAN SANTEE

Discussion Draft

CITY OF CIBOLO
ORGANIZATIONAL CHART



City of Cibolo
Organization Chart

Discussion Draft

FINANCIAL SECTION

Discussion Draft

Armstrong, Vaughan & Associates, P. C.
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of Cibolo, Texas

Report on Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Cibolo as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Cibolo's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Cibolo, as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Cibolo and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter - Change in Accounting Principle

As discussed in Note 1 to the financial statements, in 2025, the City adopted new accounting guidance in GASB Statement 101 related to compensated absences. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

The City of Cibolo's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Discussion Draft

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Cibolo's ability to continue as a going concern for one year after the date that the financial statements are issued, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Cibolo's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Cibolo's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and schedules related to the City's net pension and total other post-employment benefit liabilities – TMRS, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Discussion Draft

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Cibolo' basic financial statements as a whole. The comparative statements, and combining and individual nonmajor fund financial statements, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The comparative financial statements, combining and individual nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining, individual nonmajor fund financial statements, and SEFA are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and statistical section but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 10, 2026 on our consideration of City of Cibolo's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Cibolo's internal control over financial reporting and compliance.

Armstrong, Vaughan & Associates, P.C.

Armstrong, Vaughan & Associates, P.C.

March 10, 2026

Discussion Draft

MANAGEMENTS DISCUSSION AND ANALYSIS

As management of the City of Cibolo, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City of Cibolo for the fiscal year ended September 30, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City of Cibolo exceeded its liabilities and deferred inflows of resources by $144.4 million (net position) at the close of the most recent fiscal year. Of this amount, $24.7 million (unrestricted net position) may be used to meet the City's operational needs.

- The City's total net position increased by $14.0 million mainly due to increased operating grants, increasing property values, and increased utility rates outpacing inflation of expenditures.

- The City's deferred outflows totaled $3.4 million at year end, an increase of $677 thousand in comparison with the prior year due to increases in the contribution rates and experience rates of the pension and other post-retirement employee benefits.

- The City's deferred inflows totaled $2.8 million at year end, an increase of $1.2 million in comparison with the prior year due to an increase in investment earnings.

- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $34 million, an increase of $9.1 million in comparison with the prior year. Primarily due to issuance of new bonds. In the General Fund, the City budgeted a deficiency of revenues under expenditures of $1.3 million. However, actual decreases in fund balance of $302 thousand were a result of higher than anticipated issuance of debt. Regarding expenses, overall expenses in the General Fund were greater than budgeted due to higher than anticipated staffing levels within the Fire Department, resulting in higher than anticipated salaries.

- At the end of the fiscal year, the combined total of the General Fund assigned and unassigned fund balances was $6.7 million which is 31.6% or 3.8 months of the general fund expenditures not including capital outlay or debt service.

- During the fiscal year, the City made payments on bonds and other debt instruments. In addition they issued $13.0 million in new bonded debt. This resulted in a net increase of $8.4 million. As of the end of the current year, the City had $69.0 million in bonds and other debt outstanding.

OVERVIEW OF THE FINANCIAL STATEMENTS

The discussion and analysis is intended to serve as the introduction of the City of Cibolo, Texas' basic financial statements which are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements.

Discussion Draft

Government-Wide Financial Statements – The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business financial presentation.

The statement of net position is a presentation of the City's assets and liabilities, including capital and infrastructure assets, and long-term liabilities. This statement reports the difference between assets and liabilities as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information regarding increases and decreases to the government's net position for the fiscal year. Changes in net position are recorded when the underlying event giving rise to the change occurs regardless of the timing of cash flows.

Therefore, revenues and expenses reported in this statement for some items will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused personal leave). Both government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees or charges (business-type activities). Governmental activities include general government, public safety, public works, parks and recreation, library, and community development. The business-type activities of the City are water and sewer.

Fund Financial Statements – The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. Government resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements are used to present financial information detailing resources that have been identified for specific activities. The focus of the fund financial statements is on the City's major funds, although non-major funds are also presented in aggregate and further detailed in the supplementary statements. The City uses fund accounting to ensure and demonstrate compliance with requirements placed on resources. Funds are divided into three types: governmental, proprietary, and fiduciary. However, the City does not have any fiduciary funds.

Governmental Funds – Governmental funds are used for essentially the same functions reported in the governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources available for current spending, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

As the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Proprietary Funds – The City maintains multiple proprietary funds. Enterprise funds are used to report the functions presented in business-type activities in the government-wide financial statements. The City uses the enterprise fund to account for the provision of drainage, garbage, water, and sewer services to residents.

Discussion Draft

Proprietary fund financial statements provide separate and more detailed information for the water and sewer fund. The water and sewer fund is considered a major fund of the City.

Notes to the Basic Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information – In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information on the City's general fund budget, red light camera fund, and the street maintenance fund budget, which are adopted on an annual basis. A budgetary comparison statement has been provided for these funds in order to demonstrate budgetary compliance with this budget.

In addition, this report also contains certain required supplementary information concerning the City of Cibolo's progress in funding its obligation to provide pension benefits and other post employment benefits.

The combining statements referred to earlier in connections with non-major governmental funds are presented immediately following the required supplementary information.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Below is a comparative summary of the governmental activities and business-type activities as required by GASB Statement No. 34.

TABLE A-1
NET POSITION

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Assets						
Current Assets	$ 40,494,467	$ 33,404,101	$ 32,074,839	$ 29,066,337	$ 72,569,306	$ 62,470,438
Capital and Other Assets	98,373,765	93,249,222	61,948,680	56,787,077	160,322,445	150,036,299
Total Assets	138,868,232	126,653,323	94,023,519	85,853,414	232,891,751	212,506,737
Deferred Outflows of Resources	2,980,693	2,413,111	404,084	294,494	3,384,777	2,707,605
Liabilities						
Current Liabilities	13,948,935	15,437,326	4,142,326	3,218,096	18,091,261	18,655,422
Noncurrent Liabilities	66,385,128	58,379,307	4,531,031	5,422,060	70,916,159	63,801,367
Total Liabilities	80,334,063	73,816,633	8,673,357	8,640,156	89,007,420	82,456,789
Deferred Inflows of Resources	2,215,891	1,177,189	589,860	478,236	2,805,751	1,655,425
Net Position						
Net Investment in Capital Assets	42,392,766	38,010,481	59,394,282	53,630,160	101,787,048	91,640,641
Restricted	3,133,160	2,682,829	14,733,288	14,188,994	17,866,448	16,871,823
Unrestricted	13,773,045	13,379,302	11,036,816	9,210,362	24,809,861	22,589,664
Total Net Position	$ 59,298,971	$ 54,072,612	$ 85,164,386	$ 77,029,516	$ 144,463,357	$ 131,102,128

Deferred outflows of resources are related pensions and other post-employment benefits and represent a consumption of net position that applies to future period(s) and will not be recognized as an expenditure until then. Deferred inflows of resources are related to other post-employment benefits and represent an acquisition of net position that applies to a future period and will not be recognized as revenue until that time. Additional information regarding the City's deferred outflows and deferred inflows of resources can be found in Notes 8 and 9 of this report.

Discussion Draft

The largest portion of the City's net position, $101.8 million, represents its investment in capital assets (e.g., land, construction in progress, buildings, machinery, and equipment, net of accumulated depreciation), less any related debt used to acquire those assets that are still outstanding. The City of Cibolo, Texas uses these assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Of the other net position, $17.9 million represents resources that are subject to external restrictions on how they may be used. $24.7 million (unrestricted net position) may be used to meet the City's operational needs.

Governmental activities increased net position by $5.8 million, which is attributable to increased intergovernmental revenue from Guadalupe County, operating grants from the Federal Government, and continued growth of property values and rate adjustments. Key elements of this increase are as follows:

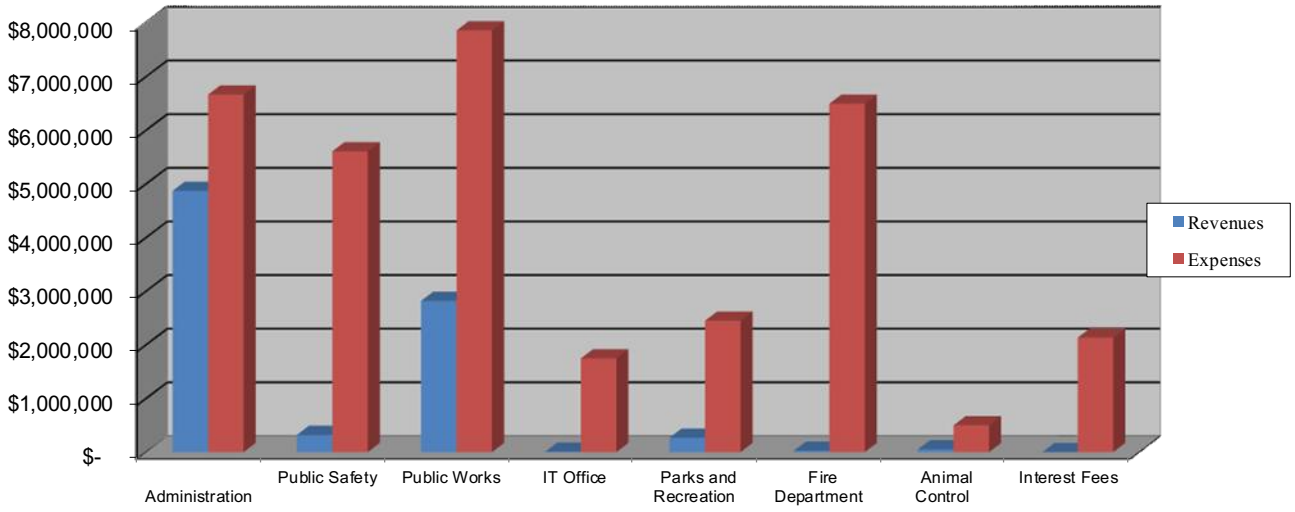
TABLE A-2
CHANGES IN NET POSITION FOR GOVERNMENTAL AND BUSINESS-TYPE ACTIVITIES

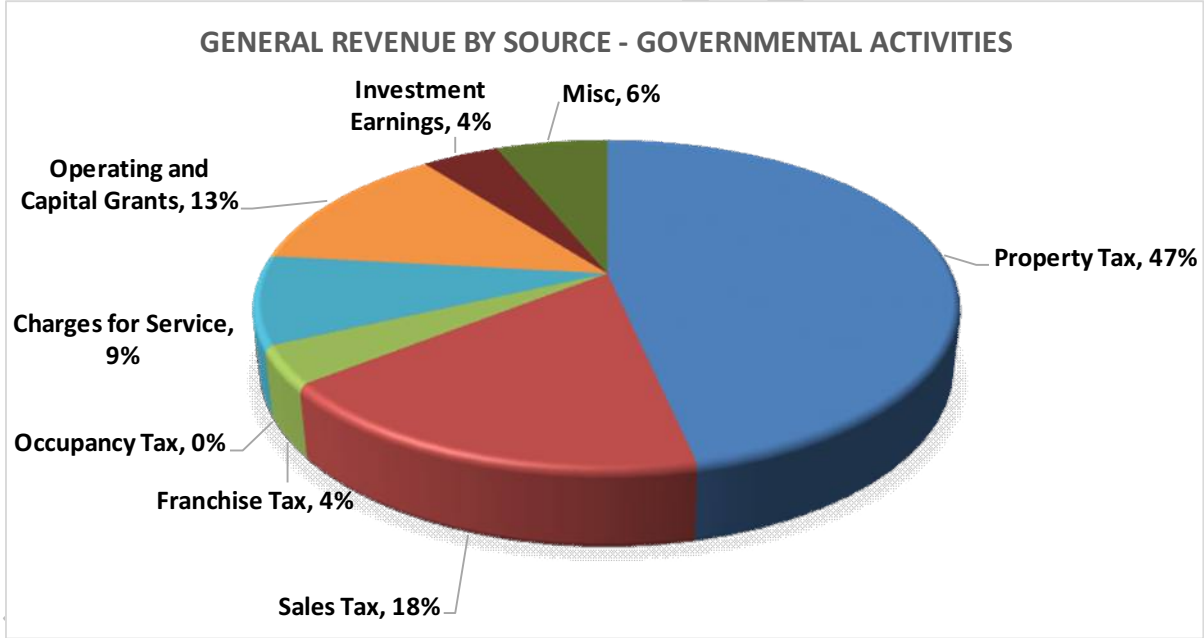
	Governmental Activities		Business-Type Activities		Total	
Revenues:	2025	2024	2025	2024	2025	2024
Program Revenues:						
Charges for Services	$ 3,384,714	$ 4,192,132	$ 20,601,213	$ 20,733,762	$ 23,985,927	$ 24,925,894
Operating Grants and Contributions	2,728,738	1,657,138	114,241	-	2,842,979	1,657,138
Capital Grants and Contributions	2,252,629	2,946,368	3,662,147	3,492,741	5,914,776	6,439,109
General Revenues						
Property Taxes	18,110,464	16,042,946	-	-	18,110,464	16,042,946
Sales Taxes	6,881,371	6,117,903	-	-	6,881,371	6,117,903
Franchise Taxes	1,459,675	1,385,124	-	-	1,459,675	1,385,124
Occupancy Taxes	5,770	19,103	-	-	5,770	19,103
Investment Earnings	1,650,993	2,021,311	1,231,621	1,321,841	2,882,614	3,343,152
Miscellaneous	2,391,807	1,770,809	133,869	2,542	2,525,676	1,773,351
Total Revenues	38,866,161	36,152,834	25,743,091	25,550,886	64,609,252	61,703,720
Expenses:						
Administration	6,665,084	5,130,408	4,301,589	3,316,779	10,966,673	8,447,187
Public Safety	5,606,851	6,057,627	-	-	5,606,851	6,057,627
Public Works	7,861,438	8,392,351	-	-	7,861,438	8,392,351
Information Technology Office	1,746,260	1,221,319	-	-	1,746,260	1,221,319
Parks and Recreation	2,449,924	2,066,346	-	-	2,449,924	2,066,346
Fire Department	6,494,302	5,904,108			6,494,302	5,904,108
Animal Control	499,304	423,927	-	-	499,304	423,927
Water/Wastewater Utilities	-	-	8,324,700	7,738,929	8,324,700	7,738,929
Drainage	-	-	1,412,784	1,206,505	1,412,784	1,206,505
Garbage	-	-	3,059,619	3,467,544	3,059,619	3,467,544
Interest	2,135,098	1,777,543	69,046	100,036	2,204,144	1,877,579
Total Expenses	33,458,261	30,973,629	17,167,738	15,829,793	50,625,999	46,803,422
INCREASE IN NET POSITION BEFORE TRANSFERS	5,407,900	5,179,205	8,575,353	9,721,093	13,983,253	14,900,298
Transfers In (Out)	387,908	(323,102)	(387,908)	323,102	-	-
CHANGE IN NET POSITION	5,795,808	4,856,103	8,187,445	10,044,195	13,983,253	14,900,298
BEGINNING NET POSITION	54,072,612	49,216,509	77,029,516	66,985,321	131,102,128	116,201,830
Prior Period Adjustment	(569,449)	-	(52,575)	-	(622,024)	-
ENDING NET POSITION	$ 59,298,971	$ 54,072,612	$ 85,164,386	$ 77,029,516	$ 144,463,357	$ 131,102,128

Discussion Draft

EXPENSES AND PROGRAM REVENEUES –GOVERNMENTAL ACTIVITIES
TOTAL EXPENSES 2025 AND 2024-GOVERNMENT-WIDE

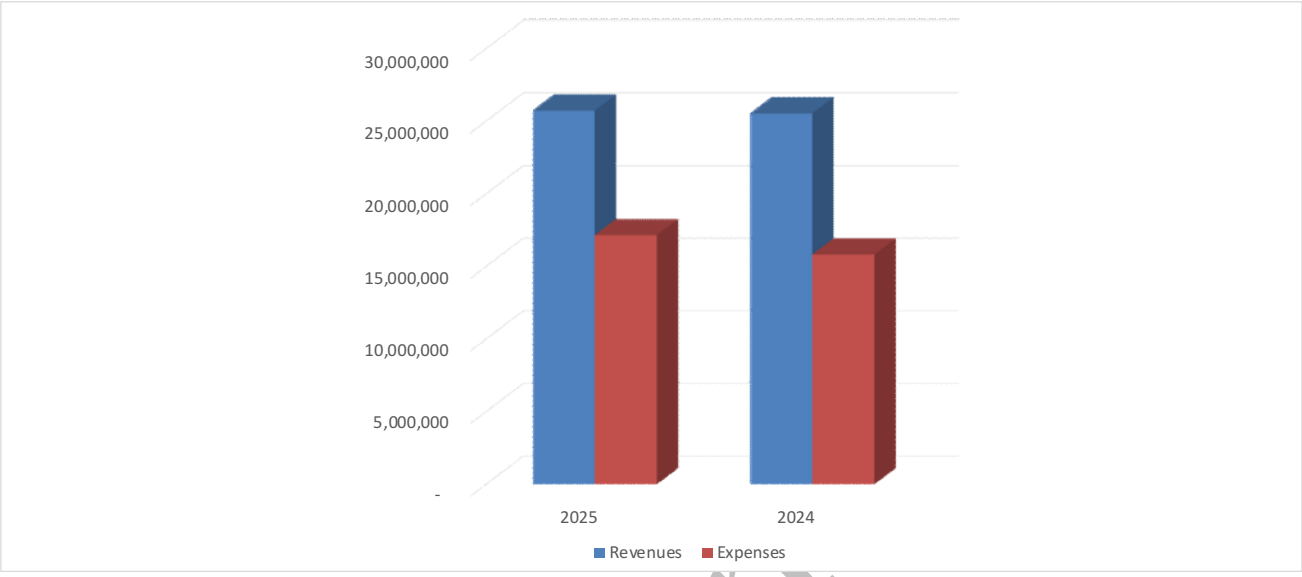
Revenues-Governmental Activities

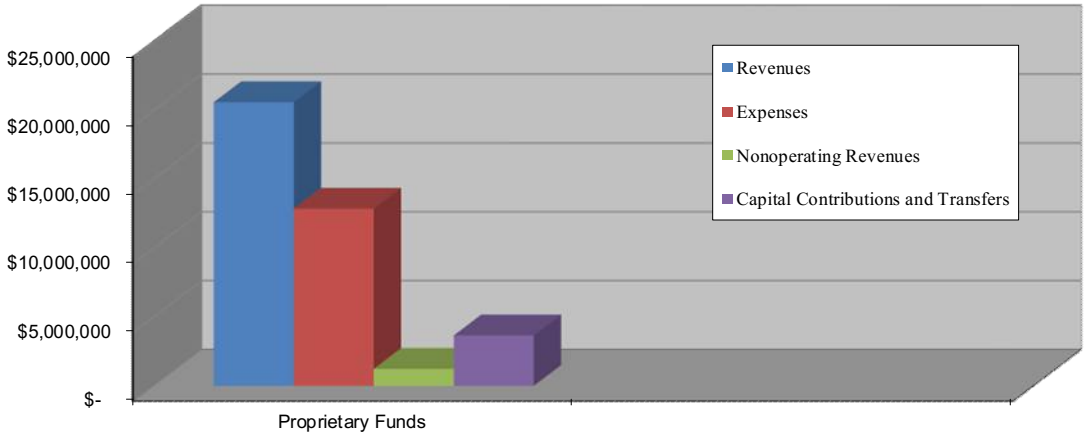




Business-Type Activities

Business-Type activities increased net position by $8.2 million, which is mainly attributable to increased utility rates. While we saw growth in expenditures, utility rates grew to accommodate this inflation and maintain growth.





Financial Analysis of the Government's Funds

As noted earlier, the City of Cibolo uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds - Activities of the primary government's general fund, capital projects fund, special revenue funds and debt service funds are considered general government functions. The general fund is the City's general operating fund. The capital projects fund is used to account for financial activity related to the acquisition and construction of major capital facilities. Special revenue funds are used to account for proceeds of specific sources that are legally restricted as to expenditures. The debt service funds are used to account for financial activity related to the City's general bonded indebtedness, as well as long-term obligations.

As September 30, 2025, the City's governmental funds reported combined ending fund balances of $34.1 million, an increase of $9.1 million in comparison with fiscal year 2024. The General fund which is the chief operating fund of the City, at the end of the current fiscal year, had an unrestricted fund balance of $6.7 million, or approximately 3.8 months of operating expenditures (excluding Capital Outlay and Debt Service).

For the fiscal year ended September 30, 2025, the fund balance of the City's General fund decreased by $302 thousand. Key factors in the increase are as follows:

- The decrease is mostly attributable to higher than anticipated staffing in the fire department leading to higher than budgeted salaries & benefits.
- The General Fund experienced reduced license and permit revenue as these income streams began being recorded in a separate nonmajor fund.
- Budgeted expenditure growth did not occur, namely among salaries across the board, excluding the Fire Department, as the City was not able to fill as many open positions as anticipated.
- Revenues were under budget overall due to lower than anticipated growth in Intergovernmental and Property Tax revenue, as the City did not experience property value growth at the anticipated level nor did it receive the level of anticipated Texas Department of Transportation reimbursements.

For the fiscal year ended September 30, 2025, the fund balance of the City's Grant Fund decreased by $8 thousand, as they continued spending American Rescue Act monies on various approved projects.

For the fiscal year ended September 30, 2025, the fund balance of the City's Traffic Impact Fund increased by $900 thousand, a significant variance from the reduction of $3.7 million that was budgeted, as they did not perform anticipated street repairs.

For the fiscal year ended September 30, 2025, the fund balance of the City's Capital Project fund increased $8.6 million, this was mainly caused by $13.0 million in Certificates of Obligations being issued for future projects.

The Debt Service fund has a total fund balance of $1.7 million, all of which is restricted for the payment of debt service. The net increase in the fund balance during the current year in the debt service fund was $343 thousand as other funds reimbursed the Debt Service fund to assist with bond payments.

Proprietary Funds - The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the Water and Sewer fund and Drainage fund at the end of the year amounted to $10.2 million and $874 thousand, respectively. The total increase in net position for the Water and Sewer fund was $5.7 million and $2.0 million for the Drainage fund. The increase in Water & Sewer Fund net position was due primarily to an increase in utility rates. The increase in Drainage Fund net position was due primarily to an increase in utility rates.

BUDGETARY HIGHLIGHTS

Over the course of the year, the City revised its General Fund budget for a total increase in expenditures of $1.1 million primarily to complete capital projects related to the Fire Department. The City's General Fund was under budget within its revenue, but still experience anticipated reduction in revenue as License and Permits revenue was accounted for in a new nonmajor fund.

Over the course of the year, the City revised its Grant Fund budget to recognize ARPA grant revenues and subsequent related expenditures. This increased budget grant revenue by $3.7 million and increased budget expenditures by $3.7 million. The City was under budget in revenues and expenditures as ARPA capital outlay projects did not reach anticipated levels.

Discussion Draft

The Traffic Impact Fund budgeted for $740 thousand in revenues, but exceeded this as development in the City was higher than expected leading to higher than anticipated Impact Fees. Further, the City was under budget by $4.3 million as Street Repairs were lower than anticipated.

The Debt Service fund budgeted for increased revenues and expenditures. Revenue was under budget as property values did not grow as anticipated, leading to lower than expected property taxes. Expenditures were under budget as interest expenditures were lower than anticipated.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets - The City's investment in capital assets for its governmental and business- type activities as of September 30, 2025 amounted to $160 million (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, machinery and equipment, park facilities, and roads. The City's investment in capital assets for the current fiscal year increased by $10.3 million from fiscal year 2024, as they continued to work on road projects, expanded their vehicle fleet, and accepted infrastructure from developers.

TABLE A-3
CAPITAL ASSETS
(Net of Depreciation)

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land	$ 4,776,842	$ 4,636,842	$ 1,396,208	$ 1,396,208	$ 6,173,050	$ 6,033,050
Water Rights	-	-	475,000	475,000	475,000	475,000
Buildings	28,161,660	27,450,742	-	-	28,161,660	27,450,742
Transportation & Equipment	14,601,155	13,273,488	3,669,013	3,327,057	18,270,168	16,600,545
Utility Infrastructure	-	-	57,323,430	52,296,037	57,323,430	52,296,037
Governmental Infrastructure	81,979,442	72,607,975	-	-	81,979,442	72,607,975
Subscription Based IT Agreements	-	873,806	-	-	-	873,806
Construction in Progress	15,886,217	16,972,799	12,365,615	11,342,312	28,251,832	28,315,111
Accumulated Depreciation	(47,031,551)	(42,566,430)	(13,280,586)	(12,049,537)	(60,312,137)	(54,615,967)
TOTALS	$ 98,373,765	$ 93,249,222	$ 61,948,680	$ 56,787,077	$ 160,322,445	$ 150,036,299

Additional information of the City of Cibolo's capital assets can be found in Note 5, Page 45, of this report.

Discussion Draft

Long-Term Debt - For the fiscal year ended September 30, 2025, the City made payments of $6.6 million on debt and issued $13.0 million in new debt. At year-end the City had a total debt outstanding of $73.9 million.

TABLE A-4
LONG-TERM DEBT

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
General Obligation Bonds	$ 28,700,000	$ 30,055,000	4,218,770	5,269,010	$ 32,918,770	$ 35,324,010
General Obligation Bonds - Privately Placed	-	-	205,000	405,000	205,000	405,000
Premiums on Long-term Debt	4,303,907	3,977,584	393,972	449,283	4,697,879	4,426,867
Certificates of Obligation	31,861,230	22,345,273	-	-	31,861,230	22,345,273
Certificates of Obligation - Privately Placed	1,075,000	1,205,000	-	-	1,075,000	1,205,000
Tax Anticipation Notes	1,095,000	1,450,000	-	-	1,095,000	1,450,000
Right of Use Lease Liability	1,918,031	1,552,084	141,644	134,089	2,059,675	1,686,173
Subscription Based IT Agreements	-	248,237	-	-	-	248,237
TOTALS	$ 68,953,168	$ 60,833,178	$ 4,959,386	$ 6,257,382	$ 73,912,554	$ 67,090,560

Additional information of the City of Cibolo's long-term debt can be found in Note 6, Page 46, of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

Bond rating. For the City's most recent public sale of bonds in 2025, Standard and Poor's (S&P) Ratings Services assigned a rating of "AA+", with a stable outlook. This rating is an upgrade from the previous "AA" rating. This upgrade reflects the city's rapid tax base and economic growth and stable finances. The "AA+" rating allows the City to sell bonds at lower interest rates. The upgrade is a testament that the City is on sound economic footing and has implemented plans and policies that will help prepare the City for the future. Credit fundamentals supporting the upgrade include:

- The city's location within the San Antonio-New Braunfels metropolitan area, which has helped fuel rapid tax base and population growth, and support significantly higher income metrics relative to county and national levels.
- Generally positive operating performance, with planned capital spending generating the general fund draw downs in fiscal years 2022 and 2023, after available reserves had grown to more than double the city's fund balance policy minimum. Unaudited results for fiscal 2025 show a general fund surplus, and officials expect balanced results for fiscal 2026.
- Available general fund reserves that are maintained in accordance with the city's minimum policy of 28% of recurring operating expenditures, which we expect the city will continue to maintain. The city has two privately placed debt obligations outstanding, but we have reviewed the documents and do not consider them contingent liquidity risks.
- Budgeting practices that support consistently better-than-budgeted results, and regular budget monitoring via monthly budget-to-actual reporting provided to the council. The city maintains a five-year bond-funded capital improvement plan that is included in its annual budget, as well as a stand-alone general fund forecast that helps inform financial decision-making. It has also adopted investment, debt management, and reserve policies, and provides quarterly investment reports to the council. Management has implemented policies and practices to help mitigate the city's exposure to cyber-security threats.
- Somewhat elevated fixed costs, which reflect the city's growth-related capital needs and rapid amortization. Although the city may issue $17 million of COs and $24 million of GO bonds over the next two years, we do not expect its debt and liabilities profile will significantly change. Pension and other postemployment benefits (OPEBs) are not an immediate budgetary pressure given the adequate pension funding status and limited OPEB liability.

Discussion Draft

Local economy. The City of Cibolo is one of the fastest growing cities in the State. The strong military presence in the area contributes to our growth and job stability. Located 13 miles from downtown San Antonio along Interstate 35, Cibolo is an established residential suburb that offers easy access to leading employment centers throughout the San Antonio-New Braunfels MSA. With the high population growth, the Cibolo economy has become attractive for commercial development and continues to see new business interest and commercial activity.

Cibolo's first major retail development project opened in January of 2016, stimulating Cibolo's economy. Since 2016, many businesses have followed. These include quick service restaurants, casual dining, convenience stores, auto parts retailers, auto repair and maintenance services, medical, minor emergency, dental and orthodontic services, and childcare facilities. More recently, the northern part of the City along IH35, known as Cibolo Crossing, has been under development.

Beginning in mid-2019, Santikos Entertainment completed a major family entertainment complex. The entertainment complex includes 12 theaters with luxury reclining seating, arcades, sports bar and 16 bowling lanes. The complete 80-acre project, anchored by the entertainment complex, was a catalyst for the development of several family restaurants and other retail development. Magnolia Pancake Haus and Willie's Grill and Ice House located in this area during fiscal year 2021. Living Spaces, a 140,000 square foot furniture showroom, also opened in 2021. Dunkin Donuts, Parry's Pizzeria and Taphouse, Salata also developed in this area and Dutch Bros opened its second Cibolo location here. Cibolo Crossing continues to see growth with current construction of an Olive Garden restaurant, and the future construction of Gringo's Mexican Kitchen, and Sprouts Farmers Market. Future plans for this area include development of multi-family living space and amenities.

Cibolo's downtown area also continues to generate interest. Old store fronts and renovated historic residential homes have been converted to new businesses while keeping the look and feel of the "Old Town District". One of the first new businesses downtown, Old Main Street Ice House, has now been in business for several years and was the catalyst in this downtown area. Advanced Solar and Electric occupies the former 1930's gas station and still includes replicas of the original 1930s-style gas pumps. The Shops at the Mill, in the old downtown lumber mill, opened in mid-2016 with a renovated store front, houses an ice cream parlor and a boutique. 1908 House of Wine and Ale, Kindling Texas Kitchen, and Rooted Fork, all in renovated century-old homes, serve diners in a quaint atmosphere. Downtown also includes an event center and office space, an early childhood learning center, a bakery and a cigar shop. Nearby, along F.M. 78, Mako's on the Creek, an upscale restaurant, voted one of the Top Ten Best New Restaurants in San Antonio, opened in 2019.

On the City's IH-10 border, Aisin AW Co., Ltd., a leading manufacturer of automobile transmissions completed construction of a 500,000 square foot production facility in the City of Cibolo. AW Texas expanded its facility to double its size in 2023. AW Texas has brought over 1000 primary jobs to Cibolo.

In the town center, HEB developed 45 acres with approximately 110,000 square foot grocery store and 55,000 square foot E-commerce fulfillment center. The grocery store opened in early 2023 and the fulfillment center opened in mid-2024. The site also included plans for a 10-foot regional trail that will extend the City's walk and bike system, and a fishing pond.

New retail businesses and services locating in our Town Center in 2025, include Crust Pizza, Andy's Frozen Custard, and Creppecino.

Discussion Draft

Additionally, Cibolo is experiencing growth in multi-family residential construction. A senior living community, El Sereno, was completed in 2019 along Borgfeld Road and an assisted living facility, The Brooks, was completed in 2021. Trophy Oaks, another multi-family project, constructed just south of F.M. 78 through partnership with the Cibolo Public Facility Corporation (PFC), opened in 2022. Grand at Cibolo, a multi-family project in the middle of Cibolo was completed in 2023. Most recently, US Cibolo at Cibolo Commons, a recent multi-family construction completed in 2024, boasts 12,000 square feet of resort-style amenity spaces. Future plans include Dorado at Cibolo Crossing along IH35 corridor, which is in beginning stage of development. This project is expected to stimulate further retail development along this corridor.

Taxable values. The City's total taxable assessed valuation for fiscal year 2026 of $3.7 billion, is approximately $98.4 million, or 2.6%, lower than the prior year. Overall taxable value of residential properties decreased by $225.1 million, or 7.4%. This was offset somewhat by growth in other areas. Multifamily construction projects added $28 million in value, industrial projects added $39 million in taxable value, and continued expansion of commercial development resulted in an increase in taxable value of approximately $70.8 million.

Tax rate. The tax rate adopted by the City Council for fiscal year 2026 is $0.5226 per $100 of assessed valuation. This rate is the calculated voter approval rate, or the highest rate allowable without voter approval. A portion of the increase in the tax rate is a result of reduced taxable values which requires a higher tax rate to bring in the same amount of tax revenue as in the prior year (a higher no new revenue rate) and the need to raise additional revenue to support city services. Historical values and tax rates are presented in the statistical section of this report.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Finance Director, City of Cibolo, 200 South Main Street, Cibolo, Texas 78108.

Discussion Draft

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BASIC FINANCIAL STATEMENTS

Discussion Draft

CITY OF CIBOLO
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	Cibolo Economic Development Corporation
ASSETS				
Current Assets:				
Cash and Cash Equivalents:				
Unrestricted	$ 9,745,788	$ 10,551,659	$ 20,297,447	$ -
Restricted for Customer Deposits	-	1,008,748	1,008,748	-
Investments:				
Unrestricted	11,567,620	6,865,655	18,433,275	3,710,696
Restricted Investments - Debt Service	-	878,849	878,849	-
Restricted Investments - Capital Improvements	15,850,367	9,505,831	25,356,198	-
Receivables (net of allowances):				
Taxes	1,816,851	-	1,816,851	-
Other	232,041	2,574,889	2,806,930	-
Due from Other Governments	1,284,055	-	1,284,055	227,200
Internal Balances	(532,836)	532,836	-	-
Due to/from Primary Government	463,286	-	463,286	(463,286)
Prepaid Expenses	45,276	-	45,276	-
Inventories	22,019	156,372	178,391	-
Total Current Assets	40,494,467	32,074,839	72,569,306	3,474,610
Noncurrent Assets:				
Capital Assets:				
Land	4,776,842	1,396,208	6,173,050	3,635,339
Water Rights	-	475,000	475,000	-
Buildings	28,161,660	-	28,161,660	-
Infrastructure	81,979,442	57,323,430	139,302,872	-
Transportation and Equipment	14,601,155	3,669,013	18,270,168	45,000
Construction in Progress	15,886,217	12,365,615	28,251,832	-
Subscription Based IT Agreements	-	-	-	-
Less: Accumulated Depreciation	(47,031,551)	(13,280,586)	(60,312,137)	(21,375)
Total Noncurrent Assets:	98,373,765	61,948,680	160,322,445	3,658,964
TOTAL ASSETS	138,868,232	94,023,519	232,891,751	7,133,574
DEFERRED OUTFLOWS OF RESOURCES				
Loss on Debt Refunding	172,099	-	172,099	-
Deferred Pension Related Outflows	2,672,397	383,749	3,056,146	-
Deferred OPEB Related Outflows	2,709	389	3,098	-
Deferred OPEB - Retiree Health Related Outflows	133,488	19,946	153,434	-
TOTAL DEFERRED OUTFLOWS OF RESOURCES	$ 2,980,693	$ 404,084	$ 3,384,777	$ -

Discussion Draft

See accompanying notes to basic financial statements.

CITY OF CIBOLO
STATEMENT OF NET POSITION (CONTINUED)
SEPTEMBER 30, 2025

	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	Cibolo Economic Development Corporation
LIABILITIES				
Current Liabilities:				
Accounts Payable	$ 3,470,057	$ 1,946,322	$ 5,416,379	$ 25,148
Accrued Expenses	238,915	-	238,915	-
Accrued Interest Payable	619,551	20,369	639,920	10,681
Current Portion of Compensated Absences	553,120	58,657	611,777	-
Current Portion of Long-Term Debt	6,608,317	962,631	7,570,948	258,000
Current Portion of Total OPEB Liability	21,900	3,272	25,172	-
Current Portion of Total OPEB - Retiree Health	22,197	3,317	25,514	-
Payroll Liabilities	1,253,097	139,010	1,392,107	-
Unearned Revenue	1,161,781	-	1,161,781	-
Payable from Restricted Assets:				
Customer Deposits Payable	-	1,008,748	1,008,748	-
Total Current Liabilities	13,948,935	4,142,326	18,091,261	293,829
Noncurrent Liabilities:				
Compensated Absences	1,290,613	136,866	1,427,479	-
Net Pension Liability	2,081,116	298,842	2,379,958	-
Total OPEB Liability	206,331	29,501	235,832	-
Total OPEB - Retiree Health Liability	462,217	69,067	531,284	-
Long-Term Debt	62,344,851	3,996,755	66,341,606	2,885,000
Total Noncurrent Liabilities	66,385,128	4,531,031	70,916,159	2,885,000
TOTAL LIABILITIES	80,334,063	8,673,357	89,007,420	3,178,829
DEFERRED INFLOWS OF RESOURCES				
Gain on Bond Refunding	-	267,702	267,702	-
Deferred Pension Related Inflows	1,476,010	211,951	1,687,961	-
Deferred OPEB Related Inflows	59,923	8,605	68,528	-
Deferred OPEB - Retiree Health Related Inflows	679,958	101,602	781,560	-
TOTAL DEFERRED INFLOWS OF RESOURCES	2,215,891	589,860	2,805,751	-
NET POSITION				
Net Investment In Capital Assets	42,392,766	59,394,282	101,787,048	505,283
Restricted For:				
Impact Fees	-	13,874,808	13,874,808	-
Public, Educational and Governmental	134,542	-	134,542	-
Public Safety	221,472	-	221,472	-
Debt Service	1,198,603	858,480	2,057,083	-
Street Maintenance	1,545,874	-	1,545,874	-
Tourism	26,269	-	26,269	-
Tree Project	1,400	-	1,400	-
Youth Council	5,000	-	5,000	-
Economic Development	-	-	-	3,449,462
Unrestricted	13,773,045	11,036,816	24,809,861	-
TOTAL NET POSITION	$ 59,298,971	$ 85,164,386	$ 144,463,357	$ 3,954,745

Discussion Draft

See accompanying notes to basic financial statements.

CITY OF CIBOLO
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Functions and Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary Government:				
Governmental Activities:				
Administration	$ 6,665,084	$ -	$ 2,616,549	$ 2,252,629
Public Safety	5,606,851	255,456	65,163	-
Public Works	7,861,438	2,819,103	-	-
Information Technology Office	1,746,260	-	8,590	-
Parks and Recreation	2,449,924	250,231	20,000	-
Fire Department	6,494,302	6,612	18,436	-
Animal Control	499,304	53,312	-	-
Interest	2,135,098	-	-	-
Total Governmental Activities	33,458,261	3,384,714	2,728,738	2,252,629
Business-Type Activities				
Water/Wastewater Utilities	8,324,700	15,053,225	114,241	3,023,265
Drainage	1,412,784	1,991,777	-	638,882
Garbage	3,059,619	3,556,211	-	-
Administration	4,301,589	-	-	-
Interest	69,046	-	-	-
Total Business-Type Activities	17,167,738	20,601,213	114,241	3,662,147
Total Primary Government	$ 50,625,999	$ 23,985,927	$ 2,842,979	$ 5,914,776
Component Unit:				
Cibolo Economic Development Corporation	$ 945,394	$ -	$ -	$ -
General Revenues:				
Taxes:				
Property Taxes				
Sales Taxes				
Franchise Taxes				
Occupancy Taxes				
Investment Earnings				
Gain on Sale of Assets				
Miscellaneous				
Total General Revenues				
Transfers In (Out)				
Change in Net Position				
Net Position at Beginning of Year				
Prior Period Adjustment				
Net Position at End of Year				

Discussion Draft

See accompanying notes to basic financial statements.

Net (Expense) Revenue and Changes in Net Position			Component Unit
Primary Government			
Governmental Activities	Business-Type Activities	Total	Cibolo Economic Development Corporation
$ (1,795,906)	$ -	$ (1,795,906)	$ -
(5,286,232)	-	(5,286,232)	-
(5,042,335)	-	(5,042,335)	-
(1,737,670)	-	(1,737,670)	-
(2,179,693)	-	(2,179,693)	-
(6,469,254)	-	(6,469,254)	-
(445,992)	-	(445,992)	-
(2,135,098)	-	(2,135,098)	-
(25,092,180)	-	(25,092,180)	-
-	9,866,031	9,866,031	-
-	1,217,875	1,217,875	-
-	496,592	496,592	-
-	(4,301,589)	(4,301,589)	-
-	(69,046)	(69,046)	-
-	7,209,863	7,209,863	-
(25,092,180)	7,209,863	(17,882,317)	-
-	-	-	$ (945,394)
18,110,464	-	18,110,464	-
6,881,371	-	6,881,371	1,358,803
1,459,675	-	1,459,675	-
5,770	-	5,770	-
1,650,993	1,231,621	2,882,614	146,071
-	116,848	116,848	-
2,391,807	17,021	2,408,828	-
30,500,080	1,365,490	31,865,570	1,504,874
387,908	(387,908)	-	-
5,795,808	8,187,445	13,983,253	559,480
54,072,612	77,029,516	131,102,128	3,395,265
(569,449)	(52,575)	(622,024)	-
$ 59,298,971	$ 85,164,386	$ 144,463,357	$ 3,954,745

See accompanying notes to basic financial statements.

Discussion Draft

CITY OF CIBOLO
BALANCE SHEET – GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	General Fund	Grant Fund	Traffic Impact Fund
ASSETS			
Cash and Cash Equivalents	$ 3,559,718	$ -	$ 3,230,603
Investments	4,018,585	914,128	2,393,045
Accounts Receivables (net of allowances):			
Taxes	1,491,702	-	-
Other	214,671	-	4,268
Due from Other Governments	90,389	45,911	-
Due from Component Unit	456,649	-	-
Prepaid Expenditures	20,022	1,644	-
Inventories	22,019	-	-
Due from Other Funds	735,989	-	235,147
TOTAL ASSETS	$ 10,609,744	$ 961,683	$ 5,863,063
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
Liabilities:			
Accounts Payable	534,358	52,821	30,460
Accrued Expenditures	238,915	-	-
Payroll Liabilities	1,226,827	-	-
Due to Other Funds	1,146,554	173,626	-
Unearned Revenues	448,774	690,669	2,917
Total Liabilities	3,595,428	917,116	33,377
Deferred Inflows of Resources:			
Unavailable Revenues - Taxes	122,275	-	-
Total Deferred Inflows of Resources	122,275	-	-
Fund Balances:			
Nonspendable:			
Inventory	22,019	-	-
Prepaid Items	20,022	1,644	-
Restricted for:			
Public, Educational and Governmental	-	-	-
Public Safety	-	-	-
Debt Service	-	-	-
Street Maintenance	100,000	-	-
Tourism	-	-	-
Capital Projects	-	-	-
Tree Project	1,400	-	-
Youth Council	5,000	-	-
Capital Improvement	-	-	5,829,686
Committed for:			
Capital Replacement	-	-	-
Public Facilities	-	-	-
Unassigned	6,743,600	42,923	-
Total Fund Balances	6,892,041	44,567	5,829,686
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 10,609,744	$ 961,683	$ 5,863,063

Discussion Draft

See accompanying notes to basic financial statements.

Capital Projects Fund	Debt Service Fund	Nonmajor Governmental Funds	Total Governmental Funds
$ -	$ 1,706,735	$ 1,248,732	$ 9,745,788
15,850,367	-	4,241,862	27,417,987
-	91,344	233,806	1,816,852
-	-	13,102	232,041
1,147,755	-	-	1,284,055
-	6,637	-	463,286
-	-	23,610	45,276
-	-	-	22,019
28,508	13,438	372,937	1,386,019
$ 17,026,630	$ 1,818,154	$ 6,134,049	$ 42,413,323
2,399,354	-	$ 453,064	$ 3,470,057
-	-	-	238,915
-	-	26,270	1,253,097
478,844	-	119,831	1,918,855
-	-	19,421	1,161,781
2,878,198	-	618,586	8,042,705
-	101,168	-	223,443
-	101,168	-	223,443
-	-	-	22,019
-	-	23,610	45,276
-	-	134,542	134,542
-	-	221,472	221,472
-	1,716,986	-	1,716,986
-	-	1,445,874	1,545,874
-	-	26,269	26,269
14,148,432	-	-	14,148,432
-	-	-	1,400
-	-	-	5,000
-	-	1,093,947	6,923,633
-	-	64,280	64,280
-	-	2,536,058	2,536,058
-	-	(30,589)	6,755,934
14,148,432	1,716,986	5,515,463	34,147,175
$ 17,026,630	$ 1,818,154	$ 6,134,049	$ 42,413,323

Discussion Draft

CITY OF CIBOLO
RECONCILIATION OF THE GOVERNMENTAL FUNDS
BALANCE SHEET TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

TOTAL FUND BALANCE - TOTAL GOVERNMENTAL FUNDS		$ 34,147,175
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital Assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		98,373,765
Other long-term assets are not available to pay for current-period expenditures and, therefore, are not recognized as revenue in the funds.		223,443
Accrued vacation leave payable is not due and payable in the current period and, therefore, is not reported in the funds.		(1,843,733)
Long-term liabilities, including bonds payable, related premiums, finance purchases, right of use liabilities, and accrued interest are not due and payable in the current period and therefore, not reported in the funds:		
Bonds Payable	(68,953,168)	
Loss on Debt Refunding	172,099	
Accrued Interest Payable	(619,551)	(69,400,620)
Net Pension Liabilities (and related deferred inflows and outflows of resources) do not consume current financial resources are not reported in governmental funds:		
Net Pension Liability	(2,081,116)	
Pension Related Deferred Inflows	(1,476,010)	
Pension Related Deferred Outflows	2,672,397	(884,729)
OPEB Liabilities (and related deferred inflows and outflows of resources) do not consume current financial resources are not reported in governmental funds:		
OPEB Liability	(228,231)	
OPEB Related Deferred Inflows	(59,923)	
OPEB Related Deferred Outflows	2,709	(285,445)
OPEB - Retiree Health Liabilities (and related deferred inflows and outflows of resources) do not consume current financial resources are not reported in governmental funds:		
OPEB - Retiree Health Liability	(484,414)	
OPEB - Retiree Health Related Deferred Inflows	(679,958)	
OPEB - Retiree Health Related Deferred Outflows	133,488	(1,030,884)
TOTAL NET POSITION - GOVERNMENTAL ACTIVITIES		$ 59,298,972

Discussion Draft

See accompanying notes to basic financial statements.

Draft

CITY OF CIBOLO
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Grant Fund	Traffic Impact Fund
REVENUES			
Property Taxes	$ 11,588,454	$ -	$ -
Sales Taxes	5,522,569	-	-
Franchise Taxes	1,430,214	-	-
Occupancy Taxes	-	-	-
Licenses and Permits	145,975	-	-
Fines and Forfeitures	230,206	-	-
Intergovernmental Revenues	745,634	-	-
Grants	-	2,577,739	-
Short-Term Rentals	119,302	-	-
Investment Earnings	461,449	88,351	224,822
Impact Fees	-	-	796,572
Miscellaneous	116,670	-	-
TOTAL REVENUES	20,360,473	2,666,090	1,021,394
EXPENDITURES			
Current:			
Administration	4,306,985	875,761	-
Public Safety	5,715,855	74,052	-
Public Works	2,290,568	-	7,786
Information Technology Office	1,613,805	9,544	-
Parks and Recreation	1,067,008	3,323	-
Fire Department	5,703,193	18,436	-
Animal Control	434,983	-	-
Capital Outlay	1,768,590	660,795	113,277
Debt Service:			
Principal	602,944	-	-
Interest	84,030	-	-
TOTAL EXPENDITURES	23,587,961	1,641,911	121,063
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,227,488)	1,024,179	900,331
OTHER FINANCING SOURCES (USES)			
Transfers In	1,722,590	5,054	-
Transfers Out	(45,054)	(1,037,346)	-
Premiums on Issuance of Debt	-	-	-
Issuance of Debt	968,892	-	-
Sale of Capital Assets	342,674	-	-
TOTAL OTHER FINANCING SOURCES (USES)	2,989,102	(1,032,292)	-
Net Change in Fund Balance	(238,386)	(8,113)	900,331
Fund Balances at Beginning of Year	7,130,427	52,680	4,929,355
Fund Balances at End of Year	$ 6,892,041	$ 44,567	$ 5,829,686

Discussion Draft

See accompanying notes to basic financial statements.

Capital Projects Fund	Debt Service Fund	Nonmajor Governmental Funds	Total Governmental Funds
$ -	$ 6,464,037	$ -	$ 18,052,491
-	-	1,358,802	6,881,371
-	-	29,461	1,459,675
-	-	5,770	5,770
-	-	1,910,437	2,056,412
-	-	72,155	302,361
1,147,755	-	5,285	1,898,674
-	-	-	2,577,739
-	-	14,857	134,159
543,252	90,922	242,199	1,650,995
-	-	-	796,572
-	280,275	104,697	501,642
1,691,007	6,835,234	3,743,663	36,317,861
-	-	88,967	5,271,713
48,809	-	26,304	5,865,020
58,937	-	2,406,028	4,763,319
-	-	-	1,623,349
6,250	-	87,316	1,163,897
13,231	-	-	5,734,860
-	-	-	434,983
6,307,141	-	677,506	9,527,309
-	5,284,043	-	5,886,987
204,202	2,017,552	-	2,305,784
6,638,570	7,301,595	3,286,121	42,577,221
(4,947,563)	(466,361)	457,542	(6,259,360)
40,373	767,993	40,000	2,576,010
(249,507)	-	(856,195)	(2,188,102)
750,692	-	-	750,692
12,960,000	-	-	13,928,892
-	-	-	342,674
13,501,558	767,993	(816,195)	15,410,166
8,553,995	301,632	(358,653)	9,150,806
5,594,437	1,415,354	5,874,116	24,996,369
$ 14,148,432	$ 1,716,986	$ 5,515,463	$ 34,147,175

Discussion Draft

CITY OF CIBOLO
RECONCILIATION OF THE STATEMENT OF REVENUES,
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

NET CHANGE IN FUND BALANCES - GOVERNMENTAL FUNDS		$ 9,150,806
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Capital Outlay	11,799,936	
Depreciation Expense	(6,167,685)	5,632,251
In the Statement of Activities, only the gain or loss on the disposal of a capital asset is reported, whereas in the governmental funds, the proceeds from the sale of increase financial resources. Thus, the change in net position differs in fund balance by the net book value of disposed assets		(507,708)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.		57,974
The issuance of long-term debt (e.g. bonds, financed purchases) provides current financial resources to governmental funds, which the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any affect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
Issuance of Debt	(14,679,584)	
Principal Repayments	5,284,043	
Financed Purchases	602,945	
Subscription Based IT Agreements	248,237	
Amortization of Premiums, Discounts, Losses	373,277	(8,171,082)
Governmental funds report required contributions to employee pensions as expenditures. However, in the Statement of Activities the cost of the pension is recorded based on the actuarially determined cost of the plan. This is the amount that actuarially determined pension expense exceeded contributions.		(24,874)
Governmental funds report required contributions to OPEB as expenditures. However, in the Statement of Activities the cost of the expense is recorded based on the actuarially determined cost of the plan. This is the amount that actuarially determined OPEB expense exceeded contributions.		(14,434)
Governmental funds report required contributions to OPEB - Retiree Health as expenditures. However, in the Statement of Activities the cost of the expense is recorded based on the actuarially determined cost of the plan. This is the amount that actuarially determined OPEB - Retiree Health expense fell short of contributions.		240,200
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds:		
Compensated Absences	(282,434)	
Accrued Interest	(284,891)	(567,325)
CHANGE IN NET POSITION - GOVERNMENTAL ACTIVITIES		$ 5,795,808

Discussion Draft

See accompanying notes to basic financial statements.

Draft

CITY OF CIBOLO
STATEMENT OF NET POSITION - PROPRIETARY FUNDS
SEPTEMBER 30, 2025

	Business-Type Activities			Total
	Water and Sewer Fund	Drainage Fund	Non-Major Funds	Business-Type Activities
ASSETS				
Current Assets:				
Cash and Cash Equivalents:				
Unrestricted	$ 3,817,002	$ 164,699	$ 6,569,958	$ 10,551,659
Restricted for Customer Deposits	1,008,748	-	-	1,008,748
Investments:				
Unrestricted	6,151,260	714,395	-	6,865,655
Restricted for Debt Service	878,849	-	-	878,849
Restricted for Capital Improvement	2,224,116	-	7,281,715	9,505,831
Inventories	156,372	-	-	156,372
Due from Other Funds	311,191	33,943	196,400	541,534
Accounts Receivable, Net of Allowance:				
Customer Accounts	2,363,915	192,068	-	2,555,983
Receivables - Other	14,638	-	4,268	18,906
Total Current Assets	16,926,091	1,105,105	14,052,341	32,083,537
Noncurrent Assets:				
Capital Assets:				
Land	503,121	893,087	-	1,396,208
Water Rights	475,000	-	-	475,000
Utility Infrastructure	44,967,388	12,356,042	-	57,323,430
Transportation and Equipment	2,277,065	1,391,948	-	3,669,013
Construction in Progress	1,102,508	11,263,107	-	12,365,615
Less: Accumulated Depreciation	(11,292,429)	(1,988,157)	-	(13,280,586)
Total Noncurrent Assets	38,032,653	23,916,027	-	61,948,680
TOTAL ASSETS	54,958,744	25,021,132	14,052,341	94,032,217
DEFERRED OUTFLOWS OF RESOURCES				
Deferred Pension Related Outflows	252,016	131,733	-	383,749
Deferred OPEB Related Outflows	255	134	-	389
Deferred OPEB - Retiree Health Related Outflows	13,809	6,137	-	19,946
TOTAL DEFERRED OUTFLOWS OF RESOURCES	$ 266,080	$ 138,004	$ -	$ 404,084

Discussion Draft

See accompanying notes to basic financial statements.

CITY OF CIBOLO
STATEMENT OF NET POSITION - PROPRIETARY FUNDS (CONTINUED)
SEPTEMBER 30, 2025

	Business-Type Activities			Total
	Water and Sewer	Drainage Fund	Non-Major Funds	Business-Type Activities
LIABILITIES				
Current Liabilities:				
Accounts Payable	$ 1,763,289	$ 5,500	$ 177,533	$ 1,946,322
Payroll Liabilities	88,036	50,974	-	139,010
Accrued Interest Payable	20,369	-	-	20,369
Current Portion of Compensated Absences	38,154	20,503	-	58,657
Current Portion of Long-Term Debt	933,673	28,958	-	962,631
Current Portion of Total OPEB Liability	2,181	1,091	-	3,272
Current Portion of Total OPEB - Retiree Health	2,211	1,106	-	3,317
Due to Other Funds	7,698	1,000	-	8,698
Payable from Restricted Assets:				
Customer Deposits Payable	1,008,748	-	-	1,008,748
Total Current Liabilities	3,864,359	109,132	177,533	4,151,024
Noncurrent Liabilities:				
Compensated Absences	89,026	47,840	-	136,866
Net Pension Liability	196,256	102,586	-	298,842
Total OPEB Liability	19,342	10,159	-	29,501
Total OPEB - Retiree Health Liability	47,901	21,166	-	69,067
Long-Term Debt	3,960,941	35,814	-	3,996,755
Total Noncurrent Liabilities	4,313,466	217,565	-	4,531,031
TOTAL LIABILITIES	8,177,825	326,697	177,533	8,682,055
DEFERRED INFLOWS OF RESOURCES				
Gain on Bond Refunding	267,702	-	-	267,702
Deferred Pension Related Inflows	139,193	72,758	-	211,951
Deferred OPEB Related Inflows	5,651	2,954	-	8,605
Deferred OPEB - Retiree Health Related Inflows	70,340	31,262	-	101,602
TOTAL DEFERRED INFLOWS OF RESOURCES	482,886	106,974	-	589,860
NET POSITION				
Net Investment in Capital Assets	35,543,027	23,851,255	-	59,394,282
Restricted for:				
Debt Service	858,480	-	-	858,480
Drainage Impact	-	-	4,016,628	4,016,628
Water Impact	-	-	5,768,729	5,768,729
Sewer Impact	-	-	4,089,451	4,089,451
Unrestricted	10,162,606	874,210	-	11,036,816
TOTAL NET POSITION	$ 46,564,113	$ 24,725,465	$ 13,874,808	$ 85,164,386

Discussion Draft

See accompanying notes to basic financial statements.

CITY OF CIBOLO
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities			Total
	Water and Sewer Fund	Drainage Fund	Non-Major Funds	Business-Type Activities
OPERATING REVENUES				
Metered Water Sales	$ 7,964,665	$ -	$ -	$ 7,964,665
Wastewater Sales Charges	5,542,787	-	-	5,542,787
Garbage Fees	3,556,211	-	-	3,556,211
Drainage Fees	-	1,591,587	-	1,591,587
Connection and Platting	102,623	-	-	102,623
Customer Penalties	170,313	-	-	170,313
Water Acquisition Fees	816,465	-	-	816,465
Impact Fees	-	-	856,562	856,562
TOTAL OPERATING REVENUES	18,153,064	1,591,587	856,562	20,601,213
OPERATING EXPENSES				
General and Administrative	4,301,589	45,932	-	4,347,521
Water System	3,320,307	-	-	3,320,307
Wastewater System	3,941,203	-	12,545	3,953,748
Garbage System	3,059,619	-	-	3,059,619
Drainage System	-	994,804	185	994,989
Depreciation	1,050,645	371,863	-	1,422,508
TOTAL OPERATING EXPENSES	15,673,363	1,412,599	12,730	17,098,692
OPERATING INCOME (LOSS)	2,479,701	178,988	843,832	3,502,521
NONOPERATING REVENUES (EXPENSES)				
Investment Earnings	599,917	40,856	590,848	1,231,621
Grants	114,241	-	-	114,241
Contributed Capital	3,023,265	638,882	-	3,662,147
Interest Expense	(60,905)	(8,141)	-	(69,046)
Gain on Sale of Capital Assets	19,850	96,998	-	116,848
Miscellaneous	14,606	2,415	-	17,021
TOTAL NONOPERATING REVENUES (EXPENSES)	3,710,974	771,010	590,848	5,072,832
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	6,190,675	949,998	1,434,680	8,575,353
TRANSFERS AND CONTRIBUTIONS				
Transfers In	854,650	1,276,341	-	2,130,991
Transfers Out	(1,324,983)	(261,426)	(932,490)	(2,518,899)
TOTAL TRANSFERS AND CONTRIBUTIONS	(470,333)	1,014,915	(932,490)	(387,908)
CHANGE IN NET POSITION	5,720,342	1,964,913	502,190	8,187,445
NET POSITION AT BEGINNING OF YEAR	40,885,686	22,771,212	13,372,618	77,029,516
Prior Period Adjustment	(41,915)	(10,660)	-	(52,575)
NET POSITION AT END OF YEAR	$ 46,564,113	$ 24,725,465	$ 13,874,808	$ 85,164,386

Discussion Draft

See accompanying notes to basic financial statements.

CITY OF CIBOLO
STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities			Total
	Water and Sewer Fund	Drainage Fund	Non-Major Funds	Business-Type Activities
Cash Flows From Operating Activities:				
Cash Received From Customers	$ 18,256,063	$ 1,544,828	$ 894,458	$ 20,695,349
Cash Paid to Supplier for Goods & Services	(12,337,021)	(209,142)	83,556	(12,462,607)
Cash Paid for Employee Salaries and Benefits	(1,533,907)	(810,560)	-	(2,344,467)
Net Cash Provided (Used) by Operating Activities	4,385,135	525,126	978,014	5,888,275
Cash Flows From Non Capital and Related Financing Activities:				
Miscellaneous Non Capital	14,606	2,415	-	17,021
Net Cash Provided (Used) by Non Capital Financing Activities	14,606	2,415	-	17,021
Cash Flows From Capital and Related Financing Activities:				
Acquisition and Construction of Capital Assets	(1,330,634)	(1,568,144)	-	(2,898,778)
Proceeds on Sale of Capital Assets	19,850	96,998	-	116,848
Interest Paid on Long-Term Debt	(60,905)	(8,141)	-	(69,046)
Interfund Borrowings for Projects	(849,862)	(45,451)	(178,151)	(1,073,464)
Transfers from Other Funds for Projects	854,650	1,276,341	-	2,130,991
Transfers to Other Funds for Projects	(1,324,983)	(261,426)	(932,490)	(2,518,899)
Issuance of Financed Purchases	49,473	-	-	49,473
Amortization of Premiums, Loss, and Gains on Refunding	(55,311)	-	-	(55,311)
Principal Paid on Long-Term Debt	(813,522)	(29,353)	-	(842,875)
Net Cash Provided (Used) by Capital and Related Financing Activities	(3,511,244)	(539,176)	(1,110,641)	(5,161,061)
Cash Flows From Investing Activities:				
Purchase of Investments	(2,208,519)	(172,246)	(1,011,021)	(3,391,786)
Sales of Investments	-	-	348,827	348,827
Interest and Investment Earnings	599,917	40,856	590,848	1,231,621
Net Cash Provided (Used) by Investing Activities	(1,608,602)	(131,390)	(71,346)	(1,811,338)
Net Increase (Decrease) in Cash and Cash Equivalents	(720,105)	(143,025)	(203,973)	(1,067,103)
Cash and Cash Equivalents at Beginning of Year:				
Cash and Cash Equivalents	$ 4,605,247	$ 307,724	6,773,931	11,686,902
Restricted Cash and Cash Equivalents	940,608	-	-	940,608
	5,545,855	307,724	6,773,931	12,627,510
Cash and Cash Equivalents at End of Year:				
Cash and Cash Equivalents	3,817,002	164,699	6,569,958	10,551,659
Restricted Cash and Cash Equivalents	1,008,748	-	-	1,008,748
	$ 4,825,750	$ 164,699	$ 6,569,958	$ 11,560,407
Supplemental Disclosure of Non-Cash Financing Activities:				
Capital Contributions	$ 3,023,265	$ 638,882	$ -	$ 3,662,147
Interest Paid	$ 695,561	$ -	$ -	$ 695,561

Discussion Draft

See accompanying notes to basic financial statements.

CITY OF CIBOLO
STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS (CONTINUED)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities			Total
	Water and Sewer Fund	Drainage Fund	Non-Major Funds	Business-Type Activities
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:				
Operating Income	$ 2,479,701	$ 178,988	$ 843,832	$ 3,502,521
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Depreciation	1,050,645	371,863	-	1,422,508
Decrease (Increase) in Assets:				
Inventories	14,672	-	-	14,672
Accounts Receivable (net):				
Customer Accounts	(70,013)	(46,759)	-	(116,772)
Other	104,872	-	37,896	142,768
Deferred Pension Related Outflows	(71,021)	(38,394)	-	(109,415)
Deferred OPEB Related Outflows	(1)	(23)	-	(24)
Deferred OPEB - Retiree Health Related Outflows	(105)	(46)	-	(151)
Increase (Decrease) in Liabilities:				
Accounts Payable	700,734	(20,895)	36,160	715,999
Payroll Liabilities	10,142	17,155	-	27,297
Customer Deposits	68,140	-	-	68,140
Compensated Absences	30,635	29,602	-	60,237
Net Pension Liability	(49,676)	(23,493)	-	(73,169)
OPEB Liability	(2,245)	878	-	(1,367)
OPEB Liability - Retiree Health	7,505	3,335	-	10,840
Deferred Pension Related Inflows	124,473	66,396	-	190,869
Deferred OPEB Related Inflows	834	852	-	1,686
Deferred OPEB - Retiree Health Related Inflows	(32,248)	(14,333)	-	(46,581)
Net Cash Provided (Used) by Operating Activities	$ 4,367,044	$ 525,126	$ 917,888	$ 5,810,058
Schedule of Non-Cash Capital Activities				
Increase of Capital Assets as a result of Retainage Payable	$ 18,091	$ -	$ 60,126	$ 78,217

Discussion Draft

See accompanying notes to basic financial statements.

NOTES TO BASIC FINANCIAL STATEMENTS

Discussion Draft

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Cibolo is a municipal corporation governed by an elected mayor and seven-member council. The financial statements of the City and its discretely presented component unit have been prepared in conformity with generally accepted account principles (GAAP) as applied to government units. The discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the City. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The significant accounting policies of the City are described below:

A. Reporting Entity

Component Unit – As required by general accepted accounting principles, these financial statements present the government and its component units for which the government is considered to be financial accountable. Blended component units, although legally separate entities are in substance, part of the government's operation, thus data from these units would be combined with data of the primary government. Each discretely presented component unit is presented as a separate column in the government-wide financial statements to emphasize it as legally separate from the government. The following is a summary of the component unit:

1. Cibolo Economic Development Corporation (CEDC) – A nonprofit Corporation organized under the Development Corporation Act of 1979, Texas Revised Civil Statutes Annotated, Article 5190.6, Section 4A for the purpose of promoting economic development within the Community in order to eliminate unemployment and underemployment and to promote and encourage employment and public welfare of, for, and on behalf of the City. It receives all proceeds from a .25$ sales tax adopted for economic development in the City of Cibolo and the City Council appoints director of the Corporation. The CEDC is a separate organization and meets the criteria of a discretely presented component unit, described above, and is presented in the government-wide financial statements. Complete financial statement for the Cibolo Economic Development Corporation may be obtained from City Hall and are presented in the Other Supplementary Information of this reports.

2. Cibolo Public Facilities Corporation (CPFC) – A public facilities corporation organized under Chapter 303 of the Texas Local Government Code for the purpose of assisting the City in financing, refinancing, or providing public facilities. The CPFC was created to authorize the public/private sector agreement to construct a market driven 324-unit multifamily housing project, Trophy Oaks Apartments. The CPFC will own the land and the building and lease the use of the land and building back to the developer in a 75-year lease agreement. The CPFC will work closely with the developer of the project and monitor the progress of the project.

Discussion Draft

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. Reporting Entity (Continued)

Joint Ventures – A joint venture is a legally separate entity that results from a contractual arrangement and that is owned, operated, or governed by two or more participating governments. The following entities meet the criteria as joint ventures. Separate financial statements for these entities may be obtained at City Hall.

1. Canyon Regional Water Authority (CRWA) – was created by the Texas legislature on August 28, 1989, under Article XVI, Section 59 of the Texas Constitution. CRWA operates under Chapter 65 of the Texas Water Code. CRWA was created to purchase, own, hold, lease, and otherwise acquire sources of potable water; build operate and maintain facilities for the treatment and transportation of water; sell potable water to local governments, water supply corporations and other persons in this state; and to protect, preserve, and restore the purity and sanitary condition of water in the area. CRWA may not levy or collect ad valorem taxes, but does have the power of eminent domain and may issue bonds. CRWA is comprised of eleven (11) member entities, and the governing board consists of two voting members from each entity. The member entities consist of City of Cibolo, City of Converse, City of La Vernia, City of Marion, County Line Special Utility District, Crystal Clear Special Utility District, East Central Special Utility District, Green Valley Special Utility District, Martindale Water Supply Corporation, Maxwell Special Utility District, and Springs Hill Special Utility District.

2. Cibolo Valley Local Government Corporation – is a public, nonprofit corporation organized July 28, 2011 to aid, assist, and act on behalf of the cities of Cibolo and Schertz in acquiring, constructing, maintaining, and operating a water utility system. The participating governments have an ongoing financial responsibility to fund the operation of the corporation through either purchase of services or by subsidizing the operations.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and statement of activities. Government-wide statements report information on all of the activities of the City. The effect of interfund transfers has been removed from the government-wide statements but continues to be reflected on the fund statements. The values of interfund services provided and used are not eliminated in the government-wide financial statements, as elimination of those charges would distort the direct costs reported for the various functions. Governmental activities are supported mainly by taxes and intergovernmental revenues. Business-type activities are financed whole or in part by fees charged to external parties for goods and services. The City has no fiduciary funds.

The statement of activities reflects the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include (1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included in program revenues are reported as general revenues.

Discussion Draft

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-Wide and Fund Financial Statements (Continued)

Separate fund financial statements are provided for governmental funds and proprietary funds. The general fund and capital projects fund meet the criteria as major governmental funds. The combined amounts for all nonmajor funds are reflected in a single column in the fund balance sheet and statement of revenues, expenditures, and changes in fund balances. Detailed statements for nonmajor funds are presented within combining and individual fund statements and schedules.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. This measurement focus is also used for the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash revenue types, which have been accrued, revenue from the investments, intergovernmental revenue and charges for services. Grants are recognized as revenue when all applicable eligibility requirements imposed by the provider are met.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. This measurement focus is also used for the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash revenue types, which have been accrued, revenue from the investments, intergovernmental revenue and charges for services. Grants are recognized as revenue when all applicable eligibility requirements imposed by the provider are met.

Revenues are classified as program revenues and general revenues. Program revenues include (1) charges to customers or applicants for goods, services, or privileges provided, (2) operating grants and contributions, and (3) capital grants and contributions. General revenues include all taxes, grants not restricted to specific programs and investment earnings.

Governmental fund level financial statements are reported using the current financial resources measurement focus and modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Measurable and available revenues include revenues expected to be received within 60 days after the fiscal year ends. Receivables which are measurable but not collectible within 60 days after the end of the fiscal period are reported as deferred inflow of resources. Property taxes which are levied prior to September 30, 2024, and became due October 1, 2024 have been assessed to finance the budget of the fiscal year beginning October 1, 2024 and, accordingly, have been reflected as deferred inflow of resources and taxes receivable in the fund financial statement at September 30, 2025.

Sales taxes, franchise taxes, hotel/motel taxes, and fees associated with the current fiscal year are considered to be susceptible to accrual and so have been recognized as revenue in the current fiscal period. All other revenue items received by the government are considered to be measurable and available only when the cash is received by the City.

Discussion Draft

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

Expenditures generally are recorded when a fund liability is incurred; however, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when the liability has matured and payment is due.

The government reports the following major governmental funds:

General Fund is the general operating fund of the City and is always classified as a major fund. The general fund is used to account for all financial resources except those required to be accounted for in another fund. Major revenue sources include property taxes, charges for services, intergovernmental revenues and investment of idle funds. Primary expenditures are for general administration, public safety, public service and capital acquisition.

Grant Fund accounts for major grant projects and their associated revenues and expenditures.

Traffic Impact Fund accounts for traffic impact fees and the associate expenditures related to the impact that development and construction have on the roadways and transportation routes within the City.

Capital Projects Fund accounts for financial resources used and expended for the procurement and construction of long lived assets.

Debt Service Fund accounts for financial resources to be used for the payment of long term debt.

Nonmajor governmental funds include special revenue and capital project funds.

Proprietary fund level financial statements are used to account for activities, which are similar to those found in the private sector. The measurement focus is upon determination of net income, financial position and cash flows. The City's proprietary funds are as follow:

Water & Sewer Fund accounts for the water, sewer, and garbage services provided to the citizens through user charges.

Drainage Fund accounts for the maintenance of drainage infrastructure of the City through user charges.

The proprietary fund is accounted for using the accrual basis of accounting as follows:

- Revenues are recognized when earned, and expenses are recognized when liabilities are incurred.
- Current-year contributions, administrative expenses and benefit payments, which are not received or paid until the subsequent year, are accrued.

Proprietary funds distinguish operating revenues and expenses from non-operating. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations.

Discussion Draft

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Cash and Cash Equivalents

For purposes of the statement of cash flows, the enterprise fund (water and sewer fund) considers all highly liquid investments with a maturity of three months or less, including cash in banks, cash on hand, and money market accounts to be cash equivalents.

E. Investments

State statutes authorize the City to invest in (a) obligations of the United States or its agencies and instrumentalities; (b) direct obligations of the State of Texas or its agencies; (c) other obligations, the principal and interest of which are unconditionally guaranteed or insured by the State of Texas or the United States; (d) obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than A or its equivalent; (e) certificates of deposit by state and national banks domiciled in this state that are (i) guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor; or, (ii) secured by obligations that are described by (a) - (d). Statutes allow investing in local government investment pools organized and rated in accordance with the Interlocal Cooperation Act, whose assets consist exclusively of the obligations of the United States or its agencies and instrumentalities and repurchase assessments involving those same obligations.

Investments are stated at fair value (plus accrued interest) except for money market investments and participating interest-earning investment contracts (U.S, Treasuries) that have a remaining maturity at time of purchase of one year or less. Those investments are stated at amortized cost. Likewise, certificates of deposit are stated at amortized cost.

F. Receivables

Property taxes are levied based on taxable value at January 1 prior to September 30 and become due October 1, 2024 and past due after January 31, 2025. Accordingly, receivables and revenues for property taxes are reflected on the government-wide statement based on the full accrual method of accounting.

Accounts receivable from other governments include amounts due from grantors for approved grants for specific programs and reimbursements for services performed by the City. Program grants are recorded as receivables and revenues at the time all eligibility requirements established by the provider have been met.

Reimbursements for services performed are recorded as receivables and revenues when they are earned in the government-wide statements. Included are fines and costs assessed by the court action and billable services for certain contracts. Revenues received in advance of the costs being incurred are recorded as deferred inflows of resources in the fund statements. Receivables are shown net of an allowance for uncollectibles.

G. Short-Term Inter-fund Receivables/Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as “due from other funds" or “due to other funds” on fund statements. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances”.

Discussion Draft

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Inventories and Prepaid Items

The City accounts for inventories using the consumption method. Inventories consist primarily of supplies and are valued at cost determined by the average cost method. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid Items of governmental funds are recorded as expenditures when consumed rather than when purchased.

I. Budget

An operating budget is adopted each fiscal year for all City governmental funds. The budget is adopted on the GAAP basis of accounting.

J. Restricted Assets

Certain enterprise fund revenues are collected for a specific purpose by state law and city ordinances such as impact fees for infrastructure improvements and the purchase of future water rights. These funds are classified as restricted assets on the statement of net position and balance sheet because their use is limited by law.

Deposits of water/sewer customers and performance bond deposits pending refund to the customer are considered restricted assets.

K. Capital Assets

Capital assets, which include land, buildings and improvements, equipment, and infrastructure assets are reported in the applicable governmental or business type activities column in the government-wide financial statements. Capital assets such as equipment are defined as assets with a cost of $5,000 or more. Infrastructure assets include city-owned streets, sidewalks, curbs and bridges. Capital assets are recorded at historical costs if purchased or constructed. Donated capital assets, donated works of art and capital assets received in a service concession arrangement are recorded at estimated acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Interest has not been capitalized during the construction period on property plant and equipment.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Asset	Useful Lives (Years)
Buildings and Improvements	10 - 40
Utility Systems	50
Transportation and Equipment	3 - 10

Discussion Draft

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Compensated Absences

Vested or accumulated vacation leave, compensatory time, and sick leave (PTO) that is expected to be liquidated with expendable available resources is reported as an expenditure and fund liability of the governmental fund that will pay for it. The City is responsible for payment of vested or accumulated vacation leave and compensatory time. Amounts of vested or accumulated PTO that is not expected to be liquidated with expendable available financial resources are reported in the government wide statements. Vested or accumulated PTO of the enterprise fund is recorded as an expense and liability of that fund as the benefits accrue to employees and are more likely than not to be taken. Accumulated PTO at September 30, 2025 of $1,843,733 and $195,523 have been recorded in accrued liabilities of the government-wide statements and enterprise fund, respectively. Compensated absences are reported in the governmental funds only if it is more likely than not to be taken.. The general fund is the governmental fund that has typically been used in prior years to liquidate the liability for compensated absences.

M. Deferred Inflows/Outflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources,* represents a consumption of net assets that applies to future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City currently has pension and OPEB related deferred outflows of resources.

Deferred inflows of resources represent an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resource (revenue) until that time. Unavailable revenue is reported only in the governmental funds balance sheet under a modified basis of accounting. Unavailable revenues from property tax are deferred and recognized as an inflow of resources in the period the amounts become available. The City also has OPEB related deferred inflows.

N. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deduction from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The general fund has typically been used in prior years to liquidate pension liabilities.

Discussion Draft

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. OPEB Liability

For purposes of measuring the OPEB liability, deferred outflows of resources and deferred inflows of resources related to pensions, and OPEB expense, information about the Total OPEB Liability of the Texas Municipal Retirement System (TMRS) and additions to/deduction from TMRS's Total OPEB Liability have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. The general fund has typically been used in the prior year to liquidate OPEB liabilities.

P. Long-Term Obligations

Debt is defined as a liability that arises from a contractual obligation to pay cash (or other assets that may be used in lieu of cash) in one or more payments to settle an amount that is fixed at the date the contractual obligation is established. For this purpose, debt does not include leases, except for contracts reported as a financed purchase of the underlying asset, or accounts payable. In the current year, the City adopted a new GASB standard that establishes new note disclosure requirements for long-term debt, including direct borrowings and placement. See additional detail in Note 6.

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities under governmental activities or proprietary fund type statement of net position. On new bond issues, bond premium and discounts are deferred and amortized over the life of the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Q. Net Position

Net Position represents the difference between assets and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The City has elected to appropriate net position of its business type activity. Such appropriations reflect the intended use of the net position.

R. Fund Balance Classification Policies

The City adopted Governmental Accounting Standards Board Statement Number 54 (GASB 54) *Fund Balance Reporting and Governmental Fund Type Definitions.* The statement provides guidance for fund balance categories and classifications and governmental fund type definitions. GASB 54 changed the way we look at fund balances, specifically reporting what fund balances, by major governmental fund type, are or are not available for public purposes.

Discussion Draft

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

R. Fund Balance Classification Policies (Continued)

Five categories of fund balances were created and defined by GASB 54. These five categories are as follows:

- **Restricted** – These funds are governed by externally enforceable restrictions.
- **Non-spendable** – These funds are not available for expenditures based on legal or contractual requirements. An example might be inventories and prepaid expenditures.
- **Committed** - Fund balances in this category are limited by the government's highest level of decision making (in this case the City Council). Any changes of this designation must be done in the same manner that it was implemented. For example, if funds are committed by resolution, the commitment could only be released with another resolution.
- **Assigned** – For funds to be assigned, there must be an intended use which can be established by the City Council or an official delegated by the Council, such as a City Manager or Finance Director. Assigned fund balance is delegated by the City Council to the City Manager.
- **Unassigned** - This classification is the default for all funds that do not fit into the other categories. The general fund is the only fund that reports a positive fund balance amount. However, in governmental funds other than the general fund, if expenditures incurred for a specific purposes, it may be necessary to report a negative unassigned fund balance in that particular fund.

Restricted amounts are considered to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balances are available. The City's policy is to apply expenditures against non-spendable fund balance, restricted fund balance, committed fund balance, assigned fund balance and unassigned fund balance at the end of the fiscal year.

S. Inter-fund Transactions

Legally authorized transfers are treated as inter-fund transfers and are included in the results of operations of both governmental and proprietary funds.

T. Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the enterprise. For the City, those revenues are charges for water and sewer services. Operating expenses are necessary costs incurred to provide the service that is the primary activity. Revenues and expenses not meeting these definitions are reported as non-operating.

U. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Discussion Draft

NOTE 1 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

V. New Accounting Pronouncement

As of October 1, 2024, the City implemented GASB Statement 101 related to compensated absences. Previously only compensated absences that were expected to be paid upon termination or retirement were recognized as a liability on the statement of net position. Now, compensated absences that are more likely than not to be paid or taken as time off are included in the liability. The change resulted in a reduction of $569,449 and $52,575 for the beginning net position of governmental activities and business-type activities, respectively.

NOTE 2 -- CASH, CASH EQUIVALENTS AND INVESTMENTS

A. Cash

At September 30, 2025, the City's cash was fully collateralized.

B. Investments

The City is required by Government Code Chapter 2256, The Public Funds Investment Act, to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date of the portfolio, (8) investment staff quality and capabilities, and (9) bid solicitation preferences for certificates of deposits.

The Act determines the types of investments which are allowable for the City. These include, with certain restrictions, (1) obligations of the U.S. Treasury, U.S. agencies, and the State of Texas, (2) certificates of deposit, (3) certain municipal securities, (4) securities lending program, (5) repurchase agreements, (6) bankers acceptances, (7) mutual funds, (8) investments pools, (9) guaranteed investment contracts, and (10) commercial paper.

The City’s investments at September 30, 2025 are as shown below:

Investment Type	Fair Value	Weighted Average Maturity in Days	Ratings S&P
TexPool	$ 25,784,541	44	AAAm
Wells Fargo	2,237,998	4	N/A
Texas CLASS	20,356,480	43	AAAm
Total	$ 48,379,019	42	

Discussion Draft

NOTE 2 -- CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

B. Investments (Continued)

Investment Type	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Total Fair Value
TexPool	$ 25,784,541	$ -	$ -	$ 25,784,541
Wells Fargo	2,237,998	-	-	2,237,998
Texas CLASS	20,356,480	-	-	20,356,480
Total	$ 48,379,019	$ -	$ -	$ 48,379,019

Fair Value Measurement is measured by the City using the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in the active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. All of the City's investments carried at fair value are valued using quoted markets prices (Level 1 inputs).

C. Analysis of Specific Deposit and Investment Risks

GASB Statement No. 40 requires a determination as to whether the City was exposed to the following specific investment risks at year end and if so, the reporting of certain related disclosures:

Credit Risk. Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The ratings of securities by nationally recognized rating agencies are designed to give an indication of credit risk. City investment policy follows state guidelines. The City policy allows investments in certificates of deposit with banks in Texas, investments in U.S. Treasuries and Agencies, and investment pools that invest in obligations of the United States or its agencies and instrumentalities to name a few.

At September 30, 2025, the City's investments were in TexPool and TexCLASS, public funds investment pools where all securities held maintain a continuous rating of no lower than AAA or AAAm or an equivalent rating by at least one nationally recognized rating service.

Custodial Credit Risk. Deposits are exposed to custodial credit risk if they are not covered by depository insurance and the deposits are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution’s trust department or agent but not in the City’s name.

At year end and per City policy all funds were in the City's name and collateralized with securities that maintain a continuous rating of no lower than AAA or AAA-m or an equivalent rating by at least one nationally recognized rating service. The City was not exposed to custodial credit risk.

Concentration of Credit Risk. This risk is the risk of loss attributed to the magnitude of a government’s investment in a single issuer. All City funds are in the external investment pool as allowed by the City’s investment policy, and the investment pool invests in hundreds of authorized securities that minimize concentrations of credit risk. At year end, the City was not exposed to concentration of credit risk.

Discussion Draft

NOTE 2 -- CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

C. Analysis of Specific Deposit and Investment Risks (Continued)

Interest Rate Risk. This is the risk that changes in interest rates will adversely affect the fair value of an investment. At year end, the City was not exposed to interest rate risk due to investment in an external investment pool as authorized by the City's investment policy.

Foreign Currency Risk. This is the risk that exchange rates will adversely affect the fair value of an investment. The City's policy does not allow investment in foreign currency. At year end the City was not exposed to foreign currency risk.

D. Investment Policy

The City's general policy is to report money market investments and short-term participating interest-earning investment contracts as amortized cost and to report nonparticipating interest-earning investment contracts using a cost-based measure. However, if the fair value of an investment is significantly affected by the impairment of the credit standing of the issuer or by other factors, it is reported at fair value. All other investments are reported at fair value unless a legal contract exists which guarantees a higher value. The term "short-term" refers to investments which have a remaining term of one year or less at time of purchase. The term "nonparticipating" means that the investment's value does not vary with market interest rate changes. Nonnegotiable certificates of deposit are examples of nonparticipating interest-earning investment contracts.

E. Public Funds Investment Pools

Public funds investment pools in Texas are established under the authority of the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and are subject to the provisions of the Public Funds Investment Act, Chapter 2256 of the Texas Government Code.

In addition to other provisions of the Act designed to promote liquidity and safety of principal, the Act requires pools to: (1) have an advisory board composed of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool; (2) maintain a continuous rating of no lower than AAA or AAA-m or an equivalent rating by at least one nationally recognized rating service; and (3) maintain the fair value of its underlying investment portfolio within one half of one percent of the value of its shares.

Discussion Draft

NOTE 3 -- RECEIVABLES

Receivables consist of the following as of September 30, 2025:

	Governmental Funds				Proprietary Funds		
	General	Traffic Impact Fund	Debt Service Fund	NonMajor Funds	Water and Sewer Fund	Drainage Fund	NonMajor Funds
Receivables:							
Property Taxes	$ 172,523	$ -	$ 97,256	$ -	$ -	$ -	$ -
Special Assessment	-	-	-	-	-	-	-
EMS	-	-	-	-	-	-	-
Sales Taxes	921,850	-	-	227,200	-	-	-
Franchise Taxes	404,360	-	-	6,606	-	-	-
Occupancy Taxes	-	-	-	-	-	-	-
Customers	6,215	-	-	-	2,728,692	224,169	-
Grants	-	-	-	-	-	-	-
Other	208,456	4,268	-	13,102	14,638	-	4,268
Gross Receivables	1,713,404	4,268	97,256	246,908	2,743,330	224,169	4,268
Less: Allowance for Uncollectibles	7,031	-	5,912	-	364,777	32,101	-
Net Total Receivables	$ 1,706,373	$ 4,268	$ 91,344	$ 246,908	$2,378,553	$ 192,068	$ 4,268

NOTE 4 -- PROPERTY TAX CALENDAR

The City's property tax is levied and becomes collectible each October 1 based on the assessed values listed as of prior January 1, which is the date a lien attaches to all taxable property in the City. Assessed values are established by the Guadalupe County Appraisal District at 100% of estimated market value. Assessed values are reduced by lawful exemptions to arrive at taxable values. A revaluation of all property is required to be completed every four (4) years. The total taxable value as of January 1, 2024, upon which the fiscal 2025 levy was based, was $3,295,572,959 (market value less exemptions).

The City is permitted by the Constitution of the State of Texas to levy taxes up to $2.50 per $100 of taxable assessed valuation for all governmental purposes. Pursuant to a decision of the Attorney General of the State of Texas, up to $1.50 per $100 of assessed valuation may be used for the payment of long-term debt. The combined tax rate to finance general governmental services, including the payment of principal and interest on long-term debt, for the year ended September 30, 2025 was $0.499 per $100 of assessed value, which means that the City has a tax margin of $2.001 for each $100 value.

Property taxes are recorded as receivables and deferred inflows of resources at the time the taxes are assessed. In governmental funds, revenues are recognized as the related ad valorem taxes are collected. Additional amounts estimated to be collectible in the time to be a resource for payment of obligations incurred during the fiscal year and therefore susceptible to accrual in accordance with generally accepted accounting principles have been recognized as revenue. In the government wide financial statements, the entire levy is recognized as revenue, net of estimated uncollectible amounts (if any), at the levy date.

Discussion Draft

NOTE 5 -- CAPITAL ASSETS

Governmental and Business-type capital asset activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Deletions & Transfers	Ending Balance
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Land	$ 4,636,842	$ 140,000	$ -	$ 4,776,842
Construction in Progress	16,972,799	3,536,615	(4,623,197)	15,886,217
Total Capital Assets Not Being Depreciated	21,609,641	3,676,615	(4,623,197)	20,663,059
Capital Assets, Being Depreciated:				
Buildings	27,450,742	664,412	46,506	28,161,660
Infrastructure	72,607,975	4,843,486	4,527,981	81,979,442
Transportation and Equipment	13,273,488	2,615,423	(1,287,756)	14,601,155
Subscription Based IT Agreements	873,806	-	(873,806)	-
Total Capital Assets Being Depreciated	114,206,011	8,123,321	2,412,925	124,742,257
Accumulated Depreciation:				
Buildings	(4,828,716)	(771,407)	-	(5,600,123)
Infrastructure	(30,619,322)	(3,918,652)	-	(34,537,974)
Transportation and Equipment	(6,614,202)	(1,477,626)	1,198,374	(6,893,454)
Subscription Based IT Agreements	(504,190)	-	504,190	-
Total Accumulated Depreciation	(42,566,430)	(6,167,685)	1,702,564	(47,031,551)
Total Capital Assets Being Depreciated, Net	71,639,581	1,955,636	4,115,489	77,710,706
Governmental Activities Capital Assets, Net	$ 93,249,222	$ 5,632,251	$ (507,708)	$ 98,373,765

	Beginning Balance	Additions	Deletions & Transfers	Ending Balance
Business-Type Activities:				
Capital Assets, Not Being Depreciated:				
Land	$ 1,396,208	$ -	$ -	$ 1,396,208
Water Rights	475,000	-	-	475,000
Construction in Progress	11,342,312	1,052,028	(28,725)	12,365,615
Total Assets Not Being Depreciated	13,213,520	1,052,028	(28,725)	14,236,823
Capital Assets, Being Depreciated:				
Infrastructure	52,296,037	4,998,668	28,725	57,323,430
Transportation and Equipment	3,327,057	517,410	(175,454)	3,669,013
Total Capital Assets Being Depreciated	55,623,094	5,516,078	(146,729)	60,992,443
Accumulated Depreciation:				
Infrastructure	(10,271,514)	(1,104,901)	-	(11,376,415)
Transportation and Equipment	(1,778,023)	(317,607)	191,459	(1,904,171)
Total Accumulated Depreciation	(12,049,537)	(1,422,508)	191,459	(13,280,586)
Total Capital Assets Being Depreciated, Net	43,573,557	4,093,570	44,730	47,711,857
Business-Type Activities Capital Assets, Net	$ 56,787,077	$ 5,145,598	$ 16,005	$ 61,948,680

Discussion Draft

NOTE 5 -- CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Additions	Deletions & Transfers	Ending Balance
Component Unit:				
Capital Assets, Not Being Depreciated:				
Land	$ 3,635,339	$ -	$ -	$ 3,635,339
Total Capital Assets Not Being Depreciated	3,635,339	-	-	3,635,339
Capital Assets, Being Depreciated:				
Transportation and Equipment	45,000	-	-	45,000
Total Capital Assets Being Depreciated	45,000	-	-	45,000
Accumulated Depreciation:				
Transportation and Equipment	(16,875)	(4,500)	-	(21,375)
Total Accumulated Depreciation	(16,875)	(4,500)	-	(21,375)
Total Capital Assets Being Depreciated, Net	28,125	(4,500)	-	23,625
Component Unit Capital Assets, Net	$ 3,663,464	$ (4,500)	$ -	$ 3,658,964

Depreciation expense was charged to the governmental functions as follows:

Governmental Activities:	
Planning & Engineering	$ 17,415
Public Works	3,485,686
Administration	465,142
Public Safety	505,296
Fire Department	718,398
Animal Control	55,376
Parks & Recreation	905,892
*Economic Development	14,480
Total Depreciation Expense - Governmental Activities	$ 6,167,685

**Economic Development Corporation depreciation above is held by the Administration in support of the EDC on the face of the financial statements*

Business-Type Activities:	
Drainage System	$ 371,863
Water and Sewer System	1,050,645
Total Depreciation Expense - Business Type Activities	$ 1,422,508

NOTE 6 -- LONG-TERM DEBT

The City issues a variety of long-term debt instruments in order to acquire and/or construct major capital facilities and equipment for governmental activities. These instruments include general obligation bonds, certificates of obligation, tax notes, and right of use leases. These debt obligations are secured by either future property tax revenue or liens on property and equipment.

In February 2025, the City issued $10,995,000 City of Cibolo Texas, Certificates of Obligation, Series 2025 and $1,965,000 City of Cibolo Texas, General Obligation Bonds, Series 2025, both with interest rates of 4-5%. The intent of these issuances is to finance street repairs, public works and safety vehicles, acquire and improve real and personal property of the parks system.

Discussion Draft

NOTE 6 -- LONG-TERM DEBT (CONTINUED)

Long-term debt and obligations payable at September 30, 2025 were comprised of the following individual issues:

	Issue Amount	Maturity	Rate	Balance
Primary Government				
Governmental Activities:				
General Obligation Bonds				
2014 Series	$ 2,875,000	2031	2% - 3.5%	$ 960,000
2015 Series	3,770,000	2035	3% - 4%	2,235,000
2015 Series, Refunding	3,995,000	2027	3% - 4%	1,135,000
2016 Series	3,455,000	2030	2% - 3%	2,105,000
2018 Series	3,490,000	2036	3% - 5%	1,980,000
2019 Series	9,680,000	2039	3.5% - 5%	7,925,000
2019 Series, Refunding	5,000,000	2031	2% - 5%	2,895,000
2021 Series	11,245,000	2033	1% - 4%	7,500,000
2025 Series	1,965,000	2045	4% - 5%	1,965,000
Certificates of Obligation				
2017 Series	2,000,000	2032	3.85%	1,075,000
2019 Series	4,505,000	2039	3% - 5%	4,326,230
2020 Series	6,950,000	2030	2% - 3%	4,780,000
2023 Series	4,550,000	2043	4% - 5%	3,860,000
2024 Series	8,485,000	2044	4% - 5%	7,900,000
2025 Series	10,995,000	2045	4% - 5%	10,995,000
Tax Notes, Series 2022	2,250,000	2028	1.68%	1,095,000
Total Governmental Long-Term Obligations				$ 62,731,230
Business Type:				
Revenue Bonds				
2006 Series	$ 3,000,000	2026	4.07%	$ 205,000
2019 Series	1,355,000	2039	3% - 5%	1,118,770
2021 Series, Refunding	4,195,000	2032	1.5% - 4%	2,720,000
General Obligation Bonds				
2015 Series, Refunding	1,350,000	2027	3% - 4%	380,000
Total Business-Type Long-Term Obligations				$ 4,423,770
Component Unit				
Economic Development Corporation:				
Revenue Bonds				
2021 Series	$ 4,125,000	2036	2.00%	$ 3,143,000
Total Component Unit Long-Term Obligations				$ 3,143,000

Discussion Draft

NOTE 6 -- LONG-TERM DEBT (CONTINUED)

Changes in long-term debt for the year ending September 30, 2025 are as follows:

	Balance 9/30/2024	Additions	Reductions	Balance 9/30/2025	Due Within One Year
Governmental Activities:					
General Obligation Bonds	$ 30,055,000	$ 1,965,000	$ (3,320,000)	$ 28,700,000	$ 3,465,000
Bond Premiums	3,977,584	750,692	(424,369)	4,303,907	428,942
Certificates of Obligation	22,345,273	10,995,000	(1,479,043)	31,861,230	1,590,414
Certificates of Obligation - Privately Placed	1,205,000	-	(130,000)	1,075,000	135,000
Tax Anticipation Notes	1,450,000	-	(355,000)	1,095,000	360,000
Right of Use Lease Liability	1,552,084	968,892	(602,945)	1,918,031	628,961
Subscription Based IT Agreements	248,237	-	(248,237)	-	-
Net Pension Liability	2,775,453	24,874	(719,211)	2,081,116	-
Total OPEB Liability - SDBF	227,357	14,432	(13,558)	228,231	21,900
Total OPEB Liability - Retiree Health	411,871	240,199	(167,656)	484,414	22,197
Compensated Absences*	1,561,299	282,434	-	1,843,733	553,120
Total Governmental Activities	$ 65,809,158	$ 15,241,523	$ (7,460,019)	$ 73,590,662	$ 7,205,534
Business-Type Activities:					
General Obligation Bonds	$ 4,819,727	$ -	$ (600,957)	$ 4,218,770	$ 639,586
General Obligation Bonds - Privately Placed	405,000	-	(200,000)	205,000	205,000
Bond Premiums	449,283	-	(55,311)	393,972	55,311
Right of Use Lease Liability	134,089	49,473	(41,918)	141,644	62,734
Net Pension Liability	372,011	8,285	(81,454)	298,842	-
Total OPEB Liability - SDBF	34,140	3,120	(4,487)	32,773	3,272
Total OPEB Liability - Retiree Health	61,544	35,891	(25,051)	72,384	3,317
Compensated Absences*	135,286	60,237	-	195,523	58,657
Total Business-Type Activities	$ 6,411,080	$ 157,006	$ (1,009,178)	$ 5,558,908	$ 1,027,877
Component Unit:					
General Obligation Bonds	$ 3,395,000	$ -	$ (252,000)	$ 3,143,000	$ 258,000
Total Component Unit	$ 3,395,000	$ -	$ (252,000)	$ 3,143,000	$ 258,000

**Compensated Absences are shown net of change, and restated for prior period adjustment*

Compensated absences, net pension liability and other postemployment benefit obligations for governmental activities are generally liquidated by the general fund.

Discussion Draft

NOTE 6 -- LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize all long-term debt and obligations outstanding, excluding compensated absences and bond premium, as of September 30, 2025, including interest payments, are as follows:

	Public Offerings					
Year Ending	Governmental Activities		Business-Type Activities		Component Unit	
September 30,	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 5,415,414	$ 2,402,731	$ 639,586	$ 118,042	$ 258,000	$ 64,085
2027	5,941,305	1,833,624	648,695	101,022	263,000	58,825
2028	5,668,223	1,801,425	471,777	88,035	268,000	53,463
2029	5,575,141	1,626,750	479,859	78,387	274,000	47,998
2030	4,647,059	1,451,019	497,941	59,131	279,000	42,411
2031-2035	15,897,147	5,083,257	1,102,853	93,785	1,485,000	124,277
2036-2040	11,881,940	2,382,128	378,060	23,084	316,000	6,443
2041-2045	6,630,000	625,800	-	-	-	-
Total	$ 61,656,229	$ 17,206,734	$ 4,218,771	$ 561,486	$ 3,143,000	$ 397,502

	Private Placement			
Year Ending	Governmental Activities		Business-Type Activities	
September 30,	Principal	Interest	Principal	Interest
2025	$ 135,000	$ 38,789	$ 205,000	$ 4,172
2026	140,000	33,495	-	-
2027	150,000	27,913	-	-
2028	155,000	22,041	-	-
2029	160,000	15,978	-	-
2030-2032	335,000	12,994	-	-
Total	$ 1,075,000	$ 151,210	$ 205,000	$ 4,172

NOTE 7 -- FINANCED PURCHASES

The City has entered into lease agreements to finance equipment. The lease agreements qualify as financed purchases for accounting purposes, and, therefore, have been recorded at the present value of the future minimum payments at the inception date. The assets acquired through financed purchases are as follows:

	Governmental Activities	Business-Type Activities
Transportation Equipment	$ 4,358,816	$ 404,458
Less: Accumulated Depreciation	(2,080,674)	(263,075)
Total	$ 2,278,142	$ 141,383

Discussion Draft

NOTE 7 -- FINANCED PURCHASES (CONTINUED)

Future minimum obligations (direct borrowings) and the net present value of these minimum payments as of September 30, 2025 are as follows:

	Governmental Activities		Business-Type Activities	
Year Ending September 30,	Principal	Interest	Principal	Interest
2026	628,961	76,670	62,734	5,090
2027	584,165	75,379	41,723	4,489
2028	431,921	61,634	17,860	3,047
2029	246,564	38,752	14,875	2,569
2030	26,420	4,861	4,452	806
Total	$ 1,918,031	$ 257,296	$ 141,644	$ 16,001

NOTE 8 -- PENSION PLAN

Texas Municipal Retirement System

A. Plan Description

The City participates as one of 938 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available Annual Comprehensive Financial Report (ACFR) that can be obtained at *www.tmrs.com*.

All eligible employees of the City are required to participate in TMRS.

Discussion Draft

NOTE 8 -- PENSION PLAN (CONTINUED)

Texas Municipal Retirement System (Continued)

B. Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the City-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive Employees or Beneficiaries Currently Receiving Benefits	60
Inactive Employees Entitled to but Not Yet Receiving Benefits	141
Active Employees	178
	379

C. Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7% of their annual gross earnings during calendar year 2024. The contribution rates for the City were 12.75% and 13.80% for calendar years 2024 and 2025 respectively. The City's contributions to TMRS for the year ended September 30, 2025 were $1,887,602 and were equal to the required contributions.

D. Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2024, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Discussion Draft

NOTE 8 -- PENSION PLAN (CONTINUED)

Texas Municipal Retirement System (Continued)

E. Actuarial Assumptions

The Total Pension Liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall Payroll Growth	2.75% per year
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

Salary increases were based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale MP-2021 to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the period ending December 31, 2022. They were adopted in 2023 and first used in the December 31, 2023 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive).

Discussion Draft

NOTE 8 -- PENSION PLAN (CONTINUED)

Texas Municipal Retirement System (Continued)

E. Actuarial Assumptions (Continued)

The target allocation and best estimates of real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	35.00%	7.10%
Core Fixed Income	6.00%	5.00%
Non-Core Fixed Income	6.00%	6.80%
Private Debt	13.00%	8.20%
Infrastructure	6.00%	6.00%
Other Private Markets	4.00%	7.30%
Real Estate	12.00%	6.70%
Hedge Funds	5.00%	6.40%
Private Equity	13.00%	8.50%
	100.00%	

F. Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Discussion Draft

NOTE 8 -- PENSION PLAN (CONTINUED)

Texas Municipal Retirement System (Continued)

G. Changes in Net Pension Liability (Asset)

Changes in Net Pension Liability:

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balance at December 31, 2023	$ 27,114,182	$ 23,966,718	$ 3,147,464
Changes for the year:			
Service Cost	2,455,363	-	2,455,363
Interest	1,885,045	-	1,885,045
Change of Benefit Terms	-	-	-
Difference Between Expected and Actual Experience	(67,776)	-	(67,776)
Changes of Assumptions	-	-	-
Contributions - Employer	-	1,648,546	(1,648,546)
Contributions - Employee	-	905,084	(905,084)
Net Investment Income	-	2,502,850	(2,502,850)
Benefit Payments, Including Refunds of Employee Contributions	(830,556)	(830,556)	-
Administrative Expense	-	(15,971)	15,971
Other Changes	-	(371)	371
Net Changes	3,442,076	4,209,582	(767,506)
Balance at December 31, 2024	$ 30,556,258	$ 28,176,300	$ 2,379,958

Sensitivity of the net pension liability to changes in the discount rate.

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	Discount Rate 5.75%	Discount Rate 6.75%	Discount Rate 7.75%
Net Pension Liability (Asset)	$ 7,628,111	$ 2,379,958	$ (1,796,855)

H. Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately issued TMRS financial report. That report may be obtained on the Internet at *www.tmrs.com*.

Discussion Draft

NOTE 8 -- PENSION PLAN (CONTINUED)

Texas Municipal Retirement System (Continued)

I. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2025, the City recognized pension expense of $1,920,763.

At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Deferred Outflows & Inflows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between Expected and Actual Economic Experience	$ 478,434	$ 58,056
Changes in Actuarial Assumptions	-	116,654
Differences Between Projected and Actual Investment Earnings	1,152,520	1,513,251
Contributions Subsequent to the Measurement Date	1,425,192	-
	$ 3,056,146	$ 1,687,961

The City reported $1,425,192 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date (December 31, 2024) will be recognized as a reduction of the net pension liability in the subsequent fiscal year rather than in the current fiscal period. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Future Years Pension Expense:

For the Year Ended December 31,	
2025	$ 165,944
2026	322,339
2027	(358,305)
2028	(186,985)
Thereafter	-
	$ (57,007)

Discussion Draft

NOTE 9 -- OTHER POST EMPLOYMENT BENEFITS (OPEB)

TMRS Supplemental Death Benefits Other Post employment Benefit

The City also participates in the cost sharing multiple-employer defined benefit group- term life insurance plan operated by the Texas Municipal Retirement System (TMRS) known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The plan is part of the Annual Comprehensive Financial Report (ACFR) issued by TMRS and available at www.tmrs.com.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired employees are insured for $7,500; this coverage is an "other post-employment benefit," or OPEB. Membership in the plan at December 31, 2024, the valuation and measurement date, consisted of:

Inactive Employees or Beneficiaries Currently Receiving Benefits	43
Inactive Employees Entitled to but Not Yet Receiving Benefits	24
Active Employees	178
	245

The SDBF required contribution rates, based on these assumptions, are as follows:

For the Calendar Year Ended December 31,	Total SDBF Contribution Rate	Retiree Portion to SDBF Contribution Rate
2025	0.17%	0.03%
2024	0.21%	0.03%

Discussion Draft

NOTE 9 -- OTHER POST EMPLOYMENT BENEFIT (OPEB) (CONTINUED)

TMRS Supplemental Death Benefits Other Post employment Benefit (Continued)

These contribution rates are based on actuarial assumptions developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation. For calculating the OPEB Liability and OPEB contribution rates, the Gender-distinct 2019 Municipal Retirees of Texas mortality tables were used. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements. Based on the size of the city, rates are multiplied by an additional factor of 100.0%.

These assumptions are summarized below:

Inflation	2.50%
Salary Increases	3.60% to 11.85% Including Inflation
Discount Rate	4.08%
Administrative Expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality Rates - Service Retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Mortality Rates - Disabled Retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set-forward for males and 3 year set forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence) to account for future mortality improvements subject to the floor.
Other Information:	No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement No. 75 to pay related benefits.
Note:	As of December 31, 2024, the discount rate used in the development of the Total OPEB liability was 4.08% compared to 3.77% used as of December 31, 2023.

Discussion Draft

NOTE 9 -- OTHER POST EMPLOYMENT BENEFIT (OPEB) (CONTINUED)

TMRS Supplemental Death Benefits Other Post employment Benefit (Continued)

The City's Total OPEB Liability (TOL), based on the above actuarial factors, as of December 31, 2024 was calculated as follows:

	Total OPEB Liability
Balance at December 31, 2023	$ 261,497
Changes for the year:	
Service Cost	21,981
Interest	10,200
Change of Benefit Terms	-
Difference Between Expected and Actual Experience	(12,379)
Changes of Assumptions or Other Inputs	(16,416)
Benefit Payments	(3,879)
Net Changes	(493)
Balance at December 31, 2024	$ 261,004

There is no separate trust maintained to fund this Total OPEB Liability. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 to pay related benefits.

The following presents the TOL of the City, calculated using the discount rate of 4.08% as well as what the City's TOL would be if it were calculated using a discount rate that is 1-percentage point lower (3.08%) and 1-percentage point higher (5.08%) than the current rate:

	Discount Rate 3.08%	Discount Rate 4.08%	Discount Rate 5.08%
Total OPEB Liability	$ 319,931	$ 261,004	$ 216,201

For the year ended September 30, 2025, the City recognized OPEB expense of $18,913. Also as of September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

Deferred Outflows & Inflows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference Between Expected and Actual Experience	$ -	$ 8,347
Changes in Actuarial Assumptions	-	60,181
Contributions Subsequent to the Measurement Date	3,098	-
	$ 3,098	$ 68,528

Discussion Draft

NOTE 9 -- OTHER POST EMPLOYMENT BENEFIT (OPEB) (CONTINUED)

TMRS Supplemental Death Benefits Other Post employment Benefit (Continued)

Deferred outflows of resources in the amount of $3,098 is related to OPEB benefits resulting from contributions subsequent to the measurement date and will be recognized as a reduction of the total OPEB liability in the subsequent fiscal year rather than in the current fiscal period.

Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Future Years Pension Expense:

For the Year Ended December 31,	
2025	$ (11,859)
2026	(13,932)
2027	(18,421)
2028	(18,561)
2029	(2,100)
Thereafter	(3,655)
	$ (68,528)

City of Cibolo Retiree Health Insurance Other Post-employment Benefit Plan

In addition to the TMRS OPEB, the City administers a single-employer defined benefit healthcare plan for retirees, established under legal authority of the City Charter. The City is the only employer participating in the Plan. The Plan does not issue a publicly available financial report.

Th City provides post-employment benefits for eligible participants enrolled in City-sponsored plans. The benefits are provided in the form of an implicit rate subsidy where the City contributes towards the retiree health premiums before achieving Medicare eligibility. While the Plan offers retiree only rates, a very small implicit liability still exists.

Membership in the plan as of September 30, 2025 and 2024, consisted of:

	2025	2024
Inactive Employees or Beneficiaries Currently Receiving Benefits	2	2
Inactive Employees Entitled to but Not Yet Receiving Benefits	-	-
Active Employees	174	174
Total	176	176

Discussion Draft

NOTE 9 -- OTHER POST EMPLOYMENT BENEFIT (OPEB) (CONTINUED)

City of Cibolo Retiree Health Insurance Other Post-employment Benefit Plan (Continued)

Current active employees must be eligible for service retirement under the Texas Municipal Retirement System. To attain this eligibility active employees must be at least age sixty (60) with five (5) years of service or have at lease twenty (20) years of employment with the City. When a regular, full-time employee retires, they are eligible to maintain their coverage in the City's group health coverage. Retirees are eligible for medical, dental, and vision coverage as provided in the plan document. Spouses and children of the retiree are eligible for the plan. Benefits cease upon the death of the retire or the retiree/spouse attaining age 65.

The methods and assumptions used to determine contribution rates in the September 30, 2025 valuation are summarized below:

Valuation Date:	September 30, 2024
Methods and Assumptions Used to Determine Contribution Rates:	
Actuarial Cost Method	Individual Entry-Age Normal
Discount Rate	4.46%
Inflation	2.50%
Salary Increases	4.00%
Demographic Assumptions	Based on the experience study ocering the four-year period ending December 31, 2022 as conducted for the Texas Municipal Retirement System (TMRS).
Mortality Rates	Mortality rates for active employees were based on the PubG.H-2010 Employee Mortality Table, Generational with Projection Scale MP-2021 for males or females, as appropriate. Mortality Rates for retirees/disabled employees were based on the PubG.H-2010 Healthy Retiree Mortality Table, Generational with Projection Scale MP-2021 for males or females, as appropriate.
Health Care Trend Rates	Initial rate of 6.0% declining to an ultimate rate of 3.5% after 10 years.
Participation Rates	It was assumed that 25% of eligible retirees would choose to receive retiree health care benefits through the City. No employees retiring before the age of 50 were assumed to elect coverage.
Other Information:	As of September 30, 2025, the discount rate used in the development of the Total OPEB liability was 4.46% compared to 3.95% used as of September 30, 2024.

Retiree Contributions are as follows:

Tier	Platinum	Gold	Silver
Employee	$ 643	$ 540	$ 372
Employee + Spouse	1,476	1,241	855
Employee + Family	1,989	1,672	1,152
Employee + Child(ren)	1,155	971	669

Discussion Draft

NOTE 9 -- OTHER POST EMPLOYMENT BENEFIT (OPEB) (CONTINUED)

City of Cibolo Retiree Health Insurance Other Post-employment Benefit Plan (Continued)

The City's Total RHI OPEB Liability (TOL), based on the above actuarial factors, as of September 30, 2025, the measurement date, was calculated as follows:

	Total RHI OPEB Liability
Balance at September 30, 2023	$ 473,415
Changes for the year:	
Service Cost	46,255
Interest on Total RHI OPEB Liability	20,124
Change of Benefit Terms	-
Difference Between Expected and Actual Experience	3,397
Changes of Assumptions or Other Inputs	39,121
Benefit Payments	(25,514)
Net Changes	83,383
Balance at September 30, 2024	$ 556,798

There is no separate trust maintained to fund this TOL. No assets are accumulated in a trust that meets the criteria paragraph 4 of Statement No. 75 to pay related benefits. The following presents the TOL of the City, calculated using the discount rate of 4.46%, as well as what the City's TOL would be if it were calculated using a discount rate that is 1-percentage point lower (3.46%) and 1-percentage point higher (5.46%) than the current rate:

	Discount Rate 3.46%	Discount Rate 4.46%	Discount Rate 5.46%
Total RHI OPEB Liability	$ 627,626	$ 556,798	$ 495,234

The following presents what the total RHI OPEB liability of the City would be if it were calculated using heathcare cost trend rates that are 1-percentage point lower (5.0% decreasing to 2.5%) or 1-percentage point higher (7.0% decreasing to 4.5%) than the current healthcare cost trends (6.0% decreasing to 3.5% after 10 years):

	1% Decrease	Healthcare Cost Trend Rate	1% Increase
Total RHI OPEB Liability	$ 472,511	$ 556,798	$ 661,925

Discussion Draft

NOTE 9 -- OTHER POST EMPLOYMENT BENEFIT (OPEB) (CONTINUED)

City of Cibolo Retiree Health Insurance Other Post-employment Benefit Plan (Continued)

For the year ended September 30, 2025, the City recognized an RHI OPEB revenue of $250,577 and reported deferred outflows of resources and deferred inflows of resources related to RHI OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference Between Expected and Actual Experience	$ 63,239	$ 351,112
Changes in Assumptions and Other Inputs	90,195	430,448
Contributions Subsequent to the Measurement Date	-	-
	$ 153,434	$ 781,560

Deferred outflows of resources in the amount of $0 is related to the RHI OPEB benefits resulting from contributions subsequent to the measurement date. Other amounts reported as deferred outflows and inflows of resources related to RHI OPEB will be recognized in OPEB expense as follows:

Future Years Pension Expense:

For the Year ended September 30,	
2026	$ (316,956)
2027	(316,956)
2028	(13,757)
2029	9,772
2030	9,771
Thereafter	-
	$ (628,126)

NOTE 10 -- 380 AGREEMENTS

The Chapter 380 Incentive program, authorized by Chapter 380 of the Teas Local Government Code, enables the City of Cibolo to provide grants or reimbursements from the City's general fund. To become eligible for Chapter 380 Incentives, projects must: create at least $100 million in new real and personal property; or generate at least $35 million in gross sales that is subject to the collection of local sales and use tax. Businesses that have a 380 Incentive Agreement with the City are eligible to receive a reimbursement of taxes paid for the year if they have met the requirements outlined in the agreement by a certain date each year. For the fiscal year ended September 30, 2025, the City reimbursed $121,021 in sales tax liability rebates and $182,598 in property taxes rebates, with an additional $15,500 in other rebates.

Discussion Draft

NOTE 11 -- INTERFUND TRANSFERS & BALANCES

Interfund transfer are as follows:

Transfer From	Transfer To	Amount	Purpose
General Fund	NonMajor Governmental Fund	$ 40,000	In support of Special Events
Grant Fund	General Fund	88,351	In support of Administrative Services
NonMajor Governmental Fund	General Fund	107,245	In support of Court Services
General Fund	Grant Fund	5,054	In support of Capital Projects
Water & Sewer Fund	Capital Projects Fund	40,373	In support of Capital Projects
NonMajor Proprietary Funds	Water & Sewer Fund	799,605	In support of Capital Projects
Capital Projects Fund	Drainage Fund	249,507	In support of Capital Projects
Drainage Fund	General Fund	261,426	In support of Administrative Services
Water & Sewer Fund	General Fund	1,265,567	In support of Administrative Services
Water & Sewer Fund	Debt Service Fund	19,043	In support of Bond Payment
NonMajor Proprietary Funds	Drainage Fund	132,884	In support of Capital Projects
Grant Fund	Drainage Fund	893,950	In support of Capital Projects
Grant Fund	Water & Sewer Fund	55,044	In support of Capital Projects
NonMajor Governmental Fund	Debt Service Fund	748,950	In support of Bond Payment
		$ 4,706,999	

Interfund balances are as follows:

Due From	Due To	Amount
Capital Projects	General Fund	$ 478,844
General Fund	Debt Service	13,438
Drainage Fund	NonMajor Governmental Fund	1,000
General Fund	Capital Projects Fund	28,508
General Fund	Drainage Fund	20,614
General Fund	NonMajor Governmental Fund	364,626
General Fund	NonMajor Proprietary Fund	196,400
General Fund	Traffic Impact Fund	235,147
General Fund	Water & Sewer Fund	287,822
Grant Fund	Drainage Fund	13,329
Grant Fund	General Fund	136,928
Grant Fund	Water & Sewer Fund	23,369
NonMajor Governmental Fund	General Fund	119,832
Water & Sewer Fund	NonMajor Governmental Fund	7,311
Water & Sewer Fund	General Fund	389
		$ 1,927,557

Discussion Draft

NOTE 12 -- COMMITMENTS

The City has entered into various contracts for construction projects. As of September 30, 2025, the City had the following estimated commitments related to these contracts:

Primary Government:	Estimated Project Cost to City	Expended to Date	Estimated Future Commitment
Governmental Activities:			
Tolle Road Project	$ 371,440	$ 323,051	$ 48,389
Town Creek Trail Extension	220,850	203,805	17,045
FM1103 Road Project	47,000	12,128	34,872
Road Rehabilitation Group 1	245,000	208,117	36,883
Road Rehabilitation Group 2	2,633,575	2,480,284	153,291
Road Rehabilitation Group 3	2,953,088	83,978	2,869,110
Total Governmental Commitments	6,470,953	3,311,363	3,159,590
Business-Type Activities:			
Country Vale Lift Station	$ 53,060	$ 46,669	$ 6,391
Deer Creek Drainage Project	460,912	448,916	11,996
Town Creek Drainage Project	7,233,925	7,144,682	89,243
Venando Sewer Extension	256,800	153,953	102,847
Total Business-Type Activities	8,004,697	7,794,220	210,477
Total Estimated Future Commitments	$ 14,475,650	$ 11,105,583	$ 3,370,067

NOTE 13 -- JOINT VENTURES

Cibolo Valley Local Government Corporation

The Cibolo Valley Local Government Corporation (CVLGC) is a public nonprofit corporation incorporated in March 2012 to assist and act on behalf of the cities of Cibolo and Schertz to obtain additional water sources. The participating governments have an ongoing financial responsibility to fund the operation of the corporation through either purchase of services or by subsidizing the operations. Contributions to the corporation are reflected as “operating expenses” in the Water & Sewer fund. Separate financial statements for the CVLGC may be obtained from CVLGC at 108 W Mountain Street, Seguin, Texas 78156.

Discussion Draft

NOTE 13 -- JOINT VENTURES (CONTINUED)

The City of Cibolo is jointly liable, together with the City of Schertz, for operating deficits and long-term debt of CVLGC. Following is a summary of financial data reported in the Corporation's audited financial statements dated September 30, 2024:

Assets:		
Cash and Investments	$	1,133,338
Other Current Assets		518
Capital Assets (Net)		1,090,758
Total Assets		2,224,614
Liabilities:		
Current		56,060
Total Liabilities		56,060
Net Position:		
Net Investment in Capital Assets		1,090,758
Unrestricted		1,077,796
Total Net Position	$	2,168,554

Canyon Regional Water Authority

Canyon Regional Water Authority (the "Authority") operates under Chapter 65 of the Texas Water Code. The Authority is comprised of eleven member entities listed in Note 1 Section A. The Authority was created to purchase, own, hold, lease and otherwise acquire sources of potable water; build, operate and maintain facilities for the treatment and transportation water; sell potable water to local governments, water supply corporations and other persons in this state; and to protect, preserve, and restore the purity and sanitary condition of water in the area. Separate financial statements may be obtained from the Authority.

Discussion Draft

NOTE 13 -- JOINT VENTURES (CONTINUED)

Following is a summary of financial data as reported in the Authority's audited financial statements dated September 30, 2025:

Assets:	
Cash and Investments	$ 20,342,261
Other Current Assets	5,912,246
Other Assets	23,684,528
Capital Assets (Net)	139,842,779
Total Assets	189,781,814
Deferred Outflows	354,552
Liabilities:	
Current	16,939,228
Long Term	77,426,899
Total Liabilities	94,366,127
Deferred Inflows	6,458
Net Position:	
Net Investment in Capital Assets	64,741,172
Restricted	6,959,963
Unrestricted	24,062,646
Total Net Position	$ 95,763,781

NOTE 14 -- CONTINGENCIES

Amounts received or receivable from grantor agencies are subject to audit and adjustment by such agencies. Any disallowed claims, including amounts already collected may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

NOTE 15 -- RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; business interruption; errors and omissions; injuries to employees; employee health benefits; and other claims of various natures. The City contracts with the Texas Municipal League (TML) to provide insurance coverage for property and casualty, and workers compensation. TML is a multi-employer group that provides for a combination of modified self-insurance and stop-loss coverage. Contributions are set annually by TML. Liability by the City is generally limited to the contributed amounts. Annual contributions for the year ended September 30, 2025 were $559,882.

Discussion Draft

NOTE 16 -- LITIGATION

The City is the subject of various claims and litigation that have arisen in the course of its operations. Management is of the opinion that the City's liability in these cases, if decided adversely to the City, will not have a material affect on the City's financial position.

NOTE 17 -- PRIOR PERIOD ADJUSTMENT

Adjustments were made to reflect the adoption of GASB 101 in the financial statements for the year-ending September 30, 2024. These adjustments are as follows:

	Governmental Activities	Water and Sewer Fund	Drainage Fund
Beginning Fund Balance/Net Position, as Previously Reported	$ 54,072,612	$ 40,885,686	$ 22,771,212
Increase in Accrued Compensated Absences	(569,449)	(41,915)	(10,660)
Beginning Fund Balance/Net Position, Restated	$ 53,503,163	$ 40,843,771	$ 22,760,552

NOTE 18 -- DEFICIT FUND BALANCE

The Special Events Fund has a deficit fund balance of $7,293. Management plans to reduce expenses in the coming year to alleviate the deficit.

Discussion Draft

Draft

REQUIRED SUPPLEMENTARY INFORMATION

Required supplementary information includes financial information and disclosures that are required by the GASB but are not considered a part of the basic financial statements. Such information includes:

- Budgetary Comparison Schedule - General Fund
- Budgetary Comparison Schedule - Grant Fund
- Budgetary Comparison Schedule - Traffic Impact Fund
- Schedule of Changes in Net Pension Liability and Related Ratios - Last 10 Plan Years
- Schedule of Contributions - Last 10 Fiscal Years
- Schedule of Changes in Total Other Post-Employment Benefit Liability and Related Ratios – Supplemental Death Benefit
- Schedule of Changes in Total Other Post-Employment Benefit Liability and Related Ratios – Retiree Health

Discussion Draft

Discussion Draft

CITY OF CIBOLO
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025 WITH COMPARATIVE 2024

	Budgeted Amounts		2025 Actual Amounts	Variance With Final Budget - Positive (Negative)	2024 Actual
	Original	Final			
REVENUES					
Property Taxes	$ 11,747,000	$ 11,747,000	**$ 11,588,454**	$ (158,546)	$ 9,901,745
Sales Taxes	5,460,000	5,460,000	**5,522,569**	62,569	4,907,969
Franchise Taxes	1,491,200	1,491,200	**1,430,214**	(60,986)	1,350,872
Licenses and Permits	193,400	193,400	**145,975**	(47,425)	2,786,392
Animal Control Fees	33,750	33,750	**56,814**	23,064	58,305
Fines and Forfeitures	243,050	243,050	**173,392**	(69,658)	282,420
Intergovernmentals	1,189,000	1,189,000	**745,634**	(443,366)	805,493
Grants	-	-	**-**	-	54,961
Short-Term Rentals	98,500	98,500	**119,302**	20,802	98,306
Investment Earnings	400,000	400,000	**461,449**	61,449	498,621
Miscellaneous	79,164	79,164	**116,670**	37,506	940,910
TOTAL REVENUES	20,935,064	20,935,064	**20,360,473**	(574,591)	21,685,994
EXPENDITURES					
Administration:					
General Admin:					
City Council Expenditures	39,040	39,040	**30,028**	9,012	23,900
Salaries & Benefits	1,927,436	1,494,860	**1,487,024**	7,836	1,496,605
Supplies	21,250	21,250	**13,754**	7,496	25,154
Contract Services	960,752	1,051,142	**960,611**	90,531	837,537
Utilities	45,040	45,040	**66,783**	(21,743)	59,723
Miscellaneous	655,060	698,310	**451,846**	246,464	520,225
Repairs & Maintenance	15,500	18,012	**32,091**	(14,079)	132,084
Insurance	285,000	285,000	**286,738**	(1,738)	238,482
Total General Admin	3,949,078	3,652,654	**3,328,875**	323,779	3,333,710
Economic Development:					
Salaries & Benefits	204,015	196,661	**183,209**	13,452	142,748
Supplies	6,000	5,750	**3,405**	2,345	4,090
Contract Services	29,050	25,050	**11,802**	13,248	7,767
Utilities	600	600	**503**	97	767
Miscellaneous	15,930	20,180	**11,669**	8,511	15,089
Repairs & Maintenance	150	150	**-**	150	150
Total Economic Development	255,745	248,391	**210,588**	37,803	170,611
Public Relations					
Salaries & Benefits	115,058	118,342	**117,207**	1,135	113,924
Supplies	1,150	150	**135**	15	954
Contract Services	-	3,000	**2,886**	114	90
Utilities	-	-	**149**	(149)	-
Miscellaneous	28,500	27,000	**14,069**	12,931	24,276
Total Public Relations	144,708	148,492	**134,446**	14,046	139,244
Finance and Accounting					
Salaries & Benefits	578,349	589,167	**580,871**	8,296	559,031
Supplies	5,250	5,250	**3,830**	1,420	4,564
Contract Services	44,000	43,875	**40,536**	3,339	283,705
Utilities	400	400	**210**	190	432
Miscellaneous	10,000	10,800	**7,629**	3,171	8,209
Total Finance and Accounting	637,999	649,492	**633,076**	16,416	855,941
Total Administration	$ 4,987,530	$ 4,699,029	**$ 4,306,985**	$ 392,044	$ 4,499,506

Discussion Draft

CITY OF CIBOLO
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
GENERAL FUND (CONTINUED)
FOR THE YEAR ENDED SEPTEMBER 30, 2025 WITH COMPARATIVE 2024

	Budgeted Amounts		2025 Actual	Variance With Final Budget - Positive	2024
	Original	Final	Amounts	(Negative)	Actual
Public Safety					
Law Enforcement:					
Salaries & Benefits	$ 5,396,206	$ 5,386,688	**$ 4,983,016**	$ 403,672	$ 4,483,684
Supplies	164,050	152,379	**118,894**	33,485	147,565
Contract Services	617,750	358,750	**307,970**	50,780	267,070
Utilities	102,600	102,600	**94,438**	8,162	89,153
Miscellaneous	100,050	68,398	**40,294**	28,104	52,631
Repairs & Maintenance	155,550	184,829	**171,243**	13,586	160,577
Capital Outlay	-	-	**741,738**	(741,738)	1,104,067
Total Public Safety	$ 6,536,206	$ 6,253,644	**$ 6,457,593**	$ (203,949)	$ 6,304,747
Public Works					
Code Enforcement:					
Salaries & Benefits	156,946	161,054	**155,015**	6,039	852,611
Supplies	4,800	5,000	**4,151**	849	11,206
Contract Services	-	30,000	**6,368**	23,632	1,670,116
Utilities	2,000	2,000	**1,877**	123	2,472
Miscellaneous	4,575	4,375	**899**	3,476	138,875
Repairs & Maintenance	1,250	1,250	**480**	770	207
Capital Outlay	-	-	**-**	-	25,122
Total Code Enforcement	169,571	203,679	**168,790**	34,889	2,700,609
Public Maintenance:					
Salaries & Benefits	1,798,450	1,922,925	**1,852,810**	70,115	1,663,319
Supplies	110,900	105,320	**81,014**	24,306	89,020
Contract Services	68,500	79,400	**57,341**	22,059	39,110
Utilities	46,000	46,000	**38,342**	7,658	25,736
Miscellaneous	11,450	8,450	**3,683**	4,767	9,619
Repairs & Maintenance	62,655	64,135	**88,588**	(24,453)	158,232
Capital Outlay	122,097	122,097	**122,097**	-	101,769
Total Public Maintenance	2,220,052	2,348,327	**2,243,875**	104,452	2,086,805
Total Public Works	2,389,623	2,552,006	**2,412,665**	139,341	4,787,414
Information Technology Office					
Salaries & Benefits	530,870	545,841	**542,759**	3,082	503,959
Supplies	15,880	17,774	**18,452**	(678)	16,164
Contract Services	840,034	939,681	**964,963**	(25,282)	555,091
Utilities	85,267	85,267	**75,608**	9,659	91,738
Miscellaneous	11,706	9,812	**7,285**	2,527	11,280
Repairs & Maintenance	6,500	7,084	**4,738**	2,346	11,378
Capital Outlay	-	-	**-**	-	50,673
Total Information Technology Office	1,490,257	1,605,459	**1,613,805**	(8,346)	1,240,283

Discussion Draft

CITY OF CIBOLO
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
GENERAL FUND (CONTINUED)
FOR THE YEAR ENDED SEPTEMBER 30, 2025 WITH COMPARATIVE 2024

	Budgeted Amounts		2025 Actual	Variance With Final Budget - Positive	2024
	Original	Final	Amounts	(Negative)	Actual
Parks & Recreation					
Salaries & Benefits	$ 767,742	$ 768,988	**$ 736,836**	$ 32,152	$ 663,695
Supplies	64,150	64,150	**54,835**	9,315	62,892
Contract Services	33,000	35,000	**30,632**	4,368	23,102
Utilities	177,100	168,100	**162,571**	5,529	189,542
Miscellaneous	2,800	2,800	**3,398**	(598)	1,391
Repairs & Maintenance	57,317	74,317	**78,736**	(4,419)	132,420
Capital Outlay	45,333	45,333	**45,333**	-	48,492
Total Parks & Recreation	1,147,442	1,158,688	**1,112,341**	46,347	1,121,534
Fire Department:					
Salaries & Benefits	4,007,771	4,348,066	**4,451,800**	(103,734)	3,747,643
Supplies	125,400	118,349	**102,408**	15,941	110,246
Contract Services	792,323	789,415	**783,367**	6,048	730,277
Utilities	81,000	78,500	**69,284**	9,216	79,414
Miscellaneous	41,150	48,658	**39,965**	8,693	47,442
Repairs & Maintenance	235,400	242,645	**256,369**	(13,724)	222,206
Capital Outlay	-	756,811	**756,811**	-	-
Total Fire Department	5,283,044	6,382,444	**6,460,004**	(77,560)	4,937,228
Animal Control:					
Salaries & Benefits	388,871	346,032	**339,884**	6,148	332,131
Supplies	34,000	32,776	**28,114**	4,662	20,476
Contract Services	41,600	44,400	**40,366**	4,034	32,906
Utilities	18,750	18,750	**13,291**	5,459	10,906
Miscellaneous	8,200	7,700	**6,830**	870	4,499
Repairs & Maintenance	10,000	8,515	**6,498**	2,017	5,604
Capital Outlay	-	-	**102,611**	-	-
Total Animal Control	501,421	458,173	**537,594**	23,190	406,522
Debt Service:					
Principal	432,650	799,533	**602,944**	196,589	780,119
Interest	-	-	**84,030**	(84,030)	57,934
Total Debt Service	432,650	799,533	**686,974**	112,559	838,053
Total Expenditures	22,768,173	23,908,976	**23,587,961**	423,626	24,135,287
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,833,109)	(2,973,912)	**(3,227,488)**	(253,576)	(2,449,293)
OTHER FINANCING SOURCES (USES)					
Issuance of Debt	-	-	**968,892**	968,892	1,279,450
Gain/Loss on the Sale of Capital Assets	245,500	245,500	**342,674**	97,174	8,753
Transfers In	1,743,115	1,743,115	**1,722,590**	(20,525)	1,858,099
Transfers Out	(40,000)	(43,886)	**(45,054)**	(1,168)	(30,000)
TOTAL OTHER FINANCING SOURCES (USES)	1,948,615	1,944,729	**2,989,102**	1,044,373	3,116,302

Discussion Draft

CITY OF CIBOLO
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
GENERAL FUND (CONTINUED)
FOR THE YEAR ENDED SEPTEMBER 30, 2025 WITH COMPARATIVE 2024

	Budgeted Amounts		**2025 Actual Amounts**	Variance With Final Budget - Positive (Negative)	2024 Actual
	Original	Final			
Net Change in Fund Balance	$ 115,506	$ (1,029,183)	**$ (238,386)**	$ 790,797	$ 667,009
Fund Balances, Beginning	7,130,427	7,130,427	**7,130,427**	-	6,463,418
Fund Balances, Ending	$ 7,245,933	$ 6,101,244	**$ 6,892,041**	$ 790,797	$ 7,130,427

Discussion Draft

CITY OF CIBOLO
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
GRANT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025 WITH COMPARATIVE 2024

	Budgeted Amounts		2025 Actual Amounts	Variance With Final Budget - Positive (Negative)	2024 Actual
	Original	Final			
REVENUES					
Grants	250,000	$ 3,922,200	**$ 2,577,739**	$(1,344,461)	$ 1,704,029
Interest Income	-	-	**88,351**	88,351	207,929
TOTAL REVENUES	250,000	3,922,200	**2,666,090**	(1,256,110)	1,911,958
EXPENDITURES					
Administration:					
Salaries & Benefits	-	-	**250,745**	(250,745)	-
Supplies	-	124,209	**30,626**	93,583	81,470
Contract Services	-	908,735	**594,390**	314,345	42,198
Capital Outlay	-	1,894,592	**640,795**	1,253,797	855,352
Total Administration	-	2,927,536	**1,516,556**	1,410,980	979,020
Information Technology Office:					
Salaries & Benefits	-	-	**3,400**	(3,400)	-
Supplies	-	2,000	**414**	1,586	-
Contract Services	-	165,600	**5,730**	159,870	-
Total Information Technology Office	-	167,600	**9,544**	158,056	-
Public Safety:					
Salaries & Benefits	-	359,810	**43,805**	316,005	280,830
Supplies	-	13,897	**14,925**	(1,028)	-
Contract Services	-	39,100	**5,000**	34,100	-
Miscellaneous	-	19,664	**4,337**	15,327	-
Repairs & Maintenance	-	269,255	**5,985**	263,270	-
Total Public Safety	-	701,726	**74,052**	627,674	280,830
Parks & Recreation:					
Supplies	-	-	**3,323**	(3,323)	224
Capital Outlay	-	20,000	**20,000**	-	-
Total Parks & Recreation	-	20,000	**23,323**	(3,323)	224
Fire Department:					
Salaries & Benefits	-	-	**18,436**	(18,436)	329,170
Total Fire Department	-	-	**18,436**	(18,436)	329,170
TOTAL EXPENDITURES	-	3,649,262	**1,641,911**	2,016,895	1,589,244
Excess (Deficiency) of Revenues Over (Under) Expenditures	250,000	272,938	**1,024,179**	751,241	322,714
OTHER FINANCING SOURCES (USES)					
Transfers In	-	126,257	**5,054**	(121,203)	-
Transfers Out	-	-	**(1,037,346)**	(1,037,346)	(408,609)
TOTAL OTHER FINANCING SOURCES (USES)	-	126,257	**(1,032,292)**	(1,158,549)	(408,609)
Net Change in Fund Balance	250,000	399,195	**(8,113)**	(407,308)	(85,895)
FUND BALANCE - BEGINNING	52,680	52,680	**52,680**	-	138,575
FUND BALANCE - ENDING	$ 302,680	$ 451,875	**$ 44,567**	$ (407,308)	$ 52,680

Discussion Draft

CITY OF CIBOLO
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
TRAFFIC IMPACT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025 WITH COMPARATIVE 2024

	Budgeted Amounts		2025 Actual Amounts	Variance With Final Budget - Positive (Negative)	2024 Actual
	Original	Final			
REVENUES					
Investment Earnings	$ 120,000	$ 120,000	**$ 224,822**	$ 104,822	$ 228,911
Impact Fees	620,000	620,000	**796,572**	176,572	722,161
TOTAL REVENUES	740,000	740,000	**1,021,394**	281,394	951,072
EXPENDITURES					
Current:					
Public Works - Contract Services	4,108,623	4,325,585	**7,786**	4,317,799	-
Capital Outlay	113,277	113,277	**113,277**	-	137,344
TOTAL EXPENDITURES	4,221,900	4,438,862	**121,063**	4,317,799	137,344
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,481,900)	(3,698,862)	**900,331**	4,599,193	813,728
Net Change in Fund Balance	(3,481,900)	(3,698,862)	**900,331**	4,599,193	813,728
FUND BALANCE - BEGINNING	4,929,355	4,929,355	**4,929,355**	-	4,115,627
FUND BALANCE - ENDING	$ 1,447,455	$ 1,230,493	**$ 5,829,686**	$ 4,599,193	$ 4,929,355

Discussion Draft

CITY OF CIBOLO
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL
YEAR ENDED SEPTEMBER 30, 2025

Budgetary Information – The budget is prepared in accordance with accounting principles generally accepted in the United States of America. The City maintains strict budgetary controls. The objective of these controls is to ensure compliance with legal provisions embodied in the annual appropriation budget approved by the City Council and as such is a good management control device. Annual budgets are adopted for the general fund, traffic impact fund, water and sewer fund, grant fund, debt service fund, and various nonmajor funds. Project-length financial plans are adopted for capital project funds. Of these budgets, the general fund, traffic impact fund, water and sewer fund, grant fund, debt service fund, and various nonmajor funds are legally adopted.

Budgetary preparation and control is exercised at the department level. The city manager is authorized to transfer budget amounts between accounts within a department. These transfers cannot increase the overall budgeted expenditures.

Discussion Draft

CITY OF CIBOLO
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES – NET PENSION LIABILITY AND RELATED RATIOS
LAST TEN PLAN YEARS

	Total Pension Liability			
	2015	2016	2017	2018
Service Cost	$ 943,527	$ 1,072,363	$ 1,188,141	$ 1,201,011
Interest (on the Total Pension Liability)	571,820	648,018	761,533	885,979
Changes of Benefit Terms	-	-	-	-
Difference between Expected and Actual Experience	(7,356)	92,870	142,214	(11,297)
Change of Assumptions	39,380	-	-	-
Benefit Payments, Including Refunds of Employee Contributions	(176,960)	(183,789)	(195,086)	(314,267)
Net Change in Total Pension Liability	1,370,411	1,629,462	1,896,802	1,761,426
Total Pension Liability - Beginning	7,785,572	9,155,983	10,785,445	12,682,247
Total Pension Liability - Ending	$ 9,155,983	$ 10,785,445	$ 12,682,247	$ 14,443,673

	Plan Fiduciary Net Position			
	2015	2016	2017	2018
Contributions - Employer	$ 689,147	$ 707,822	$ 829,521	$ 872,855
Contributions - Employee	378,059	411,769	452,749	467,840
Net Investment Income	9,723	505,615	1,236,531	(337,069)
Benefit Payments, Including Refunds of Employee Contributions	(176,960)	(183,789)	(195,086)	(314,267)
Administrative Expense	(5,920)	(5,709)	(6,404)	(6,503)
Other	(292)	(308)	(325)	(338)
Net Change in Plan Fiduciary Net Position	893,757	1,435,400	2,316,986	682,518
Plan Fiduciary Net Position - Beginning	6,586,337	7,480,094	8,915,494	11,232,480
Plan Fiduciary Net Position - Ending	$ 7,480,094	$ 8,915,494	$ 11,232,480	$ 11,914,998
Net Pension Liability - Ending	$ 1,675,889	$ 1,869,951	$ 1,449,767	$ 2,528,675
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	81.70%	82.66%	88.57%	82.49%
Covered Payroll	$ 5,400,840	$ 5,882,409	$ 6,467,836	$ 6,683,423
Net Pension Liability as a Percentage of Covered Payroll	31.03%	31.79%	22.42%	37.84%

Discussion Draft

Total Pension Liability

2019	2020	2021	2022	2023	2024
$ 1,293,239	$ 1,417,353	$ 1,462,555	$ 1,753,286	$ 2,185,901	$ 2,455,363
1,007,212	1,162,783	1,280,876	1,430,061	1,655,320	1,885,045
-	-	-	-	-	-
227,112	(382,748)	(37,940)	704,419	412,441	(67,776)
114,983	-	-	-	(204,364)	-
(337,261)	(462,450)	(478,464)	(802,953)	(730,852)	(830,556)
2,305,285	1,734,938	2,227,027	3,084,813	3,318,446	3,442,076
14,443,673	16,748,958	18,483,896	20,710,923	23,795,736	27,114,182
$ 16,748,958	$ 18,483,896	$ 20,710,923	$ 23,795,736	$ 27,114,182	$ 30,556,258

Plan Fiduciary Net Position

2019	2020	2021	2022	2023	2024
$ 926,764	$ 1,009,825	$ 1,051,901	$ 1,220,226	$ 1,410,050	$ 1,648,546
510,010	565,971	589,061	715,210	853,800	905,084
1,847,065	1,130,433	2,234,724	(1,499,309)	2,338,916	2,502,850
(337,261)	(462,450)	(478,464)	(802,953)	(730,852)	(830,556)
(10,408)	(7,294)	(10,307)	(12,933)	(14,807)	(15,971)
(313)	(285)	71	15,433	(104)	(371)
2,935,857	2,236,200	3,386,986	(364,326)	3,857,003	4,209,582
11,914,998	14,850,855	17,087,055	20,474,041	20,109,715	23,966,718
$ 14,850,855	$ 17,087,055	$ 20,474,041	$ 20,109,715	$ 23,966,718	$ 28,176,300
$ 1,898,103	$ 1,396,841	$ 236,882	$ 3,686,021	$ 3,147,464	$ 2,379,958
88.67%	92.44%	98.86%	84.51%	88.39%	92.21%
$ 7,285,856	$ 8,085,299	$ 8,415,161	$ 10,217,285	$ 12,198,109	$ 12,929,770
26.05%	17.28%	2.81%	36.08%	25.80%	18.41%

Discussion Draft

CITY OF CIBOLO
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CITY CONTRIBUTIONS
LAST TEN FISCAL YEARS*

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2025	$ 1,887,602	$ 1,887,602	-	$ 13,954,225	13.53%
2024	1,591,809	1,591,809	-	12,812,313	12.42%
2023	1,365,484	1,365,484	-	11,717,818	11.65%
2022	1,172,647	1,172,647	-	9,713,760	12.07%
2021	1,007,769	1,007,769	-	8,063,910	12.50%
2020	969,262	969,262	-	7,726,503	12.54%
2019	900,408	900,408	-	7,036,292	12.80%
2018	869,704	869,704	-	6,680,580	13.02%
2017	797,062	797,062	-	6,303,654	12.64%
2016	729,386	729,386	-	5,966,881	12.22%

Discussion Draft

CITY OF CIBOLO
REQUIRED SUPPLEMENTARY INFORMATION
NOTES TO SCHEDULE OF CONTRIBUTIONS

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	20 Years (longest amortization ladder)
Asset Valuation Method	10 Year Smoothed Market; 12% Soft Corridor
Inflation	2.50%
Salary Increases	3.60% to 11.85% Including Inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that vary by age. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Other Information:	Increased statutory max to 15.50%

Discussion Draft

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CITY OF CIBOLO
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES – TOTAL OTHER POST-EMPLOYMENT BENEFIT LIABILITY
AND RELATED RATIOS
LAST EIGHT CALENDAR YEARS*

	Total OPEB Liability				
	2017	2018	2019	2020	2021
Service Cost	$ 14,876	$ 18,045	$ 16,757	$ 24,256	$ 29,453
Interest on Total OPEB Liability	4,823	5,358	6,044	5,922	5,633
Changes of Benefit Terms	-	-	-	-	-
Difference between Expected and Actual Experience	-	(7,726)	(13,729)	(6,431)	(13,695)
Change of Assumptions or Other Inputs	13,661	(13,311)	40,405	41,184	10,793
Benefit Payments	(647)	(668)	(729)	(809)	(1,683)
Net Change in Total OPEB Liability	32,713	1,698	48,748	64,122	30,501
Total OPEB Liability - Beginning	120,476	153,189	154,887	203,635	267,757
Total OPEB Liability - Ending	$ 153,189	$ 154,887	$ 203,635	$ 267,757	$ 298,258
Covered Employee Payroll	$ 6,467,836	$ 6,683,423	$ 7,285,856	$ 8,085,299	$ 841,516
Total OPEB Liability as a Percentage of Covered Employee Payroll	2.37%	2.32%	2.79%	3.31%	35.44%

	Total OPEB Liability		
	2022	2023	2024
Service Cost	$ 37,804	$ 20,737	$ 21,981
Interest on Total OPEB Liability	5,808	9,276	10,200
Changes of Benefit Terms	-	-	-
Difference between Expected and Actual Experience	20,758	1,216	(12,379)
Change of Assumptions or Other Inputs	(139,059)	13,423	(16,416)
Benefit Payments	(3,065)	(3,659)	(3,879)
Net Change in Total OPEB Liability	(77,754)	40,993	(493)
Total OPEB Liability - Beginning	298,258	220,504	261,497
Total OPEB Liability - Ending	$ 220,504	$ 261,497	$ 261,004
Covered Employee Payroll	$ 10,217,285	$ 12,198,109	$12,929,770
Total OPEB Liability as a Percentage of Covered Employee Payroll	2.16%	2.14%	2.02%

*GASB Statement No. 75 requires 10 years of data to be provided in this schedule. This is the eighth year of implementation of GASB75. The City will develop the schedule prospectively as data becomes available.

NOTES TO SCHEDULE OF CHANGES

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 to pay related benefits.

Discussion Draft

CITY OF CIBOLO
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES – TOTAL OTHER POST-EMPLOYMENT BENEFIT LIABILITY
AND RELATED RATIOS
LAST SEVEN YEARS*

	Total RHI OPEB Liability				
	2019	2020	2021	2022	2023
Service Cost	$ 186,984	$ 190,724	$ 361,766	$ 24,193	$ 26,419
Interest on Total RHI OPEB Liability	60,120	67,491	61,017	7,788	17,054
Changes of Benefit Terms	-	-	-	122,146	-
Difference between Expected and Actual Experience	(13,271)	(7,853)	(1,103,837)	(115,411)	16,119
Change in Assumptions or Other Inputs	-	133,362	(1,288,092)	-	39,087
Benefit Payments	(1,936)	(8,170)	(7,063)	(20,651)	(29,363)
Net Change in Total RHI OPEB Liability	231,897	375,554	(1,976,209)	18,065	69,316
Total RHI OPEB Liability - Beginning	1,710,502	1,942,399	2,317,953	341,744	359,809
Total RHI OPEB Liability - Ending	$ 1,942,399	$ 2,317,953	$ 341,744	$ 359,809	$ 429,125
Covered Payroll	$ 6,749,341	$ 6,884,328	$8,063,910	$9,310,993	$9,683,433
Total RHI OPEB Liability as a Percentage of Covered Payroll	28.78%	33.67%	4.24%	3.86%	4.43%

	Total RHI OPEB Liability	
	2024	2025
Service Cost	$ 30,001	$ 46,255
Interest on Total RHI OPEB Liability	21,198	20,124
Changes of Benefit Terms	-	-
Difference between Expected and Actual Experience	(34,475)	3,397
Change in Assumptions or Other Inputs	53,272	39,121
Benefit Payments	(25,706)	(25,514)
Net Change in Total RHI OPEB Liability	44,290	83,383
Total RHI OPEB Liability - Beginning	429,125	473,415
Total RHI OPEB Liability - Ending	$ 473,415	$ 556,798
Covered Payroll	$11,698,825	$12,166,778
Total RHI OPEB Liability as a Percentage of Covered Payroll	4.05%	4.58%

*GASB Statement No. 75 requires 10 years of data to be provided in this schedule. This is the seventh year of implementation of GASB75. The City will develop the schedule prospectively as data becomes available.

NOTES TO SCHEDULE OF CHANGES

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 to pay related benefits.

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SUPPLEMENTARY INFORMATION

Supplementary information includes financial statements and schedules which are not required by the GASB, nor a part of the basic financial statements.

Such statements and schedule include:

- Comparative Balance Sheet – General Fund
- Comparative Balance Sheet – Grant Fund
- Comparative Balance Sheet – Traffic Impact Fund
- Comparative Balance Sheet – Capital Project Fund
- Comparative Statement of Revenues, Expenditures & Changes in Fund Balance – Capital Project Fund
- Comparative Balance Sheet – Debt Service Fund
- Comparative Statement of Revenues, Expenditures & Changes in Fund Balance – Debt Service Fund
- Statements of Revenues, Expenditures & Changes in Fund Balance – Budget and Actual – Debt Service Fund
- Combining Statements – Nonmajor Governmental Funds
    - Combining Statements – Nonmajor Special Revenue Funds
    - Combining Statements – Nonmajor Capital Projects Fund
    - Budgetary Statements
- Comparative Statements – Water and Sewer Fund
- Comparative Statements – Drainage Fund
- Combining Statements – Nonmajor Business-Type Funds
- Statements of the Discretely Presented Component Unit

FUND DESCRIPTIONS

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for specific revenues and expenditures that are legally restricted for a specific purpose.

- **Special Event Fund** - Accounts for special events and conferences held by the City, such as Cibolofest.

- **Street Maintenance Fund** - Accounts for sales tax revenue collected for the purposes of street maintenance and the corresponding expenditures.

- **Court Technology** - Accounts for a portion of municipal fines that are allocated to court technology and the allowed expenditures.

- **Court Security** - Accounts for a portion of municipal fines that are allocated to court technology and the allowed expenditures.

- **Police Seizure Fund** – Accounts for revenues from seized assets and the allowed expenditures from that revenue.

- **Special Donation Fund** – Accounts for the specifically set aside revenues for police, animal control and fire department donations, and the associated expenditures.

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- **Police Education Fund** – Accounts for police revenue that is allocated to law enforcement training and education and the associated expenditures.

- **Child Safety Fund** - Accounts for the drug awareness and prevention program, school crossing guards, and other child safety programs.

- **Hotel Occupancy Fund** - Accounts for revenues from hotel and tourism taxes and the associated expenditures.

- **Public Education Fund** - Accounts from franchise fees and associated revenues to be used for public education on government and government activities.

- **Development Services Fund** – Accounts for the revenues and expenditures related to permitting, development, and code enforcement.

- **Public Facility Fund** - Accounts for allocated revenues related to the upkeep and maintenance of City facilities.

CAPITAL PROJECT FUNDS

Capital project funds are used to account for specific expenditures and resources and associated revenues that are legally restricted for a specific purpose.

- **Capital Replacement Fund** – Accounts for the accumulation of resources and the related disbursement for specific capital replacement projects.

- **Park Land Fee Fund** – Accounts for the accumulation of resources and the related disbursement for the maintenance, procurement and creation of City parks.

OTHER MAJOR GOVERNMENTAL FUNDS

- **Capital Project Fund** – Accounts for expenditures for major capital projects and related revenues.

- **Debt Service Fund** – Accounts for the accumulation of resources and the related disbursement for the retirement of long term debt.

NONMAJOR BUSINESS FUNDS

- **Drainage Impact Fund** - Accounts for expenditures and associated revenues related to maintenance and operations of the drainage system due to the impact of new connections.

- **Water Impact Fund** - Accounts for expenditures and associated revenues related to maintenance and operations of the water system due to the impact of new connections.

- **Sewer Impact Fund** - Accounts for expenditures and associated revenues related to maintenance and operations of the sewer system due to the impact of new connections.

Discussion Draft

CITY OF CIBOLO
COMPARATIVE BALANCE SHEET
GENERAL FUND
SEPTEMBER 30, 2025 AND 2024

	2025	2024
ASSETS		
Cash and Cash Equivalents	$ 3,559,718	$ 4,641,705
Investments	4,018,585	2,734,186
Accounts Receivables (net of allowances):		
Taxes	1,491,702	1,346,078
Other	214,671	360,070
Due from Other Governments	90,389	115,864
Due from Component Unit	456,649	3,376
Prepaid Expenditures	20,022	30,531
Inventories	22,019	21,778
Due from Other Funds	735,989	1,026,524
TOTAL ASSETS	$ 10,609,744	$ 10,280,112
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES		
Liabilities:		
Accounts Payable	$ 534,358	$ 580,095
Due to Other Funds	1,146,554	22,084
Accrued Expenditures	238,915	352,730
Payroll Liabilities	1,226,827	967,332
Unearned Revenues	448,774	1,124,853
Total Liabilities	3,595,428	3,047,094
Deferred Inflows of Resources:		
Unavailable Revenues - Taxes	122,275	102,491
Total Deferred Inflows of Resources	122,275	102,491
Fund Balances:		
Nonspendable:		
Inventory	22,019	21,778
Prepaid Items	20,022	30,531
Restricted:		
Street Maintenance	100,000	100,000
Tree Project	1,400	1,400
Youth Council	5,000	5,000
Unassigned	6,743,600	6,971,818
Total Fund Balances	6,892,041	7,130,527
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 10,609,744	$ 10,280,112

Discussion Draft

CITY OF CIBOLO
COMPARATIVE BALANCE SHEET
GRANT FUND
SEPTEMBER 30, 2025 AND 2024

	2025	2024
ASSETS		
Cash and Cash Equivalents	$ -	$ 106,048
Investments	914,128	3,474,818
Due from Other Governments	45,911	12,348
Prepaid Expenditures	1,644	-
TOTAL ASSETS	$ 961,683	$ 3,593,214
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES		
Liabilities:		
Accounts Payable	$ 52,821	$ 14,923
Due to Other Funds	173,626	453,389
Unearned Revenues	690,669	3,072,222
Total Liabilities	917,116	3,540,534
Fund Balances:		
Unassigned	44,567	52,680
Total Fund Balances	44,567	52,680
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 961,683	$ 3,593,214

Discussion Draft

CITY OF CIBOLO
COMPARATIVE BALANCE SHEET
TRAFFIC IMPACT FUND
SEPTEMBER 30, 2025 AND 2024

	2025	2024
ASSETS		
Cash and Cash Equivalents	$ 3,230,603	$ 3,053,124
Investments	2,393,045	1,886,429
Accounts Receivables (net of allowances):		
Other	4,268	4,298
Due from Other Funds	235,147	107
TOTAL ASSETS	$ 5,863,063	$ 4,943,958
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES		
Liabilities:		
Accounts Payable	$ 30,460	$ 11,686
Unearned Revenues	2,917	2,917
Total Liabilities	33,377	14,603
Fund Balances:		
Restricted:		
Capital Improvements	5,829,686	4,929,355
Total Fund Balances	5,829,686	4,929,355
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 5,863,063	$ 4,943,958

Discussion Draft

CITY OF CIBOLO
COMPARATIVE BALANCE SHEET
CAPITAL PROJECT FUND
SEPTEMBER 30, 2025 AND 2024

	2025	2024
ASSETS		
Investments	$ 15,850,367	$ 7,614,616
Due from Other Governments	1,147,755	-
TOTAL ASSETS	$ 16,998,122	$ 7,614,616
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES		
Liabilities:		
Accounts Payable	$ 2,399,354	$ 2,018,779
Due to Other Funds	478,844	1,400
Total Liabilities	2,878,198	2,020,179
Fund Balances:		
Restricted:		
Capital Improvements	14,119,924	5,594,437
Total Fund Balances	14,119,924	5,594,437
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 16,998,122	$ 7,614,616

Discussion Draft

CITY OF CIBOLO
COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
CAPITAL PROJECT FUND
SEPTEMBER 30, 2025 AND 2024

	2025	2024
REVENUES		
Intergovernmental	$ 1,147,755	$ -
Investment Earnings	543,252	582,141
TOTAL REVENUES	1,691,007	582,141
EXPENDITURES		
Public Safety:		
Repairs & Maintenance	48,809	-
Total Public Safety	48,809	-
Public Maintenance:		
Contract Services	4,613	-
Repairs & Maintenance	54,324	44,495
Capital Outlay	5,712,989	6,296,315
Total Public Maintenance	5,771,926	6,340,810
Parks & Recreation:		
Repairs & Maintenance	6,250	-
Capital Outlay	181,882	855,461
Total Parks & Recreation	188,132	855,461
Fire Department:		
Repairs & Maintenance	13,231	-
Capital Outlay	412,270	3,542,520
Total Fire Department	425,501	3,542,520
Debt Service:		
Interest	204,202	208,639
Total Debt Service	204,202	208,639
TOTAL EXPENDITURES	6,638,570	10,947,430
Excess (Deficiency) of Revenues Over (Under) Expenditures	(4,947,563)	(10,365,289)
OTHER FINANCING SOURCES (USES)		
Transfers In	40,373	64,985
Transfers Out	(249,507)	(1,857,976)
Issuance of Debt	12,960,000	8,843,867
Premiums on Issuance of Debt	750,692	364,772
TOTAL OTHER FINANCING SOURCES (USES)	13,501,558	7,415,648
Net Change in Fund Balance	8,553,995	(2,949,641)
FUND BALANCE - BEGINNING	5,594,437	8,544,079
FUND BALANCE - ENDING	$ 14,148,432	$ 5,594,438

Discussion Draft

CITY OF CIBOLO
COMPARATIVE BALANCE SHEET
DEBT SERVICE FUND
SEPTEMBER 30, 2025 AND 2024

	2025	2024
ASSETS		
Cash and Cash Equivalents	$ 1,706,735	$ 1,396,811
Accounts Receivables (net of allowances):		
Taxes	91,344	67,980
Other	-	13,750
Due from Other Funds	13,438	-
TOTAL ASSETS	$ 1,811,517	$ 1,478,541
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES		
Liabilities:		
Due to Other Funds	$ -	$ 210
Total Liabilities	-	210
Deferred Inflows of Resources:		
Unavailable Revenues - Taxes	101,168	62,977
Total Deferred Inflows of Resources	101,168	62,977
Fund Balances:		
Restricted:		
Debt Service	1,710,349	1,415,354
Total Fund Balances	1,710,349	1,415,354
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 1,811,517	$ 1,478,541

Discussion Draft

CITY OF CIBOLO
COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
DEBT SERVICE FUND
SEPTEMBER 30, 2025 WITH COMPARATIVE ACTUAL FOR 2024

	Budgeted Amounts		**2025 Actual Amounts**	Variance With Final Budget - Positive (Negative)	2024 Actual
	Original	Final			
REVENUES					
Property Taxes	$ 6,560,000	$ 6,560,000	**$ 6,464,037**	$ (95,963)	$ 6,108,474
Investment Earnings	80,000	80,000	**90,922**	10,922	93,652
Miscellaneous Income	280,275	280,275	**280,275**	-	279,175
TOTAL REVENUES	6,920,275	6,920,275	**6,835,234**	(95,963)	6,481,301
EXPENDITURES					
Debt Service:					
Principal	5,265,000	5,265,000	**5,284,043**	(19,043)	5,329,727
Interest	2,482,644	2,482,644	**2,017,552**	465,092	1,744,593
TOTAL EXPENDITURES	7,747,644	7,747,644	**7,301,595**	446,049	7,074,320
Excess (Deficiency) of Revenues Over (Under) Expenditures	(827,369)	(827,369)	**(466,361)**	361,008	(593,019)
OTHER FINANCING SOURCES (USES)					
Transfers In	748,950	748,950	**767,993**	19,043	709,583
TOTAL OTHER FINANCING SOURCES (USES)	748,950	748,950	**767,993**	19,043	709,583
Net Change in Fund Balance	(78,419)	(78,419)	**301,632**	380,051	116,564
FUND BALANCE - BEGINNING	1,415,354	1,415,354	**1,415,354**	-	1,298,790
FUND BALANCE - ENDING	$ 1,336,935	$ 1,336,935	**$ 1,716,986**	$ 380,051	$ 1,415,354

Discussion Draft

CITY OF CIBOLO
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Combined Special Revenue Funds	Combined Capital Projects Funds	**Total**
ASSETS			
Cash and Cash Equivalents	$ 1,240,749	$ 7,983	**$ 1,248,732**
Investments	3,000,525	1,241,337	**4,241,862**
Accounts Receivable, Net of Allowance:			
Taxes	233,806	-	**233,806**
Other	13,102	-	**13,102**
Prepaid Expenditures	23,610	-	**23,610**
Due from Other Funds	367,937	5,000	**372,937**
TOTAL ASSETS	$ 4,879,729	$ 1,254,320	**$ 6,134,049**
LIABILITIES AND FUND BALANCE			
Liabilities:			
Accounts Payable	$ 451,680	$ 1,384	**$ 453,064**
Payroll Liabilities	26,270	-	**26,270**
Due to Other Funds	25,122	94,709	**119,831**
Unearned Revenue	19,421	-	**19,421**
Total Liabilities	522,493	96,093	**618,586**
Fund Balance:			
Nonspendable	23,610	-	**23,610**
Restricted	1,828,157	1,093,947	**2,922,104**
Committed	2,536,058	64,280	**2,600,338**
Unassigned	(30,589)	-	**(30,589)**
Total Fund Balances	4,357,236	1,158,227	**5,515,463**
TOTAL LIABILITIES AND FUND BALANCES	$ 4,879,729	$ 1,254,320	**$ 6,134,049**

Discussion Draft

CITY OF CIBOLO
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Combined Special Revenue Funds	Combined Capital Projects Funds	**Total**
REVENUES			
Sales Taxes	$ 1,358,802	$ -	**$ 1,358,802**
Franchise Taxes	29,461	-	**29,461**
Occupancy Taxes	5,770	-	**5,770**
Licenses and Permits	1,834,837	75,600	**1,910,437**
Fines and Forfeitures	72,155	-	**72,155**
Intergovernmental Revenues	5,285	-	**5,285**
Rent	14,857	-	**14,857**
Investment Earnings	173,805	68,394	**242,199**
Miscellaneous	104,697	-	**104,697**
TOTAL REVENUES	3,599,669	143,994	**3,743,663**
EXPENDITURES			
Current:			
Administration	6,894	82,073	**88,967**
Public Safety	26,304	-	**26,304**
Public Works	2,406,028	-	**2,406,028**
Parks and Recreation	87,316	-	**87,316**
Capital Outlay	120,250	557,256	**677,506**
TOTAL EXPENDITURES	2,646,792	639,329	**3,286,121**
Excess (Deficiency) of Revenues Over (Under) Expenditures	952,877	(495,335)	**457,542**
OTHER FINANCING SOURCES (USES)			
Transfers In	40,000	-	**40,000**
Transfers Out	(856,195)	-	**(856,195)**
TOTAL OTHER FINANCING SOURCES (USES)	(816,195)	-	**(816,195)**
Net Change in Fund Balance	136,682	(495,335)	**(358,653)**
Fund Balances, Beginning	4,220,554	1,653,562	**5,874,116**
Fund Balances, Ending	$ 4,357,236	$ 1,158,227	**$ 5,515,463**

Discussion Draft

CITY OF CIBOLO
COMBINING BALANCE SHEET
NONMAJOR SPECIAL REVENUE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Special Revenue Funds					
	Special Events Fund	Street Maintenance Fund	Court Technology Fund	Court Security Fund	Police Seizure Fund	Special Donation Fund
ASSETS						
Cash and Cash Equivalents	$ 1,181	$ -	$ 5,551	$ 37,532	$ 66,241	$ 29,796
Investments	-	1,219,154	-	-	-	-
Accounts Receivable, Net of Allowance:						
Taxes	-	227,200	-	-	-	-
Other	-	-	-	-	-	350
Prepaid Expenditures	23,610	-	-	-	-	-
Due from Other Funds	3,311	-	985	327	27,425	-
TOTAL ASSETS	$ 28,102	$ 1,446,354	$ 6,536	$ 37,859	$ 93,666	$ 30,146
LIABILITIES AND FUND BALANCE						
Liabilities:						
Accounts Payable	$ 7,195	$ 366	$ -	$ -	$ -	$ -
Payroll Liabilities	-	-	-	-	-	-
Due to Other Funds	8,779	114	-	-	-	-
Unearned Revenue	19,421	-	-	-	-	-
Total Liabilities	35,395	480	-	-	-	-
Fund Balance:						
Nonspendable	23,610	-	-	-	-	-
Restricted	-	1,445,874	6,536	37,859	93,666	30,146
Committed	-	-	-	-	-	-
Unassigned	(30,903)	-	-	-	-	-
Total Fund Balances	(7,293)	1,445,874	6,536	37,859	93,666	30,146
TOTAL LIABILITIES AND FUND BALANCES	$ 28,102	$ 1,446,354	$ 6,536	$ 37,859	$ 93,666	$ 30,146

Discussion Draft

Special Revenue Funds						
Police Education Fund	Child Safety Fund	Hotel Occupancy Fund	Public Education Fund	Development Services Fund	Public Facility Corporation	**Total**
$ 8,984	$ 43,160	$ -	$ -	$ -	$ 1,048,304	**$ 1,240,749**
-	-	24,717	125,343	-	1,631,311	**3,000,525**
-	-	-	6,606	-	-	**233,806**
-	3,721	347	-	-	8,684	**13,102**
-	-	-	-	-	-	**23,610**
-	-	1,205	2,593	332,091	-	**367,937**
$ 8,984	$ 46,881	$ 26,269	$ 134,542	$ 332,091	$ 2,688,299	**$ 4,879,729**
$ -	$ -	$ -	$ -	$ 305,507	$ 138,612	**$ 451,680**
-	-	-	-	26,270	-	**26,270**
-	2,600	-	-	-	13,629	**25,122**
-	-	-	-	-	-	**19,421**
-	2,600	-	-	331,777	152,241	**522,493**
-	-	-	-	-	-	**23,610**
8,984	44,281	26,269	134,542	-	-	**1,828,157**
-	-	-	-	-	2,536,058	**2,536,058**
-	-	-	-	314	-	**(30,589)**
8,984	44,281	26,269	134,542	314	2,536,058	**4,357,236**
$ 8,984	$ 46,881	$ 26,269	$ 134,542	$ 332,091	$ 2,688,299	**$ 4,879,729**

Discussion Draft

CITY OF CIBOLO
COMBINING BALANCE SHEET
NONMAJOR CAPITAL PROJECT FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Capital Projects Funds		
	Capital Replacement Fund	Park Land Fee Fund	**Total**
ASSETS			
Cash and Cash Equivalents	$ -	$ 7,983	**$ 7,983**
Investments	59,280	1,182,057	**1,241,337**
Due from Other Funds	5,000	-	**5,000**
TOTAL ASSETS	$ 64,280	$ 1,190,040	**$ 1,254,320**
LIABILITIES AND FUND BALANCE			
Liabilities:			
Accounts Payable	$ -	$ 1,384	**$ 1,384**
Due to Other Funds	-	94,709	**94,709**
Total Liabilities	-	96,093	**96,093**
Fund Balance:			
Restricted	-	1,093,947	**1,093,947**
Committed	64,280	-	**64,280**
Total Fund Balances	64,280	1,093,947	**1,158,227**
INFLOWS OF RESOURCES AND FUND BALANCES	$ 64,280	$ 1,190,040	**$ 1,254,320**

Discussion Draft

Discussion Draft

CITY OF CIBOLO
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
NONMAJOR SPECIAL REVENUE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Special Revenue Funds					
	Special Events Fund	Street Maintenance Fund	Court Technology Fund	Court Security Fund	Police Seizure Fund	Special Donation Fund
REVENUES						
Sales Taxes	$ -	$ 1,358,802	$ -	$ -	$ -	$ -
Franchise Taxes	-	-	-	-	-	-
Occupancy Taxes	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-
Fines and Forfeitures	-	-	5,573	6,758	6,600	-
Intergovernmental Revenues	-	-	-	-	-	-
Rent	14,857	-	-	-	-	-
Investment Earnings	-	39,623	126	1,336	3,274	986
Miscellaneous	34,533	-	-	-	850	3,160
TOTAL REVENUES	49,390	1,398,425	5,699	8,094	10,724	4,146
EXPENDITURES						
Current:						
Administration	-	-	-	-	-	-
Public Safety	-	-	4,000	-	6,000	790
Public Works	-	200,715	-	-	-	-
Parks and Recreation	87,316	-	-	-	-	-
Capital Outlay	-	-	-	-	10,000	-
TOTAL EXPENDITURES	87,316	200,715	4,000	-	16,000	790
Excess (Deficiency) of Revenues Over (Under) Expenditures	(37,926)	1,197,710	1,699	8,094	(5,276)	3,356
OTHER FINANCING SOURCES (USES)						
Transfers In	40,000	-	-	-	-	-
Transfers Out	-	(748,950)	-	(4,757)	-	-
TOTAL OTHER FINANCING SOURCES (USES)	40,000	(748,950)	-	(4,757)	-	-
Net Change in Fund Balance	2,074	448,760	1,699	3,337	(5,276)	3,356
Fund Balances, Beginning	(9,367)	997,114	4,837	34,522	98,942	26,790
Fund Balances, Ending	$ (7,293)	$ 1,445,874	$ 6,536	$ 37,859	$ 93,666	$ 30,146

Discussion Draft

Special Revenue Funds						
Police Education Fund	Child Safety Fund	Hotel Occupancy Fund	Public Education Fund	Development Services Fund	Public Facility Corporation	**Total**
$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,358,802**
-	-	-	29,461	-	-	**29,461**
-	-	5,770	-	-	-	**5,770**
-	-	-	-	1,834,837	-	**1,834,837**
6,184	47,040	-	-	-	-	**72,155**
-	-	-	-	5,285	-	**5,285**
-	-	-	-	-	-	**14,857**
460	1,963	1,006	5,448	-	119,583	**173,805**
-	-	-	-	51,315	14,839	**104,697**
6,644	49,003	6,776	34,909	1,891,437	134,422	**3,599,669**
-	-	-	6,894	-	-	**6,894**
14,714	800	-	-	-	-	**26,304**
-	-	-	-	1,823,786	381,527	**2,406,028**
-	-	-	-	-	-	**87,316**
-	110,250	-	-	-	-	**120,250**
14,714	111,050	-	6,894	1,823,786	381,527	**2,646,792**
(8,070)	(62,047)	6,776	28,015	67,651	(247,105)	**952,877**
-	-	-	-	-	-	**40,000**
-	(21,151)	-	-	(67,337)	(14,000)	**(856,195)**
-	(21,151)	-	-	(67,337)	(14,000)	**(816,195)**
(8,070)	(83,198)	6,776	28,015	314	(261,105)	**136,682**
17,054	127,479	19,493	106,527	-	2,797,163	**4,220,554**
$ 8,984	$ 44,281	$ 26,269	$ 134,542	$ 314	$ 2,536,058	**$ 4,357,236**

Discussion Draft

CITY OF CIBOLO
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
NONMAJOR CAPITAL PROJECT FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Capital Projects Funds		
	Capital Replacement Fund	Park Land Fee Fund	**Total**
REVENUES			
Licenses and Permits	$ -	$ 75,600	**$ 75,600**
Investment Earnings	5,592	62,802	**68,394**
TOTAL REVENUES	5,592	138,402	**143,994**
EXPENDITURES			
Current:			
Administration	82,073	-	**82,073**
Capital Outlay	-	557,256	**557,256**
TOTAL EXPENDITURES	82,073	557,256	**639,329**
Excess (Deficiency) of Revenues Over (Under) Expenditures	(76,481)	(418,854)	**(495,335)**
Fund Balances, Beginning	140,761	1,512,801	**1,653,562**
Fund Balances, Ending	$ 64,280	$ 1,093,947	**$ 1,158,227**

Discussion Draft

CITY OF CIBOLO
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
SPECIAL EVENTS FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(WITH COMPARATIVE ACTUAL TOTALS FOR 2024)

	Budgeted Amounts		**2025 Actual Amounts**	Variance with Final Budget- Positive (Negative)	2024 Actual Amounts
	Original	Final			
REVENUES					
Rent	$ 17,000	$ 17,000	**$ 14,857**	$ (2,143)	$ 17,203
Miscellaneous	60,000	60,000	**34,533**	(25,467)	56,746
TOTAL REVENUES	77,000	77,000	**49,390**	(27,610)	73,949
EXPENDITURES					
Current:					
Parks and Recreation	105,700	105,700	**87,316**	18,384	103,500
TOTAL EXPENDITURES	105,700	105,700	**87,316**	18,384	103,500
Excess (Deficiency) of Revenues Over (Under) Expenditures	(28,700)	(28,700)	**(37,926)**	(9,226)	(29,551)
OTHER SOURCES (USES)					
Transfers In	40,000	40,000	**40,000**	-	30,000
TOTAL OTHER FINANCING SOURCES (USES)	40,000	40,000	**40,000**	-	30,000
Net Change in Fund Balance	11,300	11,300	**2,074**	(9,226)	449
FUND BALANCE, BEGINNING	(9,367)	(9,367)	**(9,367)**	-	(9,816)
FUND BALANCE, ENDING	$ 1,933	$ 1,933	**$ (7,293)**	$ (9,226)	$ (9,367)

Discussion Draft

CITY OF CIBOLO
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
STREET MAINTENANCE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(WITH COMPARATIVE ACTUAL TOTALS FOR 2024)

	Budgeted Amounts		**2025 Actual Amounts**	Variance with Final Budget- Positive (Negative)	2024 Actual Amounts
	Original	Final			
REVENUES					
Sales Tax	$ 1,340,000	$ 1,340,000	**$ 1,358,802**	18,802	$ 1,209,934
Investment Earnings	60,000	60,000	**39,623**	(20,377)	72,720
TOTAL REVENUES	1,400,000	1,400,000	**1,398,425**	(1,575)	1,282,654
EXPENDITURES					
Current:					
Public Works	900,000	977,900	**200,715**	777,185	438,856
Capital Outlay	-	-	**-**	-	8,302
TOTAL EXPENDITURES	900,000	977,900	**200,715**	777,185	447,158
Excess (Deficiency) of Revenues Over (Under) Expenditures	500,000	422,100	**1,197,710**	775,610	835,496
OTHER SOURCES (USES)					
Transfers Out	(748,950)	(748,950)	**(748,950)**	-	(665,500)
TOTAL OTHER FINANCING SOURCES (USES)	(748,950)	(748,950)	**(748,950)**	-	(665,500)
Net Change in Fund Balance	(248,950)	(326,850)	**448,760**	775,610	169,996
FUND BALANCE, BEGINNING	997,114	997,114	**997,114**	-	827,118
FUND BALANCE, ENDING	$ 748,164	$ 670,264	**$ 1,445,874**	$ 775,610	$ 997,114

Discussion Draft

CITY OF CIBOLO
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
COURT TECHNOLOGY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(WITH COMPARATIVE ACTUAL TOTALS FOR 2024)

	Budgeted Amounts		**2025 Actual Amounts**	Variance with Final Budget- Positive (Negative)	2024 Actual Amounts
	Original	Final			
REVENUES					
Fines and Forfeitures	4,000	4,000	**$ 5,573**	$ 1,573	5,742
Investment Earnings	-	5	**126**	121	78
TOTAL REVENUES	4,000	4,005	**5,699**	1,694	5,820
EXPENDITURES					
Current:					
Public Safety	4,000	4,000	**4,000**	-	4,000
TOTAL EXPENDITURES	4,000	4,000	**4,000**	-	4,000
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	5	**1,699**	1,694	1,820
FUND BALANCE, BEGINNING	4,837	4,837	**4,837**	-	3,017
FUND BALANCE, ENDING	$ 4,837	$ 4,842	**$ 6,536**	$ 1,694	$ 4,837

Discussion Draft

CITY OF CIBOLO
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
COURT SECURITY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(WITH COMPARATIVE ACTUAL TOTALS FOR 2024)

	Budgeted Amounts		**2025 Actual Amounts**	Variance with Final Budget- Positive (Negative)	2024 Actual Amounts
	Original	Final			
REVENUES					
Fines and Forfeitures	5,000	5,000	**$ 6,758**	$ 1,758	6,961
Investment Earnings	-	750	**1,336**	586	1,409
TOTAL REVENUES	5,000	5,750	**8,094**	2,344	8,370
EXPENDITURES					
Current:					
Public Safety	-	-	**-**	-	410
TOTAL EXPENDITURES	-	-	**-**	-	410
Excess (Deficiency) of Revenues Over (Under) Expenditures	5,000	5,750	**8,094**	2,344	7,960
OTHER FINANCING USES					
Transfers Out	(6,000)	(6,000)	**(4,757)**	(1,243)	(2,579)
TOTAL OTHER FINANCING SOURCES (USES)	(6,000)	(6,000)	**(4,757)**	(1,243)	(2,579)
Net Change in Fund Balance	(1,000)	(250)	**3,337**	1,101	5,381
FUND BALANCE, BEGINNING	34,522	34,522	**34,522**	-	29,141
FUND BALANCE, ENDING	$ 33,522	$ 34,272	**$ 37,859**	$ 1,101	$ 34,522

Discussion Draft

CITY OF CIBOLO
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
POLICE SEIZURE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(WITH COMPARATIVE ACTUAL TOTALS FOR 2024)

	Budgeted Amounts		**2025 Actual Amounts**	Variance with Final Budget- Positive (Negative)	2024 Actual Amounts
	Original	Final			
REVENUES					
Fines and Forfeitures	10,000	10,000	**$ 6,600**	$ (3,400)	3,814
Investment Earnings	-	2,500	**3,274**	774	4,951
Miscellaneous	-	-	**850**	850	-
TOTAL REVENUES	10,000	12,500	**10,724**	(1,776)	8,765
EXPENDITURES					
Current:					
Public Safety	46,000	26,000	**6,000**	20,000	20,618
Capital Outlay	10,000	10,000	**10,000**	-	20,618
TOTAL EXPENDITURES	56,000	36,000	**16,000**	20,000	41,236
Excess (Deficiency) of Revenues Over (Under) Expenditures	(46,000)	(23,500)	**(5,276)**	18,224	(32,471)
OTHER FINANCING USES					
Transfers Out	-	(30,000)	**-**	30,000	-
TOTAL OTHER FINANCING SOURCES (USES)	-	(30,000)	**-**	30,000	-
Net Change in Fund Balance	(46,000)	(53,500)	**(5,276)**	48,224	(32,471)
FUND BALANCE, BEGINNING	98,942	98,942	**98,942**	-	110,795
FUND BALANCE, ENDING	$ 52,942	$ 45,442	**$ 93,666**	$ 48,224	$ 78,324

Discussion Draft

CITY OF CIBOLO
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
SPECIAL DONATION FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(WITH COMPARATIVE ACTUAL TOTALS FOR 2024)

	Budgeted Amounts		**2025 Actual Amounts**	Variance with Final Budget- Positive (Negative)	2024 Actual Amounts
	Original	Final			
REVENUES					
Fines and Forfeitures	$ 500	$ 500	**$ 986**	$ 486	$ 968
Investment Earnings	2,500	2,500	**3,160**	660	6,941
TOTAL REVENUES	3,000	3,000	**4,146**	1,146	7,909
EXPENDITURES					
Current:					
Public Safety	5,000	5,000	**790**	4,210	150
Fire Department	-	-	**-**	-	1,800
TOTAL EXPENDITURES	5,000	5,000	**790**	4,210	1,950
Net Change in Fund Balance	(2,000)	(2,000)	**3,356**	5,356	5,959
FUND BALANCE, BEGINNING	26,790	26,790	**26,790**	-	20,831
FUND BALANCE, ENDING	$ 24,790	$ 24,790	**$ 30,146**	$ 5,356	$ 26,790

Discussion Draft

CITY OF CIBOLO
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
POLICE EDUCATION FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(WITH COMPARATIVE ACTUAL TOTALS FOR 2024)

	Budgeted Amounts		**2025 Actual Amounts**	Variance with Final Budget- Positive (Negative)	2024 Actual Amounts
	Original	Final			
REVENUES					
Fines and Forfeitures	2,500	2,500	**$ 6,184**	$ 3,684	5,738
Investment Earnings	-	300	**460**	160	704
TOTAL REVENUES	2,500	2,800	**6,644**	3,844	6,442
EXPENDITURES					
Current:					
Public Safety	16,000	16,000	**14,714**	1,286	3,266
TOTAL EXPENDITURES	16,000	16,000	**14,714**	1,286	3,266
Net Change in Fund Balance	(13,500)	(13,200)	**(8,070)**	5,130	3,176
FUND BALANCE, BEGINNING	17,054	17,054	**17,054**	-	13,878
FUND BALANCE, ENDING	$ 3,554	$ 3,854	**$ 8,984**	$ 5,130	$ 17,054

Discussion Draft

CITY OF CIBOLO
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
CHILD SAFETY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(WITH COMPARATIVE ACTUAL TOTALS FOR 2024)

	Budgeted Amounts		**2025 Actual Amounts**	Variance with Final Budget- Positive (Negative)	2024 Actual Amounts
	Original	Final			
REVENUES					
Fines and Forfeitures	40,000	40,000	**$ 47,040**	$ 7,040	42,683
Interest	-	500	**1,963**	1,463	5,470
TOTAL REVENUES	40,000	40,500	**49,003**	8,503	48,153
EXPENDITURES					
Current:					
Public Safety	-	800	**800**	-	-
Capital Outlay	-	110,250	**110,250**	-	-
TOTAL EXPENDITURES	-	111,050	**111,050**	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	40,000	(70,550)	**(62,047)**	8,503	48,153
OTHER SOURCES (USES)					
Transfers In (Out)	(27,850)	(27,050)	**(21,151)**	5,899	(21,105)
TOTAL OTHER FINANCING SOURCES (USES)	(27,850)	(27,050)	**(21,151)**	5,899	(21,105)
Net Change in Fund Balance	12,150	(97,600)	**(83,198)**	14,402	27,048
FUND BALANCE, BEGINNING	127,479	127,479	**127,479**	-	100,431
FUND BALANCE, ENDING	$ 139,629	$ 29,879	**$ 44,281**	$ 14,402	$ 127,479

Discussion Draft

CITY OF CIBOLO
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
HOTEL OCCUPANCY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(WITH COMPARATIVE ACTUAL TOTALS FOR 2024)

	Budgeted Amounts		**2025 Actual Amounts**	Variance with Final Budget- Positive (Negative)	2024 Actual Amounts
	Original	Final			
REVENUES					
Occupancy Taxes	$ 3,600	$ 3,600	**$ 5,770**	$ 2,170	$ 19,103
Investment Earnings	-	-	**1,006**	1,006	338
TOTAL REVENUES	3,600	3,600	**6,776**	3,176	19,441
EXPENDITURES					
Current:					
Administration	-	-	**-**	-	3,000
TOTAL EXPENDITURES	-	-	**-**	-	3,000
Net Change in Fund Balance	3,600	3,600	**6,776**	3,176	16,441
FUND BALANCE, BEGINNING	19,493	19,493	**19,493**	-	3,052
FUND BALANCE, ENDING	$ 23,093	$ 23,093	**$ 26,269**	$ 3,176	$ 19,493

Discussion Draft

CITY OF CIBOLO
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
PUBLIC EDUCATION FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(WITH COMPARATIVE ACTUAL TOTALS FOR 2024)

	Budgeted Amounts		**2025 Actual Amounts**	Variance with Final Budget- Positive (Negative)	2024 Actual Amounts
	Original	Final			
REVENUES					
Franchise Taxes	$ 30,000	$ 30,000	**$ 29,461**	$ (539)	$ 34,252
Investment Earnings	-	-	**5,448**	5,448	1,181
TOTAL REVENUES	30,000	30,000	**34,909**	4,909	35,433
EXPENDITURES					
Current:					
Administration	-	-	**6,894**	6,894	-
Capital Outlay	-	-	**-**	-	349,464
TOTAL EXPENDITURES	-	-	**6,894**	6,894	349,464
Excess (Deficiency) of Revenues Over (Under) Expenditures	30,000	30,000	**28,015**	(1,985)	(314,031)
FUND BALANCE, BEGINNING	106,527	106,527	**106,527**	-	420,558
FUND BALANCE, ENDING	$ 136,527	$ 136,527	**$ 134,542**	$ (1,985)	$ 106,527

Discussion Draft

CITY OF CIBOLO
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEVELOPMENT SERVICES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(WITH COMPARATIVE ACTUAL TOTALS FOR 2024)

	Budgeted Amounts		**2025 Actual Amounts**	Variance with Final Budget- Positive (Negative)	2024 Actual Amounts
	Original	Final			
REVENUES					
Franchise Taxes	3,263,900	3,263,900	**$ 1,834,837**	$ (1,429,063)	-
	5,500	5,500	**5,285**	(215)	-
Investment Earnings	-	-	**51,315**	51,315	-
TOTAL REVENUES	3,269,400	3,269,400	**1,891,437**	(1,377,963)	-
EXPENDITURES					
Capital Outlay	2,877,220	2,895,696	**1,823,786**	1,071,910	-
TOTAL EXPENDITURES	2,877,220	2,895,696	**1,823,786**	1,071,910	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	392,180	373,704	**67,651**	(306,053)	-
OTHER FINANCING SOURCES (USES)					
Transfers In	(178,500)	(178,500)	**(67,337)**	111,163	-
TOTAL OTHER FINANCING SOURCES (USES)	(178,500)	(178,500)	**(67,337)**	111,163	-
Net Change in Fund Balance	213,680	195,204	**314**	(194,890)	-
FUND BALANCE, BEGINNING	-	-	**-**	-	-
FUND BALANCE, ENDING	$ 213,680	$ 195,204	**$ 314**	$ (194,890)	$ -

Discussion Draft

CITY OF CIBOLO
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
PUBLIC FACILITIES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(WITH COMPARATIVE ACTUAL TOTALS FOR 2024)

	Budgeted Amounts		**2025 Actual Amounts**	Variance with Final Budget- Positive (Negative)	2024 Actual Amounts
	Original	Final			
REVENUES					
Investment Earnings	$ 100,000	$ 100,000	**$ 119,583**	$ 19,583	$ 233,445
Miscellaneous	14,000	14,000	**14,839**	839	41,600
TOTAL REVENUES	114,000	114,000	**134,422**	20,422	275,045
EXPENDITURES					
Public Works	-	482,335	**381,527**	100,808	-
Capital Outlay	-	-	**-**	-	2,011,379
TOTAL EXPENDITURES	-	482,335	**381,527**	100,808	2,011,379
Excess (Deficiency) of Revenues Over (Under) Expenditures	114,000	(368,335)	**(247,105)**	121,230	(1,736,334)
OTHER FINANCING SOURCES (USES)					
Transfers Out	(14,000)	(14,000)	**(14,000)**	-	**-**
TOTAL OTHER FINANCING SOURCES (USES)	(14,000)	(14,000)	**(14,000)**	-	-
Net Change in Fund Balance	100,000	(382,335)	**(261,105)**	121,230	(1,736,334)
FUND BALANCE, BEGINNING	2,797,163	2,797,163	**2,797,163**	-	4,533,497
FUND BALANCE, ENDING	$ 2,897,163	$ 2,414,828	**$ 2,536,058**	$ 121,230	$ 2,797,163

Discussion Draft

CITY OF CIBOLO
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
CAPITAL REPLACEMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(WITH COMPARATIVE ACTUAL TOTALS FOR 2024)

	Budgeted Amounts		**2025 Actual Amounts**	Variance with Final Budget- Positive (Negative)	2024 Actual Amounts
	Original	Final			
REVENUES					
Investment Earnings	$ 5,000	$ 5,000	**$ 5,592**	$ 592	$ 10,068
TOTAL REVENUES	5,000	5,000	**5,592**	592	10,068
EXPENDITURES					
Current:					
Administration	91,900	91,900	**82,073**	9,827	63,885
TOTAL EXPENDITURES	91,900	91,900	**82,073**	9,827	63,885
Excess (Deficiency) of Revenues Over (Under) Expenditures	(86,900)	(86,900)	**(76,481)**	(9,235)	(53,817)
Net Change in Fund Balance	(86,900)	(86,900)	**(76,481)**	10,419	(53,817)
FUND BALANCE, BEGINNING	140,761	140,761	**140,761**	-	194,578
FUND BALANCE, ENDING	$ 53,861	$ 53,861	**$ 64,280**	$ 10,419	$ 140,761

Discussion Draft

CITY OF CIBOLO
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
PARK LAND FEE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(WITH COMPARATIVE ACTUAL TOTALS FOR 2024)

	Budgeted Amounts		**2025 Actual Amounts**	Variance with Final Budget- Positive (Negative)	2024 Actual Amounts
	Original	Final			
REVENUES					
	$ 125,000	$ 125,000	**$ 75,600**	$ (49,400)	$ 70,200
Investment Earnings	40,000	40,000	**62,802**	22,802	78,719
TOTAL REVENUES	165,000	165,000	**138,402**	(26,598)	148,919
EXPENDITURES					
Capital Outlay	885,000	1,363,787	**557,256**	806,531	29,266
TOTAL EXPENDITURES	885,000	1,363,787	**557,256**	806,531	29,266
Net Change in Fund Balance	(720,000)	(1,198,787)	**(418,854)**	779,933	119,653
FUND BALANCE, BEGINNING	1,512,801	1,512,801	**1,512,801**	-	1,393,148
FUND BALANCE, ENDING	$ 792,801	$ 314,014	**$ 1,093,947**	$ 779,933	$ 1,512,801

Discussion Draft

CITY OF CIBOLO
COMPARATIVE STATEMENTS OF NET POSITION
WATER & SEWER FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	2025	2024
ASSETS		
Current Assets:		
Cash and Cash Equivalents:		
Unrestricted	$ 3,817,002	$ 4,605,247
Restricted for Customer Deposits	1,008,748	940,608
Investments:		
Unrestricted	6,151,260	3,168,893
Restricted for Debt Service	878,849	840,873
Restricted for Capital Improvement	2,224,116	3,035,940
Inventories	156,372	171,044
Due from Other Funds	311,191	23,369
Accounts Receivable, Net of Allowance:		
Customer Accounts	2,363,915	2,293,902
Receivables - Other	14,638	119,510
Total Current Assets	16,926,091	15,199,386
Nonurrent Assets:		
Capital Assets:		
Land	503,121	503,121
Water Rights	475,000	475,000
Utility Infrastructure	44,967,388	41,073,501
Transportation and Equipment	2,277,065	2,076,383
Construction in Progress	1,102,508	860,922
Less: Accumulated Depreciation	(11,292,429)	(10,274,809)
Total Noncurrent Assets	38,032,653	34,714,118
TOTAL ASSETS	54,958,744	49,913,504
DEFERRED OUTFLOWS OF RESOURCES		
Deferred Pension Related Outflows	252,016	180,995
Deferred OPEB Related Outflows	255	254
Deferred OPEB - Retiree Health Related Outflows	13,809	13,704
TOTAL DEFERRED OUTFLOWS OF RESOURCES	$ 266,080	$ 194,953

Discussion Draft

CITY OF CIBOLO
COMPARATIVE STATEMENTS OF NET POSITION (CONTINUED)
WATER & SEWER FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	2025	2024
LIABILITIES		
Current Liabilities:		
Accounts Payable	$ 1,763,289	$ 1,044,464
Payroll Liabilities	88,036	77,894
Accrued Interest Payable	20,369	24,497
Current Portion of Compensated Absences	32,182	32,182
Current Portion of Long-Term Debt	933,673	915,682
Current Portion of Total OPEB Liability	2,181	-
Current Portion of Total OPEB - Retiree Health	2,211	-
Due to Other Funds	7,698	569,740
Payable from Restricted Assets:		
Customer Deposits Payable	1,008,748	940,608
Total Current Liabilities	3,858,387	3,605,067
Noncurrent Liabilities:		
Compensated Absences	94,998	64,363
Net Pension Liability	196,256	245,932
OPEB Liability	19,342	23,768
OPEB - Retiree Health Liability	47,901	42,607
Long-Term Debt	3,960,941	4,816,857
Total Noncurrent Liabilities	4,319,438	5,193,527
TOTAL LIABILITIES	8,177,825	8,798,594
DEFERRED INFLOWS OF RESOURCES		
Gain on Bond Refunding	267,702	302,052
Deferred Pension Related Inflows	139,193	14,720
Deferred OPEB Related Inflows	5,651	4,817
Deferred OPEB - Retiree Health Related Inflows	70,340	102,588
TOTAL DEFERRED INFLOWS OF RESOURCES	482,886	424,177
NET POSITION		
Net Investment in Capital Assets	35,543,027	31,632,761
Restricted for:		
Debt Service	858,480	816,376
Unrestricted	10,162,606	8,436,549
TOTAL NET POSITION	$ 46,564,113	$ 40,885,686

Discussion Draft

CITY OF CIBOLO
COMPARATIVE STATEMENTS OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION
WATER & SEWER FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	2025	2024
OPERATING REVENUES		
Metered Water Sales	$ 7,964,665	$ 7,934,866
Wastewater Sales Charges	5,542,787	4,820,119
Garbage Fees	3,556,211	3,845,339
Connection and Platting	102,623	127,357
Customer Penalties	170,313	158,385
Water Acquisition Fees	816,465	730,541
TOTAL OPERATING REVENUES	18,153,064	17,616,607
OPERATING EXPENSES		
General and Administrative	4,301,589	3,541,682
Water System	3,320,307	3,301,390
Wastewater System	3,941,203	3,467,544
Garbage System	3,059,619	3,242,641
Drainage System		
Depreciation	1,050,645	910,615
TOTAL OPERATING EXPENSES	15,673,363	14,463,872
OPERATING INCOME (LOSS)	2,479,701	3,152,735
NONOPERATING REVENUES (EXPENSES)		
Investment Earnings	599,917	616,146
Grants	114,241	-
Interest Expense	(60,905)	(98,943)
Contributed Capital	3,023,265	2,160,422
Gain on Sale of Capital Assets	19,850	-
Miscellaneous	14,606	2,542
TOTAL NONOPERATING REVENUES (EXPENSES)	3,710,974	2,680,167
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	6,190,675	5,832,902
TRANSFERS AND CONTRIBUTIONS		
Transfers In	854,650	-
Transfers Out	(1,324,983)	(1,315,272)
TOTAL TRANSFERS AND CONTRIBUTIONS	(470,333)	(1,315,272)
CHANGE IN NET POSITION	5,720,342	4,517,630
NET POSITION AT BEGINNING OF YEAR	40,885,686	36,368,056
Prior Period Adjustment	(41,915)	-
NET POSITION AT END OF YEAR	$ 46,564,113	$ 40,885,686

Discussion Draft

CITY OF CIBOLO
COMPARATIVE STATEMENTS OF CASH FLOWS
WATER & SEWER FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	2025	2024
Cash Flows From Operating Activities:		
Cash Received From Customers	$ 18,256,063	$ 17,289,140
Cash Paid to Supplier for Goods & Services	(12,337,021)	(12,038,822)
Cash Paid for Employee Salaries and Benefits	(1,533,907)	(1,480,065)
Net Cash Provided (Used) by Operating Activities	4,385,135	3,770,253
Cash Flows From Non Capital and Related Financing Activities:		
Miscellaneous Non Capital	14,606	2,542
Net Cash Provided (Used) by Non Capital Financing Activities	14,606	2,542
Cash Flows From Capital and Related Financing Activities:		
Acquisition and Construction of Capital Assets	(1,330,634)	(759,142)
Proceeds on Sale of Capital Assets	19,850	-
Interest Paid on Long-Term Debt	(60,905)	(98,943)
Interfund Borrowings for Projects	(849,862)	598,271
Transfers from Other Funds for Projects	854,650	939,213
Transfers to Other Funds for Projects	(1,324,983)	(2,153,213)
Issuance of Financed Purchase	49,473	-
Amortization of Premiums, Loss, and Gains on Refunding	(55,311)	(47,503)
Principal Paid on Long-Term Debt	(813,522)	(836,985)
Net Cash Provided (Used) by Capital and Related Financing Activities	(3,511,244)	(2,358,302)
Cash Flows From Investing Activities:		
Purchase of Investments	(2,208,519)	(1,066,827)
Interest and Investment Earnings	599,917	616,146
Net Cash Provided (Used) by Investing Activities	(1,608,602)	(450,681)
Net Increase (Decrease) in Cash and Cash Equivalents	(720,105)	963,812
Cash and Cash Equivalents at Beginning of Year:		
Cash and Cash Equivalents	4,605,247	3,881,974
Restricted Cash and Cash Equivalents	940,608	700,069
	5,545,855	4,582,043
Cash and Cash Equivalents at End of Year:		
Cash and Cash Equivalents	3,817,002	4,605,247
Restricted Cash and Cash Equivalents	1,008,748	940,608
	$ 4,825,750	$ 5,545,855

Discussion Draft

CITY OF CIBOLO
COMPARATIVE STATEMENTS OF CASH FLOWS (CONTINUED)
WATER & SEWER FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	2025	2024
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:		
Operating Income	$ 2,479,701	$ 3,152,735
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:		
Depreciation	1,050,645	910,615
Decrease (Increase) in Assets:		
Inventories	14,672	20,727
Prepaid Expenses	-	21,000
Accounts Receivable (net):		
Customer Accounts	(70,013)	(448,496)
Other	104,872	(119,510)
Deferred Pension Related Outflows	(71,021)	58,004
Deferred OPEB Related Outflows	(1)	5,552
Deferred OPEB - Retiree Health Related Outflows	(105)	(910)
Increase (Decrease) in Liabilities:		
Accounts Payable	700,734	(64,802)
Payroll Liabilities	10,142	19,176
Customer Deposits	68,140	240,539
Compensated Absences	30,635	29,430
Net Pension Liability	(49,676)	(48,950)
OPEB Liability	(2,245)	6,128
OPEB Liability - Retiree Health	7,505	8,277
Deferred Pension Related Inflows	124,473	2,362
Deferred OPEB Related Inflows	834	(6,814)
Deferred OPEB - Retiree Health Related Inflows	(32,248)	(14,810)
Net Cash Provided (Used) by Operating Activities	$ 4,367,044	$ 3,770,253
Schedule of Non-Cash Capital Activities		
Increase of Capital Assets as a result of Retainage Payable	$ 18,091	$ -

Discussion Draft

CITY OF CIBOLO
COMPARATIVE STATEMENTS OF NET POSITION
DRAINAGE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	2025	2024
ASSETS		
Current Assets:		
Cash and Cash Equivalents:		
Unrestricted	$ 164,699	$ 307,724
Restricted Investments - Water/Sewer	714,395	542,149
Due from Other Funds	33,943	13,329
Accounts Receivable, Net of Allowance:		
Customer Accounts	192,068	145,309
Total Current Assets	1,105,105	1,008,511
Nonurrent Assets:		
Capital Assets:		
Land	893,087	893,087
Utility Infrastructure	12,356,042	11,222,536
Transportation and Equipment	1,391,948	1,250,674
Construction in Progress	11,263,107	10,481,390
Less: Accumulated Depreciation	(1,988,157)	(1,774,728)
Total Noncurrent Assets	23,916,027	22,072,959
TOTAL ASSETS	25,021,132	23,081,470
DEFERRED OUTFLOWS OF RESOURCES		
Deferred Pension Related Outflows	131,733	93,339
Deferred OPEB Related Outflows	134	111
Deferred OPEB - Retiree Health Related Outflows	6,137	6,091
TOTAL DEFERRED OUTFLOWS OF RESOURCES	$ 138,004	$ 99,541

Discussion Draft

CITY OF CIBOLO
COMPARATIVE STATEMENTS OF NET POSITION (CONTINUED)
DRAINAGE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	2025	2024
LIABILITIES		
Current Liabilities:		
Accounts Payable	$ 5,500	$ 26,395
Payroll Liabilities	50,974	33,819
Current Portion of Compensated Absences	20,503	12,913
Current Portion of Long-Term Debt	28,958	28,243
Current Portion of Total OPEB Liability	1,091	-
Current Portion of Total OPEB - Retiree Health	1,106	-
Due to Other Funds	1,000	25,837
Total Current Liabilities	109,132	127,207
Noncurrent Liabilities:		
Compensated Absences	47,840	25,828
Net Pension Liability	102,586	126,079
OPEB Liability	10,159	10,372
OPEB - Retiree Health Liability	21,166	18,937
Long-Term Debt	35,814	47,317
Total Noncurrent Liabilities	217,565	228,533
TOTAL LIABILITIES	326,697	355,740
DEFERRED INFLOWS OF RESOURCES		
Deferred Pension Related Inflows	72,758	6,362
Deferred OPEB Related Inflows	2,954	2,102
Deferred OPEB - Retiree Health Related Inflows	31,262	45,595
TOTAL DEFERRED INFLOWS OF RESOURCES	106,974	54,059
NET POSITION		
Net Investment in Capital Assets	23,851,255	21,997,399
Unrestricted	874,210	773,813
TOTAL NET POSITION	$ 24,725,465	$ 22,771,212

Discussion Draft

CITY OF CIBOLO
COMPARATIVE STATEMENTS OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION
DRAINAGE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	2025	2024
OPERATING REVENUES		
Drainage Fees	$ 1,591,587	$ 1,229,468
TOTAL OPERATING REVENUES	1,591,587	1,229,468
OPERATING EXPENSES		
General and Administrative	45,932	42,942
Drainage System	994,804	843,760
Depreciation	371,863	319,803
TOTAL OPERATING EXPENSES	1,412,599	1,206,505
OPERATING INCOME (LOSS)	178,988	22,963
NONOPERATING REVENUES (EXPENSES)		
Investment Earnings	40,856	45,032
Interest Expense	(8,141)	(1,093)
Contributed Capital	638,882	1,332,319
Gain on Sale of Capital Assets	96,998	-
Miscellaneous	2,415	-
TOTAL NONOPERATING REVENUES (EXPENSES)	771,010	1,376,258
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	949,998	1,399,221
TRANSFERS AND CONTRIBUTIONS		
Transfers In	1,276,341	2,560,869
Transfers Out	(261,426)	(235,730)
TOTAL TRANSFERS AND CONTRIBUTIONS	1,014,915	2,325,139
CHANGE IN NET POSITION	1,964,913	3,724,360
NET POSITION AT BEGINNING OF YEAR	22,771,212	19,046,852
Prior Period Adjustment	(10,660)	-
NET POSITION AT END OF YEAR	$ 24,725,465	$ 22,771,212

Discussion Draft

CITY OF CIBOLO
COMPARATIVE STATEMENTS OF CASH FLOWS
DRAINAGE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	2025	2024
Cash Flows From Operating Activities:		
Cash Received From Customers	$ 1,544,828	$ 1,200,250
Cash Paid to Supplier for Goods & Services	(209,142)	(200,783)
Cash Paid for Employee Salaries and Benefits	(810,560)	(669,008)
Net Cash Provided (Used) by Operating Activities	525,126	330,459
Cash Flows From Non Capital and Related Financing Activities:		
Miscellaneous Non Capital	2,415	-
Net Cash Provided (Used) by Non Capital Financing Activities	2,415	-
Cash Flows From Capital and Related Financing Activities:		
Acquisition and Construction of Capital Assets	(1,568,144)	(2,718,205)
Proceeds on Sale of Capital Assets	96,998	-
Interest Paid on Long-Term Debt	(8,141)	(1,093)
Interfund Borrowings for Projects	(45,451)	122,138
Transfers from Other Funds for Projects	1,276,341	2,560,869
Transfers to Other Funds for Projects	(261,426)	(235,730)
Issuance of Long-Term Debt	-	48,492
Principal Paid on Long-Term Debt	(29,353)	(21,217)
Net Cash Provided (Used) by Capital and Related Financing Activities	(539,176)	(244,746)
Cash Flows From Investing Activities:		
Purchase of Investments	(172,246)	(29,533)
Interest and Investment Earnings	40,856	45,032
Net Cash Provided (Used) by Investing Activities	(131,390)	15,499
Net Increase (Decrease) in Cash and Cash Equivalents	(143,025)	101,212
Cash and Cash Equivalents at Beginning of Year:		
Cash and Cash Equivalents	307,724	206,512
Restricted Cash and Cash Equivalents	-	-
	307,724	206,512
Cash and Cash Equivalents at End of Year:		
Cash and Cash Equivalents	164,699	307,724
Restricted Cash and Cash Equivalents	-	-
	$ 164,699	$ 307,724

Discussion Draft

CITY OF CIBOLO
COMPARATIVE STATEMENTS OF CASH FLOWS (CONTINUED)
DRAINAGE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	2025	2024
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:		
Operating Income	$ 178,988	$ 22,963
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:		
Depreciation	371,863	319,803
Decrease (Increase) in Assets:		
Accounts Receivable (net):		
Customer Accounts	(46,759)	(29,218)
Deferred Pension Related Outflows	(38,394)	(29,698)
Deferred OPEB Related Outflows	(23)	2,791
Deferred OPEB - Retiree Health Related Outflows	(46)	306
Increase (Decrease) in Liabilities:		
Accounts Payable	(20,895)	8,237
Payroll Liabilities	17,155	3,143
Compensated Absences	29,602	10,944
Net Pension Liability	(23,493)	(21,362)
OPEB Liability	878	1,552
OPEB Liability - Retiree Health	3,335	1,772
Deferred Pension Related Inflows	66,396	56,044
Deferred OPEB Related Inflows	852	(3,714)
Deferred OPEB - Retiree Health Related Inflows	(14,333)	(13,104)
Net Cash Provided (Used) by Operating Activities	$ 525,126	$ 330,459

Discussion Draft

CITY OF CIBOLO
COMBINING STATEMENT OF NET POSITION
NONMAJOR PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Proprietary Funds			
	Drainage Impact Fund	Water Impact Fund	Sewer Impact Fund	**Total**
ASSETS				
Cash and Cash Equivalents	$ 1,709,538	$ 4,309,420	$ 551,000	**$ 6,569,958**
Investments	2,340,085	1,419,588	3,522,042	**7,281,715**
Accounts Receivable, Net of Allowance:				
Other	687	2,894	687	**4,268**
Due from Other Funds	5,445	127,467	63,488	**196,400**
TOTAL ASSETS	$ 4,055,755	$ 5,859,369	$ 4,137,217	**$ 14,052,341**
LIABILITIES AND FUND BALANCE				
Liabilities:				
Accounts Payable	$ 39,127	$ 90,640	$ 47,766	**$ 177,533**
Total Liabilities	39,127	90,640	47,766	**177,533**
NET POSITION				
Restricted	4,016,628	5,768,729	4,089,451	**13,874,808**
TOTAL NET POSITION	$ 4,016,628	$ 5,768,729	$ 4,089,451	**$ 13,874,808**

Discussion Draft

CITY OF CIBOLO
COMBINING STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION
NONMAJOR PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Proprietary Funds			
	Drainage Impact Fund	Water Impact Fund	Sewer Impact Fund	**Total**
OPERATING REVENUES				
Impact Fees	400,190	257,995	198,377	**$ 856,562**
TOTAL OPERATING REVENUES	400,190	257,995	198,377	**856,562**
OPERATING EXPENSES				
Wastewater System	-	-	12,545	**12,545**
Drainage System	185	-	-	**185**
TOTAL OPERATING EXPENSES	185	-	12,545	**12,730**
OPERATING INCOME (LOSS)	400,005	257,995	185,832	**843,832**
NONOPERATING REVENUES (EXPENSES)				
Investment Earnings	162,449	258,661	169,738	**590,848**
TOTAL NONOPERATING REVENUES (EXPENSES)	162,449	258,661	169,738	**590,848**
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	562,454	516,656	355,570	**1,434,680**
TRANSFERS AND CONTRIBUTIONS				
Transfers Out	(132,884)	(662,101)	(137,505)	**(932,490)**
TOTAL TRANSFERS AND CONTRIBUTIONS	(132,884)	(662,101)	(137,505)	**(932,490)**
CHANGE IN NET POSITION	429,570	(145,445)	218,065	**502,190**
NET POSITION AT BEGINNING OF YEAR	3,587,058	5,914,174	3,871,386	**13,372,618**
NET POSITION AT END OF YEAR	$ 4,016,628	$ 5,768,729	$ 4,089,451	**$ 13,874,808**

Discussion Draft

CITY OF CIBOLO
COMBINING STATEMENT OF CASH FLOWS
NONMAJOR PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Proprietary Funds			
	Drainage Impact Fund	Water Impact Fund	Sewer Impact Fund	**Total**
Cash Flows From Operating Activities:				
Cash Received From Customers	$ 402,065	$ 294,855	$ 197,538	**$ 894,458**
Cash Paid to Supplier for Goods & Services	25,968	35,624	21,964	**83,556**
Cash Paid for Employee Salaries and Benefits	-	-	-	**-**
Net Cash Provided (Used) by Operating Activities	428,033	330,479	219,502	**978,014**
Cash Flows From Capital and Related Financing Activities:				
Interfund Borrowings for Projects	(1,139)	(120,977)	(56,035)	**(178,151)**
Transfers to Other Funds for Projects	(132,884)	(662,101)	(137,505)	**(932,490)**
Net Cash Provided (Used) by Capital and Related Financing Activities	(134,023)	(783,078)	(193,540)	**(1,110,641)**
Cash Flows From Investing Activities:				
Purchase of Investments	(548,872)	-	(462,149)	**(1,011,021)**
Sales of Investments	-	348,827	-	**348,827**
Interest and Investment Earnings	162,449	258,661	169,738	**590,848**
Net Cash Provided (Used) by Investing Activities	(386,423)	607,488	(292,411)	**(71,346)**
Net Increase (Decrease) in Cash and Cash Equivalents	(92,413)	154,889	(266,449)	**(203,973)**
Cash and Cash Equivalents at Beginning of Year:				
Cash and Cash Equivalents	$ 1,801,951	$ 4,154,531	$ 817,449	**6,773,931**
Restricted Cash and Cash Equivalents	-	-	-	**-**
	1,801,951	4,154,531	817,449	**6,773,931**
Cash and Cash Equivalents at End of Year:				
Cash and Cash Equivalents	1,709,538	4,309,420	551,000	**6,569,958**
Restricted Cash and Cash Equivalents	-	-	-	**-**
	$ 1,709,538	$ 4,309,420	$ 551,000	**$ 6,569,958**

Discussion Draft

CITY OF CIBOLO
COMBINING STATEMENT OF CASH FLOWS (CONTINUED)
NONMAJOR PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Proprietary Funds			
	Drainage Impact Fund	Water Impact Fund	Sewer Impact Fund	**Total**
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:				
Operating Income	$ 400,005	$ 257,995	$ 185,832	**$ 843,832**
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Decrease (Increase) in Assets:				
Accounts Receivable (net):				
Other	1,875	36,860	(839)	**37,896**
Increase (Decrease) in Liabilities:				
Accounts Payable	26,153	(24,502)	34,509	**36,160**
Net Cash Provided (Used) by Operating Activities	$ 428,033	$ 270,353	$ 219,502	**$ 917,888**
Schedule of Non-Cash Capital Activities				
Increase of Capital Assets as a result of Retainage Payable	$ -	$ 60,126	$ -	$ 60,126

Discussion Draft

CITY OF CIBOLO
BALANCE SHEET
DISCRETELY PRESENTED COMPONENT UNIT
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Economic Development Corporation
ASSETS	
Investments	$ 3,710,696
Accounts Receivables (net of allowances):	
Other	227,200
TOTAL ASSETS	$ 3,937,896
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	
Liabilities:	
Accounts Payable	25,148
Accrued Expenditures	463,286
Total Liabilities	488,434
Fund Balances:	
Unassigned	3,449,462
Total Fund Balances	3,449,462
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 3,937,896

Discussion Draft

CITY OF CIBOLO
RECONCILATION OF THE
DISCRETELY PRESENTED COMPONENT UNIT
BALANCE SHEET TO THE STATEMENT OF NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2025

TOTAL FUND BALANCE - TOTAL GOVERNMENTAL FUNDS		$ 3,449,462
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital Assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		3,658,964
Long-term liabilities, including bonds payable and related premiums, are not due and payable in the current period and therefore, not reported in the funds:		
Bonds Payable	(3,143,000)	
Accrued Interest Payable	(10,681)	(3,153,681)
TOTAL NET POSITION - GOVERNMENTAL ACTIVITIES		$ 3,954,745

Discussion Draft

CITY OF CIBOLO
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE –
DISCRETELY PRESENTED COMPONENT UNIT
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Economic Development Corporation
REVENUES	
Sales Taxes	$ 1,358,803
Investment Earnings	146,071
TOTAL REVENUES	1,504,874
EXPENDITURES	
Current:	
Administration	875,095
Debt Service:	
Principal	252,000
Interest	66,655
TOTAL EXPENDITURES	1,193,750
Excess (Deficiency) of Revenues Over (Under) Expenditures	311,124
Fund Balances at Beginning of Year	3,138,338
Fund Balances at End of Year	$ 3,449,462

Discussion Draft

CITY OF CIBOLO
RECONCILATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGFES IN FUND BALANCES OF
THE DISCRETELY PRESENTED COMPONENT UNIT TO
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

NET CHANGE IN FUND BALANCES - GOVERNMENTAL FUNDS	$	311,124
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Depreciation Expense		(4,500)
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, which the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any affect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
Principal Repayments		252,000
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds:		
Accrued Interest		856
CHANGE IN NET POSITION - GOVERNMENTAL ACTIVITIES	$	559,480

Discussion Draft

STATISTICAL SECTION

This part of the City of Cibolo's annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Financial Trends (Tables 1 through 4)
Net Position by Component
Change in Net Position
Fund Balances, Governmental Funds
Changes in Fund Balances, Governmental Funds

These schedules contain trend information to help reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity (Tables 5 through 12)
Tax Revenues by Source, Governmental Funds
Assessed Value and Estimated Actual Value of Taxable Property
Direct and Overlapping Property Tax Rates
Principal Property Taxpayers
Property Tax Levies and Collections
Total Water Sold by Type of Customer
Water and Sewer Rates
Taxable Assessed Value

These schedules contain information to help readers assess the factors affecting the City's ability to generate its property and sales tax.

Debt Capacity (Tables 13 through 17)
Ratios of Outstanding Debt by Type
Ratios of General Bonded Debt Outstanding
Direct and Overlapping Governmental Activities Debt
Debt Margin Information
Pledged Revenue Coverage

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information (Tables 18 through 19)
Demographic and Economic Statistics
Principal Employers

These schedules offer demographic and economic indicators to help the reader understand how the City's financial activities take place and to help make comparisons over time and with other governments.

Operating Information (Tables 20 through 22)
Full-time Equivalent City Government Employees by Function
Operating Indicators by Function/Program
Capital Asset Statistics by Function/Program

These schedules contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs.

Discussion Draft

CITY OF CIBOLO
NET POSITION, BY COMPONENT
LAST TEN FISCAL YEARS

	Fiscal Year			
	2016	2017	2018	2019
Governmental Activities				
Net Investment in Capital Assets	$ 14,017,679	$ 18,302,317	$ 20,952,911	$ 25,512,455
Restricted	3,094,888	3,103,980	3,589,320	3,967,197
Unrestricted	5,879,704	4,977,152	3,619,416	2,343,334
Total Governmental Activities Net Position	$ 22,992,271	$ 26,383,449	$ 28,161,647	$ 31,822,986
Business-Type Activities				
Net Investment in Capital Assets	$ 20,765,497	$ 231,008,516	$ 23,397,977	$ 29,594,470
Restricted	3,894,311	4,285,030	5,004,741	5,917,470
Unrestricted	2,685,575	2,498,633	3,371,168	3,164,155
Total Business-Type Activities Net Position	$ 27,345,383	$ 237,792,179	$ 31,773,886	$ 38,676,095
Primary Government				
Net Investment in Capital Assets	$ 34,783,176	$ 249,310,833	$ 44,350,888	$ 55,106,925
Restricted	6,989,199	7,389,010	8,594,061	9,884,667
Unrestricted	8,565,279	7,475,785	6,990,584	5,507,489
Total Primary Government Net Position	$ 50,337,654	$ 264,175,628	$ 59,935,533	$ 70,499,081

Note – Years 2016 – 2017 have not been restated for adoption of GASB Statement No. 75. Years 2016-2024 have not been restated for adoption of GASB Statement No. 101.

Discussion Draft

TABLE 1

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 27,468,175	$ 27,937,597	$ 32,684,485	$ 33,159,591	$ 38,010,481	$ 42,392,766
5,187,133	6,157,509	6,707,392	8,581,361	2,682,829	3,133,160
3,413,602	4,544,023	8,558,905	7,475,557	13,379,302	13,773,045
$ 36,068,910	$ 38,639,129	$ 47,950,782	$ 49,216,509	$ 54,072,612	$ 59,298,971
$ 34,560,936	$ 38,038,606	$ 45,307,722	$ 47,244,973	$ 53,630,160	$ 59,394,282
9,015,665	8,072,141	8,934,619	12,367,718	14,188,994	14,733,288
2,649,045	4,073,938	4,088,736	7,372,630	9,210,362	11,036,816
$ 46,225,646	$ 50,184,685	$ 58,331,077	$ 66,985,321	$ 77,029,516	$ 85,164,386
$ 62,029,111	$ 65,976,203	$ 77,992,207	$ 80,404,564	$ 91,640,641	$ 101,787,048
14,202,798	14,229,650	15,642,011	20,949,079	16,871,823	17,866,448
6,062,647	8,617,961	12,647,641	14,848,187	22,589,664	24,809,861
$ 82,294,556	$ 88,823,814	$ 106,281,859	$ 116,201,830	$ 131,102,128	$ 144,463,357

Discussion Draft

CITY OF CIBOLO
CHANGE IN NET POSITION
LAST TEN FISCAL YEARS

	Fiscal Year			
	2016	2017	2018	2019
Expenses				
Governmental Activities				
Administration	$ 1,516,455	$ 1,712,892	$ 1,864,408	$ 2,256,734
Public Safety	3,742,330	4,086,482	4,033,050	4,488,322
Public Works	3,277,434	3,314,034	3,833,323	4,603,660
Information Technology Office	216,050	245,202	460,712	514,524
Parks and Recreation	736,130	774,753	1,154,736	1,574,101
Fire Department	1,983,541	2,168,397	2,530,941	2,887,686
Animal Control	175,037	221,364	227,919	223,468
Interest	1,399,334	1,450,836	1,225,930	1,568,835
Total Governmental Activities Expenses	13,046,311	13,973,960	15,331,019	18,117,330
Business-Type Activities				
Water, Sewer & Drainage	9,887,946	10,070,732	10,747,263	11,377,596
Interest	301,108	288,794	267,348	649,556
Total Business-Type Activities	10,189,054	10,359,526	11,014,611	12,027,152
Total Primary Government Expenses	$ 23,235,365	$ 24,333,486	$ 26,345,630	$ 30,144,482
Program Revenues				
Governmental Activities				
Charges for Service:				
Administration	$ -	$ -	$ -	$ -
Public Safety	380,504	507,047	465,031	607,864
Public Works	2,596,966	2,478,418	2,405,326	3,053,586
Parks and Recreation	257,196	319,434	250,126	252,161
Fire Department	18,987	25,415	22,356	20,024
Animal Control	31,423	29,231	30,108	30,108
Operating Grants and Contributions	32,002	20,115	281,565	260,732
Capital Grants and Contributions	421,121	2,137,311	748,671	4,416,848
Total Governmental Activities Program Revenues	3,738,199	5,516,971	4,203,183	8,641,323
Business-Type Activities				
Charges for Service:				
Water, Sewer & Drainage	11,161,668	12,129,146	12,324,913	14,190,388
Operating Grants and Contributions	-	-	-	-
Capital Grants and Contributions	276,509	622,688	588,414	4,885,871
Total Business-Type Activities Program Revenues	11,438,177	12,751,834	12,913,327	19,076,259
Total Primary Government Program Revenues	$ 15,176,376	$ 18,268,805	$ 17,116,510	$ 27,717,582

Note – Years 2016 – 2017 have not been restated for adoption of GASB Statement No. 75. Years 2016-2024 have not been restated for adoption of GASB Statement No. 101.

Discussion Draft

TABLE 2

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 2,538,546	$ 2,725,206	$ 3,557,035	$ 5,688,363	$ 5,130,408	$ 6,665,084
4,563,579	4,572,080	4,358,524	5,024,668	6,057,627	5,606,851
4,298,261	4,552,726	5,175,603	7,789,383	8,392,351	7,861,438
507,297	824,055	1,007,092	1,181,916	1,221,319	1,746,260
1,687,815	1,718,179	1,819,744	2,048,823	2,066,346	2,449,924
3,081,114	3,383,474	3,743,511	4,888,122	5,904,108	6,494,302
158,941	262,182	267,642	368,638	423,927	499,304
1,536,289	1,685,278	1,455,747	1,562,249	1,777,543	2,135,098
18,371,842	19,723,180	21,384,898	28,552,162	30,973,629	33,458,261
12,374,971	13,452,925	13,300,355	15,232,214	15,729,757	17,098,692
-	-	-	-	100,036	69,046
12,374,971	13,452,925	13,300,355	15,232,214	15,829,793	17,167,738
$ 30,746,813	$ 33,176,105	$ 34,685,253	$ 43,784,376	$ 46,803,422	$ 50,625,999
$ -	$ -	$ 7,367	$ 28,864	$ -	$ -
562,318	638,282	644,088	779,888	361,721	255,456
2,443,520	3,294,635	3,982,858	5,345,382	3,495,671	2,819,103
128,840	243,887	302,568	344,659	270,065	250,231
17,448	22,910	7,269	51,192	3,867	6,612
30,108	-	-	95,000	60,808	53,312
928,556	852,876	2,440,730	1,280,043	1,657,138	2,728,738
2,021,684	1,271,201	4,908,847	788,190	2,946,368	2,252,629
6,132,474	6,323,791	12,293,727	8,713,218	8,795,638	8,366,081
14,299,333	15,924,479	17,302,454	20,567,581	20,733,762	20,601,213
-	-	-	-	-	114,241
5,279,686	1,382,332	2,737,564	743,062	3,492,741	3,662,147
19,579,019	17,306,811	20,040,018	21,310,643	24,226,503	24,377,601
$ 25,711,493	$ 23,630,602	$ 32,333,745	$ 30,023,861	$ 33,022,141	$ 32,743,682

Discussion Draft

CITY OF CIBOLO
CHANGE IN NET POSITION (CONTINUED)
LAST TEN FISCAL YEARS

	Fiscal Year			
	2016	2017	2018	2019
Net (Expenses)/Revenue				
Governmental Activities	$ (9,308,112)	$ (8,456,989)	$(11,127,836)	$ (9,476,007)
Business-Type Activities	1,249,123	2,392,308	1,898,716	7,049,107
Total Primary Government Net Expenses	$ (8,058,989)	$ (6,064,681)	$ (9,229,120)	$ (2,426,900)
Governmental Revenues and Other Changes in Net Position				
Governmental Activities				
Taxes:				
Property Taxes	$ 7,396,959	$ 7,841,537	$ 8,466,785	$ 8,883,289
Sales Taxes	1,212,798	1,609,453	1,941,632	2,472,260
Franchise Taxes	870,923	951,269	912,443	872,398
Occupancy Taxes	-	-	-	-
Interest and Investment Earnings	91,047	196,395	331,713	516,277
Miscellaneous	19,681	28,897	41,844	52,937
Transfers	(286,226)	(32,096)	(37,153)	198,181
Total Governmental Activities	9,305,182	10,595,455	11,657,264	12,995,342
Business-Type Activities				
Interest and Investment Earnings	56,646	95,434	108,136	180,642
Miscellaneous	10,564	7,647	5,346	8,927
Gain (Loss) on Sale of Assets	338,233	958	3,853	7,357
Transfers	286,226	32,096	37,153	(198,181)
Total Business-Type Activities	691,669	136,135	154,488	(1,255)
Total Primary Government	$ 9,996,851	$ 10,731,590	$ 11,811,752	$ 12,994,087
Changes In Net Position				
Government Activities	$ (2,930)	$ 2,138,466	$ 529,428	$ 3,519,335
Business-Type Activities	1,940,792	2,528,443	2,053,204	7,047,852
Total Primary Government	$ 1,937,862	$ 4,666,909	$ 2,582,632	$ 10,567,187

Note – Years 2016 – 2017 have not been restated for adoption of GASB Statement No. 75. Years 2016-2024 have not been restated for adoption of GASB Statement No. 101.

Discussion Draft

TABLE 2 (Continued)

Fiscal Year					
2020	2021	2022	2023	2024	2025
$(12,239,368)	$ (13,399,389)	$ (9,091,171)	$(19,838,944)	$ (22,177,991)	$ (25,092,180)
7,204,048	3,853,886	6,739,663	6,078,429	8,396,710	7,209,863
$ (5,035,320)	$ (9,545,503)	$ (2,351,508)	$(13,760,515)	$ (13,781,281)	$ (17,882,317)
$ 9,933,673	$ 11,263,485	$ 11,444,742	$ 13,002,392	$ 16,042,946	$ 18,110,464
2,717,645	3,312,720	3,931,543	4,940,020	6,117,903	6,881,371
865,082	1,368,481	1,081,473	1,239,730	1,385,124	1,459,675
-	-	-	-	19,103	5,770
742,358	492,350	60,757	289,012	2,021,311	1,650,993
161,948	220,888	317,333	122,564	1,770,809	2,391,807
220,923	(169,899)	(885,229)	(1,294,402)	(323,102)	387,908
14,641,629	16,488,025	15,950,619	18,299,316	27,034,094	30,887,988
278,461	148,842	21,663	112,327	1,321,841	1,231,621
-	15,941	-	-	2,542	17,021
824	10,821	-	-	-	116,848
(220,923)	169,899	885,229	1,294,402	323,102	(387,908)
58,362	345,503	906,892	1,406,729	1,647,485	977,582
$ 14,699,991	$ 16,833,528	$ 16,857,511	$ 19,706,045	$ 28,681,579	$ 31,865,570
$ 2,402,261	$ 3,088,636	$ 6,859,448	$ (1,539,628)	$ 4,856,103	$ 5,795,808
7,262,410	4,199,389	7,646,555	7,485,158	10,044,195	8,187,445
$ 9,664,671	$ 7,288,025	$ 14,506,003	$ 5,945,530	$ 14,900,298	$ 13,983,253

Discussion Draft

CITY OF CIBOLO
FUND BALANCES - GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS

	Fiscal Year			
	2016	2017	2018	2019
General Fund:				
Nonspendable	$ 15,044	$ 33,679	$ 31,714	$ 16,841
Restricted	390,660	389,678	439,575	491,048
Unassigned	5,765,351	5,315,196	4,907,107	5,556,127
Total General Fund	$ 6,171,055	$ 5,738,553	$ 5,378,396	$ 6,064,016
All Other Governmental Funds:				
Nonspendable	$ 2,840	$ 4,715	$ 1,420	$ 5,262
Restricted	24,098,179	27,521,588	20,697,711	19,312,628
Committed	87,733	81,978	82,859	63,371
Unassigned	-	-	(3,069)	(5,701)
Total All Other Governmental Funds	$ 24,188,752	$ 27,608,281	$ 20,778,921	$ 19,375,560

Discussion Draft

TABLE 3

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 17,832	$ 50,002	$ 46,167	$ 34,856	$ 52,309	$ 42,041
542,041	589,856	626,478	106,400	106,400	106,400
7,115,116	8,566,692	7,444,218	6,320,030	6,971,718	6,743,600
$ 7,674,989	$ 9,206,550	$ 8,116,863	$ 6,461,286	$ 7,130,427	$ 6,892,041
$ 5,763	$ -	$ -	$ -	$ 25,564	$ 25,254
29,601,939	28,587,873	22,586,803	17,019,040	14,884,705	24,617,208
376,177	198,973	4,532,156	4,718,259	2,937,924	2,600,338
-	-	-	-	17,749	12,334
$ 29,983,879	$ 28,786,846	$ 27,118,959	$ 21,737,299	$ 17,865,942	$ 27,255,134

Discussion Draft

CITY OF CIBOLO
CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS

	Fiscal Year			
	2016	2017	2018	2019
REVENUES				
Property Taxes	$ 7,885,070	$ 8,508,971	$ 8,923,319	$ 9,942,691
Nonproperty Taxes	2,511,139	2,800,585	3,291,685	3,642,990
Grants/Intergovernmental	3,150	78,396	188,480	170,327
Charges for Services	3,174,657	3,781,593	3,105,212	3,617,249
Other	472,823	655,626	843,017	1,280,062
TOTAL REVENUES	14,046,839	15,825,171	16,351,713	18,653,319
EXPENDITURES				
Current:				
Administration	1,530,898	1,730,975	1,855,518	2,038,139
Public Safety	3,442,872	3,752,603	3,725,670	4,016,342
Public Works	1,751,779	2,041,366	2,111,055	2,710,079
Information Technology Office	218,367	236,315	454,461	500,166
Parks and Recreation	588,483	684,373	817,987	811,820
Fire Department	1,802,171	1,993,486	2,237,953	2,428,151
Animal Control	166,650	211,108	214,538	205,172
Capital Outlay	1,062,357	11,403,717	6,577,292	6,732,336
Debt Service:				
Principal	1,861,718	2,182,422	2,654,158	2,888,871
Interest	1,500,146	1,492,354	1,722,985	1,547,014
TOTAL EXPENDITURES	13,925,441	25,728,719	22,371,617	23,878,090
Excess (Deficiency) of Revenues Over (Under) Expenditures	121,398	(9,903,548)	(6,019,904)	(5,224,771)
OTHER FINANCING SOURCES (USES)				
Transfers In	-	-	198,181	220,923
Transfers Out	(32,096)	(37,153)	-	-
Issuance of Debt	3,455,000	2,674,936	11,815,000	14,185,000
Payment to Escrow Agent	-	-	-	-
Premiums on Issuance of Debt	148,345	-	102,683	2,110,948
Sale of Capital Assets	12,009	3,903	15,522	959
TOTAL OTHER FINANCING SOURCES (USES)	3,583,258	2,641,686	12,131,386	16,517,830
NET CHANGE IN FUND BALANCE	$ 3,704,656	$ (7,261,862)	$ 6,111,482	$ 11,293,059
Debt Service as a Percentage of Noncapital Expenditures	26.1%	25.7%	27.7%	25.9%

Discussion Draft

TABLE 4

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 11,244,545	$ 11,434,295	$ 13,148,228	$ 14,597,404	$ 16,010,219	$ 18,052,491
4,681,201	5,013,017	6,262,924	6,953,957	7,522,130	8,346,816
794,214	1,472,768	2,323,416	1,219,214	2,564,483	4,476,413
2,633,469	3,738,828	3,691,853	5,126,812	3,377,764	2,492,932
1,396,345	982,084	6,109,578	3,877,025	4,068,837	2,949,209
20,749,774	22,640,992	31,535,999	31,774,412	33,543,433	36,317,861
2,347,621	2,592,956	4,445,886	5,443,346	4,785,412	5,271,713
4,111,469	3,948,931	4,323,077	4,632,518	5,509,954	5,865,020
2,121,414	2,331,350	2,982,585	5,092,151	5,143,875	4,763,319
500,209	828,332	1,013,869	948,350	1,189,610	1,623,349
855,075	889,638	1,001,195	1,214,844	1,176,766	1,163,897
2,640,685	2,887,564	3,530,342	4,399,892	5,268,198	5,734,860
247,173	249,640	261,799	347,260	406,522	434,983
3,243,118	11,783,140	9,604,845	12,425,662	15,320,172	9,527,309
3,243,290	3,654,292	4,152,467	5,347,537	6,109,846	5,886,987
1,689,686	1,986,964	1,872,364	1,826,516	2,011,166	2,305,784
20,999,740	31,152,807	33,188,429	41,678,076	46,921,521	42,577,221
(249,966)	(8,511,815)	(1,652,430)	(9,903,664)	(13,378,088)	(6,259,360)
-	-	-	-	2,662,667	2,576,010
(169,899)	(885,229)	(1,294,402)	(2,307,226)	(2,985,769)	(2,188,102)
5,000,000	7,511,731	13,956,787	4,759,112	9,764,450	13,928,892
(5,288,313)	-	(12,089,446)	-	-	-
1,011,262	699,834	927,368	364,722	723,639	750,692
97,267	18,989	106,189	49,809	8,753	342,674
650,317	7,345,325	1,606,496	2,866,417	10,173,740	15,410,166
$ 400,351	$ (1,166,490)	$ (45,934)	$ (7,037,247)	$ (3,204,348)	$ 9,150,806
27.8%	29.1%	25.5%	24.5%	25.7%	24.8%

Discussion Draft

CITY OF CIBOLO
TAX REVENUE BY SOURCE – GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS

TABLE 5

Fiscal Year	Property	Sales & Use	Occupancy	Franchise	Total Revenue
2016	$ 7,885,070	$ 1,609,453	$ -	$ 901,686	$ 10,396,209
2017	8,508,971	1,941,632	-	858,953	11,309,556
2018	8,923,319	2,472,260	-	819,425	12,215,004
2019	10,002,954	2,717,645	-	865,082	13,585,681
2020	11,244,545	3,312,720	-	1,368,481	15,925,746
2021	11,434,296	3,931,543	-	1,081,473	16,447,312
2022	13,148,228	4,940,020	-	1,322,904	19,411,152
2023	14,597,404	5,638,111	-	1,315,846	21,551,361
2024	16,010,219	6,117,903	19,103	1,385,124	23,532,349
2025	18,052,491	6,881,371	5,770	1,459,675	26,399,307

Discussion Draft

CITY OF CIBOLO
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS

TABLE 6

Fiscal Year	Total Taxable Assessed Value	Total Direct Tax Rate
2016	$1,800,977,238	0.445400
2017	1,949,275,252	0.445400
2018	2,047,409,476	0.447400
2019	2,199,975,854	0.447400
2020	2,328,871,959	0.467400
2021	2,469,568,449	0.493500
2022	2,782,246,069	0.483500
2023	3,184,762,602	0.483500
2024	3,653,477,912	0.469900
2025	4,215,994,975	0.499000

Source: Guadalupe County Appraisal Districts

NOTES: Property in the City of Cibolo is reassessed every year at estimated actual value. For this reason, assessed value is equal to estimated actual value. Tax rates are per $100 of assessed value. Total taxable assessed value is before any applicable freeze adjustments.

Discussion Draft

CITY OF CIBOLO
DIRECT AND OVERLAPPING PROPERTY TAX RATES
LAST TEN FISCAL YEARS
(UNAUDITED)

TABLE 7

Fiscal Year	City Direct Rates			Overlapping Rates	
	General Fund	Debt Service	Total Direct	Schertz - Cibolo - Universal City ISD	Guadalupe County
2016	0.2681	0.1773	0.4454	1.4900	0.3851
2017	0.2653	0.1821	0.4474	1.4900	0.3851
2018	0.2726	0.1748	0.4474	1.4700	0.3799
2019	0.2878	0.1796	0.4674	1.4900	0.3819
2020	0.2996	0.1939	0.4935	1.4200	0.3819
2021	0.2960	0.1875	0.4835	1.4106	0.3854
2022	0.2960	0.1875	0.4835	1.3695	0.3799
2023	0.2960	0.1875	0.4835	1.3246	0.3439
2024	0.2906	0.1793	0.4699	1.1392	0.3231
2025	0.3197	0.1793	0.4990	1.1369	0.3167

Source: *Guadalupe County Tax Offices*

NOTE: *Overlapping rates are those of local and county governments that apply within the City of Cibolo. Not all overlapping rates apply to all City of Cibolo property owners.*

Discussion Draft

CITY OF CIBOLO
PRINCIPAL PROPERTY TAX PAYERS
CURRENT YEAR AND NINE YEARS AGO

TABLE 8

	2025			2016		
Taxpayer	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Aisin Texas Corporations	$ 154,859,964	1	3.67%	-		-
Grand at Cibolo LLC	28,667,631	2	0.68%	-		-
Santikos Cibolo Theater Realty	25,996,728	3	0.62%	-		-
CSL Cibolo 2018 LLC	22,300,000	4	0.53%	-		-
Independent Rough Terrain Center	15,285,038	5	0.36%	-		-
DHIR - San Antonio LLC	14,914,656	6	0.35%	-		-
US Living Cibolo LLC	14,797,986	7	0.35%	-		-
Gaudalupe Valley Electric Co-Op	13,560,897	8	0.32%	8,148,101	4	0.45%
Liberty Oilfield Services	12,783,782	9	0.30%	-		-
HEB LP	10,989,016	10	0.26%	-		-
Sanjel Capital USA Inc.	-		-	77,448,457	1	4.30%
Kalmar RT Center LLC	-		-	23,622,566	2	1.31%
Sanjel USA Inc.	-		-	9,627,308	3	0.53%
Kalmar RT Center LLC	-		-	6,484,422	5	0.36%
Wal-Mart Real Estate Business Trust	-		-	3,683,098	6	0.20%
Babcock Road 165 LTD	-		-	3,553,000	7	0.20%
Meritage Homes of Texas LLC	-		-	3,336,903	8	0.19%
Shirazi LLC	-		-	3,322,333	9	0.18%
MacBain Properties (Texas) Inc.	-		-	3,122,029	10	0.17%
TOTALS	$ 314,155,698		7.45%	$ 142,348,217		7.89%
TOTAL TAXABLE ASSESSED VALUE	$ 4,215,994,975			$ 1,800,977,238		

Source: Guadalupe County Appraisal District

Discussion Draft

CITY OF CIBOLO
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS
(UNAUDITED)

TABLE 9

Fiscal Year Ended September 30,	Taxes Levied for the Fiscal Year	Collected Within Fiscal Year of Levy		Collections In Subsequent Years	Total Collections To Date	
		Amount	% of Levy		Amount	% of Levy
2016	$ 7,813,886	$ 7,782,605	99.60%	$ 28,220	$ 7,810,825	99.96%
2017	8,215,446	8,178,806	99.55%	32,003	8,210,809	99.94%
2018	8,792,711	8,751,227	99.53%	34,338	8,785,565	99.92%
2019	9,846,856	9,793,142	99.45%	46,453	9,839,595	99.93%
2020	10,846,919	10,790,805	99.48%	49,011	10,839,816	99.93%
2021	11,412,544	11,363,388	99.57%	41,673	11,405,061	99.93%
2022	12,854,766	12,767,614	99.32%	74,944	12,692,670	98.74%
2023	14,514,847	14,434,741	99.45%	58,206	14,434,741	99.45%
2024	16,044,172	15,957,379	99.46%	49,502	15,957,379	99.46%
2025	18,079,653	17,941,444	99.24%	-	17,941,444	99.24%

Source: Guadalupe County Appraisal District

Discussion Draft

CITY OF CIBOLO
WATER SOLD BY TYPE OF CUSTOMER
LAST TEN FISCAL YEARS
(UNAUDITED)

TABLE 10

Type of Customer	Fiscal Year 2016	2017	2018	2019	2020
Residential	406,146,300	411,827,601	402,408,300	413,902,200	458,065,300
Commercial	52,740,000	51,617,862	67,559,457	72,205,241	99,765,607
Total	458,886,300	463,445,463	469,967,757	486,107,441	557,830,907
Total Direct Rate per 1,000 Gallons	$ 5.20	$ 5.20	$ 5.50	$ 5.50	$ 5.50

Type of Customer	Fiscal Year 2021	2022	2023	2024	2025
Residential	462,705,600	524,612,800	576,993,900	567,121,000	571,357,600
Commercial	98,512,963	134,135,600	157,047,207	170,356,446	164,204,402
Total	561,218,563	658,748,400	734,041,107	737,477,446	735,562,002
Total Direct Rate per 1,000 Gallons	$ 5.50	$ 5.50	$ 5.75	$ 5.95	$ 6.19

Source: Cibolo Water Department.

Discussion Draft

CITY OF CIBOLO
WATER AND SEWER RATES
LAST TEN FISCAL YEARS

TABLE 11

	Residential			
	Water		Sewer	
Fiscal Year	Monthly Base Rate	Rate per 1,000 Gallons	Monthly Base Rate	Rate per 1,000 Gallons
2016	$ 25.00	$ 5.20	$ 15.50	$ 5.10
2017	25.00	5.20	16.25	4.95
2018	25.00	5.50	16.25	4.95
2019	25.00	5.50	16.50	4.95
2020	25.00	5.50	16.50	1.95
2021	25.00	5.50	16.50	4.85
2022	25.00	5.50	16.50	4.60
2023	26.25	5.75	17.50	4.40
2024	27.15	5.95	18.11	4.02
2025	28.00	6.19	18.65	5.44

	Commercial			
	Water		Sewer	
Fiscal Year	Monthly Base Rate	Rate per 1,000 Gallons	Monthly Base Rate	Rate per 1,000 Gallons
2016	$ 30.00	$ 5.90	$ 18.75	$ 4.40
2017	30.00	5.90	19.75	4.60
2018	based on meter size	5.50	19.75	4.85
2019	based on meter size	5.50	20.00	4.95
2020	based on meter size	5.50	20.00	4.95
2021	based on meter size	5.50	20.00	4.95
2022	based on meter size	5.50	20.00	4.95
2023	based on meter size	5.75	21.75	5.10
2024	based on meter size	5.95	22.51	5.95
2025	based on meter size	6.19	23.19	5.44

NOTES: Rates are based on 5/8" meter, which is the standard household meter size.

Discussion Draft

CITY OF CIBOLO
TAXABLE ASSESSED VALUE
LAST TEN FISCAL YEARS
(UNAUDITED)

TABLE 12

Fiscal Year	Residential Property	Commercial Property	Industrial Property	Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
2016	$ 1,699,908,610	$ 206,871,658	$ 107,391,598	$ 213,194,628	$ 1,800,977,238	0.445400
2017	1,898,749,628	190,596,308	128,627,992	268,698,676	1,949,275,252	0.445400
2018	2,065,833,194	170,856,737	171,698,933	360,979,388	2,047,409,476	0.447400
2019	2,232,474,629	215,447,640	298,843,488	546,789,903	2,199,975,854	0.447400
2020	2,391,987,324	177,191,534	364,242,243	604,549,142	2,328,871,959	0.467400
2021	2,596,006,661	204,537,976	352,793,929	683,770,117	2,469,568,449	0.493500
2022	2,882,809,847	246,377,253	530,390,151	877,331,182	2,782,246,069	0.483500
2023	3,744,976,405	298,418,156	719,054,872	1,577,686,831	3,184,762,602	0.483500
2024	4,150,242,047	344,619,066	1,057,511,857	1,898,895,058	3,653,477,912	0.469900
2025	4,595,072,299	365,398,049	1,255,938,102	2,000,413,475	4,215,994,975	0.499000

Discussion Draft

CITY OF CIBOLO
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS

TABLE 13

Fiscal Year	General Bonded Debt Outstanding: General Obligation Bonds	General Bonded Debt Outstanding: Certificates of Obligation	General Bonded Debt Outstanding: Tax Anticipation Notes	Available in Debt Service Fund	Total	Percentage of Actual Taxable Value of Property	Per Capita
2016	$ 41,693,081	$ 100,000	$ -	$ 408,535	$ 42,201,616	2.16%	1,493
2017	39,575,775	200,000	-	419,886	40,195,661	1.96%	1,346
2018	41,131,163	1,900,000	-	548,240	43,579,403	1.98%	1,442
2019	49,336,367	6,876,729	-	687,989	56,901,085	2.44%	1,780
2020	46,376,818	6,737,893	-	837,519	53,952,230	2.18%	1,667
2021	41,180,000	12,760,000	-	913,954	54,853,954	1.97%	1,639
2022	37,430,000	12,335,000	2,135,000	1,134,416	53,034,416	1.67%	1,487
2023	33,785,000	16,320,000	1,795,000	1,298,790	53,198,790	1.46%	1,482
2024	30,055,000	22,345,273	1,450,000	1,143,671	54,993,944	1.51%	1,512
2025	28,700,000	31,861,230	1,095,000	1,198,603	62,854,833	1.49%	1,662

NOTE: Details regarding the City's outstanding debt can be found in the notes to the basic financial statements. See Table 6 for the City's property tax value data. City population data can be found in Table 18.

Discussion Draft

Discussion Draft

CITY OF CIBOLO
RATIOS OF DEBT OUSTANDING BY TYPE
CURRENT YEAR

	Governmental Activities				
Fiscal Year	General Obligation Bonds	Certificates of Obligation	Tax Anticipation Notes	Subscription Based IT Agreements	Capital Lease
2016	$ 41,693,081	$ 100,000	$ -	$ -	$ 212,092
2017	39,575,775	200,000	-	-	809,671
2018	41,131,163	1,900,000	-	-	630,490
2019	49,336,367	6,876,729	-	-	759,421
2020	46,376,818	6,737,893	-	-	1,123,201
2021	41,180,000	12,760,000	-	-	1,295,639
2022	37,430,000	12,335,000	2,135,000	-	1,199,959
2023	33,785,000	16,320,000	1,795,000	536,221	764,770
2024	30,055,000	22,345,273	1,450,000	248,237	1,552,084
2025	28,700,000	31,861,230	1,095,000	-	1,918,031

NOTE: Details regarding the City's outstanding debt can be found in the notes to the basic financial statements. See Table 6 for the City's property tax value data. City population data can be found in Table 18.

Discussion Draft

TABLE 14

Business-Type Activities					
Revenue Bonds	General Obligation Bonds	Capital Lease	Total Primary Government	Percent of Gross Income	Per Capita
$ 8,442,860	$ 1,923,664	$ 172,708	$ 52,544,405	5.86%	1,493
7,944,869	1,777,877	73,772	$ 50,381,964	5.20%	1,346
7,436,878	1,622,090	-	52,720,621	5.38%	1,442
8,447,354	1,461,303	83,198	66,964,372	6.49%	1,780
7,855,690	1,300,514	125,971	63,520,087	5.16%	1,667
6,410,000	1,070,000	106,439	62,822,078	5.37%	1,639
5,835,000	905,000	167,775	60,007,734	4.30%	1,487
5,240,000	735,000	127,282	59,303,273	4.19%	1,482
4,664,727	560,000	134,089	61,009,410	4.08%	1,512
4,043,770	380,000	141,644	68,139,675	4.56%	1,662

Discussion Draft

CITY OF CIBOLO
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
CURRENT YEAR

TABLE 15

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable*	Estimated Share of Overlapping Debt
Debt repaid with property taxes:			
Guadalupe County	$ 5,405,000	18.69%	$ 1,010,195
Marion Independent School District	104,125,000	29.84%	31,070,900
Schertz-Cibolo-Universal City ISD	299,475,612	37.59%	112,572,883
Subtotal, Overlapping Debt			144,653,977
City Governmental Activities Direct Debt			68,953,168
TOTAL NET OVERLAPPING DEBT			$ 213,607,145

NOTES: The overlapping debt was received from the Municipal Advisory Council of Texas. Details regarding the City's outstanding debt can be found in the notes to the basic financial statements.

**Overlapping debt is the proportionate share of the debts of local jurisdictions located wholly or in part within the limits of the City of Cibolo. This schedule is intended to demonstrate the total debt that the City of Cibolo property tax payers will be expected to repay. The amount of debt applicable to the City of Cibolo is computed by (a) determining what portion of total assessed value of the overlapping jurisdiction lies within the limits of the City and (b) applying this percentage to the total governmental activities debt of the overlapping jurisdiction.*

Discussion Draft

CITY OF CIBOLO
DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS

TABLE 16

Assessed Value, 2024 Tax Roll		$ 4,215,994,975
Debt Limit - Texas statues do not provide a legal debt limit for cities; however, through accepted practice a practical "economic" debt limit is considered to be 10% of the assessed value.		$ 421,599,498
Amount of Applicable Debt:		
General Bonded Debt	$ 68,953,168	
Less Debt Service Net Position	(134,542)	68,818,626
DEBT MARGIN		$ 352,780,872
Total Net Debt as a Percentage of Debt Margin		19.51%

	Fiscal Year		
	2021	2022	2023
Assessed Value	$ 2,782,246,069	$ 3,184,762,602	$ 3,653,477,912
Debt Limit	$ 278,224,607	$ 318,476,260	$ 365,347,791
Total Net Debt Applicable to Limit	51,965,543	51,902,201	53,743,746
Total Debt Margin	$ 226,259,064	$ 266,574,059	$ 311,604,045

	2018	2019	2020
Assessed Value	$ 2,199,975,854	$ 2,328,871,959	$ 2,469,568,449
Debt Limit	$ 219,997,585	$ 232,887,196	$ 246,956,845
Total Net Debt Applicable to Limit	56,284,528	53,400,393	54,321,685
Total Debt Margin	$ 163,713,057	$ 179,486,803	$ 192,635,160

	2015	2016	2017
Assessed Value	$ 1,800,977,238	$ 1,949,275,252	$ 2,047,409,476
Debt Limit	$ 180,097,724	$ 194,927,525	$ 204,740,948
Total Net Debt Applicable to Limit	41,596,638	41,965,560	43,297,177
Total Debt Margin	$ 138,501,086	$ 152,961,965	$ 161,443,771

Discussion Draft

CITY OF CIBOLO
PLEDGED REVENUE COVERAGE
LAST TEN FISCAL YEARS

TABLE 17

	Water Revenue Bonds					
	Utility	Less:	Net	Debt Service		
Fiscal Year	Service Charges	Operating Expenses	Available Revenue	Principal	Interest	Coverage
2025	$ 19,744,651	$ 17,085,962	$ 2,658,689	$ 600,957	$ 60,905	4.02
2024	18,846,075	15,670,377	3,175,698	750,273	98,943	3.74
2023	16,218,083	13,148,115	3,069,968	765,000	201,450	3.18
2022	14,552,929	11,422,386	3,130,543	740,000	221,946	3.25
2021	13,053,151	11,264,817	1,788,334	570,000	250,960	2.18
2020	12,721,311	10,750,325	1,970,986	560,000	259,819	2.40
2019	11,621,564	10,357,259	1,264,305	645,000	279,282	1.37
2018	10,760,243	9,573,178	1,187,065	630,000	270,676	1.32
2017	10,278,912	9,102,897	1,176,015	610,000	315,967	1.27
2016	9,663,681	8,908,512	755,169	655,000	337,897	0.76

NOTE: Details regarding the City's outstanding debt can be found in the notes to the basic financial statements. Operating expenses do not include depreciation, interest, amortization or joint venture expenses.

Discussion Draft

Discussion Draft

CITY OF CIBOLO
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Fiscal Year	Population	Personal Income	Per Capita Personal Income	Education Level in Years of Schooling	Median Income	Median Age
2016	28,259	896,742,847	$ 31,733	14.3	90,665	34.8
2017	29,861	968,780,423	32,443	14.2	91,827	34.4
2018	30,225	979,773,600	32,416	14.2	92,773	33.7
2019	31,968	1,032,246,720	32,290	14.3	87,967	34.6
2020	32,357	1,231,022,065	38,045	14.3	101,197	34.5
2021	33,475	1,169,315,225	34,931	14.2	102,109	34.4
2022	35,662	1,397,023,188	39,174	14.2	106,188	34.3
2023	35,899	1,415,138,580	39,420	14.2	116,510	36.1
2024	36,374	1,493,516,440	41,060	14.2	125,230	39.5
2025	37,815	1,642,343,265	43,431	14.2	125,148	37.9

Sources: Population, personal income, median age and education level information are provided by the United States Census Bureau. School enrollment information is provided by the Northside Independent School District. Unemployment data is provided by the Texas Workforce Commission.

Discussion Draft

TABLE 18

School Enrollment	Unemployment Rate	High School Degree Attainment or Higher	Bachelor Degree Attainment or Higher
15,460	4.0%	96.0%	41.1%
15,530	3.2%	96.0%	38.6%
15,817	3.3%	98.0%	39.4%
15,700	3.1%	96.0%	40.6%
15,925	8.0%	98.0%	40.8%
15,673	4.6%	94.1%	39.1%
15,890	3.6%	93.5%	38.4%
15,528	4.6%	94.9%	38.8%
15,528	3.9%	93.1%	40.1%
14,769	4.1%	93.1%	40.7%

Discussion Draft

CITY OF CIBOLO
TOP TEN PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

TABLE 19

	2025			2016		
SAN ANTONIO EMPLOYER	EMPLOYEES	RANK	PERCENTAGE OF TOTAL CITY EMPLOYMENT	EMPLOYEES	RANK	PERCENTAGE OF TOTAL CITY EMPLOYMENT
Aisin/AW Texas	1,000	1	2.76%	-		-
Schertz-Cibolo-Universal City ISD	892	2	2.46%	678	1	5.43%
HEB	439	3	1.21%	-		-
Liberty Oilfield Services	421	4	1.16%	-		-
Walmart	270	5	0.74%	257	2	2.06%
City of Cibolo	200	6	0.55%	130	3	1.04%
D & D Contractors	120	7	0.33%	-		-
Independent Rough Terrain Center	107	8	0.30%	-		-
Civitas Senior Living	101	9	0.28%	-		-
Santikos	87	10	0.24%	-		-
Kalmar	-		-	126	4	1.01%
Sonic	-		-	81	5	0.65%
Empire Roofing	-		-	80	6	0.64%
Total Safety	-		-	71	7	0.57%
Age Industries	-		-	69	8	0.55%
Case Mechanical	-		-	65	9	0.52%
Robles 1 Demolition	-		-	52	10	0.42%
Total	3,637		10.03%	1,609		12.89%

Source: Cibolo Economic Development Corporation

Discussion Draft

CITY OF CIBOLO
FULL-TIME EQUIVALENT CITY GOVERNMENTAL EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS

TABLE 20

	Full-Time Equivalent Employees as of September 30,									
Function	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government										
City Manager	2.0	2.0	2.0	3.0	3.0	3.0	4.0	4.0	4.0	4.0
City Secretary	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0
Finance	3.0	4.0	3.0	3.0	3.0	3.0	3.0	5.0	5.0	5.0
Human Resources	1.0	1.5	2.5	2.5	2.5	2.5	3.0	5.0	5.0	5.0
Information Technology	2.0	2.0	2.0	2.0	2.0	2.0	3.0	5.0	5.0	5.0
Public Safety										
Police:										
Officers	35.5	36.5	36.5	40.5	42.5	42.5	43.0	44.0	49.0	52.0
Civilians	3.2	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4
Court	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Fire Department										
Firefighters and Officers	17.4	20.4	20.4	24.4	28.4	32.4	36.4	38.4	38.4	38.4
Civilians	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0	1.0	1.0
Public Works										
Planning and Development	11.5	10.5	10.5	10.5	12.5	13.0	14.0	12.0	9.0	9.0
Maintenance & Admin	13.7	15.5	15.5	16.5	18.0	18.0	19.0	20.0	23.0	23.0
Animal Control	3.0	3.5	3.5	3.5	4.5	4.5	4.5	5.5	5.5	5.5
Economic Development	2.0	2.0	2.0	2.0	3.0	3.0	2.0	2.0	2.0	2.0
Parks	10.9	10.0	10.0	11.0	12.0	12.0	12.0	11.5	11.5	11.5
Water & Sewer										
Administration	3.0	3.0	3.0	3.0	4.0	4.0	4.0	4.0	4.0	4.0
Maintenance & Operations	11.4	13.0	13.0	13.0	12.5	12.0	15.0	15.0	17.0	17.0
Drainage	6.5	6.0	8.0	8.0	8.0	8.0	8.0	10.0	10.0	12.0
TOTAL	130.0	137.3	139.3	150.3	163.3	167.3	180.3	190.8	197.8	202.8

Source: City Adopted Budgets

Note Full-time equivalent is based on the schedule hours of positions to a 40 hour work week.

Discussion Draft

CITY OF CIBOLO
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

	Fiscal Year				
Function	2016	2017	2018	2019	2020
General Government					
Building permits issued	424.0	315.0	334.0	369.0	305.0
Code Enforcement Violations	unavailable	328.0	270.0	295.0	326.0
Police #					
Activities *	18,620.0	17,654.0	25,945.0	21,685.0	21,970.0
Custodial Arrests	221.0	167.0	138.0	249.0	226.0
Traffic Citations	1,094.0	1,370.0	1,305.0	1,412.0	731.0
Traffic Collisions	302.0	301.0	287.0	350.0	320.0
Index crimes	358.0	419.0	450.0	528.0	562.0
Average response time	3:49	4:09	unavailable	unavailable	2:51
Fire					
Number of fire responses	83.0	158.0	1,112.0	91.0	108.0
Number of rescue/EMS responses	963.0	983.0	1,167.0	1,329.0	1,479.0
Number of other calls for service	229.0	379.0	608.0	836.0	408.0
Number of false alarms	91.0	98.0	105.0	160.0	141.0
Hazardous condition	32.0	35.0	54.0	64.0	47.0
Severe weather/natural disaster	5.0	3.0	2.0	3.0	1.0
Total calls for service	1,403.0	1,656.0	2,048.0	2,483.0	2,707.0
Average response time	7:10	7:42	7:07	6:58	7:40
Number of training hours	3,280.0	2,707.0	2,187.0	6,920.0	4,441.0
Hours of public education/relations	159.0	347.0	303.0	86.4	-
Court					
New cases filed *(calendar year)*	1,286.0	1,812.0	1,751.0	1,838.0	1,070.0
Dispositions *(calendar year)*	1,356.0	1,719.0	1,446.0	1,803.0	1,098.0
Animal Services					
Number of animals adopted *(calendar year)*	96.0	158.0	120.0	126.0	82.0
Number of animals impounded *(calendar year)*	440.0	460.0	509.0	527.0	442.0
Water					
New Connections	20.0	11.0	123.0	73.0	116.0
Total consumption	458,886,300.0	463,445,463.0	469,967,757.0	498,197,777.0	557,830,907.0
Average daily consumption	1,257,222.0	1,269,713.6	1,287,582.9	1,364,925.0	1,528,303.0
Peak daily consumption	3,099,000.0	3,442,000.0	4,579,170.0	3,184,000.0	4,653,000.0
Total residential customers	5,230.0	5,218.0	5,323.0	5,390.0	5,467.0
Total commercial customers	188.0	211.0	229.0	235.0	274.0
Average use per connection	84,696.0	85,365.0	84,648.0	88,568.0	97,166.0
Rainfall	47.59"	31.48"	41.20"	22.02"	23.59"
Sewer					
Total residential customers	8,229.0	8,586.0	8,946.0	9,339.0	9,651.0
Total commercial customers	121.0	136.0	147.0	160.0	167.0
New Connections	388.0	357.0	371.0	406.0	319.0

police statistics are for calendar year period
* includes calls for service and self initiated activities

Source: Various City Departments.

Discussion Draft

TABLE 21

Fiscal Year				
2021	2022	2023	2024	2025
509.0	350.0	413.0	289.0	171.0
467.0	387.0	950.0	1,366.0	725.0
18,146.0	19,902.0	24,054.0	25,450.0	24,495.0
166.0	139.0	165.0	188.0	232.0
2,137.0	2,023.0	1,042.0	2,729.0	1,173.0
673.0	751.0	844.0	921.0	573.0
1,369.0	1,978.0	1,726.0	1,671.0	294.0
unavailable	unavailable	unavailable	unavailable	6:18
96.0	142.0	135.0	289.0	102.0
1,729.0	2,046.0	2,487.0	2,237.0	2,810.0
497.0	455.0	300.0	282.0	882.0
271.0	222.0	2,985.0	12.0	342.0
74.0	51.0	78.0	25.0	68.0
5.0	3.0	3.0	2.0	6.0
3,343.0	3,661.0	4,366.0	4,369.0	5,089.0
6:56	6:42	6:18	6:30	6:30
6,051.0	6,865.0	7,057.5	5,794.0	15,814.6
70.3	59.0	177.3	319.0	391.1
1,158.0	1,497.0	1,765.0	2,369.0	1,936.0
1,013.0	1,319.0	1,181.0	1,894.0	1,067.0
155.0	153.0	211.0	423.0	343.0
629.0	525.0	564.0	822.0	561.0
234.0	345.0	349.0	255.0	131.0
561,218,163.0	658,740,500.0	734,048,807.0	737,477,446.0	735,562,002.0
1,537,584.0	1,804,768.0	2,011,092.0	2,020,486.0	2,015,238.0
3,806,000.0	3,530,000.0	3,821,000.0	4,093,000.0	3,460,000.0
5,680.0	6,020.0	6,332.0	6,562.0	6,678.0
295.0	300.0	337.0	362.0	377.0
93,928.0	104,231.0	11,068.0	106,510.0	104,261.0
29.82"	16.05"	33.04"	34.60"	17"
9,931.0	10,170.0	10,681.0	11,156.0	11,413.0
191.0	198.0	214.0	245.0	256.0
304.0	246.0	527.0	506.0	268.0

Discussion Draft

CITY OF CIBOLO
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

	Fiscal Year				
Function	2016	2017	2018	2019	2020
Building Inspection/Code compliance					
Vehicles	6.0	7.0	8.0	6.0	6.0
Police					
Stations	1.0	1.0	1.0	1.0	1.0
Police units	31.0	35.0	29.0	28.0	32.0
Fire					
Stations	2.0	2.0	2.0	2.0	2.0
Fire Vehicles	5.0	5.0	7.0	11.0	15.0
Public Works/Utilities					
Vehicles	25.0	25.0	27.0	29.0	29.0
Streets					
Streets, paved (miles)	110.0	111.0	113.9	115.7	122.4
Parks and Recreation					
Parks - developed	4.0	4.0	5.0	5.0	5.0
Playgrounds, city maintained	4.0	4.0	4.0	4.0	4.0
Baseball fields	2.0	4.0	4.0	4.0	4.0
Soccer fields	1.0	4.0	4.0	4.0	4.0
Football fields	1.0	1.0	1.0	1.0	1.0
Water					
Number of storage tanks	3.0	4.0	5.0	5.0	5.0
number of pump stations	1.0	2.0	2.0	2.0	2.0
water mains (miles)	69.8	72.0	73.8	74.0	84.8
Sewer					
Sanitary sewers (miles)	75.0	77.0	89.8	90.0	120.0
number of lift stations	4.0	5.0	5.0	5.0	5.0

Source: Various City Departments

Discussion Draft

TABLE 22

Fiscal Year				
2021	2022	2023	2024	2025
6.0	6.0	5.0	6.0	2.0
1.0	1.0	1.0	1.0	1.0
37.0	37.0	40.0	49.0	45.0
2.0	3.0	3.0	3.0	3.0
13.0	13.0	14.0	16.0	16.0
34.0	34.0	40.0	43.0	41.0
125.0	127.6	130.0	136.5	136.5
5.0	5.0	5.0	5.0	5.0
4.0	4.0	4.0	4.0	4.0
4.0	5.0	5.0	5.0	5.0
4.0	4.0	4.0	4.0	4.0
1.0	1.0	1.0	1.0	1.0
5.0	5.0	5.0	5.0	5.0
2.0	2.0	2.0	2.0	2.0
88.0	90.0	93.0	94.0	98.0
150.0	183.0	112.9	115.6	117.1
5.0	5.0	5.0	5.0	5.0

Discussion Draft

Discussion Draft

COMPLIANCE SECTION

Discussion Draft

Armstrong, Vaughan & Associates, P. C.
Certified Public Accountants

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

INDEPENDENT AUDITOR'S REPORT

To the City Council and management
City of Cibolo

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Cibolo as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise City of Cibolo's basic financial statements, and have issued our report thereon dated March 10, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered City of Cibolo's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of Cibolo's internal control. Accordingly, we do not express an opinion on the effectiveness of City of Cibolo's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Discussion Draft

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of Cibolo's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

We noted certain other matters that have been reported to management in a separate letter dated March 10, 2026.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Armstrong, Vaughan & Associates, P.C.

Armstrong, Vaughan & Associates, P.C.

March 10, 2026

Discussion Draft

Discussion Draft

Armstrong, Vaughan & Associates, P.C.
Certified Public Accountants

City of Cibolo
Annual Financial Report

Year Ended September 30, 2025

What is in the Annual Financial Report

- Introduction
- Independent Auditor's Report
- Management Discussion & Analysis
- Government-Wide Financial Statements
- Fund Financial Statements
- Notes to the Financial Statements
- Required Supplementary Information
- Supplemental Comparative Financial Statements
- Statistical Section

Independent Auditor's Report (Page 1)

- Audit Standards to follow
  - Generally Accepted Auditing Standards
  - Government Auditing Standards
- Purpose
  - To form an independent opinion on whether the financial statements are presented in accordance with Generally Accepted Accounting Principles (GAAP).
- Independent opinion on the financial statements
  - Audit in "unmodified"
    - This is the best opinion that can be given for an independent audit. It means we have no modifying statements in our opinion letter.

Management Discussion & Analysis (Page 4)

- Financial Highlights
- Overview of the Financial Statements
- Government-wide Financial Analysis
- Financial Analysis of the City's Funds
- Budgetary Highlights
- Capital Assets and Debt
- Requests for Information

Financial Highlights

- Government-Wide Financial Statement
  - Governmental Activities
    - Assets of the City exceeded its liabilities by $59.3 million at September 30, 2025.
    - Net position increased by $14.0 million primarily due to capital contributions (Donated Infrastructure), grant revenues, and increased property values.
  - Business Type Activities
    - Assets of the Water and Sewer Fund exceeded its liabilities by $85.2 million at September 30, 2025.
    - Unrestricted Net Position increased by $1.8 million to $11.0 million at September 30, 2025.

Financial Highlights

	Primary Government			
	Governmental Activities	Business-Type Activities	Total	Cibolo EDC
NET POSITION				
Net Investment In Capital Assets	42,392,766	59,394,282	101,787,048	505,283
Restricted For:				
Impact Fees	-	13,874,808	13,874,808	-
Public, Educational and Governmental	134,542	-	134,542	-
Public Safety	221,472	-	221,472	-
Debt Service	1,198,603	858,480	2,057,083	-
Street Maintenance	1,545,874	-	1,545,874	-
Tourism	26,269	-	26,269	-
Tree Project	1,400	-	1,400	-
Youth Council	5,000	-	5,000	-
Economic Development	-	-	-	3,449,462
Unrestricted	13,773,045	11,036,816	24,809,861	-
TOTAL NET POSITION	$ 59,298,971	$ 85,164,386	$ 144,463,357	$ 3,954,745

Financial Highlights

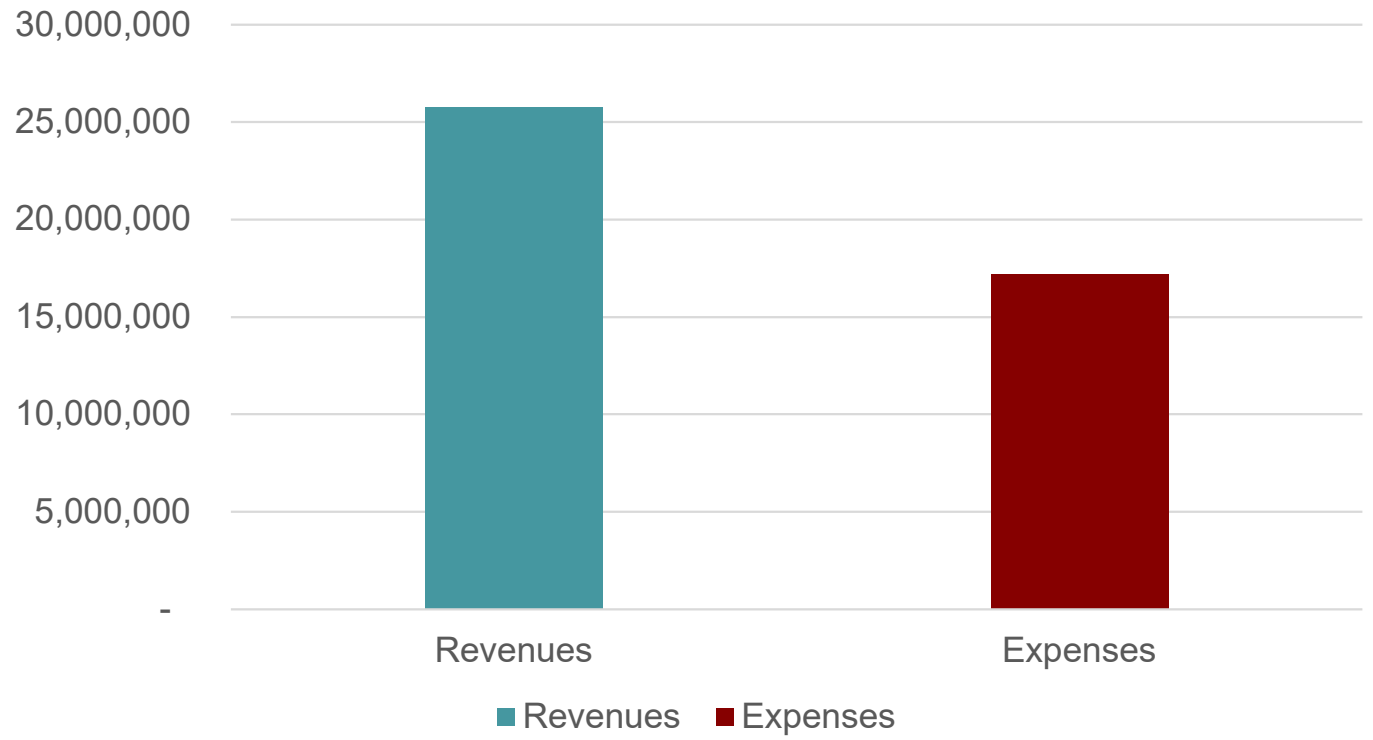
- Fund Financial Statements
  - The General Fund's fund balance at the end of the 2024 fiscal year was $6.9 million and the combined fund balance for all governmental funds was $34.2 million.
    - Unassigned Fund Balance for the General Fund was $6.74 million or approximately 3.83 months of average operating expenditures (Total expenditures less capital outlay and debt service payments).
  - Fund balance for the general fund decreased by $239 thousand.
  - The combined governmental fund balance increased by $9.2 million mainly due to issuance of new debt and bonds.

Financial Highlights

	General Fund	Grant Fund	Traffic Impact Fund	Capital Projects Service	Debt Service Fund	Nonmajor Governmental Funds	Total Governmental Funds
Fund Balances:							
Nonspendable:							
Inventory	22,019	-	-	-	-	-	22,019
Prepaid Items	20,022	1,644	-	-	-	23,610	45,276
Restricted for:							
Public, Educational and Government	-	-	-	-	-	134,542	134,542
Public Safety	-	-	-	-	-	221,472	221,472
Debt Service	-	-	-	-	1,716,986	-	1,716,986
Street Maintenance	100,000	-	-	-	-	1,445,874	1,545,874
Tourism	-	-	-	-	-	26,269	26,269
Capital Projects	-	-	-	14,148,432	-	-	14,148,432
Tree Project	1,400	-	-	-	-	-	1,400
Youth Council	5,000	-	-	-	-	-	5,000
Capital Improvement	-	-	5,829,686	-	-	1,093,947	6,923,633
Committed for:							
Capital Replacement	-	-	-	-	-	64,280	64,280
Public Facilities	-	-	-	-	-	2,536,058	2,536,058
Unassigned	6,743,600	42,923	-	-	-	(30,589)	6,755,934
Total Fund Balances	6,892,041	44,567	5,829,686	14,148,432	1,716,986	5,515,463	34,147,175

Financial Highlights

- Business-Type Activities net position increased by $8.2 million.



Expenses excludes transfers to other funds in the amount of $387,908.

Other Highlights

- Prior Period Adjustment for new Accounting Standard GASB 101
- Animal Services Facility Improvements were completed
- New Fire Truck was purchased
- Major Road Improvement Packages started

Letters on Conduct of Audit

- Accounting Policies
- Accounting Estimates
- Difficulties
- Misstatements
- Disagreements
- Management Representations
- Consultations with other Independent Accountants
- Compliance with the Public Funds Investment Act

Armstrong, Vaughan & Associates, P.C.
Certified Public Accountants

QUESTIONS?

CONTACT INFORMATION

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(210) 658-6229

City of Cibolo

City Council Regular Meeting Staff Report

E. Discussion/Action regarding the Final Plat of Cibolo Farms Unit 4. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Discussion/Action Item: 12E.

From
Eron Spencer, Assistant Planning Director

Staff Contact(s)
Eron Spencer,

Project Name: PZ-2025-19-PLT

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

Representative: Mary Stewart, KCI Technologies Inc.

Area: 20.107 acres

Location: South of Green Valley Rd.

Future Land Use: Compact Residential

Zoning (map): Extraterritorial Jurisdiction (ETJ)

Proposed Use: 55 Residential Lots, 3 Open Space Lots, 5 Drainage/Open Space Lots

Utility Providers: Sewer/Water – GVSUD; Electricity – GVEC

FINDINGS/CURRENT ACTIVITY:

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

The Cibolo Farms subdivision lies outside the corporate limits of the City of Cibolo. The Final Plat of Cibolo Farms Unit 4 establishes 55 residential lots, as well as 3 open space lots and 5 drainage/open space lots. The Preliminary Plat was approved by City Council on November 18, 2025.

An amended Land Study for the subdivision was approved with conditions by City Council on September 28, 2021 – *(A.) Temporary access to Coy Lane shall be built with the construction of Units 2, 3 and 4; (B.) Temporary access cannot be abandoned during the construction of Units 2, 3, and 4; and (C.) Permanent secondary access shall be made with a connection to Saddle Creek Ranch Unit 9, Coy Lane, with the platting of Cibolo Farms Unit 4. Conditions A, B, and C are under International Fire Code Section D107.*

The Land Study for Cibolo Farms encompasses approximately 105.65 acres and includes a total of 385 residential lots.

STREETS/MASTER THOROUGHFARE PLAN (MTP):

The plat includes approximately 3,362 linear feet of privately maintained roadway. Sixty (60) feet of right-of-way are being dedicated to planned streets of Kenai, Lake Meredith, Caddo Lake, Fort Griffin, and Fort Parker. Eighty (80) feet of right-of-way will be dedicated to Country Club Blvd. All roadway maintenance within this subdivision will be the responsibility of the property owner's association. As such, none of these internal streets are identified on the City's Master Thoroughfare Plan (MTP).

A Traffic Impact Analysis (TIA) Report, dated February 2025, was reviewed and submitted as part of the final plat review.

UTILITIES:

Water and sewer for Unit 4 will be provided by Green Valley Special Utility District (GVSUD). Electricity will be provided by Guadalupe Valley Electric Cooperative (GVEC).

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

DRAINAGE:

The Stormwater Management Plan (SWMP) for Cibolo Farms Unit 4, dated May 2025, has been reviewed by the City Engineer. According to the report, detention ponds will be built within both Units 1 and 4. Approximately 18 acres of offsite flow, as well as flow from the Cibolo Farms development will drain into the proposed Unit 4 detention pond.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At its March 11, 2026, regular meeting, the Planning & Zoning Commission unanimously voted (7-0) to recommend approval of the Final Plat of Cibolo Farms Unit 4.

STAFF RECOMMENDATION:

Staff and the City Engineer reviewed the plat and its associated documents. All comments have been addressed in accordance with the 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

Final Plat Approval Criteria
Application
Narrative
Cibolo Farms Unit 4 Final Plat
Cibolo Farms-Saddle Creek Exhibit
City Engineer Letter
Staff Map

Supplemental Report

Discussion/Action on the Final Plat of Cibolo Farms Unit 4.

Section 20.3.5.G.8 of the Unified Development Code (UDC) provides direction to the Planning and Zoning Commission and City Council when considering a final plat by outlining the following criteria for approval.

In exercising its authority under this section, the Planning and Zoning Commission, in reviewing the final plat and making its recommendation, and the City Council, in considering final action on a final plat application should consider the following criteria:

a. ***Includes all information and supporting documentation required under applicable state and local laws;***

   STAFF FINDING: The Final Plat for Cibolo Farms Unit 4 has been reviewed in accordance with Section 20.3.5 of the City's Unified Development Code (UDC) and Chapter 212 of the Texas Local Government Code. All required supporting documents—including a Traffic Impact Analysis, Stormwater Management Plan, and utility letters of certification—have been submitted and reviewed by Staff and the City Engineer. These documents are deemed to be consistent with applicable statutory requirements.

b. ***If approved, the completed development will comply with all applicable zoning and subdivision regulations promulgated by the City and/or County (where applicable);***

   STAFF FINDING: Since the Cibolo Farms subdivision is located outside the corporate limits of the City of Cibolo, the zoning regulations outlined in the UDC do not apply. However, the final plat complies with all applicable subdivision standards (Article 19) and subdivision regulations (Article 20) in the UDC, as verified by City Staff and the City Engineer.

c. ***Compliance with all terms and conditions of a Public Improvement Agreement, if applicable, which may be evidenced by a certified letter, issued by an attorney representing the applicant, affirming that the applicant has reviewed the entire Public Improvement Agreement and determined that the proposed development is in compliance.***

   STAFF FINDING: This criterion is not applicable. This residential subdivision is located within the City of Cibolo's Extraterritorial Jurisdiction (ETJ), where City-owned and maintained infrastructure is not available, and, therefore, the development is not subject to a Public Improvement Agreement.

d. ***Includes a Conditional Letter of Map Change (CLOMA, CLOMR, or CLOMR-F) issued by the Federal Emergency Management Agency, if any lot within the proposed subdivision will be located within an existing floodplain.***

STAFF FINDING: No portion of the subject property lies within the FEMA floodplain. Therefore, no CLOMA, CLOMR, or CLOMR-F is required for this plat.

e. Conforms with, and is not contrary to, the City's Comprehensive Master Plan;

STAFF FINDING: Unit 4 of the Cibolo Farms subdivision is designated as Compact Residential on the City's adopted Future Land Use Map (FLUM). Primary land uses in Compact Residential include "Single-Family Detached Homes, Single-Family Attached Homes, Patio Homes, Townhomes, and Multifamily Complex." Single-family lot sizes can range up to 9,000 square feet. The final plat establishes 55 residential lots that range from 4,000 square feet to 9,000 square feet, which aligns with Compact Residential.

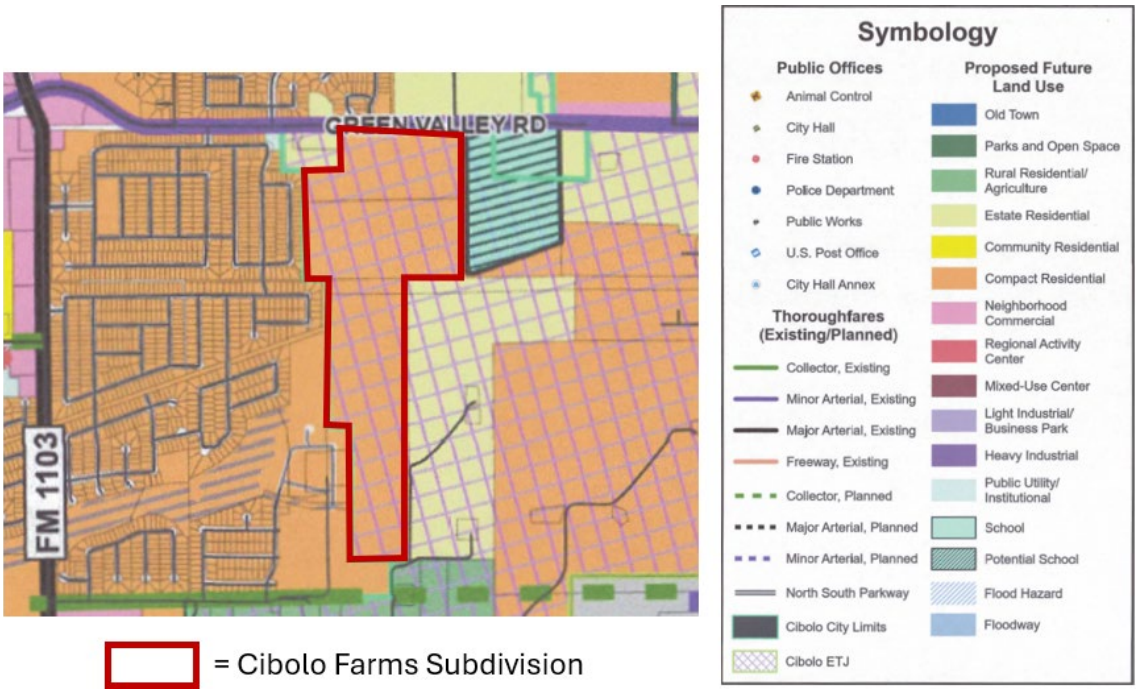


Image: Future Land Use and Thoroughfare Plan Map, Cibolo Tomorrow Comprehensive Plan

None of the internal streets in Unit 4 will connect to a thoroughfare identified on the City's adopted Master Thoroughfare Plan (MTP).

Therefore, the proposed lot layout and density of Cibolo Farms Unit 4 support the adopted policies and goals of the City's Comprehensive Plan.

f. Includes fully executed agreements for all required easements and dedications, including any conveyances relating to public utilities or other public infrastructure;

STAFF FINDING: The final plat includes appropriate easements for utilities and drainage (i.e., GVSUD and GVEC plat notes). Parkland dedication is not proposed with this plat, as the requirement for this subdivision, was dedicated in previous units. These dedications have been reviewed and approved as part of the final plat review for this unit.

g. Includes complete plans and specifications, approved in writing by all entities having jurisdiction over the proposed improvements, for the installation, maintenance and operation of adequate water utility service as required by Section 19.1(F) of the UDC, including a final engineering report certifying the availability of sufficient surface water and/or ground water to satisfy the ultimate needs of the subdivision and evidence that sufficient water rights have been obtained and dedicated, whether through acquisition or wholesale water supply agreement.

STAFF FINDING: Water service for Unit 4 will be provided by Green Valley Special Utility District (GVSUD). The subdivision's utility infrastructure has been reviewed and approved by the City Engineer and is consistent with the requirements of Section 19.1.F of the UDC, which is related to Adequate Service for Areas Proposed for Development.

h. Where wastewater treatment is to be provided by an existing retail public utility, as that term is defined by §13.002(19); Texas Water Code, the applicant shall furnish evidence of a contractual agreement between the applicant and a retail public utility in substantially the form attached in Section 20.6. Before final plat approval, an appropriate permit to dispose of wastes shall have been obtained from the TCEQ and complete plans and specifications for the installation, maintenance and operation of adequate wastewater collection and treatment facilities, as required by Section 19.1(F) of the UDC, shall have been approved by all entities having jurisdiction over the proposed project.

STAFF FINDING: Wastewater service will be provided by Green Valley Special Utility District (GVSUD). All required agreements and approvals for wastewater collection, including a wastewater capacity analysis and a nonstandard service agreement, have been secured. These approvals satisfy the requirements for service within the existing utility service area and ensure compliance with applicable TCEQ regulations.

i. Where there is no existing retail public utility to construct and maintain the proposed sewerage facilities the applicant shall establish a retail public utility and obtain a CCN from the Public Utility Commission. Before final plat approval, a wastewater treatment permit authorizing the treatment of the wastewater for the ultimate build-out population of the subdivision shall have been obtained from the Texas Commission on Environmental Quality and complete plans and specifications for the proposed wastewater facilities shall have been approved by all entities having jurisdiction over the proposed project.

STAFF FINDING: This criterion is not applicable. Since wastewater service will be provided by the GVSUD, which is an existing public utility, the developer is not required to obtain a new Certificate of Convenience and Necessity (CCN) or establish a new retail public utility.

Cibolo
Final Plat Application

Online Request #: 3111440

Project #: PZ-2025-19-PLT

Submitted by:
Mary Stewart
mary.stewart@kci.com
(210) 641-9999

Location: **Country Club Blvd**

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

Contact Information

Applicant's Contact Information

Title: First Name: **Mary** Last Name: **Stewart** Suffix:

Business Name: **KCI Technologies**

Mailing Address: **2806 West Bitters Rd., Suite 218**

City: **San Antonio** State: **TX** Zip: **78248**

Email Address: **mary.stewart@kci.com**

Cell Phone: Work Phone: **(210) 798-9291** Home Phone: **(210) 641-9999**

Property Owner's Contact Information

Title: First Name: **Richard** Last Name: **Mott** Suffix:

Business Name: **Lennar Homes of Texas Land and Construction, LTD.**

Mailing Address: **100 NE Loop 410, Ste. 115**

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

Email Address: **mary.stewart@kci.com**

Cell Phone: Work Phone: **(210) 403-6200** Home Phone:

Representative's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: **TX** Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Final Plat

Project Name *	Cibolo Farms Unit 4
Total Acres *	20.107
Survey Name *	Frailan De La Garza Survey No. 253
Abstract No. *	143
Current Zoning *	ETJ
Proposed Zoning *	ETJ
Overlay *	None
# of Lots *	55

# of Units *	4
Work Type *	Single-Family
Specify *	
Total Proposed Square Footage *	
Total Proposed Square Footage *	
Current Use *	Agriculture
Proposed Use *	Single Family Residential
By typing my name below, I do hereby attest that the information contained in this application is true, accurate, and complete. *	Mary Stewart
Acknowledgement *	[illegible]
Enter Signature: *	Mary Stewart

Documents Uploaded

The following documents are attached to the Application.

	final plat application (signed).pdf
	final_plat_checklist - exec.pdf
Copy of a Final Tree Survey	**cibolo farms tree exhibit.pdf**
Copy of the Final Plat Encompassing All Land Owned by the Subdivider	**cibolo farms u4 final plat.pdf**
Copy of the Final Traffic Impact Analysis Report	**tia report_grace valley ranch.pdf**
	2025-02-20 - weil road development tia report.pdf
Copy of the Final Utility and Final Storm Water Management Report	**cibolo farms unit 4 swmp 050125.pdf**
Narrative of Application Request	**cibolo farms u4 narrative (signed).pdf**
Project Applicable LOC Approvals	**2025 0618 gvec - signed.pdf**
	2025 0513 gvsud - signed.pdf
	2025 0429 att - signed.pdf
	2025 0409 charter - signed.pdf
	0421 centerpoint - signed.pdf
Proof of Tax Certification	**cibolo farms u4 tax cert.pdf**
Signed Professional Service Agreement	**signed professional statement.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.	**cibolo farms u4 parkland (signed).pdf**

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

December 1, 2025

City of Cibolo
Planning Department
108 Cibolo Dr.
Cibolo, Texas 78108

Subject: Cibolo Farms Unit 4 (Final Plat Application #XXXXXXXX)

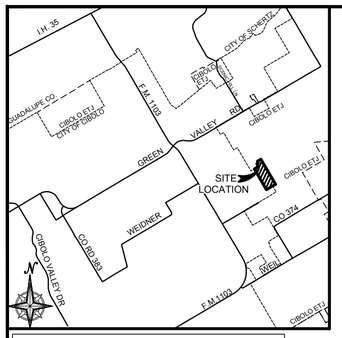
KCI Technologies is submitting the Cibolo Farms Unit 4 Final Plat for review to City of Cibolo. This plat is part of the Schulmeier-Seiler Tract Land Plan Study (Amended Aug. 2021). This plat will have ~3362 LF of Street, 55 single-family residential lots, 3 open space lots, 5 drainage & open space lots.

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

Sincerely,

Mary P. Stewart, P.E.

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



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

PRIVATE STREETS

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

GENERAL PLAT NOTE

THIS SUBDIVISION IS VESTED TO THE 2018 UNIFIED DEVELOPMENT CODE (UDC) BASED ON CITY COUNCIL'S APPROVAL OF THE LAND STUDY ON SEPTEMBER 28, 2021.

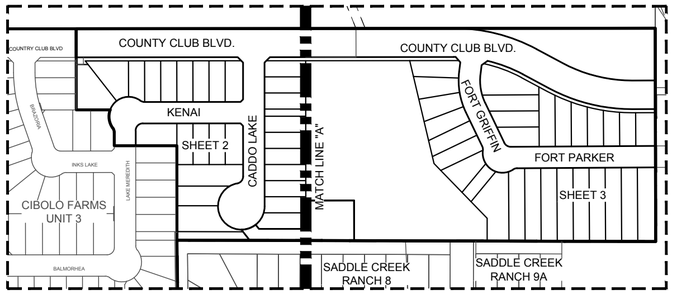
PLAT REFERENCE	
①	CIBOLO FARMS UNIT 1 (VOL. 10, PGS. 195-198, P.R.)
③	CIBOLO FARMS UNIT 3 (VOL. 10, PGS. 501-503, P.R.)

LEGEND

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.60'	20.00'	036°05'26"	N41° 39' 11"E	12.39'
C2	53.82'	55.00'	056°03'42"	N51° 38' 19"E	51.69'
C3	43.09'	65.00'	037°58'48"	S49° 17' 13"E	42.30'
C4	155.68'	55.00'	162°10'51"	N75° 18' 06"W	108.67'
C5	12.60'	20.00'	036°05'26"	S12° 15' 23"E	12.39'
C6	241.41'	490.00'	028°13'40"	N16° 11' 16"W	238.97'
C7	202.17'	410.00'	028°15'07"	S16° 12' 00"E	200.13'
C8	241.61'	490.00'	028°15'07"	S16° 12' 00"E	239.17'
C9	106.39'	410.00'	014°52'05"	N9° 30' 29"W	106.09'
C10	82.65'	145.00'	032°39'37"	S50° 26' 08"W	81.54'
C11	22.58'	20.00'	064°41'55"	S1° 45' 22"W	21.40'
C12	11.61'	20.00'	033°15'15"	N47° 16' 01"W	11.45'
C13	126.08'	55.00'	131°19'59"	S1° 44' 56"W	100.24'
C14	11.63'	20.00'	033°18'46"	N50° 45' 42"E	11.47'
C15	116.86'	205.00'	032°39'37"	S50° 26' 08"W	115.28'
C16	294.77'	65.00'	259°50'09"	S9° 36' 58"W	99.71'
C17	27.87'	20.00'	079°50'09"	S80° 23' 02"E	25.67'
C18	31.42'	20.00'	090°00'00"	N75° 18' 06"W	28.28'
C19	99.76'	175.00'	032°39'37"	S50° 26' 08"W	98.41'
C20	5.64'	410.00'	000°47'15"	N29° 54' 28"W	5.64'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	221.70'	450.00'	028°13'40"	N16° 11' 16"W	219.46'
C22	221.89'	450.00'	028°15'07"	S16° 12' 00"E	219.65'
C23	112.68'	400.00'	016°08'25"	N10° 08' 39"W	112.31'
C24	246.55'	500.00'	028°15'07"	S16° 12' 00"E	244.06'



Line Table		
Line	Length	Direction
L1	37.38'	N59°41'54"E
L2	15.07'	S21°43'24"W
L3	38.10'	N21°43'24"E
L4	10.00'	N75°18'06"W
L5	21.21'	S14°41'54"W
L6	65.01'	S30°19'34"E
L7	80.00'	S59°38'28"W
L8	20.22'	N65°36'44"W
L9	25.50'	N66°45'56"E
L10	60.00'	S59°38'28"W
L11	19.81'	N18°13'55"E
L12	21.21'	N75°18'06"W
L13	10.00'	N14°41'54"E
L14	42.17'	S59°41'54"W
L15	92.17'	S59°41'54"W

Line	Length	Direction
L16	15.00'	N14°41'54"E
L17	35.00'	N30°18'06"W
L18	81.60'	S66°45'56"W
L19	15.00'	S88°14'38"E
L20	65.06'	S30°19'34"E
L21	95.10'	N30°18'06"W
L22	102.93'	S59°41'54"W
L23	26.02'	N66°45'56"E
L24	63.63'	N59°54'34"E
L25	65.05'	N30°19'34"W
L26	33.12'	S30°18'06"E

4 BLOCKS WITH 55 RESIDENTIAL LOTS,
3 OPEN SPACE LOTS, 5 DRAINAGE & OPEN SPACE LOTS

FINAL PLAT

CIBOLO FARMS - UNIT 4

BEING 20.107 ACRES OF LAND OUT OF THE CALLED 46.541 ACRES RECORDED IN DOCUMENT NO. 202299002652 DEED RECORDS (D.R.) IN THE FRAILAN DE LA GARZA SURVEY NO. 253, ABSTRACT NO. 143 GUADALUPE COUNTY, TEXAS.

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

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

DATE OF PREPARATION: NOVEMBER, 2025

STATE OF TEXAS
COUNTY OF GUADALUPE

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

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

BY: RICHARD MOTT

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS__ DAY OF_____ A.D., 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

REGISTERED PROFESSIONAL ENGINEER
LANCE T. ELLING

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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

BY: _____
CITY ENGINEER, CITY OF CIBOLO

GVEC NOTES

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

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

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

ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.

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

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

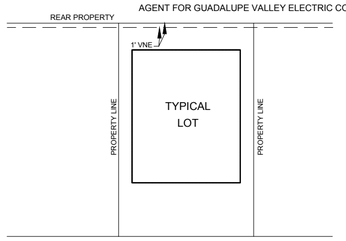
ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.

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

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

THIS SUBDIVISION PLAT OF CIBOLO FARMS UNIT 4 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

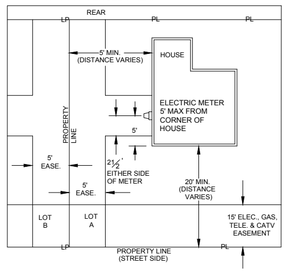


TYPICAL LOT (V.N.E.)
VEHICULAR NON-ACCESS EASEMENT

NOT TO SCALE

G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

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



TYPICAL EASEMENT ON
INTERIOR PROPERTY LINE

NOT TO SCALE

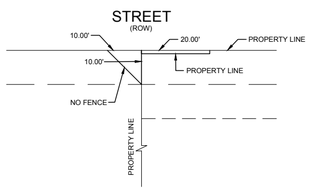
GREEN VALLEY SPECIAL UTILITY DISTRICT PLAT NOTES

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

"GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE"

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

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



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

NOT TO SCALE

STATE OF TEXAS
COUNTY OF GUADALUPE

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

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

THE _____
(SURVEY NAME AND ABSTRACT NUMBER)

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

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

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

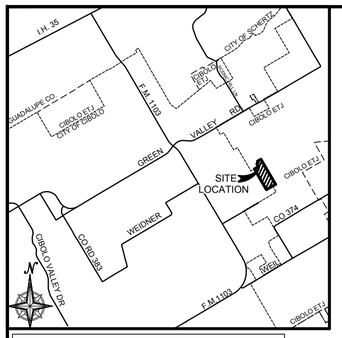
BY: _____ BY: _____
CHAIR VICE-CHAIR

THIS PLAT OF CIBOLO FARMS UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, AND IS HEREBY RECOMMENDING APPROVAL BY SUCH COMMISSION.

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

BY: _____ BY: _____
MAYOR CITY SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



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

PRIVATE STREETS

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

GENERAL PLAT NOTE

THIS SUBDIVISION IS VESTED TO THE 2018 UNIFIED DEVELOPMENT CODE (UDC) BASED ON CITY COUNCIL'S APPROVAL OF THE LAND STUDY ON SEPTEMBER 28, 2021.

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LEGEND

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3. CERTIFICATE OF CONVENIENCE AND NECESSITY ---- CCN
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6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS. ---- P.R.
7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS. ---- D.R.
8. EXTRA-TERRITORIAL JURISDICTION ---- ETJ
9. CLEAR VISION EASEMENT ---- C.V.E.
10. VOLUME ---- VOL.
11. PAGE ---- PG.
12. LINEAR FEET ---- L.F.
13. RIGHT OF WAY ---- R.O.W.
14. STREET CENTERLINE ---- ℄
15. VEHICLE NON-ACCESS EASEMENT ---- V.N.E.
16. BLOCK ---- BLK
17. SQUARE FOOTAGE ---- S.F.
18. ACRE ---- AC
19. PROPOSED FIRE HYDRANT ----
20. EXISTING CONTOUR ---- 980
21. PROPOSED FINISHED CONTOUR ---- 980
22. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN ----
23. 1/2" IRON ROD FOUND W/ KCI CAP ----
24. 1/2" IRON ROD SET W/ KCI CAP ----

25. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017
26. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF KCI TECHNOLOGIES TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND KCI PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.

Ⓐ LOT 915, BLOCK 2
OPEN SPACE, DRAINAGE ESM'T (PERMEABLE)
(0.053 OF AN ACRE) 2299 S.F.

Ⓑ LOT 914, BLOCK 2
OPEN SPACE, DRAINAGE ESM'T,
SANITARY SEWER ESM'T (PERMEABLE)
(0.107 OF AN ACRE) 4657 S.F.

Ⓒ LOT 910, BLOCK 11
OPEN SPACE (PERMEABLE)
(0.111 OF AN ACRE) 4854 S.F.

Ⓓ LOT 916, BLOCK 2
OPEN SPACE, DRAINAGE ESM'T (PERMEABLE)
(0.121 OF AN ACRE) 5285 S.F.

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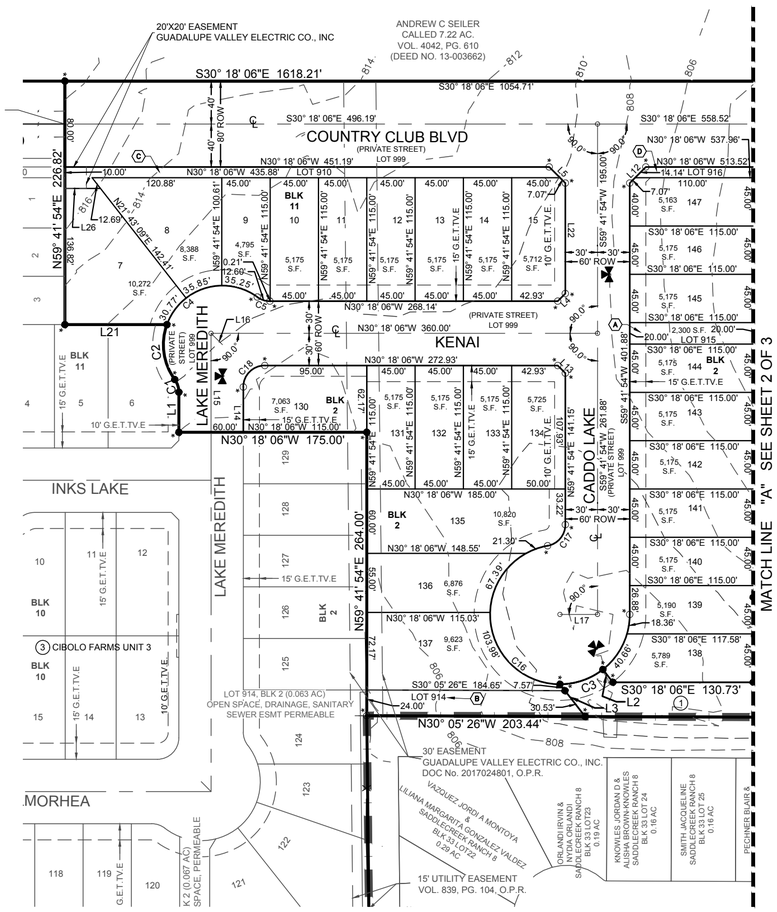


4 BLOCKS WITH 55 RESIDENTIAL LOTS,
3 OPEN SPACE LOTS, 5 DRAINAGE & OPEN SPACE LOTS

FINAL PLAT

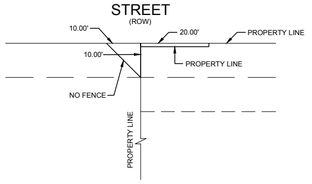
CIBOLO FARMS - UNIT 4

BEING 20.107 ACRES OF LAND OUT OF THE CALLED 46.541 ACRES RECORDED IN DOCUMENT NO. 202299002652 DEED RECORDS (D.R.) IN THE FRAILAN DE LA GARZA SURVEY NO. 253, ABSTRACT NO. 143 GUADALUPE COUNTY, TEXAS.

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

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

DATE OF PREPARATION: NOVEMBER, 2025



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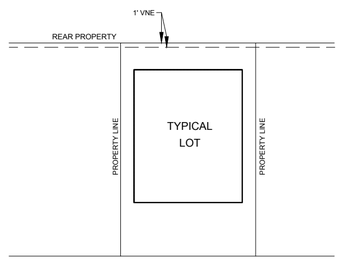


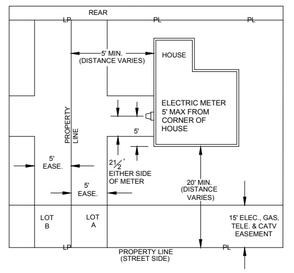
STREET

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

NOT TO SCALE

G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

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



TYPICAL EASEMENT ON
INTERIOR PROPERTY LINE

NOT TO SCALE

NOTES:

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

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

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

4.) ALL PROPOSED STREETS WILL NOT BE DEDICATED TO THE PUBLIC NOR MAINTAINED BY GUADALUPE COUNTY.

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

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

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

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

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

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

11.) GUADALUPE COUNTY AND/ OR THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.

12.) LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO NOT REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON. (20.107 AC.)

13.) THIS PLAT CONTAINS APPROXIMATELY 3,362 L.F. OF ROADWAY.

14.) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

15.) PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.

16.) THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.

17.) APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

18.) ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

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

20.) ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.

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

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

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

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

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

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

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

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

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

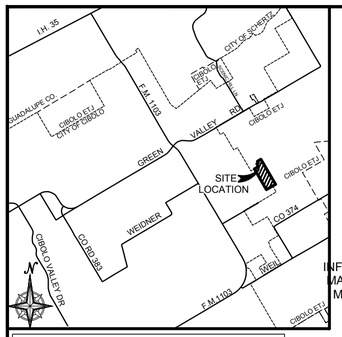
30.) IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.

31.) THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

32.) NO PARKLAND DEDICATION FOR THIS UNIT

REFERENCE LINE AND CURVE TABLE DATA ON SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



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(D) LOT 916, BLOCK 2 OPEN SPACE, DRAINAGE ESM'T (PERMEABLE) (0.121 OF AN ACRE) 5285 S.F.

(E) LOT 900, BLOCK 13 OPEN SPACE (PERMEABLE) (1.029 ACRES) 44825 S.F.

(F) LOT 900, BLOCK 12 OPEN SPACE (PERMEABLE) (0.115 OF AN ACRE) 5013 S.F.

(G) LOT 917, BLOCK 2 OPEN SPACE, DRAINAGE ESM'T, SANITARY SEWER ESM'T (PERMEABLE) (0.086 OF AN ACRE) 3761 S.F.

(H) LOT 918, BLOCK 2 OPEN SPACE, DRAINAGE ESM'T (PERMEABLE) (4.048 ACRES) 176311 S.F.

GREEN VALLEY SPECIAL UTILITY DISTRICT PLAT NOTES

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

NOTES:

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

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

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

4.) ALL PROPOSED STREETS WILL NOT BE DEDICATED TO THE PUBLIC NOR MAINTAINED BY GUADALUPE COUNTY.

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

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

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

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

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

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

11.) GUADALUPE COUNTY AND/ OR THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.

12.) LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO NOT REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON. (20.107 AC.)

13.) THIS PLAT CONTAINS APPROXIMATELY 3,362 L.F. OF ROADWAY.

14.) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

15.) PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.

16.) THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.

17.) APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

18.) ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

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

20.) ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.

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

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

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

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

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

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

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

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

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

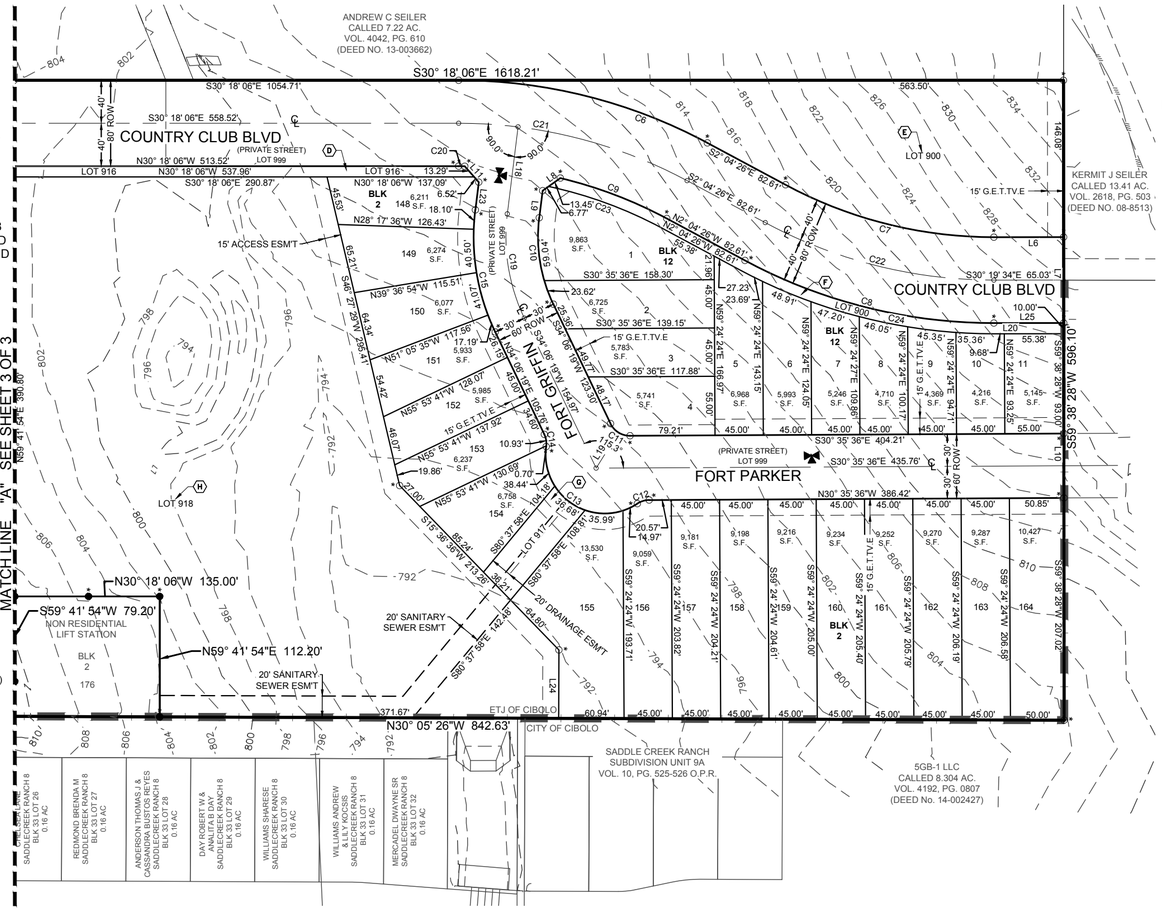
30.) IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.

31.) THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

32.) NO PARKLAND DEDICATION FOR THIS UNIT.

REFERENCE LINE AND CURVE TABLE DATA ON SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



4 BLOCKS WITH 55 RESIDENTIAL LOTS,
3 OPEN SPACE LOTS, 5 DRAINAGE & OPEN SPACE LOTS

FINAL PLAT

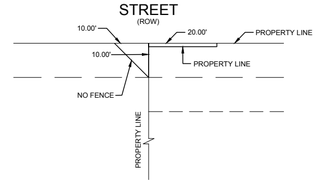
CIBOLO FARMS - UNIT 4

BEING 20.107 ACRES OF LAND OUT OF THE CALLED 46.541 ACRES RECORDED IN DOCUMENT NO. 202299002652 DEED RECORDS (D.R.) IN THE FRAILAN DE LA GARZA SURVEY NO. 253, ABSTRACT NO. 143 GUADALUPE COUNTY, TEXAS.

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

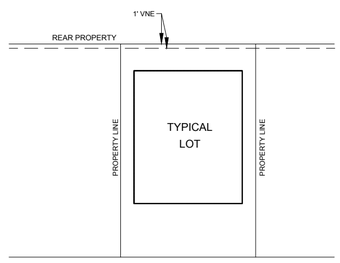
KCI TECHNOLOGIES, INC.
2806 W. BITTERS RD, SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-10573 / #101943-65

DATE OF PREPARATION: NOVEMBER, 2025



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

NOT TO SCALE



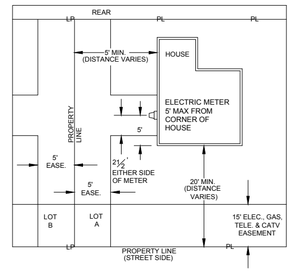
STREET

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

NOT TO SCALE

G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

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



TYPICAL EASEMENT ON INTERIOR PROPERTY LINE

NOT TO SCALE

CIBOLO FARMS ACCESS TO GREEN VALLEY ROAD

CIBOLO FARMS ACCESS TO GRACE VALLEY

COY LANE ACCESS TO SADDLE CREEK

SCENIC HILL LN
MONUMENT HILL
PALO DURO
ACTON
JACQUITRICK
EL CAPITAN
HIGGERMAN
CERRILLOS HILLS
MISSION TEJAS ROAD
COUNTRY CLUB BLVD
LANDMARK OAK
AVALON
ANAHUAC
FORT DAVIS PASS
HOLLAND PARK
WOODSIDE
SCENIC RIDGE PATH
BOB SANDLIN WAY
SAN BERNARD
BENTSEN RD
NUES CREEK
BROADRA
INKS LAKE
LAKE MEREDITH
KENAI
CADDO LAKE
FORT GRIFFEN
COWBOY VALLEY
BALMORHEA
1
2
3
4
29.875 Ac
SCHERTZ CIBOLO UNIVERSAL CITY ISD
SCHOOL TRACT
NOT YET RECORDED
29.875 AC
SCHERTZ CIBOLO UNIVERSAL
CITY ISD SCHOOL TRACT
NOT YET RECORDED
DONNOVAN B. JACKSON
CALLED 6,000 Ac.
VOL. 2486, PG. 962
LEE NOVKOFF
CALLED 10.000 Ac.
VOL. 4168, PG. 687
SHARON S HOGUE
CALLED 4.000 Ac.
VOL. 749, PG. 759
ANDREW C SEILER
CALLED 59.870 AC.
VOL. 4042, PG. 610
KERMIT J SEILER
24.592 ACRES (CALLED)
VOL. 2618, PG. 503, O.P.R.
6.235 AC REMAINDER OF
HERBERT SCHULMEIER
47.607 AC
VOL. 767, PG. 941
LIFE ESTATE TRACT II
(0.323 Ac.)
VOL. 767, PG 941
(2.0 AC.)
VOL. 455, PG. 276
SADDLE CREEK RANCH SUBDIVISION
PROPOSED UNIT 5
PROPOSED UNIT 6
PROPOSED UNIT 7
PROPOSED UNIT 8
PROPOSED UNIT 9
PROPOSED UNIT 4
PROPOSED UNIT 3
PARK
PARK
2.13 AC.
VARIABLE WIDTH
DRAINAGE EASEMENT
(20.84 AC.)
24' SS/FM
ESMT
16'
DRAINAGE
ESMT
12' WIDE
GRAVEL ROAD
20' ACCESS EASEMENT
VOL. 839, PG. 104, O.P.R.
N30°48'13"W 3243.90'
SADDLE CREEK RANCH SUBDIVISION
MASTER PLAN ADDENDUM UNITS 5, 6, 7, 8 & 9
CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS

Sedia Consulting Engineers, Inc.
(210) 308-0057
Firm Registration No: F 1601
8758 IH 10 West
San Antonio, Texas 78230
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNING

CIVIL ENGINEERING CONSULTANTS
D O N D U R D E N I N C .
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.3214
REGISTRATION #F-2214
SURVEY LICENSE #10041000
EMAIL: cec@cecitexas.com

DESIGNED BY:
DRAWN BY:
DATE:
JOB NO.:

REV | DATE | DESCR

CIBOLO FARMS /
SADDLE CREEK EXHIBIT

SHEET NO.
1

JOB NO. 1580
DATE: 05/01/2013
DRAWN BY: GP/AB
CHECKED BY: SED
SHEET: MP-1 OF 1

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Date: Nov 19, 2025, 1:52pm User ID: LarryEng.Pilar File: L:\Drawings\Proj_2014_JOB\1580\Plat_SDP\ Dgn\Comp_SP (Color).dwg Form: Sadde Creek.dwg

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

Colliers
Engineering & Design

January 26, 2026

On behalf of the:

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

Re: Final Plat Review
Cibolo Farms U4 (PZ-2025-19-PLT)

Ms. Hall,

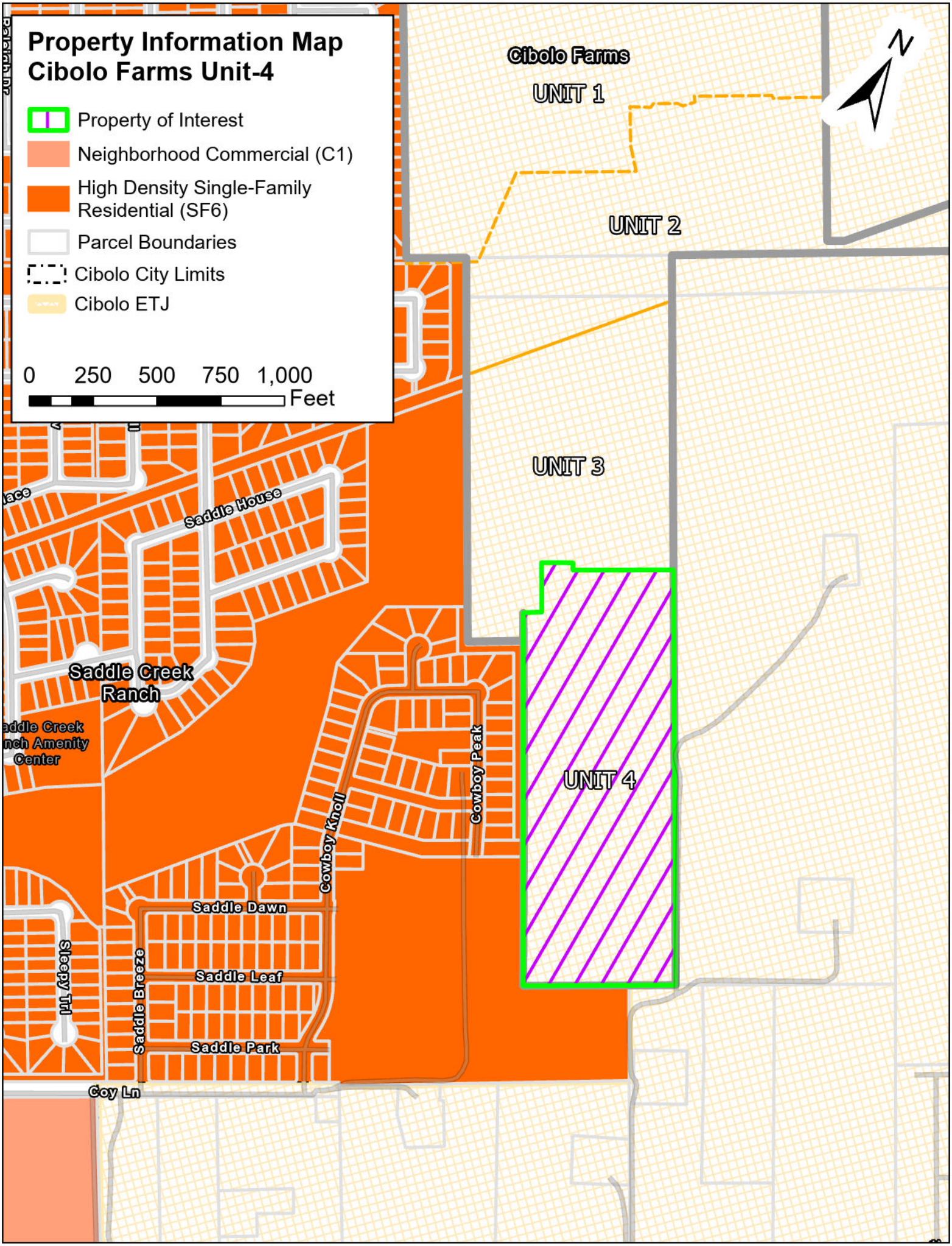
Colliers Engineering & Design has completed its review of the referenced project. We find that the subdivision development is in conformance with the city of Cibolo Unified Development Code and Flood ordinances. We have no further comments.

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


Property Information Map
Cibolo Farms Unit-4
Property of Interest
Neighborhood Commercial (C1)
High Density Single-Family Residential (SF6)
Parcel Boundaries
Cibolo City Limits
Cibolo ETJ
0 250 500 750 1,000
Feet
Cibolo Farms
UNIT 1
UNIT 2
UNIT 3
UNIT 4
Saddle House
Saddle Creek Ranch
Saddle Creek Ranch Amenity Center
Cowboy Peak
Cowboy Knoll
Saddle Dawn
Saddle Leaf
Saddle Park
Saddle Breeze
Sleepy Trl
Coy Ln

City of Cibolo

City Council Regular Meeting Staff Report

F. Discussion/Action to approve a CEDC EDGE Grant for Max and Louie's New York Diner in the not to exceed amount of $50,000 (Mr. Hardin)

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Discussion/Action Item: 12F.

From
Clancy Hardin, Economic Development Manager

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

Staff received an Economic Development Growth and Expansion (EDGE Grant) application from Drew Glick owner of Max and Louie's New York Diner requesting a EDGE Grant for assistance in offsetting the cost of onsite improvements for their new location to open in Cibolo Crossing located at 18215 IH 35, BLDG C.

In his letter to the CEDC Board, Mr. Glick wrote the following statements in support of approval of an EDGE Grant under special circumstances.

"The proposed project is a New York style Diner, Deli and Ice Cream Shop and Bakery development designed to serve both the residents of Cibolo and the surrounding Greater San Antonio region. This project will transform the existing property into a high-quality, hospitality and destination-driven business that emphasizes long-term economic sustainability, job creation, and community engagement.

Our vision is to deliver a professionally built, thoughtfully designed operation that reflects the values and growth goals of the City of Cibolo supporting local employment, increasing commercial activity, and contributing meaningfully to the city's tax base.

Investment & Use of Grant Funds The total projected investment for this project is approximately **$4,000,000,** funded primarily through private capital. EDGE Grant funds are requested to help offset qualified development costs, including but not limited to:

- Site preparation and infrastructure improvements
- Multiple exterior signs
- Drop down weather control screens for patio seating
- Building construction and tenant improvements
- Specialized equipment and operational build-out
- Exterior enhancements that elevate the overall corridor and surrounding area
- Custom multi-passenger golf cart people mover with sponsor signage
- 30 days of pre-opening hiring and training of 150 staff members

The requested grant funds will directly impact the project timeline, reduce upfront development costs, and allow us to deliver a higher-quality finished project that benefits both the business and the City.

This item was before the Cibolo EDC board on March 19, 2026 for consideration

Per CEDC Legal and CEDC by-laws amounts over $15,000 must go to City Council for approval.

STAFF RECOMMENDATION:

Please note: The EDGE grant program allows the board to consider awards above $15,000 when justified under section 6F "special circumstances".

Because of the scale of investment and job creation, staff staff recommends the approval of Mr. Glick's EDGE grant request for Max and Louie's second Texas location at Cibolo Crossing, in the amount not to exceed $50,000. **The grant represents a roughly a 1% ratio when considered against the level of investment of $4,600,000.**

FINANCIAL IMPACT:

$50,000

MOTION(S):

Sample motion: I motion to approve the EDGE grant as presented by staff for Max and Louie's New York Diner in the not to exceed amount of $50,000 as recommended by the Cibolo EDC board provided paid invoices are verified.

Attachments

Full Max and Louies EDGE (2).pdf

cibolo tx
&COHOHIC DIYELOPHEHT

Application for Cibolo Economic Development for Growth & Enhancement (EDGE) Grant

Contact: Cibolo Economic Development - economicdevelopment@cibolotx.gov, 210-659-1471

1	**PROJECT INFORMATION**					
A	Property Address: 18152 IH 35 North Cibolo, TX 78108					
8	Estimated Begin Work Date: 11112025			Estimated Completion Date: 4/1/2026		
C	Date Company Established: 2,m,2026			Federal Taxpayer ID Number:		
D	Company NAICS Code: 72251					
E	Choose Business Type: Corporation ☐Partnership ☐Sole Proprietorship ☐Other					
F	Reason for Requesting Grant: Building of new restaurant in city of Cibolo with signifigant construction costs					
G	Today's Date:					
2	**OTHER BUSINESSES IN BUILDING (IF APPLICABLE) - Please list other businesses in the building and check those interested in participating in the Business Improvement Grant Program.**					
	Name of Business			**Name of Owner**		
D	**NIA**					
D						
D						
D						
D						

3	**ELIGIBILITY**			
	YES	**NO**	**Item**	**Notes**
A	YES		Within the City?	
B	YES		Commercially Zoned?	
C	YES		City taxes in good standing?	
D		NO	No City liens existing?	
E	YES		Proof of ownership provided?	
F		NO	Outstanding code violations?	
G		NO	Received a grant within past 365 days?	In accordance with Section 7 of Guidelines
4	**ELIGIBILITY OF BUSINESS**			
	YES	**NO**	**Item**	**Notes**
A		NO	Any outstanding financial obligations to the City of Cibolo?	In accordance with Section SC of Eligibility
B		NO	Involved in any ongoing lawsuits with the City of Cibolo?	
C		NO	Currently located or will be located in Old Town District or FM 78 Corridor?	See Section 10 for Map of Eligible Properties

5	ENHANCEMENTS (Section 6)	TOTAL COST	POLICY MAX %	POLICY MAX$	AMOUNT REQUESTED	AMOUNT APPROVED
A	Fa ade	$	50%	$15,000	$	$
B	Sign Improvement	**$47497**	50%	$15,000	**$15000**	$
C	Property Improvement	**$35215**	50%	$15,000	**$15000**	$
D	Demolition	$0	50%	$15,000	$	$
E	New Construction	$	50%	$15,000	$	$

F	Fees	$	50%	$15,000	$	$
G	Special Circumstances	$ 36500	50%	$15,000	$ 15000	$
	TOTAL AMOUNT REQUESTED:				$	
	TOTAL BUSINESS IMPROVEMENT GRANT APPROVED:				$	

H Please describe any planned "Non-Grant" Enhancements:

9100 square foot building finish out for new restaurant

6 ATTACHED ITEMS/EXHIBITS

	YES	NO	Item	Notes
A	X		Request letter to the CEDC Board of Directors describing proposed project and need for grant funds	
B	X		At least two photos of existing exterior or property	Wlii only accept pictures of property if new construction
C	✓		Legal description of subject property	
D		N/A	Proof of Ownership if property owner	
E	X		Establishment of business entity name	
F	X		Project outline, illustrations, other supplemental information	
G	X		Construction cost estimates from a contractor/vendor	Itemized work estimates which include details and information such as color samples of paint, fabric, sign material, etc.
H	X		Applicant's W-9	
I	(		Completed Economic Impact Analysis	Contact staff for this form
J	X		Copy of signed lease agreement	If Business Owner is different from Property Owner
K	X		Vicinity map of subject property	

7 CONTRACTOR INFORMATION

A **Company Name:** AVL Construction

Contract Person: Avi Langbaum	Title: Owner
Address: PO Box 780758 San Antonio TX 78278	
Phone Number: 210-559-5834	Fax:
Email: AVL@AVLconstruction.net	Website:

8 I have read and agree to the terms and conditions set in the Cibolo EDGE application. I understand that my project will be evaluated and recommendations made as to the scope of work to be Included in the Cibolo EDGE Program. I understand that the submittal of this application in no way guarantees me a grant from the Cibolo Economic Development Corporation. I understand that additional Information may be requested as needed. The Cibolo Economic Development Corporation reserves the right to reject any and all applications at Its sole discretion.

If the property Is owned by a corporation, partnership, or joint venture, an individually legally authorized to represent the entity must ***sign*** below on behalf of the entity.

	Applications will be considered on a monthly basis and complete applications must be submitted to CEDC a minimum of thirty (30) calendar days prior to being presented at a CEDC Board Meeting.

Business Owner		**Property Owner**
Company: Max and Louie's New York Diner-Cibolo		Company:
Signature:		Signature:
Print Name: Andrew Glick		Type of Print Name:
Title: Owner/Manager		Title:
Company Phone Number:		Phone Number:
Company Email: dg@maxandlouies.com		Email:
Company Physical Address: 226 W Bitte!ll Rd #126 San An1onio 78216		Address:
Company Website: maxandlouies.com		Date:
Date:		

Dear Members of the Cibolo Economic Development Corporation, Board of Directors,

On behalf of Max & Louie's' NY Diner, I am pleased to formally submit this letter in support of our application for an EDGE Grant for the proposed development located at 181521H 35N, Cibolo, Texas.

Project Overview

The proposed project is a New York style Diner, Deli and Ice Cream Shop and Bakely development designed to selve both the residents of Cibolo and the surrounding Greater San Antonio region. This project will transform the existing property into a high-quality, hospitality and destination-driven business that emphasizes long-term economic sustainability, job creation, and community engagement.

Our vision is to deliver a professionally built, thoughtfu lly designed operation that reflects the values and growth goals of the City of Cibolo-supporting local employment, increasing commercial activity, and contributing meaningfully to the city's tax base.

Investment & Use of Grant Funds

The total projected investment for this project is approximately $4,000,000, funded primarily through private capital. EDGE Grant funds are requested to help offset qualified development costs, including but not limited to:

- Site preparation and infrastructure improvements
- Multiple exterior signs
- Drop down weather control screens for patio seating
- Building construction and tenant improvements
- Specialized equipment and operational build-out
- Exterior enhancements that elevate the overall corridor and smTounding area
- Custom multi-passenger golf cart people mover with sponsor signage
- 30 days of pre-opening hiring and training of 150 staff members

The requested grant funds will directly impact the project timeline, reduce upfront development costs, and allow us to deliver a higher-quality finished project that benefits both the business and the City.

Employment & Economic Impact

Upon completion, the project is expected to create approximately 125 new permanent jobs, including 100 full-time and 25 part-time positions. These roles will span management, operations, and selvice positions, with very competitive wages and opportunities for advancement.

In addition to direct employment, the project will generate ongoing economic benefits through:

- Local and regional vendor partnerships
- Increased foot traffic and complementaly spending
- Long-term sales and property tax contributions
- Activation of underutilized commercial property

We are committed to operating this business as a long-term member of the Cibolo community.

Supporting Documentation

Enclosed with this application, please find the following materials as requested:

- Photos of the existing exterior and subject property
- Legal description of the property
- Business entity documentation
- Project outline, illustrations, and supplemental materials
- Construction cost estimates and vendor quotes
- Completed W-9
- Economic Impact Analysis (with staff assistance, as needed)
- Copy of the signed lease agreement
- Vicinity map identifying the subject property

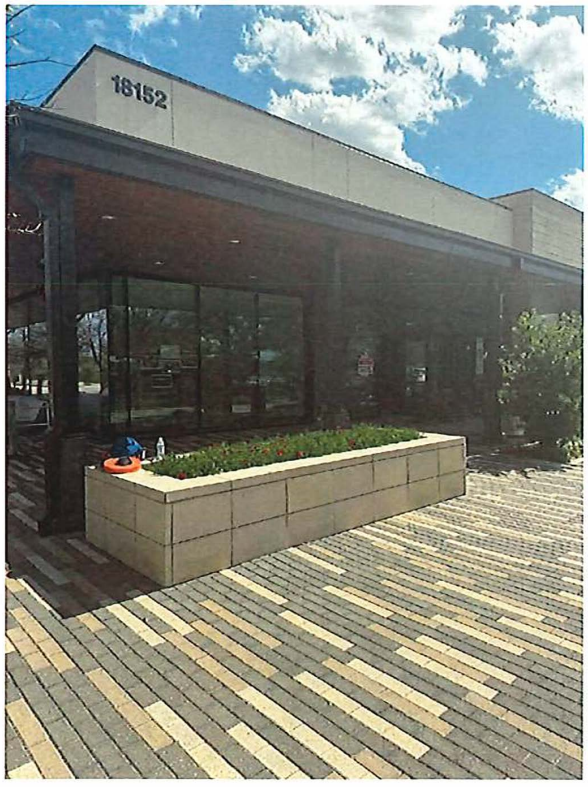
Closing

We appreciate the CEDC Board's commitment to supporting high-quality economic development projects that strengthen Cibolo's future. We believe this project aligns directly with those objectives and represents a responsible, impactful use of EDGE, Grant funds.

Thank you for your time, consideration, and continued investment in the growth of the Cibolo business community. We welcome the opportunity to present this project in person or provide any additional information the Board may require.

Respectfully submitted,

Drew Glick
Owner
MLTX2 LLC dba Max & Louie's NY Diner
631.455.3985
dg@maxandlouies.com


18152

Guadalupe AD Property Search

2025 Certified values reflect new exemption propositions from 8B4 & 8B23 that will go before voters in November. In the event the propositions do not pass, the exemption amounts will be adjusted accordingly.

Property Details

Account		
Property ID:	171722	Geographic ID: 1G0549-1001-00200-0-00
Type:	R	Zoning: COMMERCIAL
Property Use:		
Location		
Situs Address:	18152-18384 IH 35 N SCHERTZ, TX 78154	
Map ID:	M-3	Mapsco:
Legal Description:	CIBOLO CROSSING COMMERCIAL PH #1 LOT #02 BLK #1 7.044 ACS	
Abstract/Subdivision:	G_ 0549_ 1	
Neighborhood:	(CLA02) Common Land Area - 02	
Owner		
Owner ID:	230395	
Name:	CROMWELL STREET LLC	
Agent:	69998	
Mailing Address:	6101 HOLIDAY HILL ROAD MIDLAND, TX 79707	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A(+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)

Market Value:	NIA(=)
Agricultural Value Loss:8	NIA(-)
Appraised Value:Q	**NIA(=)**
HS Cap Loss: Q	**NIA(-)**
Circuit Breaker: Q	**NIA(-)**
Assessed Value:	**NIA**
Ag Use Value:	**NIA**

2025 Certified values reflect new exemption propositions from S84 & S823 that will go before voters in November. In the event the propositions do not pass, the exemption amounts will be adjusted accordingly.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: CROMWELL STREET LLC ¾**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CCI	CITY OF CIBOLO	NIA	NIA	*NIA*	NIA
GCO	GUADALUPE COUNTY	NIA	*NIA*	*NIA*	NIA
LTR	LATERAL ROAD	NIA	NIA	NIA	NIA
SGS	SCHERTZ-CIBOLO-U.C. ISO	NIA	NIA	NIA	*NIA*

Total Tax Rate: *NIA*

Estimated Taxes With Exemptions: NIA

Estimated Taxes Without Exemptions: NIA

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

Jane Nelson
Secretary of State

Office of the Secretary of State

February 18, 2026

Elder Bray & Bankler PC

Elder Bray & Bankler PC
755 E. Mulberry Ste 450
San Antonio, TX 78212 USA

RE: MLTX2, LLC
File Number: 805940982

Assumed Name:
Max & Louie's New York Diner Cibolo

File Date: 02/18/2026

It has been our pleasure to file the assumed name certificate for the above referenced entity. Enclosed is the certificate evidencing filing. Payment of the filing fee is acknowledged by this letter.

Ifwe can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division

Enclosure

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

Jane Nelson
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING
OF

MLTX2, LLC
File Number: 805940982
Assumed Name:
Max & Louie's New York Diner Cibolo

The undersigned, as Secretary of State of Texas, hereby ce1tifies that the assumed name ce1tificate for the above named entity has been received in this office and filed as provided by law on the date shown below.

ACCORDINGLY the undersigned, as Secretary of State, and by viltue of the authority vested in the secretary by law hereby issues this Ce1tificate of Filing.

Dated: 02/18/2026

Effective: 02/18/2026

Jane Nelson
Secretaiy of State

Office of the Secretary of State
Corporations Section
P.O. Box 13697
Austin, Texas 78711-3697
(Form 503)

Filed **in the** Office of the
Secretary of State of **Texas**
Filing#: **805940982 2/18/2026**
Document#: **1559556830002**
Image Generated Electronically
for Web Filing

ASSUMED NAME CERTIFICATE
FOR FILING WITH THE SECRETARY OF STATE

1. The assumed name under which the business or professional service is or is to be conducted or rendered is:

Max & Louie's New York Diner Cibolo

2. The name of the entity as stated in its certificate of formation, application for registration, or comparable document is:

MLTX2, LLC

3. The state, country, or other jurisdiction under the laws of which it was incorporated, organized or associated is **TEXAS**

4. The period, not to exceed 10 years, during which the assumed name will be used is : **02/18/2036**

5. The entity is a : **Domestic Limited Liability Company (LLC)**

6. The entity's principal office address is:

226 W Bitters Rd #126, San Antonio, TX, USA 78216

7. The county or counties where business or professional services are being or are to be conducted or rendered under such assumed name are:

ALL COUNTIES

8. The undersigned, if acting in the capacity of an attorney-in-fact of the entity, certifies that the entity has duly authorized the attorney-in-fact in writing to execute this document. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

MLTX2, LLC
Name of the entity

By: **Andrew Glick, Manager**

Signature of officer, general partner, manager, representative or attorney-in-fact of the entity

FILING OFFICE COPY

EDGE GRANT APPLICATION

EXECUTIVE SUMMARY

Max & Louie's NY Diner is a **New York-style Diner, Deli, Bakery, with a Home-Made Ice Cream Shop** called Melvin's located at **18152 IH-35 North in Cibolo, Texas.**

The project represents a **$4,000,000 private investment** that will create approximately **125 New jobs** while bringing a high-quality, destination dining concept to the City of Cibolo.

Max & Louie's NY Diner is designed to be a **high-volume, full-service restaurant operating breakfast through dinner,** serving both residents and regional visitors traveling along the IH-35 corridor. The concept blends classic New York Diner fanatical hospitality with a modern community gathering place.

Key elements include:

- A full-service New York style diner
- An in-house bakery and bagel shop
- A full bar featuring specialty cocktails, mocktails, beer and wine
- A home-made ice cream, dessert and espresso program
- Community-oriented design inside and outside and family dining

This project will contribute to the City of Cibolo through:

- Job creation
- Sales tax generation
- Increased commercial activity along IH-35
- Activation of a currently underutilized property
- Long-term business investment within the community

EDGE Grant participation will assist with development costs associated with construction, infrastructure improvements, and specialized signage and decor necessary to deliver a high-quality project aligned with the City's economic development goals.

Max & Louie's NY Diner is committed to becoming a **long-term member of the Cibolo business community** and a destination dining experience for residents and visitors alike.

EDGE GRANT APPLICATION

A COMMUNITY CONCEPT

Max & Louie's NY Diner aims to contribute to the character and experience of Cibolo through creative and engaging community elements.

One concept included in the proposal is a **New York taxi-themed community golf cart,** designed to reflect the brand identity of the restaurant while promoting a partnership with the City of Cibolo.

Other Grant Items include:
Building Signage
Patio Privacy Screens
Specialized Equipment
30 Days of hiring and training of 125+ new employees

The goal is to create a **memorable and visual project** that reflects the fun and fanatical hospitality of the Max & Louie's Diner concept.

PROJECT TIMELINE

Grant Approval: 3/23/26

Construction Complete: 4/13/26

Projected Opening: 4/27/26

CONCLUSION

Max & Louie's NY Diner represents a meaningful private investment in the City of Cibolo and aligns with the City's goals of expanding economic activity, supporting job creation, and enhancing the community's commercial landscape.

With the assistance of the EDGE Grant program, this project will deliver a high-quality hospitality destination that contributes to the growth and vitality of the Cibolo business community for many years to come.

We appreciate the opportunity to submit this proposal and look forward to working with the City of Cibolo Economic Development Corporation.

Aetna Sign Group

MAX & LOUIE'S
NEW YORK DINER

2438 FREEDOM DRIVE
SAN ANTONIO, TX 78217
PH: 210.826.2800

WWW.AETNASIGN.COM

Max & Louie's New York Diner

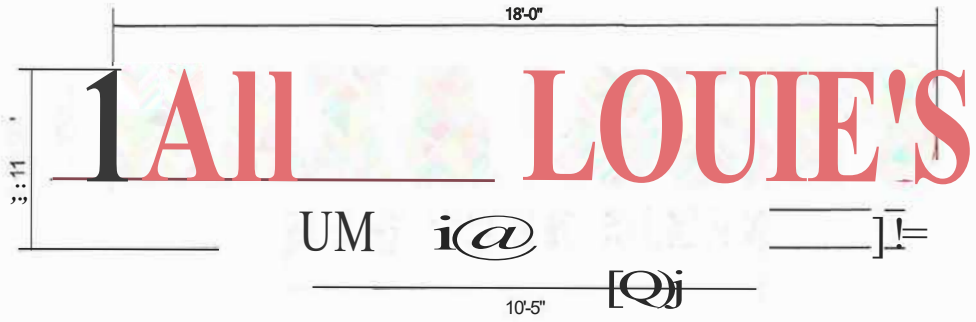
18152 IH 35
San Antonio, Texas

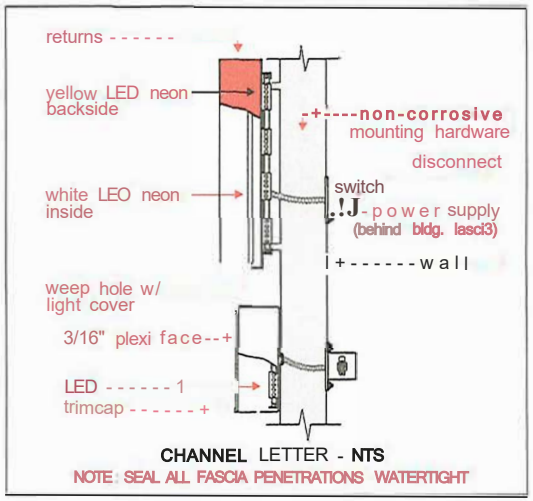
LOCATION MAP

OVER 95 YEARS OF SIGNING THE BEST NAMES IN BUSINESS

A1

all dims are approximate • field survey required





CHANNEL LETTERS W/ BACK-LIGHT SCALE: 3/8" = 1'-0"

ONE (1) REQUIRED· MFG. & INSTALL

MAX & LOUIE'S· ALUM. FABRICATED OPEN FACE CHANNEL LETTERS W/ 5• RETURNS· PTO. RED (EXACT CLOR TBO)

SINGLE WHITE LED NEON INSIDE LETTER FACES

LETTERS MOUNTED W/ 2" STANDOFFS MILL FINISH

YELLOW LED ATTACHED TO BACK OF CANS

NEW YORK DINER -ALUM FABRICATED FACE-LIT LETTERS· 5" RETURNS & TRIMCAP • WHITE

WHITE LEXAN FACES

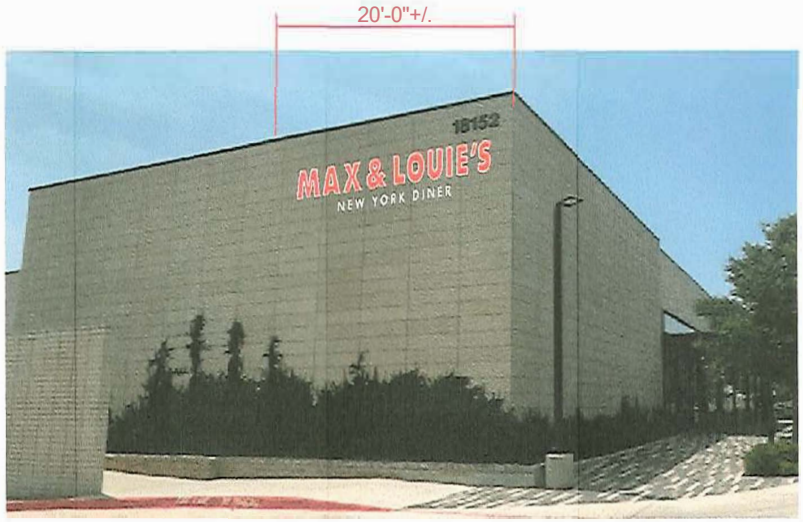
INTERNALLY ILLUMINATED W/ WHITE LED'S

LETTERS MOUNTED FLUSH TO BUILDING FACSIA

NIGHT VIEW

CHANNEL LETTER - **NTS**

NOTE: SEAL ALL FASCIA PENETRATIONS WATERTIGHT



PROPOSED SCALE: 3/32" = 1'-0"

Aetna SIGN GROUP
2438 FREEDOM DRIVE • SAN ANTONIO, TX 78217 • PH: 210.826.2800
FAX: 210.477.2323 • WWW.AETNASIGN.COM • FOLLOW US ON

CLIENT:	Max S Louic'lt	LOU	s,,s.2	CITY: Cibolo, TX	DESIGNER: Arnio V
ADDRESS:	18152 IH 35		C-OsbyG	DATE: 05-30-25	CLIENT APPROVAL:
COMPUTER FILE:	Art\drwg\misc\8419_max &louise_cibolo		MB=UN		
REVISION HISTORY:					

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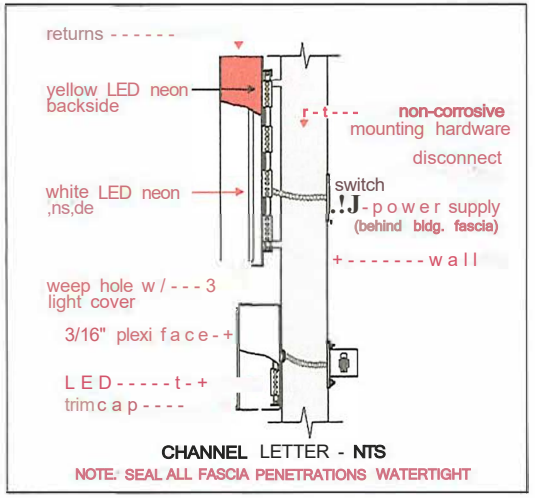
A2

all dims are approximate - field survey required



CHANNEL LETTER - NTS

NOTE: SEAL ALL FASCIA PENETRATIONS WATERTIGHT

CHANNEL LETTERS W/ BACK-LIGHT SCALE: 3/8" = 1'-0"

ONE (1) REQUIRED - MFG. & INSTALL

MAX & LOUIE'S -ALUM. FABRICATED OPEN FACE CHANNEL LETTERS W/ 5" RETURNS - PTD. RED (EXACT CLOR TBD)

SINGLE WHITE LED NEON INSIDE LETTER FACES

LETTERS MOUNTED W/ 2" STANDOFFS MILL FINISH

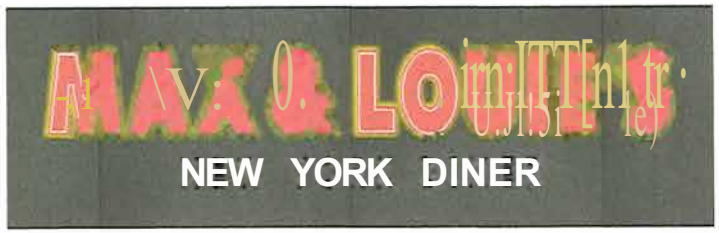
YELLOW LED ATTACHED TO BACK OF CANS

NEW YORK DINER -ALUM FABRICATED FACE-LIT LETTERS - 5" RETURNS & TRIMCAP - WHITE

WHITE LEXAN FACES

INTERNALLY ILLUMINATED W/ WHITE LED'S

LETTERS MOUNTED FLUSH TO BUILDING FACSIA



NIGHT VIEW

PROPOSED SCALE: 3/32"; 1-0·

e,na SIGN GROUP
269 N.E.X'S DR. • SAN ANTONIO, TX 78217 • PH: 210.828.2800
210) 77 253 • WWW.AETNASIGN.COM • FOLLOW US ON

CLIENT:	Max & Louie's	DRAWING: 8419,3	CITY: Cibolo, TX
ADDRESS:	18152 IH 35	♦-CcsloyG	DATE: 05-30-25
CuNPU'tn mr:	Art\drwg\misc\8419_max &loul _cibolo		CLIENT APPROVAL
RrVI:;mlf$10k'r			

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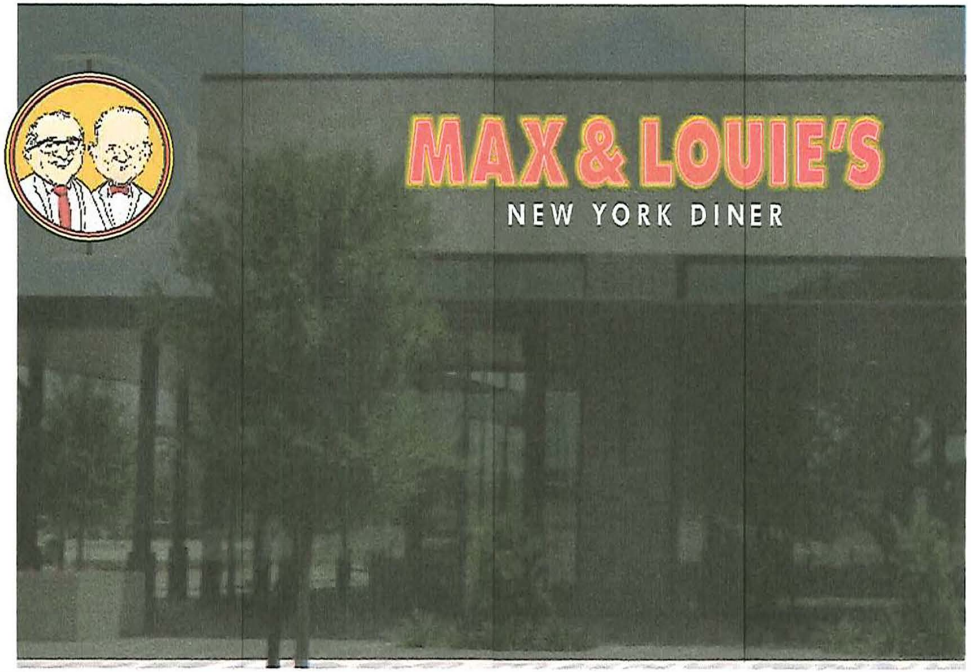
A2/C

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

e,na SIGN GROUP

2439 FREEDOM DRIVE • SAN ANTONIO, TX 78217 • PH: 210.826.2900
FAX: 210.477.2323 • WWW.AETNASIGN.COM • FOLLOW US ON

JOB:	Max & Louie's	8419.3	CITY:	Cibolo, TX	DESIGNER: Arnie V
ADDRESS:	18152 IH 35	Co81oy G	DATE:	05-30-25	CLIENT APPROVAL

COMPUTER FILE: Art\drwg\misc\8419_max &louise_cibolo
REVISION HISTORY:

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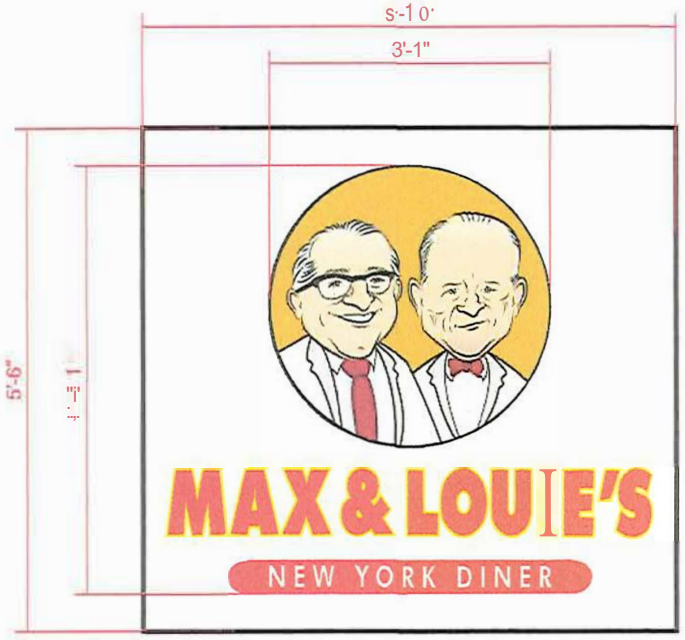
F



VINYL - S/F **MONUMENT** SCALE: 3/4" = 1'-0"

ONE (1) REQUIRED - MFG. & INSTALL

INKJET PRINTED VINYL APPLIED TO EXISTING LEXAN FACE

PROPOSED SCALE: 3/16" = 1'-0"

e,na
SIGN GROUP
2435 FREEDOM DRIVE • SAN ANTONIO, TX 78217 • PH: 210.826.2400
FAX: 210.477.2323 • WWW.AETNASIGN.COM • FOLLOW US ON

CLIENT:	Mnx:S.Loulc'$	FILE:	8419.9	CITY:	Cibolo, TX
ADDRESS:	18152 IH 35		COsloyG	DATE:	05-30-25
COMPUTER FILE:	Art\drwg\misc\8419_max &louise_cibolo				
REVISION HISTORY:					

DESIGNER: Arnie V

CLIENT APPROVAL:

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EDGE GRANT APPLICATION

Proposed Development:

Max & Louie's NY Diner - Cibolo

Submitted To:
City of Cibolo Economic Development Corporation
200 S Main Street
Cibolo, Texas

Submitted By:
Drew Glick
Owner/Founder
MLTX2 LLC dba Max & Louie's NY Diner

Project Investment:
$4,000,000 Private Investment

Projected Employment:
125 New Cibolo Jobs

Projected Opening Date:
April 27, 2026

Max and Louie's
This cart is sponsored by City of Cibolo
OBTY
TAXI
NYC TAXI

BLIND AMBITION
4747 Whirlwind Dr Suite #2
San Antonio. TX 78217 USA
+12105456178
james@btindarnbition.biz
WWW.BLINDAI\IBITION.BIZ

Estimate

ADDRESS
Glick, Drew
22904 Canasta
631-455-3985
San Antonio, TX 78261

SHIP TO
Glick, Drew
22904 Canasta
631-455-3985
SanAntonio, TX 78261

ESTIMATE	2818
DATE	08/06/2025
EXPIRATION DATE	09/06/2025

SALES REP
James Johnson

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/06/2025	Exterior Roller Shade	Dining Area - KAOS - Keder Track - High Wind Shades - Dark Bronze 95% Fabric - Carbon Frame & Side Channels	7	4,068.7357143	28,481.15T
	Install	Exterior Roller Shades Installed	7	400.00	2,800.00T
	Misc.	Wifi Bridge App & Programming	1	750.00	750.00T
		Power and Blocking by Other			

50% deposit 'is required *on* all custom orde,s. Cuslom *01ders* are ron-returnable nd non-rnfunclatilH. One year warran1y on c'll lat>0r, all products Am covered Uy 1nanura.cturers wa,ranties.

SUBTOTAL	32,031.15
TAX	2,683.82
SHIPPING	500.00
TOTAL	**$35,214.97**

Accepted By

Accepted Date

FACT SHEET

MAX AND LOUIE'S NEW YORK DINER

RECRUITMENT
Project Type

TOURISM & HOSPITALITY
Industry

PROJECT INFO

NAICS	722511 Full-Service Restaurants
SPACE	No new space
FACILITY	
BREAK GROUND	
BEGIN OPERATIONS	

EMPLOYMENT

:.1130

New Jobs

CAPITAL INVESTMENT

$4.6M

$4.6M Buildings & Improvements
$0 Furniture, Fixtures, & Equipment

PAYROLL

8

$5.2M
Annual Payroll

ADDRESS
181521 35 N Frontage Rd, Schertz, TX 78108, USA

COMPANY INFO

Company Name	Max and Louie's New York Diner
Year Established	2016 in San Antonio and 2026 in Cibolo
State of Formation	Texas
Business Structure	LLC
Ownership	Private

1 rt .1
EDGE Grant

Docusign Envelope ID: B7951063-60E6-4BC8-9778-A144CB2DA208

SHOPPING CENTER LEASE

behveen

CROMWELL STREET, LLC, a Texas limited liability company
as Landlord

and

MLTX2, LLC, a Texas limited liability company
as Tenant

181241-35
CIBOLO, TEXAS

Dated effective as of June 1, 2025

Docusign Envelope ID: B7951063-60E6-4BC8-9778-A144CB2DA208

ARTICLE XXX MISCELLANEOUS 35

Exhibits

A	Description of Shopping Center
B	Depiction of Premises, Patio Area, Outdoor Plaza, Community Events Area, and Shopping Center
C	Work Letter
D	Guaranty
E	Restriction on Shopping Center (Exclusive)
F	Renewal Option
G	Intentionally Deleted.
H	Shopping Center Rules and Regulations
1-1	Retail Sign Criteria - Phase I
1-2	Pylon Signage
J	Prohibited Uses and Restrictions
K	Patio Rules and Regulations

Docusign Envelope ID: B7951063-60E6-4BC8-9778-A144CB2DA208

(j) "Premises": A store unit in the Shopping Center with the address of 18124 IH-35, Cibolo, Texas 78 I08 containing approximately 9,111 square feet in area measured by calculating lengths and widths to immediately inside the exterior ofoutside walls (e.g., not including the exterior surface of such outside walls) and to the middle ofinterior walls, being in building "C" ofthe Shopping Center, and being described or shown on Exhibit "B". The parties agree that Exhibit "A" and Exhibit "B" are attached solely for the purpose of locating the Shopping Center and the Premises within the Shopping Center and that no representation, warranty, or covenan\ is to be implied by any other information shown on the exhibits (i.e., any information as to buildings, tenants or prospective tenants, etc., is subject to change at any time).

(k) "Commencement Date": The earlier of:

(i) the date upon which Tenant opens for business to the public at the Premises, and

(ii) 240 days after the Effective Date.

(l) "Term": Commencing on the date Landlord delivers possession of the Premises to Tenant and continuing for 120 months after the Commencement Date; provided that if the Commencement Date is not the first day of a month, then the period from the Commencement Date to the first day of the next month shall be included in the first month for purposes of determining the duration of the Term. The "Term" shall also include any extension term for which an extension option has been validly exercised pursuant to Exhibit "F" at the time in question.

(m) "Minimum Guaranteed Rental": Minimum Guaranteed Rental shall be as follows during the respective months of the Term:

Months	*Minimum Guaranteed Rental*
1-12	$21,252.00 per month
13-24	$21,677.04 per month
25-36	$22,110.58 per month
37-48	$22,552.79 per month
49-60	$23,003.85 per month
61-72	$23,463.93 per month
73-84	$23,933.20 per month
85-96	$24,411.87 per month
97-108	$24,900.11 per month
109-120	$25,398.11 per month

If the Commencement Date does not occur on the first day of a calendar month, then "month 1" in the above table shall commence on the Commencement Date and shall end at the conclusion of the last calendar day of the next succeeding calendar month (for example, if the Commencement Date is Febrnary I0th, then "month 1" in the above chart would begin on Febrnary 10th and would end upon the conclusion ofbusiness on March 31st). And in such event the Minimum Guaranteed Rental for "month 1" shall be increased proportionately with the additional number of days attributable to such period.

(n) Percentage Rental rate: *NIA.*

(o) "Common Area Maintenance Charges": All charges to be paid by Tenant pursuant to Section 7.4.

(p) "Prepaid Rental": $31,119.00, being an estimate of the Minimum Guaranteed Rental, Common Area Maintenance Charges, and Tenant's obligations for Real Estate Charges and Insurance Expenses, and (if applicable) merchants' association dues for the first full month of the Term, such prepaid rental being due and payable upon execution of this Lease. Note: If Tenant desires credit for Prepaid

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area for Tenant's customers, subject to applicable laws and regulations, including but not limited to Texas Alcoholic Beverage Commission ("TABC") mies and regulations; and (ii) hosting live programming events to the extent not prohibited by the Phase I REOA (as defined below), in connection operation of the Premises for Tenant's Permitted Use, on the same terms, provisions, and conditions as offered for access and use by Landlord to other tenants in the Shopping Center. Landlord shall have the right to sixty (60) days' advance written request from Tenant for all such events to be held by Tenant in the Outdoor Plaza and Landlord, in its sole determination, shall maintain the calendar of availability for the Outdoor Plaza. Tenant shall comply, and ensure compliance by all licensees, guests, invitees, customers, patrons, and the like, with all applicable laws and regulations, including but not limited to TABC mies, in connection with Tenant's use of the Outdoor Plaza. Tenant's rights contained in this Section 1.1 *(t)* shall be subject to the restrictions contained in that ceiiain "Reciprocal Easement and Operation Agreement - Phase I", dated November 12, 2020, as may be amended from time to time, recorded in the Property Records of Guadalupe County, Document No. 202099032735 ("Phase I REOA"), including, but not limited to Article X and Article XIII of the Phase I REOA. For the avoidance of doubt, Tenant acknowledges that the Outdoor Plaza is not a part of Tenant's Leased Premises and Tenant shall only have the limited rights to use the Outdoor Plaza as contained herein.

(i) As long as Tenant is open for business and operating for the Permitted Use and not in default under this Lease, Landlord shall not permit Outside Community Events (as defined below) in the "Community Events Area" depicted on Exhibit "B" during Tenant's Peak Hours. For the purposes of this Section 1.l(t)(i). "Outside Community Events" shall mean the events occmTing in the Community Events Area, depicted on Exhibit "B", that are hosted or sponsored by persons, entities, or organizations, other than by open and operating tenants in the Shopping Center or Landlord or its affiliates. For the purposes of this Section Llffi.ill, "Tenant's Peak Hours" shall mean between the hours of 8 AM to 1 PM each day, except for days when Tenant is closed to the public. Notwithstanding anything to the contrary herein, upon providing Tenant no less than thirty (30) days' written notice, Landlord shall be entitled to permit up to eight (8) Outside Community Events per year during Tenant's Peak ·Hours; provided, however, there shall be no Outside Community Events on Easter Sunday, Mother's Day, Father's Day, Memorial Day Weekend and Labor Day Weekend.

(u) "Effective Date": For all purposes under this Lease, the execution date and the date upon which this Lease shall be effective is June 1, 2025.

1.2 The following table is provided as an estimate of Tenant's initial monthly payment broken down into its components. This table, however, does not supersede the specific provisions elsewhere in this Lease:

Initial Minimum Guaranteed Rental (Section 1.l(m) and Section 4.1)	$21,252.00
Initial Payment for Common Area Maintenance Charges, Real Estate Charges, and Insurance Expenses (Section 1.l(o). Section 7.4, and Article VI)	$9,867.00
TOTAL INITIAL MONTHLY PAYMENT	$31,119,00

ARTICLE II
GRANTING CLAUSE

2.1 Landlord leases the Premises, and the Patio Area to Tenant for the Term upon the terms and conditions set forth in this Lease.

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5.2 Landlord shall use good faith efforts to keep confidential all financial statements supplied by Tenant; however, Landlord shall have the right to reveal such information to mo1lgagees, prospective purchasers and prospective mortgagees (and their respective agents) and to Landlord's managers, development and administrative officers and personnel, and consultants.

ARTICLE VI
TENANT'S RESPONSIBILITY FOR TAXES, OTHER REAL ESTATE CHARGES AND INSURANCE EXPENSES

6.1 Tenant shall be liable for all taxes levied against personal property and trade fixtures placed by Tenant in the Premises. If any such taxes are levied against Landlord or Landlord's property and if Landlord elects to pay the same or if the assessed value of Landlord's property is increased by inclusion of personal property and trnde fixtures placed by Tenant in the Premises and Landlord elects to pay the taxes based on such increase, Tenant shall pay to Landlord upon demand that part of such taxes for which Tenant is primarily liable hereunder.

6.2 Tenant shall also be liable for Tenant's Share (as defined below) of all Real Estate Charges (as defined below) and Insurance Expenses (as defined below) related to the Shopping Center or Landlord's ownership of the Shopping Center, with all payments for which Tenant is liable pursuant to this ARTICLE VI to be considered for all purposes to be additional Rentals under this Lease. Tenant's obligations under this Section 6.2 shall be prorated during any partial year (i.e., the first year and the last year of the Term). For purposes of this ARTICLE VI, "Tenant's Share," with respect to Real Estate Charges and Insurance Expenses, shall be computed by multiplying the total amount of those Insurance Expenses and Real Estate Charges relating to the Shopping Center by a fraction, the numerator of which shall be the total rentable square feet in the Premises and the denominator of which shall be the total rentable square feet within all buildings in the Shopping Center at the time when the respective charge was incurred. Tenant understands and agrees that: (i) Landlord's construction of the Shopping Center is currently not complete; (ii) said construction may alter the total rentable square feet within premises in the Shopping Center; and (iii) Tenant's Share shall be recalculated upon completion of any construction affecting the total rentable square feet within premises within the Shopping Center. Tenant's Share shall exclude, however, as applicable to any particular charge or expense, areas for which any such Real Estate Charges or Insurance Expenses, or both, are paid by a party or parties other than Landlord. "Real Estate Charges" shall include ad valorem taxes, general and special assessments (including, without limitation, all ad valorem assessments charged pursuant to any covenants or restrictions now or hereafter affecting the Shopping Center), parking surcharges, any tax or excise on rents (including any tax imposed on Landlord's revenue, to the extent derived from ownership or operation of the Shopping Center, regardless whether explicitly identified as a tax on rents, it being understood and agreed that Real Estate Charges shall include all taxes imposed pursuant to Chapter 171 of the Texas Tax Code, and all subsequent legislation (including, without limitation, in replacement or substitution thereof) and regulations related thereto), any tax or charge for governmental services (such as street maintenance or fire protection), any tax or charge which replaces any of such above-described Real Estate Charges, and any fees paid by Landlord to consultants, attorneys and other professionals who monitor, negotiate and/or contest any or all above-described Real Estate Charges; provided, however, that Real Estate Charges shall not be deemed to include any franchise, estate, inheritance or general income tax (other than taxes imposed pursuant to the aforesaid Chapter 171 of the Texas Tax Code and subsequent legislation and regulations related thereto). "Insurance Expenses" shall include all premiums and other expenses incurred by Landlord for liability insurance, rental loss insurance covering not less than one year of Rent to be paid by all tenants in the Shopping Center, worker's compensation, automobile and property insurance (including, to the extent deemed appropriate by Landlord, environmental coverage, pollution coverage, mold coverage, terrorism coverage and whatever other special coverages and/or endorsements that Landlord, in Landlord's sole discretion, may from time to time consider appropriate).

6.3 Landlord may, if Landlord deems it appropriate to do so, attempt to obtain separate assessments for Tenant's obligations pursuant to Section 6.1 and, with respect to Section 6.2, for such of the Real Estate Charges as are readily susceptible of separate assessment; and if Landlord does attempt to so obtain separate assessments, Tenant shall cooperate with Landlord's efforts. To the extent of a separate assessment, Tenant agrees to pay

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common with Landlord, other tenants in the Shopping Center and other persons permitted by the Landlord to use the same, and subject to such reasonable rules and regulations governing use as Landlord may from time to time prescribe. Landlord's current rules and regulations are attached hereto as Exhibit "H". Additionally, and without limiting the generality of Landlord's ability to establish rules and regulations governing all aspects of the Common Area, Tenant agrees as follows:

(a) If Landlord designates specific parking areas for Tenant and Tenant's employees, then Tenant shall comply with Landlord's designation and shall institute procedures to ensure that its employees also comply. In this regard, Tenant also agrees that if requested by Landlord, Tenant shall promptly furnish Landlord with state automobile license numbers assigned to Tenant's vehicle or vehicles, and vehicles of Tenant's employees; moreover, in such event Tenant shall thereafter notify Landlord of any changes within five days after such changes occur. In the event Tenant or its employees fail to park their vehicles in designated parking areas as aforesaid, then Landlord at its option may charge Tenant $10.00 per day per vehicle parked in any area other than those designated, as and for liquidated damages, and Tenant shall pay such charges upon demand. Tenant authorizes Landlord to cause any vehicle which is not parked in the designated parking areas to be towed from the Shopping Center; moreover, Tenant shall on demand from Landlord reimburse Landlord for the cost thereof, and Tenant shall in all respects indemnify, defend, and hold Landlord harmless with respect to such towing by Landlord. Tenant's obligations under the preceding sentence shall survive the expiration or earlier termination of this Lease.

(b) Tenant shall not solicit business within the Common Area, and Tenant shall not take any action which would interfere with the rights of other persons to use the Common Area.

(c) Landlord may temporarily close any part of the Common Area for such periods of time as may be reasonably necessary to make repairs or alterations or to prevent the public from obtaining prescriptive rights.

(d) With regard to the roof(s) of the building(s) in the Shopping Center, use and control of the roof(s) is reserved to Landlord or, with regard to any tenant demonstrating to Landlord's satisfaction both a need to use same (such as in connection with HVAC repair or replacement, as contemplated in Section 11.3) and procedures to assure that no damage is done to the roof(s) (such as proper reattachment and sealing in connection with HVAC repair or replacement), to such tenant after it has received Landlord's prior written consent.

7.3 Landlord shall be responsible for the operation, management and maintenance of the Common Area, the manner of maintenance and the expenditures therefor to be in the sole discretion of Landlord, but to be generally in keeping with similar shopping centers within the same geographical area as the Shopping Center. Without limiting the generality of the immediately preceding sentence, Tenant acknowledges that **LANDLORD MAKES NO REPRESENTATION OR WARRANTY REGARDING WHETHER OR NOT LANDLORD WILL PROVIDE SECURITY SERVICES, OR IF SO, WHAT FORM OF SECURITY SERVICES WILL BE PROVIDED.**

7.4 In addition to the Rentals and other charges prescribed in this Lease, Tenant shall pay to Landlord, as additional Rentals required pursuant to this Lease, Tenant's Share of the cost of Landlord's management, operation and maintenance of the Common Area, as well as other commonly shared costs, which may be incurred by Landlord in its discretion, including, among other costs, all costs of the following: lighting, painting, cleaning, policing, inspecting, repairing, replacing Common Area elements; heating and cooling of any enclosed mall or promenade (i.e., if such exists in the Shopping Center); trash removal (i.e., except as paid by Tenant or otherwise administered pursuant to Section 10.6); insect and pest treatments and eradication (whether in the Common Area or for the building(s) of the Shopping Center); security (if and to the extent Landlord provides security); advertising and other marketing to promote the Shopping Center; environmental protection improvements or devices and health and safety improvements and devices which may be required by applicable laws (including the maintenance, repair and replacement of same); seasonal decorations, seasonal lighting and/or other promotional activities (if any); charges and assessments paid by

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one or more specific errors or a written request for further detail regarding a specific charge, then the assessment and/or statement shall be deemed correct in all respects. In addition, Tenant further agrees that if it so asserts error or requests further information within such 30 day period, Tenant will nevertheless pay all amounts charged by Landlord pending a resolution thereof.

ARTICLE VIII
MERCHANTS' ASSOCIATION

8.1 In the event that Landlord shall initiate a promotional fund or organize or sponsor a merchants' association composed of tenants in the Shopping Center, Tenant agrees that it will contribute to such fund or join and maintain membership in such association and will comply with such other bylaws, rules and regulations as may be adopted from time to time by the association. In addition, if the association charges its member dues or assessments, or both, and designates Landlord to collect same, then Tenant shall, as additional Rentals pursuant to this Lease, pay such dues and/or assessments as may be reasonably determined from time to time by the association; provided, however, that the method of charging dues and/or assessments must reasonably account for the relative benefit which the association's activities will bring to the respective tenants obligated to pay such dues and/or assessments.

ARTICLE IX
PROVISIONS APPLICABLE TO ALL RENTALS

9.1 For purposes of this Lease, the term "Rental" or "Rentals" shall be deemed to include Minimum Guaranteed Rentals (Section 1.1 (m) and Section 4.1), Tenant's required payments for Real Estate Charges and Insurance Expenses (ARTICLE VI), Tenant's Common Area Maintenance Charges (Section 7.4) and if applicable, Tenant's required payments for merchants' association dues and/or a promotional fund (ARTICLE VIII). Landlord and Tenant agree that each provision of this Lease for determining Rentals is commercially reasonable, adequately and sufficiently describes to Tenant the method by which such Rental is to be computed, and constitutes a "method by which the charge is to be computed" for purposes of Section 93.012 of the Texas Property Code. **ACCORDINGLY, TENANT VOLUNTARILY AND KNOWINGLY WAIVES ALL RIGHTS AND BENEFITS, IF ANY, AVAILABLE TO TENANT UNDER SECTION 93.012 OF THE TEXAS PROPERTY CODE AS SUCH SECTION NOW EXISTS OR AS IT MAY BE HEREAFTER AMENDED.**

9.2 Rentals shall accrue from the Commencement Date, and shall be payable to Landlord at Landlord's address specified in Section 1.1(b). or at any other address which Landlord may subsequently designate in a written notice to Tenant. Notwithstanding the foregoing, Landlord, upon thirty (30) days' prior written notice to Tenant (an "Electronic Payment Notice"), may require that Tenant make all payments to Landlord under this Lease, including, without limitation, payments of Rentals, though a software system, ACH, wire, online system, or electronic funds transfer methodology that is selected by Landlord or Landlord's management company in its sole discretion (the "Electronic Payment Method"). After thirty (30) days following Landlord's delivery of the Electronic Payment Notice to Tenant, any payment to Landlord by Tenant that is otherwise timely but is not submitted by the Electronic Payment Method shall be subject to an administrntive fee payable by Tenant to Landlord equal to 5% of the amount of the payment (the "Administ·ative Fee"). Landlord and Tenant hereby agree that the Administrative Fee represents liquidated damages attributable to the inconvenience and delay necessitated by accommodating an alternative payment method, and is not a penalty, given that Landlord's actual damages attributable to the inconvenience and delay would be difficult or impossible to ascertain. If any law limits the amount of liquidated damages to less than the amount of the Administrative Fee, then Landlord is entitled to the maximum allowable amount. Each payment by the Elech·onic Payment Method shall be initiated by Tenant for settlement on the date such payment is due. Prior to each payment due date and until the payment is made, Tenant shall ensure that it has sufficient funds in Tenant's account to cover each payment by the Electronic Payment Method. Any charges or costs, if any, by Tenant's bank for payment by any Electronic Payment Method shall be paid by Tenant.

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10.2 The Premises may be used only for the purpose or purposes specified in Section 1.1(r) above, and only under the trade name specified in Section 1.1(e) (or, if Section 1.1(e) is not filled in, any trade name approved in advance by Landlord in writing), and for no other purpose and under no other trade name, it being understood and acknowledged that Landlord has entered into this Lease in large pa1t because it believes that such use and trade name will benefit the Shopping Center as a whole. Landlord understands and agrees that the use specified in Section 1.Hr) may, at Tenant's option, include one or more incidental uses (i.e., constituting only a small portion of Tenant's premises area and a negligible percentage of Tenant's gross sales) which in the marketplace in the vicinity of the Shopping Center are regularly and customarily deemed to be essential to Tenant's specified use; however, Tenant understands and agrees that no such incidental use shall be permitted unless it complies with all applicable laws as well as with all of the following additional requirements: (i) such incidental use must be consistent with a first-class shopping center; (ii) such incidental use must in all respects be in compliance with the terms of this Lease; and (iii) such incidental use must not violate any so-called "exclusive" or other use restriction then applicable to the Shopping Center.

10.3 Tenant shall not, without Landlord's prior written consent, keep anything within the Premises or use the Premises for any purpose which either (a) creates a risk of toxic or otherwise hazardous substances (other than de minimis quantities used in the ordinary course of Tenant's business as a restaurant) or (b) invalidates any insurance policy or increases the insurance premium cost for any insurance policy carried on the Premises or other parts of the Shopping Center. Tenant's operations in the Premises – as well as all property, substances and other materials kept, stored, allowed to be brought within, or disposed from the Premises – shall comply in all respects with all federal, state, and municipal laws, ordinances, codes and regulations relating to the protection of the environment and natural resources, now existing or hereafter enacted (collectively, the "Environmental Laws"), including without limitation the following: (i) the federal Comprehensive Environmental Response, Compensation and Liability Act of 1980 (often referred to as "CERCLA"), as amended by the Superfund Amendments and Reauthorization Act of 1986, as same may have been further amended or may be further amended from time to time, (ii) the federal Resource Conservation and Recovery Act of 1976, as amended by the Used Oil Recycling Act of 1980, the Solid Waste Disposal Act Amendments of 1980, and the Hazardous and Solid Waste Amendments of 1984, as same may have been further amended or may be further amended from time to time, (iii) the federal Water Pollution Control Act of 1972 (often referred to as the "Clean Water Act"), as same may have been amended or may be amended from time to time, (iv) the federal Spill Compensation and Control Act of 1976, as same may have been amended or may be amended from time to time, and (v) any and all other federal, state, county, and municipal laws, ordinances, codes and regulations which relate in any way to the matters regulated by CERCLA and/or any other above-mentioned federal legislation. All property kept, stored or allowed to be brought within the Premises shall be at Tenant's sole risk. Tenant shall i1mnediately notify Landlord in the event Tenant becomes aware of any actual or potential environmental hazard or any actual or alleged violation of one or more Environmental Laws. Tenant shall indemnify and defend Landlord and hold Landlord harmless from and against any and all liability, liens, claims, demands, damages, expenses, fees, costs, fines, penalties, suits, proceedings, actions and causes of action (including without limitation all attorneys' fees and expenses) arising out of or relating to, directly or indirectly, any violation or alleged violation by Tenant or any party accessing the Premises by or through Tenant of any one or more of the Environmental Laws, except for any violations of Environmental Laws which may be caused solely by Landlord. Tenant's obligations under the preceding sentence shall smvive the expiration or earlier termination of this Lease.

10.4 Tenant shall not conduct within the Premises any fire, auction, bankruptcy, "going-out-of-business," "lost-our-lease," "moving" or similar sale; nor shall Tenant operate within the Premises a "wholesale" or "factory outlet" store, a cooperative store, a "second-hand" store, a "surplus" store or a store commonly referred to as a "discount house". The purpose for this restriction is the maintenance of a first-class shopping center image, not price regulation; therefore, Landlord agrees that items may be sold, and on occasion be advertised as being sold, at discounted prices as long as Tenant complies with all applicable laws and maintains an image consistent with a first-class shopping center.

10.5 Tenant acknowledges that the long term viability of the Shopping Center and its tenants is best served when tenants operate in ways that are mutually beneficial and, alternatively, can be damaged when the operations

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10.8 Tenant shall include the address and identity of its business activities in the Premises in all adve11isements made by Tenant in which the address and identity of any similar local business activity of Tenant is mentioned.

10.9 Tenant shall procure at its sole expense any permits and licenses required for the transaction of business in the Premises and otherwise comply with all applicable laws, ordinances and governmental regulations, and covenants and restrictions of record. In addition, if the nature of Tenant's business makes it advisable for Tenant to take any exh·a precautions (for example, in the case of a business which is affected by so-called "dramshop" laws, Tenant's compliance with all dramshop educational programs and procedures), Tenant shall take all such extra precautions. Without limiting the generality of the foregoing, and cumulative with Tenant's obligations pursuant to other provisions of this Lease (such as, without limitation, Section 10.3 and Section 29.1), Tenant further agrees as follows:

(a) Tenant shall not commence business operations in the Premises without having first obtained a Certificate of Occupancy from the appropriate governmental authority;

(b) Following delivery of the Premises by Landlord to Tenant pursuant to the terms of this Lease, Tenant shall be responsible for compliance with the federal Americans with Disabilities Act of 1990 ("ADA"), as the same may have been amended or may be amended from time to time, and all federal, state, county and municipal laws and regulations which relate in any way to the matters regulated by the ADA (collectively, the "ADA-based Laws"), including, without limitation, the configuration of the Premises (the interior as well as all public and/or employee door entrances) and Tenant's business operations at the Premises; moreover, if and to the extent that because of Tenant's construction and/or activities within the Premises, one or more of the ADA-based Laws require Landlord to alter and/or improve the Common Area, then Tenant shall reimburse Landlord for the cost of such alterations and improvements; and

(c) Tenant shall be responsible for compliance with all federal, state, county and municipal laws and regulations relating to health .and safety, including without limitation the federal Occupational Safety and Health Act of 1970 ("OSHA"), as the same may have been amended or may be amended from time to time, and any and all other federal, state, county, and municipal laws, ordinances, codes and regulations which relate in any way to the matters regulated by OSHA.

At Landlord's request, Tenant shall deliver to Landlord copies of all necessary permits and licenses and proof of Tenant's compliance with all such laws, ordinances, governmental regulations and extra precautions.

ARTICLE XI
MAINTENANCE AND REPAIR OF PREMISES

11.1 Landlord shall keep the foundation, the shuctural elements of all exterior walls (except plate glass; windows, doors and other exterior openings; window and door frames, molding, closure devices, locks and hardware; store fronts; lighting, "HVAC" (defined below), plumbing and other electrical, mechanical and electromotive installation equipment and fixtures; signs, placards, decorations or other advertising media of any type; and interior painting or other treatment of interior walls) and roof (subject to Section 7.4) of the Premises in good repair. Landlord, however, shall not be required to make any repairs occasioned by the act or negligence of Tenant, its agents, employees, subtenants, licensees and concessionaires (including, but not limited to, roof leaks resulting from Tenant's installation, replacement or maintenance of air-conditioning equipment or any other roof penetration or placement); and the provisions of the previous sentence are expressly recognized to be subject to the provisions of ARTICLE XVIII and ARTICLE XIX. In the event that the Premises should become in need of repairs required to be made by Landlord hereunder, Tenant shall give prompt written notice thereof to Landlord, and Landlord shall have a reasonable time after receipt by Landlord of such written notice in which to make such repairs.

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System"). Without limiting the generality of the immediately preceding sentence: (a) Tenant shall replace all filters in the HVAC system at least once every six weeks; (b) Tenant shall have the entire heating, ventilation and air-conditioning equipment inspected by a qualified or licensed HVAC contractor at least once a year; and (c) for any restaurant operation, Tenant shall have the Restaurant Exhaust System cleaned and inspected by a qualified specialist at least quarter-annually, with the invoke or report of same (the "RES Report") to be delivered to Landlord at least quarter-annually. The inspection specified in item (b) immediately above shall be completed between March !st and May 31st of each year, and Tenant shall provide Landlord a copy of the invoice or report (the "HVAC Inspection Report") from the inspecting company, giving evidence that the system has been inspected. If by June 15th of any calendar year during the Term Landlord has not received a copy of the HVAC Inspection Rep011 from Tenant, or if by the 15th day after any calendar quarter Landlord has not received a copy of the RES Report from any restaurant operation, and if such failure continues for more than 15 days after Landlord's written notice to Tenant advising Tenant of its failure in this regard, then Landlord shall have the right to have the applicable equipment inspected by a company to be selected by Landlord. Landlord shall bill Tenant for the cost of this inspection, which shall be paid within 10 days of receipt of Landlord's invoice. It is expressly understood and agreed by Tenant that in satisfying Tenant's responsibilities pursuant to this Section 11.3, Tenant must abide by all restrictions in this Lease regarding the roof of the Building, including but not limited to Section 7.2{d).

ARTICLE XII
ALTERATIONS

12.1 Tenant shall not make any alterations, additions or improvements to the Premises without the prior written consent of Landlord, except for the installation of unattached, movable trade fixtures which may be installed without drilling, cutting, or otherwise defacing the Premises and other interior, non-strnctural cosmetic revisions or updates. Whenever Tenant proposes to do any constrnction work within the Premises, Tenant shall first furnish to Landlord plans and specifications in such detail as Landlord may request covering all such work, together with an identification of the contractor(s) whom Tenant plans to employ for the work. Upon any request by Tenant to make any alterations, additions or improvements to the Premises, Tenant shall pay Landlord's reasonable fee for processing such consent request and reviewing such plans and specifications, and, in the event those plans and specifications are approved, a fee for the purposes of Landlord's constrnction management and general oversight in an amount equal to five percent (5%) of the total estimated cost of such alterations, additions or improvements. In no event shall any construction work be commenced within the Premises without Landlord's written confirmation that it has no objection to Tenant's plans and specifications and contractor(s); nor shall any conshuction work be commenced unless and until Tenant has provided the evidence of insurance required under Section 16.2{d) below. Notwithstanding the rights accorded to Landlord pursuant to the immediately preceding sentences, Tenant acknowledges and agrees that Landlord's permission for Tenant to commence construction shall in no way constitute any representation or warranty by Landlord as to the adequacy or sufficiency of such plans and specifications, the improvements to which they relate or the capabilities of such conh·actors; instead, any such permission shall merely be the consent of Landlord as required hereunder. Without limiting the generality of the preceding sentences in this Section 12.1, Tenant acknowledges and agrees that any installation or replacement of Tenant's heating or air-conditioning equipment must be subject to such preceding sentences and must be effected strictly in accordance with Landlord's insh·uctions regarding same.

12.2 All construction work done by Tenant within the Premises (including, without limitation, Tenant's Work (defined in Exhibit "C")) shall be performed in a good and workmanlike manner, lien-free and in compliance with all governmental requirements (including, without limitation, Chapter 469 of the Texas Government Code and all regulations and standards related thereto (collectively, as the same may hereafter be supplemented, modified, amended, re-codified, and/or replaced, "Chapter 469")), and in such manner as to cause a minimum of interference ,vith other constrnction in progress and with the transaction of business in the Shopping Center. Without limiting the generality of the foregoing, Landlord shall have the right to require that such work be performed during hours when the Shopping Center is not open for business and in accordance with rules and regulations which Landlord may from time to time prescribe. Tenant agrees to indemnify and defend Landlord and hold Landlord harmless against any loss, claim, liability or damage resulting from such work or the performance thereof(including by Tenant, its contractors, and subcontractors,

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13.3 Use of the roof above the Premises is reserved to Landlord; however, Landlord agrees that it will not use the roof above the Premises for signage or other adve11ising displays without Tenant's consent.

ARTICLE XIV
SIGNS; STORE FRONTS

14.1 Tenant shall not, without Landlord's prior written consent, (a) make any changes to the store front, (b) install any exterior lighting, decorations, paintings, awnings, canopies or the like, (c) erect or install any signs, window or door lettering, placards, decorations, banners, portable signs or advertising media of any type which can be viewed from the exterior of the Premises (excepting only dignified displays of customary type for its display windows), or (d) install any bars, drapes, blinds, shades or other window or dooi· covering or treatment, or tint any windows or plate glass. All signs, lettering, placards, decorations and advertising media (including, without limitation, the fascia sign required by Section 14.2) shall confo1m in all respects to applicable laws and the sign criteria established by Landlord for the Shopping Center from time to time in the exercise of its sole discretion (Landlord's cmTent sign criteria is attached hereto as Exhibit "1-1" and Exhibit "1-2", and in the event of any conflict between Exhibit "1-1" and Exhibit "1-2", Exhibit "1-2" shall control), and shall be subject to Landlord's requirements as to construction, method of attachment, size, shape, height, lighting, color and general appearance. Landlord's approval of any of Tenant's signage shall not be constrned as any agreement, representation, or wananty by Landlord that such signage complies with applicable laws or restrictive covenants. All signs shall be kept in good condition and in proper operating order at all times.

14.2 Subject to the restrictions of Section 14.1, Tenant may install up to three (3) first-class fascia signs on the Premises at locations approved by Landlord, on or prior to the Commencement Date, and shall maintain such signs in a good, attractive condition during the entire Te1m. At the conclusion of the Term, unless othenvise directed by Landlord, Tenant will remove its signs, will close off ("cap") the electrical outlet(s) servicing such signs, will repair any damage to the Building which may have resulted from the installation or removal of the signs and will seal, clean or paint the Building in the manner directed by Landlord, in and around the area where the signs had been located. In addition and subject to the restrictions of Section 14.1, Tenant shall be pelTllitted to place up to two (2) signage panels on the designated pylon signs in the locations depicted on Exhibit "1-2". At the conclusion of the Term, unless otherwise directed by Landlord, Tenant will remove its panel and replace them with a blank white or colored panel as directed by Landlord.

14.3 Tenant shall maintain all display windows in a neat, attractive condition, and shall keep all display windows, exterior electric signs and exterior lighting under any canopy in front of the Premises lit from dusk until 11 :00 p.m., every day, including Sundays and holidays (or any other hours established by Landlord for the Shopping Center).

14.4 For any violation of this ARTICLE XIV which continues after Landlord has given Tenant at least 10 days' notice to cure same, Landlord shall have the right to assess Tenant with a $500.00 monthly charge in order to compensate Landlord for its administrative and other overhead expenses in connection with this ARTICLE XIV; and Tenant hereby acknowledges and agrees that any such charge shall be payable as additional Rental under this Lease, and shall be payable immediately on demand. In addition, Tenant further acknowledges and agrees that the charge provided in this Section 14.4 is cumulative with, and does not supersede or reduce in any way, Landlord's rights as specified in ARTICLE **XXill.**

ARTICLE XV
UTILITIES

15.1 Landlord agrees to cause to be provided to the Shopping Center the necessary mains, conduits and other facilities necessary to supply water, gas (if deemed appropriate by Landlord), electricity, telephone service and sewerage service to the Building.

15.2 The Premises shall be separately metered or sub-metered by Tenant at Tenant's sole cost and expense. Tenant shall promptly pay all charges for electricity, water, gas, telephone service, sewerage service and other

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sometimes referred to as "all-risk" coverage (such as the form identified as CP 1O 30, and any successor form, published by Insurance Services Office, Inc.), with provisions and/or endorsements assuring both mold coverage and terrorism coverage, such insurance coverage (i) to be in the full amount of the replacement cost of all insured property, (ii) to include coverage for the loss of business income, in an amount not less than 75% of Tenant's estimated gtoss ammal income at the Premises, and (iii) to contain no deductible or self-insured retention in excess of$10,000.00; and

(b) commercial general liability insurance insuring both Landlord and Tenant against all claims, demands or actions for bodily injury, property damage, personal injury, and medical payments arising out ofor in connection with Tenant's use or occupancy of the Premises, or by the condition of the Premises, including environmental coverage and/or dramshop (i.e., alcohol sales) coverage if deemed appropriate by Landlord, with a limit ofnot less than $2,000,000.00 per occurrence (and no offset for occurrences on propel'y other than the Premises), and with coverage for contractual liability; and

(c) workers' compensation insurance insuring against and satisfying Tenant's obligations and liabilities under the workers' compensation laws of the State of Texas, together with employer's liability insurance in an amount not less than $1,000,000.00.

(cl) Before any Premises alteration(s) pursuant to Article XII, including, but not limited to, any initial improvements set forth in the Work Letter attached to this Lease as Exhibit "C", are undertaken, Tenant shall obtain, and shall provide Landlord with evidence of, special form builder's risk insurance for one hundred percent (100%) of the replacement cost, without deduction for depreciation, of (i) all work under conshuction; (ii) any damage to the Shopping Center resulting from the work; (iii) all materials, equipment, supplies, and temporary structures on the Premises used for performing the work; (iv) all materials, equipment, and supplies at other locations or in transit to the Premises that are intended to be used for performing the work; and (v) any loss of rentals in the Shopping Center due to the work, for a period of twelve (12) months. The builder's risk insurance shall be effective from the beginning of the performance of such work through the completion of the performance of the same.

16.3 All insurance procured and maintained by Tenant shall be written by insurance companies satisfactory to Landlord which are licensed to do business in the state in which the Shopping Center is located with a general policyholder's rating of not less than A and a financial rating of not less than Class VIII, as rated in the most current edition of Best's Key Rating Guide. With the exception of the insurance prescribed in Section 16.2(c), Landlord, Landlord's designated property manager, and Landlord's property manager shall be named as additional insureds under all insurance maintained by Tenant; moreover, Tenant shall obtain a written obligation on the part of each insurance company to notify Landlord at least 30 days prior to cancellation of such insurance. Tenant's liability insurance policies must be endorsed to be primary (rather than excess) with respect to, and to seek no conh·ibution from, any other insurance available to each additional insured. The required insurance policies, or in the alternative duly executed certificates of insurance on ACORD Form 28, or any successor to such form [NOTE: ACORD Folm 28 can be modified to include liability coverage as well as property coverage; ACORD Form 25 will not be acceptable], shall be promptly delivered to Landlord, and renewals thereof as required shall be delivered to Landlord at least 30 days prior to the expiration of the respective policy. If Tenant should fail to comply with the foregoing requirements relating to insurance, Landlord may obtain such insurance and Tenant shall pay to Landlord on demand as additional Rental hereunder the premium cost thereof plus interest at the maximum contractual rate (but in no event to exceed 18% per annum) from the date of payment by Landlord until repaid by Tenant.

16.4 For any violation of this ARTICLE XVI which continues after Landlord has given Tenant at least 10 days' notice to cure same, Landlord shall have the right to assess Tenant with a $500.00 monthly charge in order to compensate Landlord for its adminish·ative and other overhead expenses in connection with this ARTICLE XVI; and Tenant hereby acknowledges and agrees that any such charge shall be payable as additional Rental under this Lease, and shall be payable immediately on demand. In addition, Tenant further acknowledges

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PARAGRAPH IS INDEPENDENT OF TENANT'S INSURANCE AND WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER THE WORKERS' COMPENSATION ACT OR SIMILAR EMPLOYEE BENEFIT ACTS. **IT IS THE-EXPRESS INTENTION OF BOTH LANDLORD AND TENANT THAT TENANT'S OBLIGATION TO INDEMNIFY, DEFEND, AND HOLD HARMLESS LANDLORD AND LANDLORD'S AGENTS AND EMPLOYEES PURSUANT TO TIDS SECTION 17.2 SHALL APPLY TO LOSS, DAMAGE, AND INJURY CAUSED BY THE NEGLIGENCE (WHETHER CONTRIBUTORY OR OTHERWISE) OF LANDLORD OR LANDLORD'S AGENTS OR EMPLOYEES (BUT NOT THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDLORD OR LANDLORD'S AGENTS OR EMPLOYEES).**

17.3 Landlord and Tenant each hereby waives and releases the other from any and all liability or responsibility to the other, or to any other patty claiming through or under them by way of subrogation or otherwise, for any injury to or death of any person, any personal and advertising injury, or any loss or damage to property caused by any claim or a casualty which is insurable under either the special form of property coverage (sometimes referred to as "all-risk" or CP 10 30 coverage) or commercial general liability insurance; provided, however, that this mutual waiver and release shall be applicable only with respect to a loss, injury or damage occurring during the time when property or liability (as applicable) insurance policies, which are readily available in the marketplace, contain a clause or pennit an endorsement to the effect that any such release and waiver shall not adversely affect or impair the policy or the right of the insured party to receive proceeds under the policy; provided, further, that this release and waiver shall not be applicable to the potiion of any claim which is not reimbursed by the damaged party's insurer because of the "deductible" in the damaged party's insurance coverage. **THE RELEASE AND WAIVER IN THIS SECTION 17.3 APPLIES EVEN TO INJURY, LOSS, OR DAMAGE WHICH IS ATTRIBUTABLE TO THE SOLE OR CONTRIBUTORY NEGLIGENCE OF THE PARTY HEREBY RELEASED (AND WITH RESPECT TO LANDLORD, ITS PROPERTY MANAGER(S) OR ANYONE ELSE FOR WHOM LANDLORD MAY BE RESPONSIBLE); HOWEVER, TIDS RELEASE AND WAIVER SHALL NOT APPLY TO A PARTY'S WILLFUL WRONGDOING OR GROSS NEGLIGENCE.** The release and waiver specified in this Section 17.3 is cumulative with any releases or exculpations which may be in other provisions of this Lease.

17.4 The releases, waivers, and indemnities specified in this ARTICLE XVII are cumulative with any releases, waivers, indemnities, or exculpations which may be contained in other provisions of this Lease. The provisions of this ARTICLE XVII shall survive the expiration or earlier termination of this Lease.

ARTICLE XVIII
DAMAGES BY CASUALTY

18.1 Tenant shall give immediate written notice to Landlord of any damage caused to the Premises by fire or other casualty.

18.2 In the event that the Premises shall be damaged or destroyed by fire or any other casualty insurable under special f01m (sometimes referred to as "all-risk") property insurance and Landlord does not elect to terminate this Lease as hereinafter provided, Landlord shall proceed with reasonable diligence and at its sole cost and expense to rebuild and repair the Premises. In the event (a) the Building is destroyed or substantially damaged by a casualty not covered by Landlord's insurance, (b) such Building is destroyed or rendered untenantable to an extent in excess of 50% of the first floor area by a casualty covered by Landlord's insurance, or (c) the holder of a mortgage, deed of trust or other lien on such Building at the tirrte of the casualty elects, pursuant to such mortgage, deed of trust or other lien, to require the use of all or part ofLandlord's insurance proceeds in satisfaction of all or part of the indebtedness secured by the mortgage, deed of trust or other lien, then Landlord may elect either to terminate this Lease or to proceed to rebuild and repair the Premises. Landlord shall give written notice to Tenant of such election within 60 days after the occurrence of such casualty and if it elects to rebuild and repair, shall proceed to do so with reasonable diligence and at its sole cost and expense.

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subtenant shall not be deemed to constitute Landlord's consent to such assignment or sublease (in fact, Tenant acknowledges that the Rental payment process is such that Landlord will not likely even be aware of the party from whom Rentals are received). Landlord agrees that it will not. withhold consent in a wholly mu-easonable and arbitrary mam1er (as further explained in Section 30.4); however, in determining whether or not to grant its consent, Landlord shall be entitled to take into consideration factors such as the existing uses in the Shopping Center, existing use restrictions affecting the Shopping Center, Landlord's desired tenant mix, the experience, reputation and net worth of the proposed transferee, and the then cu1Tent market conditions (including market rentals). In addition, Landlord shall also be entitled to charge Tenant, and Tenant shall pay on demand, the greater of the following as a fee for Landlord's processing of Tenant's request for an assignment or sublease, regardless of whether or not Landlord grants its consent: (i) $500.00 and (ii) all costs and expenses (including reasonable attorneys' fees and legal expenses) incurred in connection with Tenant's request. Consent by Landlord to one or more assignments or sublettings shall not operate as a waiver of Landlord's rights as to any subsequent assignments and sublettings.

20.2 If Tenant is a corporation, parh1ership or other entity and if at any time during the Term the person or persons who own a majority of either the outstanding voting rights or the outstanding ownership interests of Tenant at the time of the execution of this Lease cease to own a majority of such voting rights, ownership interests or control (except as a result of transfers by devise or descent), the loss of a majority of such voting rights, ownership interests or control shall be deemed to be an assignment of this Lease by Tenant and, therefore, subject in all respects to the provisions of Section 20.1. The previous sentence shall not apply, however, if at the time of the execution of this Lease, Tenant is a corporation and the outstanding voting shares of capital stock of Tenant are listed on a recognized security exchange or over-the-counter market.

20.3 Any assignee or sublessee of an interest in and to this Lease shall be deemed, by acceptance of such assignment or sublease or by taking achial or constructive possession of all or any portion of the Premises, to have assumed all of the obligations set forth in or arising under this Lease. Such assumption shall be effective as of the earlier of the date of such assignment or sublease or the date on which the assignee or sublessee obtains possession of all or any portion of the Premises; however, with specific regard to any assignment, the assignee shall be responsible for all unsatisfied obligations of Tenant under this Lease, regardless of when such obligation arose and when such assumption became effective.

20.4 Notwithstanding any assignment or subletting, Tenant and any guarantor of Tenant's obligations under this Lease shall at all times remain fully responsible and liable for the payment of the Rentals herein specified and for compliance with all of its other obligations under this Lease (even if fuhire assignments and sublettings occur subsequent to the assignment or subletting by Tenant, and regardless of whether or not Tenant's approval has been obtained for such fuhire assignments and sublettings). Moreover, in the event that the rental due and payable by a sublessee (or a combination of the rental payable under such sublease plus any bonus or other consideration therefor or incident thereto) exceeds the Rental payable under this Lease, or if with respect to a pennitted assignment, permitted license or other transfer by Tenant permitted by Landlord, the consideration payable to Tenant by the assignee, licensee or other transferee exceeds the rental payable under this Lease, then Tenant shall be bound and obligated to pay Landlord all such excess rental and other excess consideration within 10 days following receipt thereof by Tenant from such sub lessee, assignee, licensee or other transferee, as the case may be. Finally, in the event of an assignment or subletting, it is understood and agreed that all rentals paid to Tenant by an assignee or sublessee shall be received by Tenant in trnst for Landlord, to be forwarded immediately to Landlord without offset or reduction of any kind; and upon election by Landlord such rentals shall be paid directly to Landlord as specified in ARTICLE IV (to be applied as a credit and offset to Tenant's rental obligation).

20.5 Tenant shall not mortgage, pledge or otherwise encumber its interest in this Lease or in the Premises.

20.6 In the event of the trnnsfer and assignment by Landlord of its interest in this Lease and in the Building to a person expressly assuming Landlord's obligations under this Lease, Landlord shall thereby be released from any further obligations hereunder, and Tenant agrees to look solely to such successor of the Landlord for performance of such obligations. In addition, as described more fully in Section 28.3, any Security Deposit given by Tenant to secure perfonnance of Tenant's obligations hereunder may be assigned and transferred

event Tenant is a corporation or other entity, if any officer or director thereof or shareholder or other owner owning more than 10% of the outstanding stock or other ownership thereof, or any parent, subsidiary or related or affiliated corporation) either directly or indirectly commences operation of any store selling or otherwise sells or offers for sale any merchandise or services of the type to be sold by Tenant in the Premises as provided in Section 1.Hr) or similar or related items, or in any manner competes with the business provided herein to be conducted by Tenant at the Premises, within a straight-line radius of three (3) miles of the Shopping Center ("Commercial Proximity"), which Tenant acknowledges is a reasonable area for the purpose of this provision, then in such event, the Rentals payable by Tenant hereunder shall be adjusted as follows:

(a) thereafter the Minimum Guaranteed Rental shall be 110% of the amount stipulated in Section 1.1(m); and

The above adjustment in Rental reflects the estimate of the parties as to the damages which Landlord would be likely to incur by reason of the diversion of business and customer traffic from the Premises and Shopping Center to such other store within such radius, as the proximate result of the establishment of such other store. This provision shall not apply to any existing store presently being operated by Tenant as of the date hereof, provided there is no increase in the size, change in merchandise mix or trade name of such commercial establishment. Finally, Tenant agrees that Landlord may waive, for any reason whatsoever, any or all rights granted to Landlord pmsuant to this Section 22.1 and may sever this section from the remainder of this Lease (thereby keeping the remainder of this Lease unmodified and in full force and effect).

ARTICLE XXIII
DEFAULT BY TENANT AND REMEDIES

23.1 The following events shall be deemed to be events of default by Tenant under this Lease:

(a) Tenant shall fail to pay any installment of Rental or any other obligation under this Lease involving the payment of money and such failure shall continue for a period of five (5) days after written notice thereof to Tenant; provided, however, that if during the immediately preceding twelve (12) month period Landlord has already given Tenant a written notice of Tenant's failure to pay an installment of Rental, no notice shall be required for a Rental delinquency to become an event of default (i.e., the event of default will automatically occur on the sixth day after the date upon which the Rental becomes due).

(b) Tenant shall fail to comply with any provIsIon of this Lease, other than as described in Section 23.1(a), and either shall not cure such failure within thirty (30) days after written notice thereof (unless such failure is not susceptible to cure within such thirty (30) day period; provided, however, Tenant shall commence curative action within such thhty (30) day period after written notice and shall completely cure such failure within a reasonable time thereafter) to Tenant, or shall cure that particular failure but shall again fail to comply with the same provision of this Lease within six (6) months after Landlord's written notice. Nothing in this Section 23.Hb) shall be deemed to grant any cure period for any event described in any other Subsection of this Section 23.1 (for example, Tenant shall not be entitled to any cure period for a default under Section 23.1(e)).

(c) Tenant or any guarantor of Tenant's obligations under this Lease shall become insolvent, or shall make a transfer in fraud of creditors, or shall make an assignment for the benefit of creditors.

(d) Tenant or any guarantor of Tenant's obligations under this Lease shall file a petition under any section or chapter of the federal Bankruptcy Code, as amended, or under any similar law or statute of the United States or any state thereof, an order for relief is entered against Tenant or any guarantor under the federal Bankruptcy Code, or Tenant or any guarantor of Tenant's obligations under this Lease shall be adjudged bankrupt or insolvent in proceedings filed against Tenant or any guarantor of Tenant's obligations under this Lease.

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Landlord expressly notifies Tenant of such acceptance in writing pursuant to this Section 23.2{b), Tenant hereby agreeing to pay to Landlord on demand any deficiency that may arise between the monthly Rentals and other charges provided in this Lease and that actually collected by Landlord. It is further agreed in this regard that in the event of any default described in Section 23.l(b), Landlord shall have the right to enter upon the Premises by force if necessary without being liable for prosecution or any claim for damages therefor, and do whatever Tenant is obligated to do under the terms of this Lease; and Tenant agrees to reimburse Landlord on demand for any expenses which Landlord may incur in thus effecting compliance with Tenant's obligations under this Lease, and Tenant further agrees that Landlord shall not be liable for any damages resulting to the Tenant from such action. Finally, it is agreed that in the event of any default described in Section 23. l(i), Landlord may pay or bond around such lien, whether or not contested by Tenant; and in such event Tenant agrees to reimburse Landlord on demand for all costs and expenses incurred in connection with any such action, with Tenant further agreeing that Landlord shall in no event be liable for any damages or claims resulting from such action.

(c) Without any further notice or demand whatsoever, Landlord may enter upon and take possession of the Premises and expel or remove Tenant and any other person who may be occupying the Premises or any palt of the Premises, by force, if necessary (except to the extent prohibited by Texas law), without being liable for prosecution or any claim for damages for such action. Such expulsion and removal by Landlord cannot be deemed a te1mination or forfeiture of this Lease or acceptance of Tenant's surrender of the Premises unless Landlord expressly notifies Tenant in writing that Landlord is terminating or forfeiting this Lease or accepting Tenant's surrender of the Premises. If Landlord expels or removes Tenant and any other person from the Premises without terminating or forfeiting this Lease or accepting surrender of the Premises, Landlord shall attempt in good faith to relet the Premises; provided, however, that Landlord's obligations as to reletting activities shall be subject to Section 23.4. Until Landlord is able, through such efforts, to relet the Premises, Tenant must pay to Landlord, on or before the first day of each calendar month, in advance, the monthly Rentals and other charges provided in this Lease. At such time, if any, as Landlord relets the Premises, Tenant must pay to Landlord on the 20th day of each calendar month the difference between the monthly Rentals and other charges provided in this Lease for such calendar month and the amount actually collected by Landlord for such month from the occupant to whom Landlord has relet the Premises. If it is necessary for Landlord to bring suit in order to collect any deficiency, Landlord has the right to allow such deficiencies to accumulate and to bring an action on several or all of the accrued deficiencies at one time. Any such suit cannot prejudice in any way the right of Landlord to bring a similar action for any subsequent deficiency or deficiencies.

(d) Landlord may terminate this Lease by written notice to Tenant, in which event Landlord shall have the right to enter upon the Premises, and Tenant shall immediately surrender the Premises to Landlord; and if Tenant fails to do so, Landlord may, without prejudice to any other remedy which Landlord may have for possession or arrearages in Rentals (including any late charge or interest which may have accrued pursuant to Section 9.3), enter upon and take possession of the Premises and expel or remove Tenant and any other person who may be occupying said premises or any pmt thereof, by force if necessary, without being liable for prosecution or any claim for damages therefor. Tenant hereby waives any statutory requirement of prior written notice for filing eviction or damage suits for nonpayment of rent. In addition, Tenant agrees to pay to Landlord on demand the amount of all loss and damage which Landlord may suffer by reason of any termination effected pursuant to this Section 23.2{d), said loss and damage to be determined by either of the following alternative measures of damages:

(i) Until Landlord is able, through good faith efforts (i.e., subject to Section 23.4), to relet the Premises under terms satisfactory to Landlord, Tenant shall pay to Landlord on or before the first day of each calendar month, the monthly Rentals and other charges provided in this Lease. If and after the Premises has been relet by Landlord, Tenant shall pay to Landlord on the 20th day of each calendar month the difference between the monthly Rentals and other charges provided in this Lease for such calendar month and that actually

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lease with the proposed replacement tenant and in such instance will not be deemed to be acting as Tenant's agent. Landlord agrees that the rentals and other collections which Landlord may actually receive from a substitute tenant of the Premises, to the extent that any such rentals and/or other collections are attributable to any particular time period within the Term (and after reduction for all expenses incurred by Landlord in connection with such substitute tenant), will be credited against Tenant's obligations for the same time period; however, Tenant understands and agrees that it will not be entitled to any additional credit (for example, if Landlord receives amounts during a pal1icular time period in excess of Tenant's obligations for the same time period, Landlord will not be required to credit such excess against Tenant's obligations for any other time period).

23.5 It is further agreed that, in addition to payments required pursuant to Section 23.2(b), Sections 23.2(c). and Section 23.2(d). Tenant shall compensate Landlord for all expenses incmTed by Landlord in repossession (including, among other expenses, any increase in insurance premiums caused by the vacancy of the Premises), all expenses incurred by Landlord in reletting (including, among other expenses, repairs, remodeling, replacements, advertisements and brokerage fees), all concessions granted to a new tenant upon reletting (including, among other concessions, renewal options), all losses incurred by Landlord as a direct or indirect result of Tenant's default (including, among other losses, any adverse reaction by Landlord's mortgagee or by other tenants or potential tenants of the Shopping Center) and a reasonable allowance for Landlord's administrative eff01ls, salaries and overhead attributable directly or indirectly to Tenant's default and Landlord's pursuing the rights and remedies provided herein and under applicable law.

23.6 Landlord may restrain or enjoin any breach or threatened breach of any covenant, duty or obligation of Tenant herein contained without the necessity of proving the inadequacy of any legal remedy or irreparable harm. The remedies of Landlord hereunder shall be deemed cumulative and not exclusive of each other.

23.7 If on account of any breach or default by Tenant in its obligations hereunder, Landlord shall employ an attorney to represent, enforce or defend any of Landlord's rights or remedies hereunder, Tenant agrees to pay any reasonable attorneys' fees incurred by Landlord in connection therewith.

23.8 In the event of a default under Section 23.l(a) or in the event that any one or more provisions of this ARTICLE XXIII or ARTICLE XXV authorizes Landlord to enter the Premises, Landlord is entitled and is hereby authorized, without any notice to Tenant, to enter upon the Premises by use of a duplicate key, a master key, a locksmith's entry procedures or any other means not involving personal confrontation, and to alter or change the door locks and/or other security devices on all entry doors of the Premises, thereby depriving Tenant access to the Premises. In such event, Landlord shall not be obligated to place any written notice on the Premises explaining Landlord's action, nor shall Landlord be obligated to make the key available to Tenant during Tenant's business hours. If the Term has expired or if Landlord has either (i) terminated this Lease pursuant to Section 23.2(d) or (ii) terminated Tenant's right of possession of the Premises pursuant to Section 23.2(c), then in any such event Landlord shall have no duty whatsoever to make the key available to Tenant. If the Term has not expired and Landlord has not terminated this Lease or Tenant's right of possession of the Premises, but if a reason for Landlord's action is the failure of Tenant to pay any one or more Rentals when due pursuant to this Lease, then Landlord shall not be required to provide the new key (if any) to Tenant until and unless all Rental defaults of Tenant have been fully cured and Tenant delivers to Landlord a sum of money determined by Landlord in its sole discretion which shall be added to and become a part of the Security Deposit of Tenant hereunder. Tenant agrees that this provision of this Lease will supersede and control any conflicting provisions of Sections 93.002 and 93.003 of the Texas Property Code, as well as any successor statute governing the right of a landlord to change the door locks of a commercial tenant.

23.9 Tenant acknowledges its obligation to deposit with Landlord the sum stated in Section 1.l(g). to be held by Landlord for the performance by Tenant of Tenant's covenants and obligations under this Lease. Upon the occurrence of any event of default by Tenant, Landlord may, from time to time, without prejudice to any other remedy provided herein or provided by law, use such fund to the extent necessary to make good any arrears of Rentals and any other damage, injury, expense or liability caused to Landlord by such event of

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payments of Rent, and the parties agree (i) that Tenant's obligations under this Lease are independent of Landlord's obligations and (ii) that to the maximum extent permitted under applicable law, Tenant waives all rights that it might otherwise have to withhold Rent. Except as otherwise expressly provided in this Lease, Tenant irrevocably waives all rights at law or in equity to terminate or rescind this Lease for Landlord's breach, and TENANT AGREES THAT ITS SOLE AND EXCLUSIVE REMEDY FOR ANY BREACH SHALL BE A SUIT FOR DAMAGES LIMITED TO TENANT'S DIRECT, OUT-OF-POCKET LOSSES. IN NO EVENT SHALL ANY LANDLORD PARTY BE LIABLE OR RESPONSIBLE FOR ANY CONSEQUENTIAL, INCIDENTAL, OR SPECIAL DAMAGES. No Landlord Party shall be liable under any circumstances for injury or damage to, or interference with, Tenant's business. Before exercising any remedy for a Landlord Default or Landlord's breach of any obligation or covenant under this Lease, Tenant shall give each of Landlord's Mortgagees written notice specifying Landlord's breach and at least thirty (30) days to cure that breach. Tenant acknowledges and agrees that the remedy provided by this Section 23.12 is Tenant's sole and exclusive remedy in the event of a Landlord Default, and Tenant irrevocably and unconditionally waives any and all other remedies, at law or in equity, including, without limitation, any action seeking specific performance, injunctive, or other equitable relief, and any action that would or could create a lien on all or any portion of the Shopping Center. The Landlord Parties' total obligations and liability to any Tenant Party under this Lease are limited solely to Landlord's equity interest in the Shopping Center, but not more than twenty percent (20%) of the value of the Shopping Center (as the Shopping Center's value is reasonably determined by Landlord); but in no event shall this liability amount include any sales or insurance proceeds received by any Landlord Party in c01mection with the Shopping Center. Further, no Landlord Party, nor any officer, director, shareholder, or parh1er of or in any Landlord Party, shall have or incur any personal liability whatsoever with respect to this Lease. The limitations of liability provided in this Section 23.12 are in addition to, and not in limitation of, any limitation on liability applicable to Landlord provided by law or in any other contract, agreement, or instrument or in any other term or provision of this Lease.

ARTICLE XXIV
LANDLORD'S CONTRACTUAL SECURITY INTEREST

24.1 In addition to the statutory landlord's lien, Landlord shall have at all times a valid security interest to secure payment of all Rentals and other sums of money becoming due hereunder from Tenant, and to secure payment of any damage or loss which Landlord may suffer by reason of the breach by Tenant of any covenant, agreement or condition contained herein, upon all goods, wares, equipment, fixtures, furniture, improvements and other personal property of Tenant which is presently or may hereafter be situated on the Premises, and all proceeds therefrom, and such property shall not be removed without the consent of Landlord until all arrearages in rent as well as any and all other sums of money then due to Landlord or to become due to Landlord hereunder shall first have been paid and discharged and all the covenants, agreements and conditions hereof have been fully complied with and performed by Tenant. Upon the occurrence of an event of default by Tenant, Landlord may, in addition to any other remedies provided herein, enter upon the Premises and take possession of any and all goods, wares, equipment, fixtures, furniture, improvements and other personal property of Tenant situated on the Premises, without liability for trespass or conversion, and sell the same at public or private sale, with or without having such property at the sale, after giving Tenant reasonable notice of the time and place of any public sale or of the time after which any private sale is to be made, at which sale the Landlord or its assigns may purchase unless otherwise prohibited by law. Unless otherwise provided by law, and without intending to exclude any other manner of giving Tenant reasonable notice, the requirement of reasonable notice shall be met if such notice is given in the mallller prescribed in this Lease at least five days before the date of sale. Any sale made pursuant to the provisions of this paragraph shall be deemed to have been a public sale conducted in a commercially reasonable manner if (a) the sale is held in one of the following locations (the choice of which location to be in Landlord's sole discretion): (i) in an office of Landlord's management company located within the State of Texas, (ii) in the Premises, or (iii) elsewhere in the Shopping Center; and (b) before the sale is held, the time, place of sale and a general description of the type(s) of prope1ty to be sold have been advertised in a daily newspaper published in the county in which the sale is to be held, for five consecutive days before the date of the sale. The proceeds from any such disposition, less any and all expenses com1ected with the taking of possession, holding and selling of the property (including reasonable attorneys' fees and legal expenses), shall be applied as a credit

all other losses, costs and expenses, including reasonable attorneys' fees, incuned by reason of such holding over by Tenant. Tenant's obligations under the preceding sentence shall survive the expiration or earlier termination of this Lease. Tenant further agrees that during any period when Tenant's status is as a tenant at sufferance pursuant to this Section 26.1, Landlord may utilize any of the remedies available at law and under this Lease; and in this regard Tenant agrees that one of Landlord's rights shall be to enter upon the Premises, without any notice to Tenant, by use of a duplicate key, a master key, a locksmith's entry procedures or any other means not involving personal confrontation, and to alter or change the door locks and/or other security devices on all entry doors of the Premises, thereby depriving Tenant access to the Premises.

ARTICLE XXVII
NOTICES

27.1 Wherever any notice is required or permitted under this Lease, such notice shall be in writing. Any notice or document required or permitted to be delivered under this Lease shall be deemed to be delivered when it is actually received by the designated addressee or, if earlier and regardless of whether actually received or not, when it is either (i) deposited in the United States mail, postage prepaid, certified mail, return receipt requested, or (ii) delivered to the custody of a reputable messenger service or overnight courier service, addressed to the applicable party to whom it is being delivered at the respective address for such party as is set out in Section 1.1 (or for deliveries to Tenant, and at Landlord's option, to Tenant at the Premises), or at such other address as such applicable party may have theretofore specified to the delivering party by written notice.

27.2 If and when included within the term "Landlord" as used in this Lease there be more than one person, firm or corporation, all shall jointly arrange among themselves for their joint execution of such notice specifying some individual at some specific address for the receipt of notices and payments to the Landlord; if and when included within the term "Tenant" as used in this Lease there be more than one person, firm or corporation, all shall jointly arrange among themselves for their joint execution of such a notice specifying some individual at some specific address for the receipt of notices and payments to Tenant. All parties included within the terms "Landlord" and "Tenant," respectively, shall be bound by notices and payments given in accordance with the provisions of this ARTICLE **XXVII** to the same effect as if each had received such notice or payment. In addition, Tenant agrees that notices to Tenant may be given by Landlord's attorney, property manager or other agent.

ARTICLE XXVIII
SECURITY DEPOSIT

28.1 The Security Deposit prescribed in Section 1.1(g) shall be held by Landlord without liability for interest and as security for the perfom1ance by Tenant of Tenant's covenants and obligations under this Lease, it being expressly understood that the security deposit shall not be considered an advance payment of Rental or a measure of Landlord's damages in case of default by Tenant. Landlord may commingle the Security Deposit with Landlord's other funds. As prescribed in Section 23.9, Landlord may, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any Rental delinquencies or to satisfy any other covenant or obligation of Tenant hereunder; and following any such application of The Security Deposit, Tenant shall pay to Landlord on demand the amount so applied in order to restore the Security Deposit to its original amount.

28.2 Within 30 days after Tenant (i) has surrendered the Premises to Landlord (which, Landlord and Tenant agree, includes turning over to Landlord's representative all keys to the Premises), and (ii) has provided Landlord with a forwarding address, Landlord shall return to Tenant the p01lion of the Security Deposit remaining after deducting all damages, charges and other amounts permitted by the terms of this Lease and applicable law. Tenant acknowledges and agrees that if Tenant has breached this Lease before or during Tenant's smTendering the Premises to Landlord, then Landlord shall be entitled to deduct from the Security Deposit being returned to Tenant (if any) all damages and losses that Landlord has suffered or that :Landlord reasonably estimates that it will suffer as a result of such breach of this Lease by Tenant.

STATUTORY LIEN CONFERRED BY SECTION 91.004 OF THE TEXAS PROPERTY CODE OR ANY SUCCESSOR STATUTE.

30.4 Except with respect to those provisions in this Lease in which a party is entitled to grant or deny a consent in its sole discretion, in all circumstances under this Lease where the prior consent of one party (the "consenting party"), whether it be Landlord or Tenant, is required before the other party (the "requesting party") is authorized to take any particular type of action, such consent shall not be withheld in a wholly unreasonable and arbitrary manner; however, the requesting party agrees that its exclusive remedy if it believes that consent has been withheld improperly (including, but not limited to, consent required from Landlord pursuant to Section 10.2 or Section 20.1) shall be to institute litigation either for a declaratory judgment or for a mandatory injunction requiring that such consent be given (with the requesting party hereby waiving any claim for damages, attorneys' fees or any other remedy unless the consenting party refuses to comply with a coml order or judgment requiring it to grant its consent).

30.5 One or more waivers of any covenant, term or condition of this Lease by either party shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition. The consent or approval by either party to or of any act by the other party requiring such consent or approval shall not be deemed to waive or render unnecessary consent to or approval of any subsequent similar act.

30.6 Whenever a period of time is herein prescribed for action to be taken by Landlord or Tenant, Landlord and Tenant shall not be liable or responsible for, and there shall be excluded from the computation of any such period of time, any delays due to strikes, riots, acts of God, shollages of labor or materials, war, governmental laws, regulations or restrictions or any other causes of any kind whatsoever which are beyond the reasonable control of Landlord, except that Tenant shall remain liable for, and no such force majeure event shall in any manner delay any, monetary obligations of Tenant arising under this Lease, including but not limited to the payment of Rentals.

30.7 [Intentionally Removed].

30.8 This Lease is subject to all matters of record in the Real Property Records of Guadalupe County, Texas, including without limitation that cellain Phase I REOA, together with the Regulations, collectively, the "Permitted Exceptions"). By execution of this Lease, Tenant consents to all plats and replats of the Shopping Center, if any. This Lease is subject to all terms and conditions of the Phase I REOA, which Phase I REOA governs and restricts the Shopping Center and is a permitted encumbrance affecting same. Tenant understands and agrees that this Lease is subject to the Phase I REOA and Tenant understands and agrees that Tenant is required to comply with the Phase I REOA's terms and conditions, as may be amended from time to time. Any breach of the Phase I REOA by Tenant shall be deemed to be an event of default as described in Section 23.1 of this Lease.

30.9 No present or future officer, director, employee, trnstee, member, beneficiary, investment advisor, or agent of Landlord shall have any personal liability, directly or indirectly, and recourse shall not be had against any such officer, director, employee, hllstee, member, beneficialy, investment advisor, or agent, under or in connection with this Lease or any other document or insh·ument heretofore or hereafter executed in comlection with this Lease. Tenant hereby waives and releases any and all such personal liability and recourse. The limitations of liability provided in this paragraph are in addition to, and not in limitation of, any limitation on liability applicable to Landlord provided by law or in any other contract, agreement, or instrnment or in any other term or provision of this Lease.

30.10 If any provision of this Lease should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this Lease shall not be affected thereby.

30.11 Intentionally Deleted

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30.20 Except as provided herein, Tenant's obligations hereunder shall not survive the expiration or earlier termination of this Lease. Time is of the essence in each and every provision regarding Tenant's performance under this Lease.

30.21 Tenant shall hold the terms of this Lease in strict confidence, and will not disclose same to any person other than to (i) Tenant's directors, officers, employees, and partners, and (ii) those brokers, consultants, lenders, or other third parties working with Tenant in connection with this Lease and who need to know such information for the purpose of consummating this transaction and who agree in writing to the terms of this Section. This confidentiality obligation will not be applicable to disclosure of information required by applicable law. Tenant acknowledges and stipulates that Landlord may suffer irreparable harm in the event of a breach of this confidentiality agreement, for which Landlord has no adequate remedy at law. Therefore, in addition to all other remedies available pursuant to the terms of this Lease or al law, Landlord shall have the right to obtain imm.ediate injunctive or other equitable relief upon a breach of this confidentiality agreement by Tenant, without the necessity of giving any notice of such default or opportunity to cure the same.

30.22 TO THE EXTENT ALLOWED BY APPLICABLE LAW TENANT HEREBY WAIVES FOR ITSELF AND ALL THOSE CLAIMING UNDER IT, ANY RIGHTS WHICH IT MAY HAVE UNDER ANY PRESENT OR FUTURE CONSTITUTION, STATUTE OR RULE OF LAW: (A) TO REDEEM THE PREMISES AFTER TERMINATION OF TENANT'S RIGHT OF OCCUPANCY BY ORDER OR JUDGMENT OF ANY COURT OR BY ANY LEGAL PROCESS OR WRIT; (B) WHICH EXEMPTS PROPERTY FROM LIABILITY FOR DEBT OR FOR DISTRESS FOR RENT; (C) WHICH ENTITLES TENANT TO NOTICE OR HEARING PRIOR TO LANDLORD OBTAINING ANY PREJUDGMENT REMEDY; AND (D) WHICH ENTITLES TENANT TO RECEIVE ANY PRIOR NOTICE TO QUIT AS A CONDITION PRECEDENT TO LANDLORD'S FILING OF A COMPLAINT AND SUMMONS FOR IMMEDIATE POSSESSION OR OCCUPANCY OF THE PREMISES.

30.23 PURSUANT TO, AND TO THE EXTENT PERMITTED BY SECTION 17.42 OF THE TEXAS DECEPTIVE TRADE PRACTICES - CONSUMER PROTECTION ACT (TEX. BUS. & COM. CODE ANN. §17.41 ET. SEQ.), TENANT HEREBY WAIVES ITS RIGHTS UNDER THE TEXAS DECEPTIVE TRADE PRACTICES - CONSUMER PROTECTION ACT, A LAW THAT GIVES CONSUMERS SPECIAL RIGHTS AND PROTECTIONS, AND AGREES THAT SUCH ACT SHALL HAVE NO APPLICABILITY TO THIS LEASE. AFTER CONSULTATION WITH AN ATTORNEY OF TENANT'S OWN SELECTION, TENANT VOLUNTARILY CONSENTS TO THE FOREGOING WAIVER.

30.24 TO THE EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY ACTION OR OTHER LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS LEASE AND THE TRANSACTIONS IT CONTEMPLATES. THIS WAIYER APPLIES TO ANY ACTION OR OTHER LEGAL PROCEEDING, WHETHER SOUNDING IN CONTRACT, TORT, OR OTHERWISE. EACH PARTY ACKNOWLEDGES THAT IT HAS RECEIVED THE ADVICE OF COMPETENT COUNSEL.

30.25 This Lease consists of 30 articles and Exhibits "A" through "K". With the exception of ARTICLE VII, in the event any provision of an exhibit or other attached page shall be inconsistent with a provision in the body of this Lease, the provision as set forth in the exhibit or other attached page shall be deemed to control. This Lease may be executed in multiple counterparts, each of which constitutes an original, and all of which, collectively, constitute only one agreement. In proving this Lease, a party need not produce every counterpart.

The submission by Landlord of this instrument to Tenant for examination, negotiation or signature does not constitute an option for, or a representation by Landlord regarding, a prospective lease. This Lease shall be effective if and when (and only if and when) it has been executed by both Landlord and Tenant.

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SIGNATURE PAGE(S) FOLLOWS.

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LANDLORD:

CROMWELL STREET, LLC,
a Texas limited liability company

By: **FASKEN MANAGEMENT, LLC,**
a Texas limited liability company,
its Manager

By: [signature]
Name: [illegible]
Title: senior vice President

Effective Date of Signature: June 1, 2025

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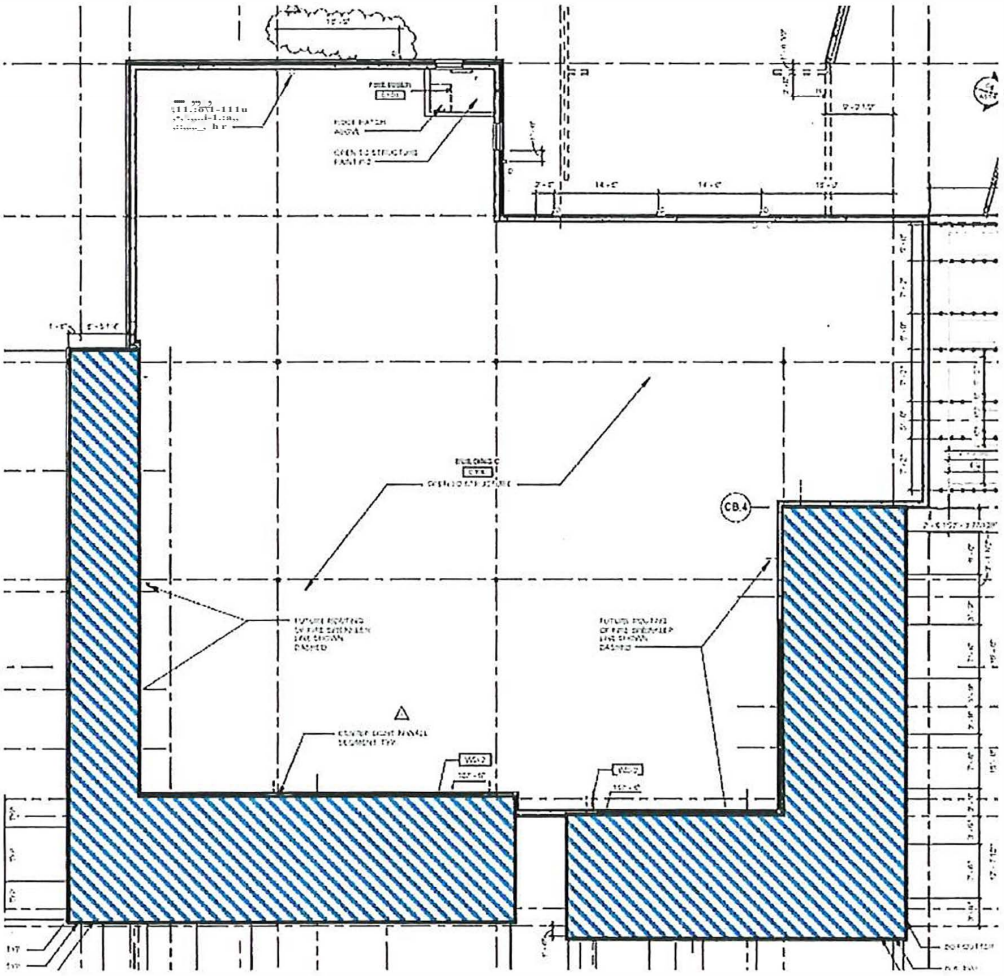
PATIO AREA



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COMMUNITY EVENTS AREA

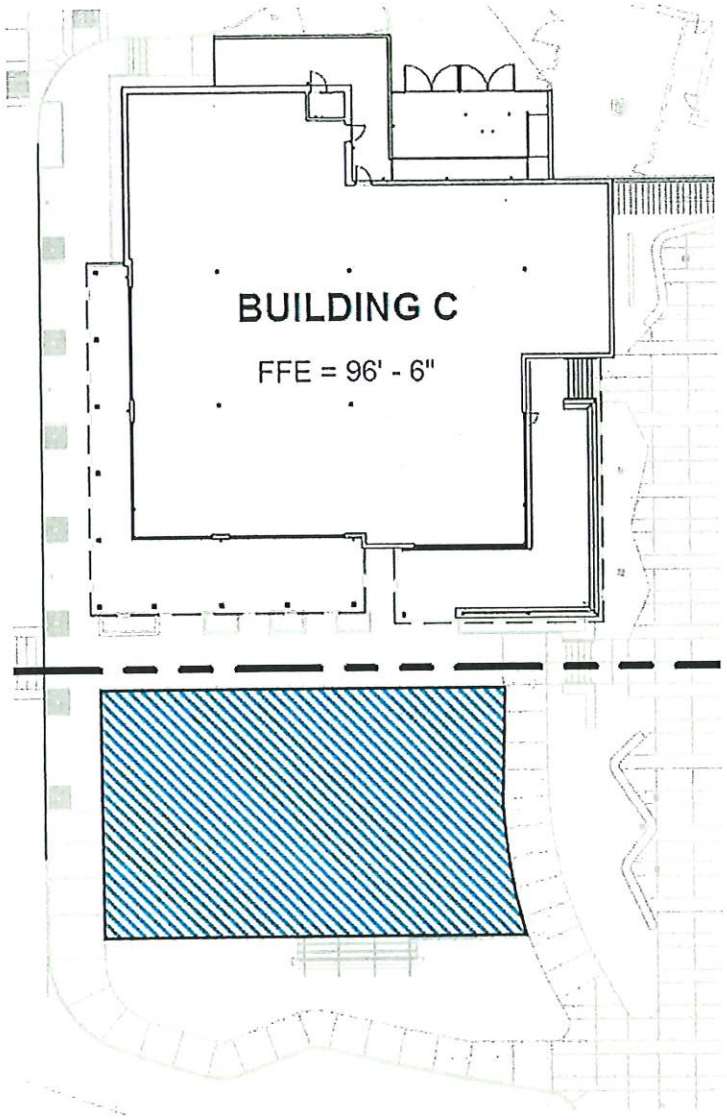

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EXHIBIT C

WORK LETTER

BASIC WORK LETTER INFORMATION

1. Improvement Allowance: $774.180.00

2. Tenant's Representative: Andrew Glick

3. Landlord's Representative Arthur Zuniga

This Work Letter shall set forth the terms and conditions relating to the construction of the Premises. This Work Letter is essentially organized chronologically and addresses the issues of the construction of the Premises, in sequence, as such issues will arise during the actual construction of the Premises. All references in this Work Letter to Articles or Sections of the "Lease" shall mean the relevant portions of the Lease to which this Work Letter is attached as Exhibit C, and all references in this Work Letter to Sections of "this Work Letter" shall mean the relevant portions of this Work Letter. All capitalized terms in this Work Letter that are not defined in this Work Letter shall have the meanings given them in the Lease.

SECTION 1

LANDLORD'S INITIAL CONSTRUCTION IN THE PREMISES

1.1 Landlord shall deliver , at its sole cost and expense, the base, shell, and core of the Premises and the Building, and shall deliver the same to Tenant in "cold, dark, shell" condition, i.e., without finished interior, and lacking heating, ventilating, air conditioning, lighting, plumbing, ceilings, and interior walls (collectively, the "**Base, Shell, and Core**"). Prior to delivery of possession of the Premises to Tenant, Landlord shall also install a grease trap and a standard door in the rear of the Premises and a standard front door, subject to reimbursement for such doors by Tenant (which reimbursement to landlord shall be in addition to, and not part of, the Improvement Allowance). Landlord's work to be performed pursuant to this Section 1.1. are collectively "**Landlord's Work**".

SECTION 2

IMPROVEMENTS

2.1 Improvement Allowance. Tenant shall be entitled to a one-time improvement allowance (the "**Improvement Allowance**") in the amount set forth in Paragraph 1 of the Basic Work Letter Information for the costs relating to the initial design and construction of the improvements that shall be permanently affixed to the Premises (the "**Lease Improvements**"). In addition to the Improvement Allowance, Landlord shall also reimburse Tenant, in an amount not to exceed Eighty-four Thousand Dollars ($84,000.00) for (i) concrete pour back for the plumbing leave out within the Premises and (ii) one standard glass entry door, which shall both be installed by Tenant. Other than Landlord's obligation to disburse the Improvement Allowance pursuant to this Work Letter and as otherwise stated herein, Tenant shall be responsible for all costs relating to the design and construction of the Lease Improvements, and in no event shall Landlord be obligated to make disbursements pursuant to this Work Letter in a total amount that exceeds the Improvement Allowance. Tenant shall not be entitled to any credit for any unused portion of the Improvement Allowance.

2.2 Disbursement of the Improvement Allowance. Except as otherwise set forth in this Work Letter, the Improvement Allowance shall be disbursed by Landlord (each of which disbursement shall be made pursuant to Landlord's disbursement process) only for the following items and costs (collectively, the "**Improvement Allowance Items**"):

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the Engineers hereunder shall be known collectively as the "**Construction Drawings**." Notwithstanding that Landlord has approved the Architect and Engineers to prepare the Construction Drawings, Landlord shall have no liability whatsoever in connection therewith and shall not be responsible for any omissions or errors contained in the Construction Drawings.

3.2 Final Space Plan. Tenant and the Architect shall prepare the final space plan for Lease Improvements in the Premises (collectively, the "**Final Space Plan**"), which Final Space Plan shall include a layout and designation of all offices, rooms, and other partitioning, their intended use, and equipment to be contained therein, and shall deliver the Final Space Plan to Landlord for Landlord's approval or disapproval, which approval or disapproval shall be delivered by Landlord to Tenant no later than five (5) days after Landlord's receipt of such Final Space Plan. If Landlord disapproves of any portion of the Final Space Plan, the parties shall meet, within five (5) days after Landlord's disapproval, to agree upon revisions to be made to the Final Space Plan to meet the satisfaction of Landlord. The Architect shall then revise the Final Space Plan to the form agreed upon in such meeting, and Landlord shall then approve or disapprove the revised Final Space Plan no later than two (2) days after Landlord's receipt of such revised Final Space Plan. If Landlord shall again disapprove the revised Final Space Plan, the parties will revise and review the Final Space Plan again in accordance with the procedure set forth above until Landlord's approval is obtained.

3.3 Final Working Drawings. Tenant, the Architect, and the Engineers shall complete the architectural and engineering drawings for the Premises, and the Architect shall compile a fully coordinated set of architectural, structural, mechanical, electrical, and plumbing working drawings in a form that is sufficient to enable subcontractors to bid on the work and to obtain all applicable permits (collectively, the "**Final Working Drawings**") and shall submit the same to Landlord for Landlord's approval or disapproval, which approval or disapproval shall be delivered by Landlord to Tenant no later than five (5) days after Landlord's receipt of such Final Working Drawings. If Landlord disapproves of any portion of the Final Working Drawings, the parties shall meet, within five (5) days after Landlord's disapproval, to agree upon revisions to be made to the Final Working Drawings to meet the satisfaction of Landlord. The Architect shall then revise the Final Working Drawings to the form agreed upon in such meeting. Landlord shall then approve or disapprove the revised Final Working Drawings no later than two (2) days after Landlord's receipt of such revised Final Working Drawings. If Landlord shall again disapprove the revised Final Working Drawings, the parties will revise and review the Final Working Drawings again in accordance with the procedure set forth above until Landlord's approval is obtained.

3.4 Approved Working Drawings. Tenant shall submit the Final Working Drawings approved by Landlord and Tenant (the "**Approved Working Drawings**") to the appropriate governmental entities for all applicable building permits necessary to allow Contractor, as that term is defined in Section 4.1 of this Work Letter, to commence and fully complete the construction of the Lease Improvements (the "**Permits**"). If Tenant desires any change, modification, or alteration to the Approved Working Drawings, Tenant must first obtain the prior written consent of Landlord, provided that Landlord may withhold its consent, in its sole discretion, to any change in the Approved Working Drawings, if such change would directly or indirectly delay the Substantial Completion of the Premises. Prior to commencing any change requested by Tenant to the Approved Working Drawings, Tenant shall prepare and deliver to Landlord, for Landlord's approval, a change order (the "**Change Order**") setting forth the additional time required to perform the change and the total cost of such change, which shall include associated architectural, engineering, and Contractor's fees. If Landlord fails to approve such Change Order in writing within two (2) business days after such delivery by Tenant, Landlord shall be deemed to have disapproved the Change Order, and Tenant shall not proceed to perform the change.

3.5 Time Deadlines. Tenant shall cooperate with (i) the Architect, the Engineers, and Landlord to complete all phases of the Construction Drawings and the permitting process, and (ii) the Contractors, for approval of the "Cost Proposal," as that term is defined in Section 4.2, below, in accordance with the dates set forth herein. Tenant shall meet with Landlord on a weekly basis to discuss Tenant's progress in connection with the same. The applicable dates for approval of items, plans, and drawings and the selection of the Contractors as described in this Work Letter are referred to herein as the "**Time Deadlines**." Tenant agrees to comply with the Time Deadlines.

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5.2.7 Changes to the Base, Shell, and Core required by the Approved Working Drawings; or

5.2.8 Any other acts or omissions of Tenant or its agents or employees;

then, notwithstanding anything to the contrary set forth in this Lease and regardless of the actual date of the Substantial Completion of the Premises, the date of Substantial Completion (for purposes of determining the Lease Commencement Date) shall be deemed to be the date on which Substantial Completion of the Premises would have occurred if no Tenant Delays, as set forth above, had occurred.

SECTION 6

MISCELLANEOUS

6.1 Tenant's Entry Into the Premises Prior to the Lease Commencement Date. Tenant shall be allowed access to the Premises prior to the Substantial Completion date for the purpose of supervising and facilitating the Lease Improvements and installing Tenant's data and telephone equipment and cabling in the Premises. Tenant shall hold Landlord harmless from and indemnify, protect, and defend Landlord against any loss or damage to the Building or Premises and against injury to any persons caused by Tenant's actions pursuant to this Section 6.1.

6.2 Tenant's Representative. Tenant has designated Tenant's Representative, as set forth in Paragraph 2 of the Basic Work Letter Information, as its sole representative with respect to the matters set forth in this Work Letter, who shall have full authority and responsibility to act on behalf of Tenant as required in this Work Letter.

6.3 Landlord's Representative. Landlord has designated Landlord's Representative, as set forth in Paragraph 3 of the Basic Work Letter Information, as its sole representative with respect to the matters set forth in this Work Letter, who, until further notice to Tenant, shall have full authority and responsibility to act on behalf of Landlord as required in this Work Letter.

6.4 Time of the Essence in This Work Letter. Unless otherwise indicated, all references herein to a "number of days" shall mean and refer to calendar days. In all instances where Tenant is required to approve or deliver an item, if no written notice of approval is given or the item is not delivered within the stated time period, at Landlord's sole option, at the end of said period the item shall automatically be deemed approved or delivered by Tenant and the next succeeding time period shall commence.

6.5 Tenant's Lease Default. Notwithstanding any provision to the contrary contained in this Lease, if an event of default as described in Section 23.1 of the Lease or this Work Letter has occurred at any time on or before the Substantial Completion of the Premises, then (i) in addition to all other rights and remedies granted to Landlord pursuant to this Lease, Landlord shall have the right to withhold payment of all or any portion of the Improvement Allowance, and/or Landlord may cause the Contractors to cease the construction of the Premises (in which case Tenant shall be responsible for any delay in the Substantial Completion of the Premises caused by such work stoppage as set forth in Section 5.2 of this Work Letter), and (ii) all other obligations of Landlord under the terms of this Work Letter shall be forgiven until such time as such default is cured pursuant to the terms of this Lease.

6.6 Tenant's Agents. All of Tenant's agents, contractors, and subcontractors performing work in, or in connection with, the Premises (collectively, "**Tenant's Agents**"), shall be subject to Landlord's reasonable approval and, if deemed necessary by Landlord to maintain harmony among other labor at the Real Property or if required by law or any agreement to which Landlord is bound, shall be union labor.

6.7 Indemnification and Waiver. The indemnification and waiver provisions in Article 17 of the Lease shall apply to this Work Letter.

6.8 Applicability. This Work Letter shall not be deemed applicable to: (i) any additional space added to the original Premises at any time, whether by the exercise of any options under the Lease or otherwise, or (ii) any portion of the original Premises or any additions thereto in the event of a renewal or extension of the original Lease Term, whether by the exercise of any options under the Lease or any amendment or supplement thereto. The

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EXHIBIT D

GUARANTY

In order to induce Cromwell Street, LLC, a Texas limited liability company ("Landlord"), to execute the foregoing Shopping Center Lease (the "Lease") with MLTX2 , LLC, a Texas limited liability company ("Tenant"), for a certain Premises in Cibolo Crossing Shopping Center, Cibolo, Guadalupe County, Texas, the undersigned (whether one or more than one) has guaranteed, and by this instrument does hereby guarantee, for $10.00 and other good and valuable consideration, the payment and performance of all liabilities, obligations and duties (including, but not limited to, payment of rent) imposed upon Tenant under the terms of the Lease, as if the undersigned has executed the Lease as Tenant thereunder. The undersigned Guarantor's obligations under this Guaranty shall fully and completely terminate upon the expiration of the thirty-sixth (36th) month of the Lease ("Termination Date") as long as Tenant is not then in default under the Lease. Upon the Termination Date, there shall be no further action by Landlord, Tenant or the undersigned in order for the undersigned's obligations under this Guaranty to fully terminate.

The undersigned hereby waives notice of acceptance of this Guaranty and all other notices in connection herewith or in connection with the liabilities, obligations and duties guaranteed hereby, including notices of default by Tenant under the Lease, and waives diligence, presentment and suit on the part of Landlord in the enforcement of any liability, obligation or duty guaranteed hereby.

The undersigned further agrees that Landlord shall not be first required to enforce against Tenant or any other person any liability, obligation or duty guaranteed hereby before seeking enforcement thereof against the undersigned. Suit may be brought and maintained against the undersigned by Landlord to enforce any liability, obligation or duty guaranteed hereby without joinder of Tenant or any other person. The liability of the undersigned shall not be affected by any indulgence, compromise, settlement or variation of terms which may be extended to Tenant by Landlord or agreed upon by Landlord and Tenant, and shall not be impaired, modified, changed, released or limited in any manner whatsoever by any impairment, modification, change, release, or limitation of the liability of Tenant or its estate in bankruptcy, or of any remedy for the enforcement thereof, resulting from the operation of any present or future provision of the federal Bankruptcy Code, or any similar law or statute of the United States or any state thereof. Landlord and Tenant, without notice to or consent by the undersigned, may at any time or times enter into such extensions, renewals, amendments, assignments, subleases, or other covenants with respect to the Lease as they may deem appropriate, and the undersigned shall not be released thereby, but shall continue to be fully liable for the payment and performance of all liabilities, obligations and duties of Tenant under the Lease as so extended, renewed, amended, assigned or otherwise modified.

It is understood that other agreements similar to this Guaranty may, at Landlord's sole option and discretion, be executed by other persons with respect to the Lease. This Guaranty shall be cumulative of any such agreements and the liabilities and obligations of the undersigned hereunder shall in no event be affected or diminished by reason of such other agreements. Moreover, in the event Landlord obtains the signature of more than one guarantor on this Guaranty or by obtaining additional guarantee agreements, or both, the undersigned agrees that Landlord, in Landlord's sole discretion, may (i) bring suit against all guarantors of the Lease jointly and severally or against any one or more of them, (ii) compromise or settle with any one or more of the guarantors for such consideration as Landlord may deem proper, and (iii) release one or more of the guarantors from liability. The undersigned further agrees that no such action shall impair the rights of Landlord to enforce the Lease against any remaining guarantor or guarantors, including the undersigned, it being acknowledged and agreed that each of the undersigned is primarily, jointly, and severally liable for all obligations of the guarantor hereunder.

To the extent allowed by law, this Guaranty shall be effective as a waiver of, and the undersigned waives, any and all rights to which the undersigned may otherwise have been entitled under any suretyship laws or similar laws in effect from time to time including, but not limited to, Chapter 43 of the Texas Civil Practice & Remedies Code, Rule 31 of the Texas Rules of Civil Procedure, and Section 17.001 of the Texas Civil Practice & Remedies Code. To the extent allowed by law, the undersigned additionally waives the benefit of any statute of limitations affecting the undersigned's liability under this Guaranty.

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EXHIBIT E

RESTRICTION ON SHOPPING CENTER (EXCLUSIVE)

1. Restriction. Subject to the conditions and exceptions mentioned below and the Phase I REOA, Landlord agrees that during the original term of this Lease Landlord will not execute any lease for space within the Shopping Center with (i) a tenant whose principal business activity (i.e., from which such tenant derives 51% or more of its total revenues) is the operation of a full service, sit-down, all-day "diner-styled" restaurant offering breakfast, brunch, lunch, and dinner, including deli style sandwiches or (ii) the following specific restaurant chains: Corner Bakery, La Madeline, Kerbey Lane, Box Street Social, Snooze, Black Bear Diner, Denny's, I-HOP, Waffle House, or Toasted Yolk (collectively, "Tenant's Exclusive").

2. Conditions. The restriction described above shall apply only as long as all of the following conditions exist:

   (a) Tenant is occupying the Premises and doing business in the manner permitted by Section 1.1(r);

   (b) Tenant has timely paid as due all rentals and other charges prescribed in this Lease; and

   (c) Tenant is not then in default with regard to any obligations prescribed in this Lease.

   Upon the failure of one or more of the above conditions, the restriction upon the Shopping Center shall automatically cease and shall thereafter be of no further force or effect.

3. Exceptions. The following exceptions apply to the restriction described above:

(a) Tenant's Exclusive shall not apply to one or more quick service sandwich restaurants such as, but not limited to, Subway, Jersey Mikes, Jimmy Johns, ThunderCloud Subs, Pot Belly Sandwiches, Firehouse Subs, Which Wich, Charley's, Quiznos or other similar quick serve sandwich restaurants.

(b) Tenant's Exclusive shall not apply to tenants leasing from Landlord for the following uses, irrespective of the percentage of gross sales revenue generated from the sale of breakfast or brunch menu items: (i) the retail sale of breakfast or brunch menu items by any retailer, such as, without limitation, any grocery store, convenience store, book store, or other retail store, as long as such retailer does not also sell breakfast or brunch menu items as a principal business activity; and (ii) the retail sale of breakfast or brunch menu items by any restaurant that is not primarily a breakfast or brunch restaurant, such as, but without limitation, any fast food restaurant (such as, but without limitation, that currently operated as a "Whataburger," "McDonald's" or "Chik Fil A"), any fast casual or counter service restaurant (such as, without limitation, "Honey Baked Ham" or "Panera Bread"), any sit down restaurant that is not "diner-styled" (including without limitation any Mexican cuisine restaurant, taco shop, or other restaurant that serves breakfast and brunch items but also serves lunch and dinner menu items), or any coffee shop, tea shop, or smoothie or juice shop, (such as, but limitation, that currently operated as "Starbucks," "Dunkin," "HTeaO", "NobiliTea", "Kung Fu Tea", "Smoothie King" or "Jamba Juice").

(c) Landlord shall have the right to lease to one or more tenants for the retail sale of baked goods and breakfast menu items, such as, without limitation, kolaches, doughnuts, breakfast tacos, breakfast sandwiches and other similar menu items, by any user, such as without limitation, that currently operated as "Dunkin", Shipleys", "VooDoo Doughnuts", "Krispy Kreme," or "Cinnabon".

(d) Tenant's Exclusive shall not apply to tenants offering breakfast, brunch, or deli-styled sandwiches on an incidental basis by any other restaurant as long as it is not the principal business activity of more than 25%.

(e) The restriction shall not apply after the conclusion of the Term described in Section 1.1(l), notwithstanding any renewal or extension of this Lease which would result in Tenant's continued occupancy of the Premises after the conclusion of the original Term.

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EXHIBIT F

RENEWAL OPTION (FIXED RATE)

Tenant (but not any assignee or subtenant of Tenant, even if Landlord's consent is obtained as required by ARTICLE XX of the Lease) is granted the option(s) to extend the term of the Lease for two (2) consecutive extended terms of five (5) years each, provided (a) Tenant is not in default either at the time of exercise of the respective option or on the commencement date of the extension term, and (b) Tenant gives written notice of its exercise of the respective option at least one hundred eighty (180) days prior to the expiration of the original term or the expiration of the then existing term. Each extension term shall be upon the same terms, conditions and rentals, except (i) Tenant shall have no further right of renewal after the last extension term prescribed above, and (ii) the monthly Minimum Guaranteed Rental during the extended term(s) will be as follows:

Months	*Minimum Guaranteed Rental*
121-132	$25,906.07 per month
133-144	$26,424.19 per month
145-156	$26,952.68 per month
157-168	$27,491.73 per month
167-180	$28,041.56 per month
181-192	$28,602.39 per month
193-204	$29,174.44 per month
205-216	$29,757.93 per month
217-228	$30,353.09 per month
229-240	$30,960.15 per month

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EXHIBIT H

SHOPPING CENTER RULES AND REGULATIONS

PASSAGE WAY OBSTRUCTION
The sidewalks, entries, passages, courts, corridors and stairways shall not be obstructed by any tenant, its employees or agents, or used by them for other purposes than for ingress and egress to and from their respective Premises.

SIGNAGE
No sign, advertisement, display, notice or other lettering shall be exhibited, inscribed, painted or affixed on any part of the outside of the Premises or inside, if visible from the outside of the Building, and no symbol, design, mark, or insignia adopted for the Shopping Center, or any portion thereof or the tenants therein shall be used in connection with the conduct of Tenant's business in the Premises or elsewhere without, in each instance, the prior written consent of Landlord and the owner of the symbol, design, mark, or insignia. All signs, displays, advertisements and notices of Tenant so approved shall be maintained by Tenant in good and attractive condition at Tenant's expense and risk. Landlord shall have the right to remove all signs erected in violation of this rule without notice to Tenant, at the expense of Tenant.

NOISE AND DISTURBANCE
No loud speakers, television sets, phonographs, radios, security systems, or other devices shall be used in a manner so as to be heard or seen outside of the Premises without the prior written consent of Landlord, and in any event any amplified sound produced within the Premises may not exceed 70 decibels when measured outside of the Premises.

Tenant shall not make or permit any noise or odor which Landlord deems objectionable or unpleasant to emanate from the Premises.

ANTENNAE AND AERIALS
No aerial or antenna, including satellite dish, shall be erected on the roof or exterior walls of the Premises, Building, or Shopping Center without, in each instance, the prior written consent of Landlord. Any aerial or antenna so installed without such written consent shall be subject to removal by Landlord without notice at any time.

USE OF PREMISES
No portion of the Premises shall be used for a purpose other than as permitted under the terms of the Lease.

No portion of the Premises shall be used for the purpose of lodging rooms.

No portion of the Premises shall be used for a purpose that may be otherwise permissible or legal which shall be deemed immoral, lewd, obscene or offensive by Landlord or other tenants of the Shopping Center, or of a substantial part of the general public. Such uses shall include, but not be limited to a massage parlor, "peep show" or "adult" movie theater or nightclub; or place for the sale, distribution, rental or gift of pornographic or "adult" films, books, periodicals or other literature. Tenant shall not openly display sexually oriented material in the Premises.

FIRE PROTECTION
Tenant shall not do or permit anything to be done in the Premises, or in the common areas of the Shopping Center, or bring or keep anything therein, which will invalidate or in any way increase the rate of insurance on any policy maintained by Landlord, or obstruct or interfere with the rights of other tenants or in any way injure or annoy them, or conflict with the laws relating to fire, or with any regulations of the fire department, or with any insurance policy upon the Building or Shopping Center or any part thereof, or conflict with any of the rules or ordinances of any city, county, state or federal authority. Tenant shall not be permitted to use or keep in the Premises or any portion of the Building, any kerosene, camphene or other burning fluid.

PARKING
Tenant and Tenant's employees shall have the non-exclusive right to park their vehicles only in those portions of the parking area designed for that purpose by Landlord from time to time.

SALES/PROMOTION

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ADDITIONAL RULES AND REGULATIONS

Landlord reserves the right to make such other and further reasonable rules and regulations as in its judgment may from time to time be necessary for the safety, care and cleanliness of the Shopping Center and its occupants and for the preservation of good order therein.

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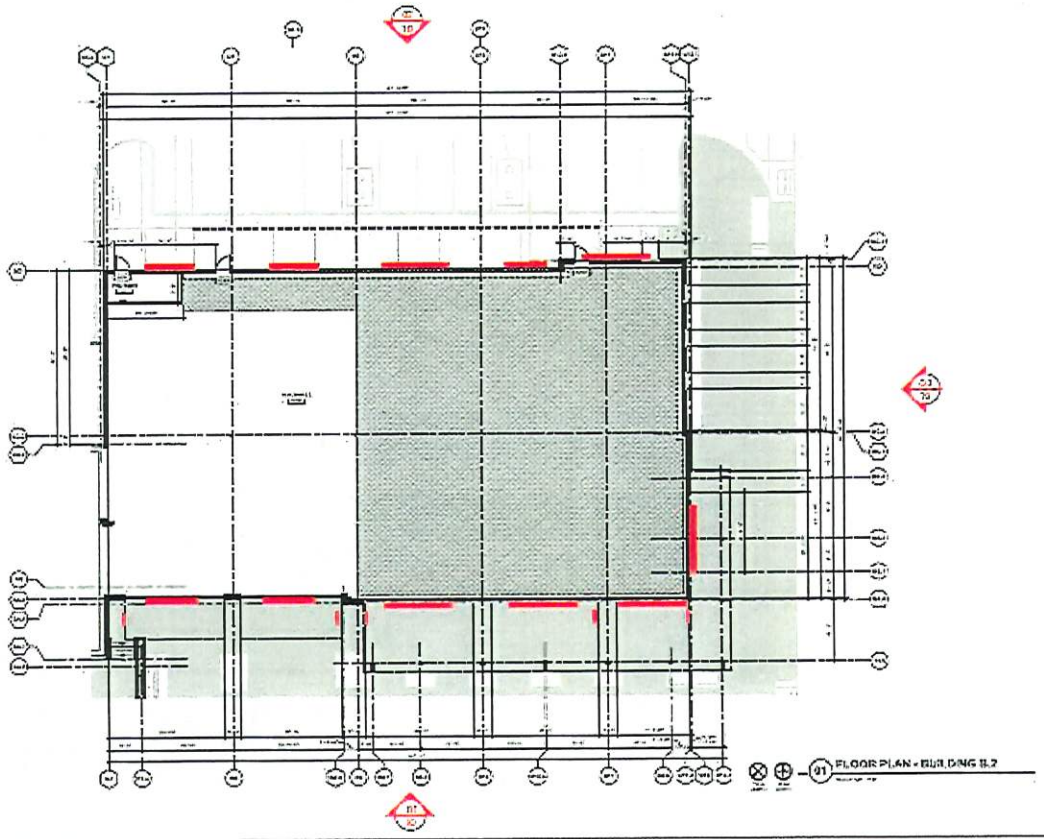
fd2s

Cromwell Street LLC

Storefront Sign Plan
Building A

4



fd2s

Cromwell Street LLC
Cibolo Crossing

Storefront Sign Plan
Building B.2

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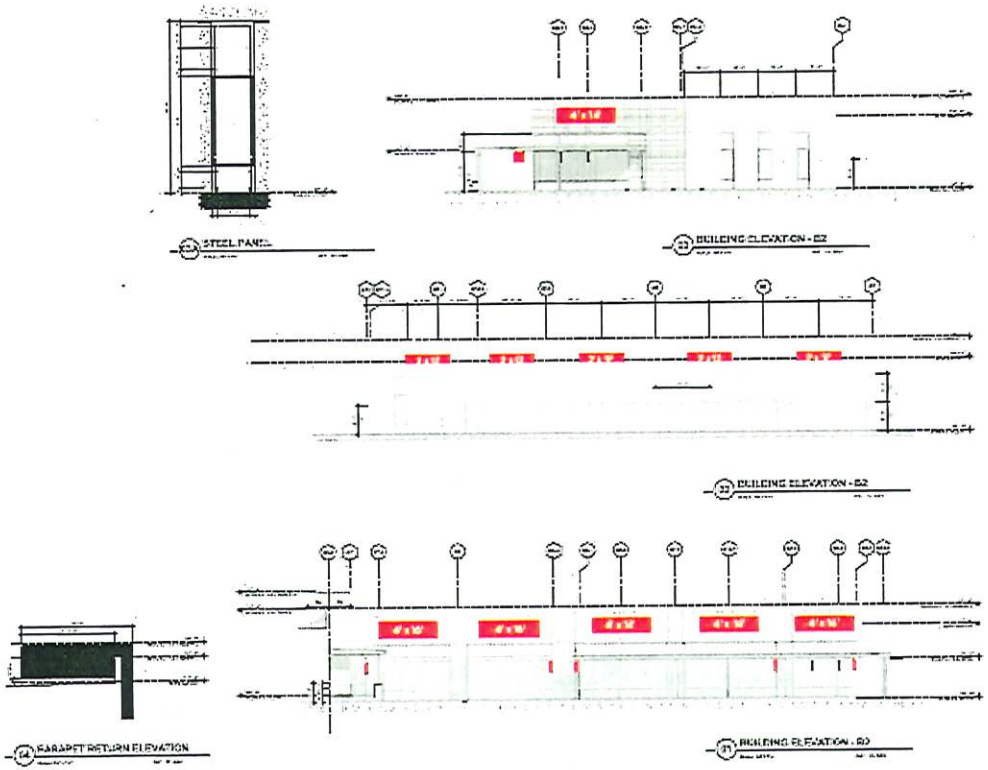
Docusign Envelope ID: B7951063-60E6-4BC8-9778-A144CB2DA208



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Cromwell Street LLC

Cibolo Crossing

Storefront Sign Elevations
Building B2

10

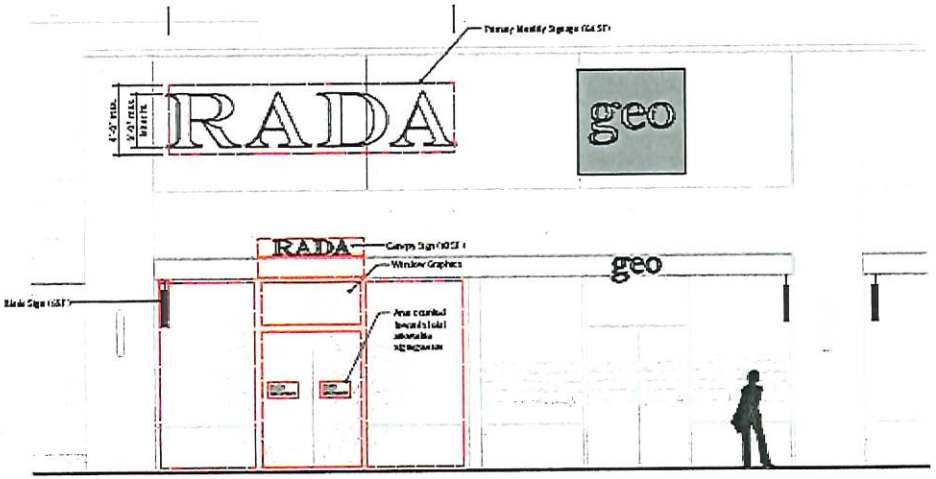
Docusign Envelope ID: B79510063-60E6-4BC8-9778-A144CB2DA208

Total Allowable Signage

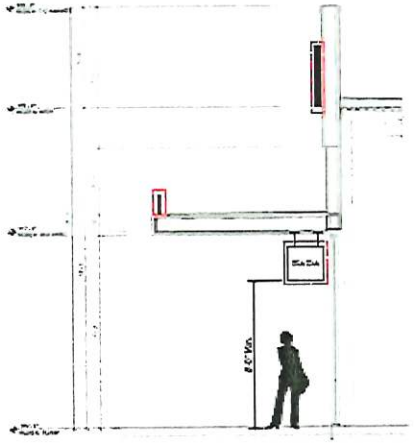
General Design Criteria
Retail Tenants are encouraged to be creative with the development of environmental signage & graphics as a part of their image. The goal is to distinctly identify the Tenant to add diversity and visual interest at the pedestrian scale. Tenant signs will be evaluated by the Landlord on how well the signage integrates into the architectural storefront. These guidelines indicate a general area where potential sign types can be located, but tenants will be given leeway for exact mounting locations, lighting, and design.

Allowable Sign Area
The maximum sign face area of all permanent building-mounted signs for each tenant space shall be related to the linear width of the tenant's storefront. The maximum allowable signage for each storefront may be distributed to various types of signage. The sum of all signage elements (Primary Identity Signage, Blade Signs, Canopy Sign, Window Graphics), may not exceed 100 square feet of the storefront area. For two sided-signs (Blade Signs) only one side of the sign shall be used for compulation of the area.

Acceptable Sign Types
- Primary Identity Signage
- Blade Signs
- Canopy Signs
- Window Graphics



1 Typical Elevation - Storefront Facing I-35



2 Typical Section

fd2s

Cromwell Street LLC
Cibolo Crossing

Total Allowable Signage
Case Study

Docusign Envelope ID: B7951063-60E6-4BC8-9778-A144CB2DA208

Primary Identity Signage

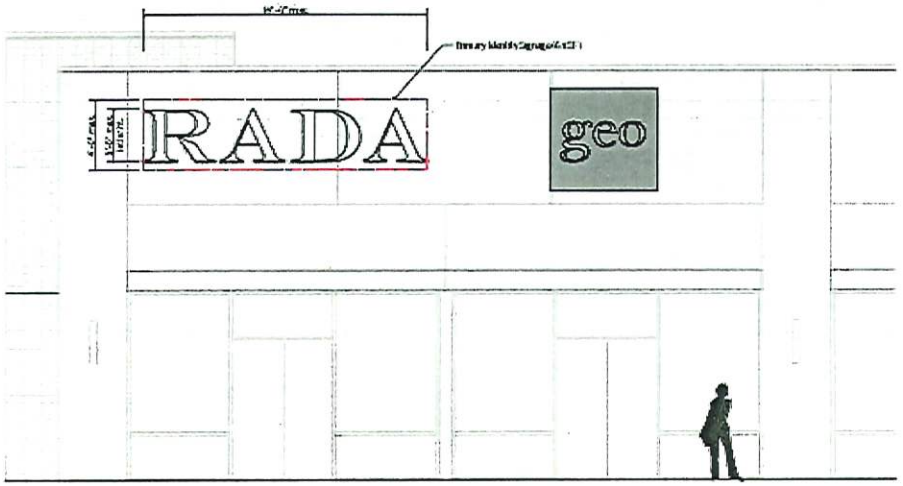
Primary identity signage may consist of individual letters or a panel with graphics and letters. These signs will typically be the primary identification for retail Tenants at Cibolo Crossing and should be mounted to the upper portion of the storefront facade.

Signs may consist of only the tenant name or logo and does not include tagline or other retail related graphics. Each in-line Tenant is allowed a maximum of one (1) primary identity sign. End-cap retailers with more than one frontage are allowed one primary identity sign per side.

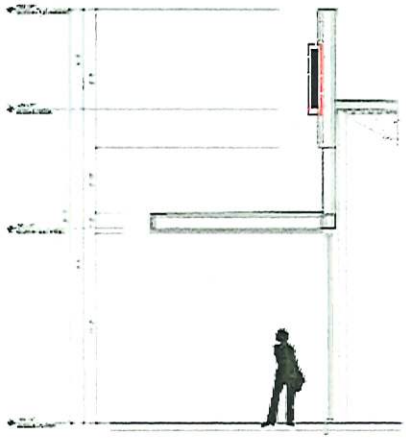
Contrasting designs and materials can be used to convey the Tenant's unique identity provided the overall scheme demonstrates a unified design intent.

Individual channel letters and logos with halo illumination are encouraged. Sign elements must be a minimum of 3" in depth, a maximum of 12" in depth and have a concealed LED light source.

Internally-illuminated channel letters and logos with acrylic faces may be allowed for Tenant's that demonstrate that they will use this sign type with the utmost creativity and highest quality fabrication techniques and materials.



1 Typical Elevation - Storefront Facing I-35



2 Typical Section

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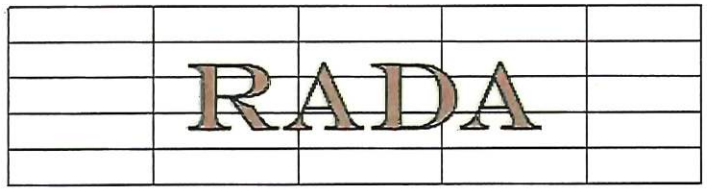
Cromwell Street LLC
Cibolo Crossing

Primary Identity Signage
Case Study

Docusign Envelope ID: B7951063-60E6-4BC8-9778-A144CB2DA208

Primary Identity Signage



In-line Tenants I-35 Side
Signage can be the trade name or logo as an extension of that used for the tenant's identity. Dimensional letters and logo forms shall be fabricated from durable materials that have a painted metallic bronze eggshell finish. Letters and forms must be a minimum of 3" deep and a maximum of 10" deep, depending on stroke width and height of letter/logoform. LED lighting shall be used to provide halo illumination. Raceways must be concealed behind storefront construction.

In-line Tenants Ripps-Krouskar Side
Signage can be the trade name or logo as an extension of that used for the tenant's identity. Dimensional letters and logo forms shall be fabricated from durable materials that have a painted metallic bronze eggshell finish. Sign requires a "cloud" backer that follows the outlines of the letters or logo to be painted to match stucco. Letters are halo lit against the backer with raceways concealed behind the backer. Letters and forms must be a minimum of 3" deep and a maximum of 10" deep, depending on stroke width and height of letter/logoform. LED lighting shall be used to provide halo illumination.

Storefront Daytime Rendering (I-35 Side)

Storefront Nighttime Rendering (I-35 Side)

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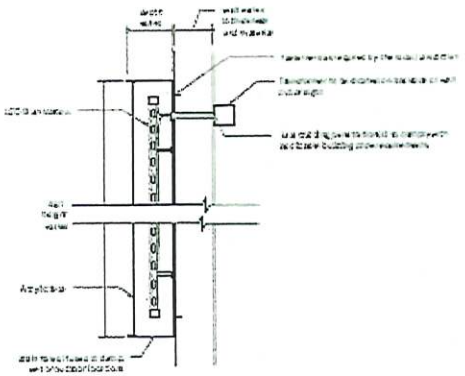
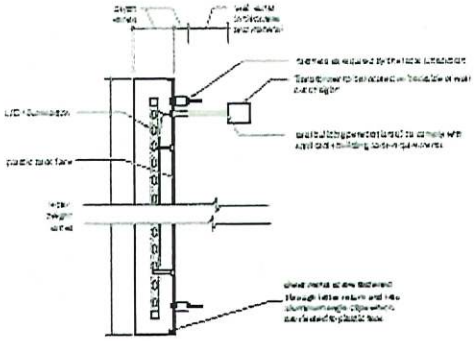
Primary Identity Signage



1 Wall-mounted Face-Illuminated Channel Letterform
SCALE: 1½"



2 Wall-mounted Halo-Illuminated Channel Letterform
SCALE: 1½"

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Cornwall Street LLC
Cibolo Crossing

Primary Identity Signage Examples.

20

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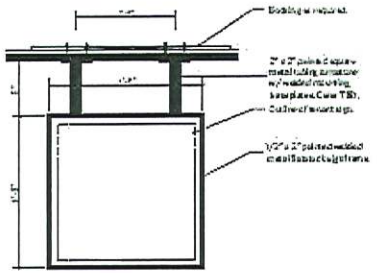
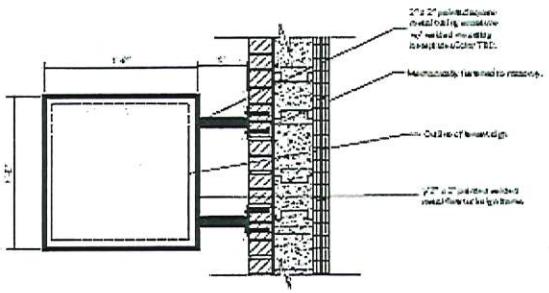
Suspended/Projecting Blade Signage

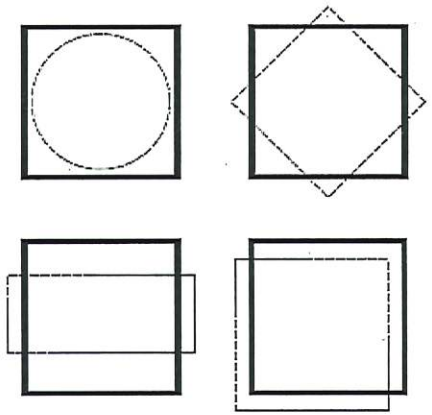


1 Armature Layout (Canopy Mounted)

2 Side Elevation (Canopy Mounted)



3 Armature Layout (Wall Mounted)



4 Allowable Configurations (Canopy Mounted)

fd2s

Cromwell Street LLC
Cibolo Crossing

Suspended/Projecting Blade Signage Details

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Window Graphics

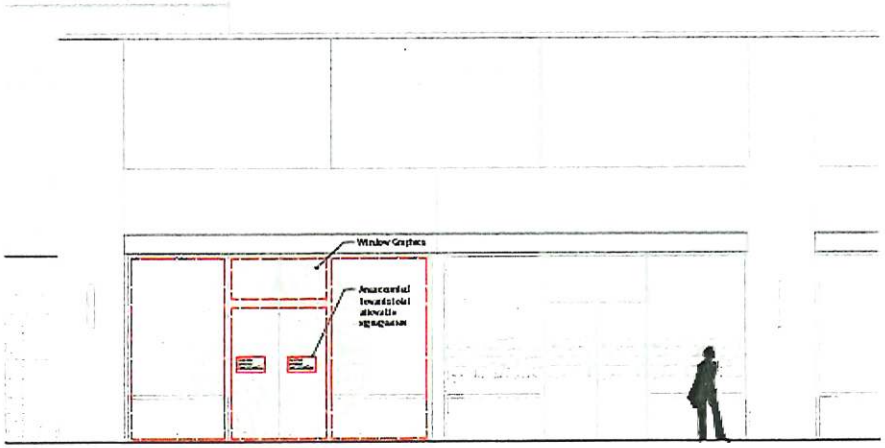
Window graphics can lend interest and appeal to the storefront. These graphics can be used as, but are not limited to: decorative borders, theming elements, or other components that enrich the tenant identity.

These signs do not count towards a tenant's Allowable Signage Area unless they contain logos and/or text within them. Any logos and/or text contained within these graphics will be counted against the Allowable Signage Area. Only the type and/or logo's area will be counted: the graphic itself is excluded.

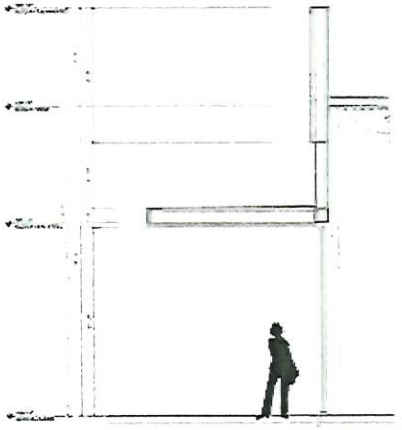
Opaque treatment of decorative borders, theming elements, or other components that enrich the tenant identity may only be 10% of the display window's area. Frosted, etched and other translucent graphics treatments may take up to 75% of the display window.

ACCEPTABLE TECHNIQUES INCLUDE:
- Screen-printing
- Gilding
- Frosted
- Cut vinyl

Designs for window graphics must be submitted for Landlord approval prior to installation.



1 Typical Elevation - Storefront facing I-35



2 Typical Section

fd2s

Cromwell Street LLC
Cibolo Crossing

Window Graphics

24

Docusign Envelope ID: B7951063-60E6-4BC8-9778-A144CB2DA208

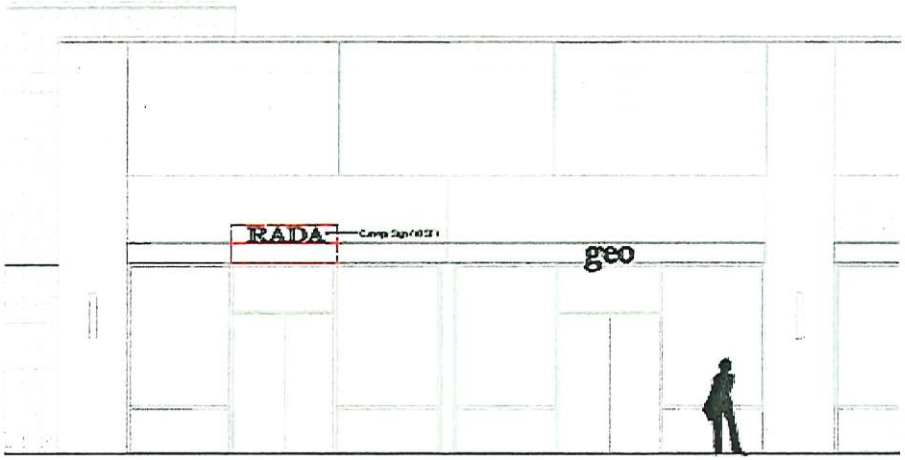
Canopy Signage

Canopy signs are located above the storefront and/or entry doors, parallel to the building facade and mounted at the leading edge of the canopy. The sign should convey the tenant's unique identity (logo) and create a unified design with the Tenant's storefront display.

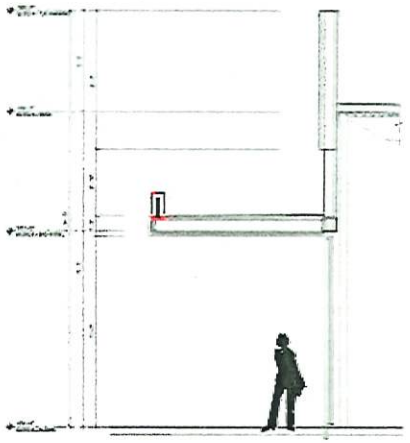
Canopy signs should express characteristics that which evoke a sense of contemporary high craftsmanship and design sensitivity. Only one sign is permitted per Tenant unless the store has a corner location. Signs can't hang below the canopy and are non-illuminated.

Tenants may choose to use a backing panel to enhance the appearance of their sign:

- Metal screens, grids, or meshes
- Etched or polished metal
- Exterior grade resins (3form)



1 Typical Elevation- Storefront Facing I-35



2 Typical Section

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Cromwell Street LLC
Cibolo Crossing

Canopy Signage

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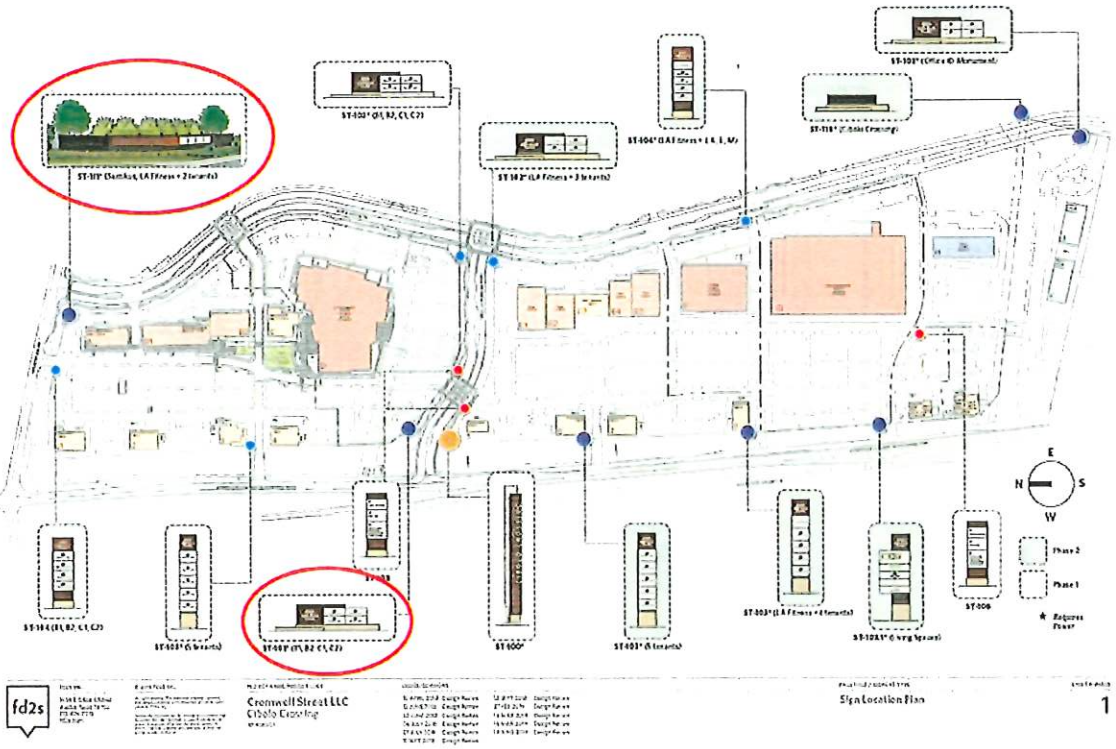
EXHIBIT I-2

Pylon Signage



ST-101

ST-111

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9. Tenant shall not operate as a business whose principal business activity (i.e., from which such tenant derives a majority of its revenues, i.e., 51% or more) is a chiropractic clinic.

10. Tenant shall not operate a child day care center for children ages 6 weeks to 5 years old, or permitting after-school child day care for children up to 12 years old.

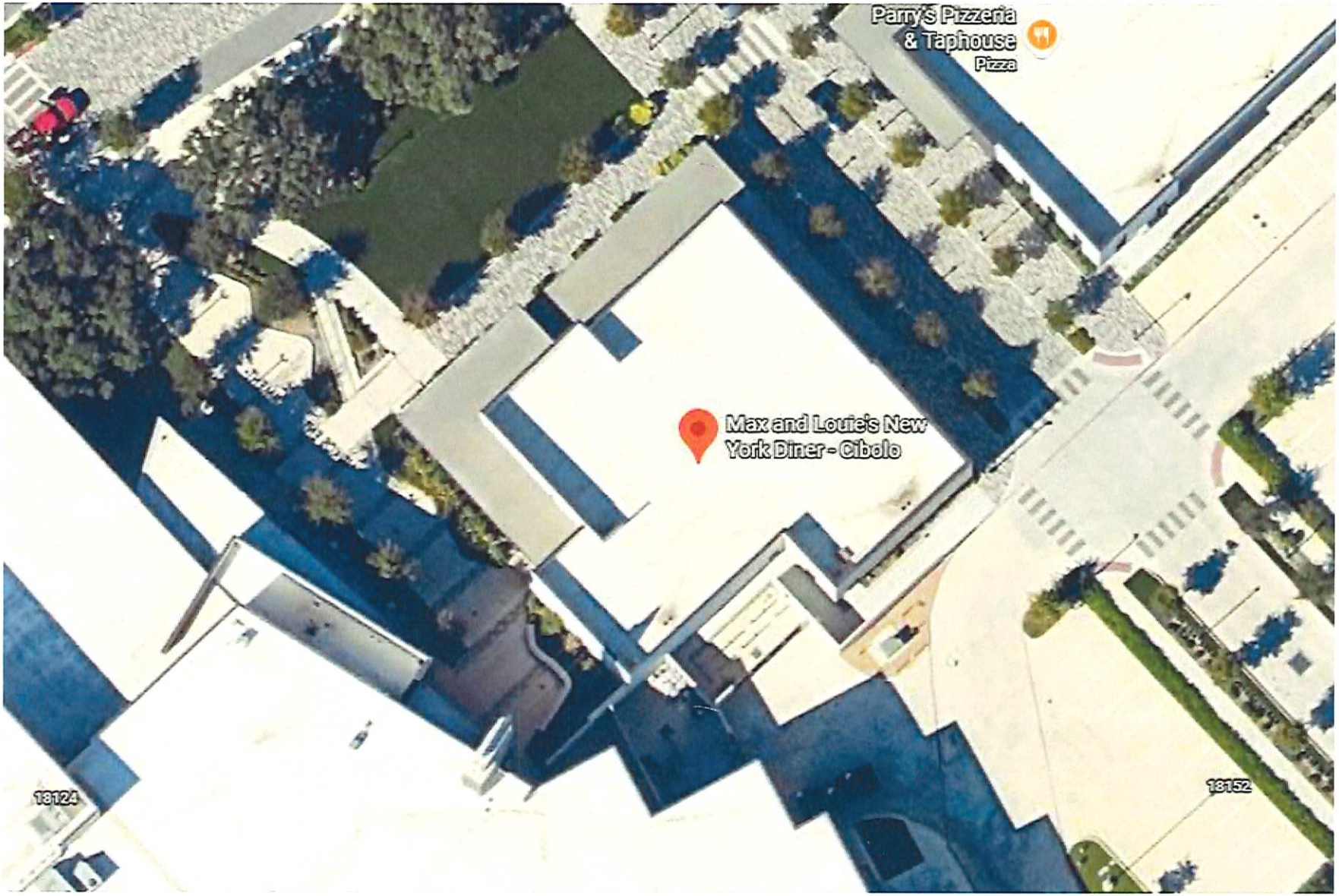
11. Tenant shall not operate as a business (i) that derives more than twenty five percent (25%) of its gross revenue from the sale of pizza, or (ii) whose operations include more than twenty (20) beer taps.

12. Tenant shall not operate any (i) any retail food service business which derives fifty-one percent (51%) or more of its gross revenue from the sale of salads and salad wraps, calculated collectively; (ii) the following specific restaurant chains: Salad Works, Sweetgreen, Chop't, Just Salad, Fresh Greens, and Salad and Go, and (iii) the specific restaurant operating as "Cava" (but not any other mediterranean or build a bowl type restaurant).

13. Tenant shall not operate a business whose principal business activity (i.e., from which such tenant derives 51% or more of its gross revenues) is a liquor store, selling liquor, beer, and wine.

14. Tenant shall not operate as a sit-down restaurant with a menu featuring primarily Mexican-themed food items, such as, for example purposes only (and not as a limitation), Chuy's, Lupe Tortilla, Mama Margie's, Pappasito's, On the Border, or Café Rio. "Featuring" means that Mexican-themed food items constitute (or will constitute) thirty-five (35%) or more of the total number of appetizers (excluding soups and salads) and entrees listed on the menu (not including any limited time offers and/or so called "specials") at the subject restaurant.

15. Tenant shall not operate a business whose principal business activity (i.e., from which such tenant derives a majority of its revenues) is general dentistry that is competitive with the Permitted Use (as defined below), except that such restriction shall not apply to orthodontics. For purposes hereof "Permitted Use" means general dentistry practice (including general dentistry, pediatric dentistry, oral surgery, orthodontics, and any ancillary other service lawfully performed by a licensed dentist).


Parry's Pizzeria
& Taphouse
Pizza
Max and Louie's New
York Diner - Cibolo
18124
18152

City of Cibolo

City Council Regular Meeting Staff Report

G. Discussion/Action to approve a CEDC EDGE Grant for Ace River City in the not to exceed amount of $50,000 (Mr. Hardin)

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Discussion/Action Item: 12G.

From
Clancy Hardin, Economic Development Manager

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

Staff received an Economic Development Growth and Expansion (EDGE Grant) application from the Eklund family owner of Ace River City requesting a EDGE Grant for assistance in offsetting the cost of onsite improvements for their new location to open in Buffalo Heights Shopping Center located at 813 Cibolo Valley Dr Ste 166 Cibolo.

In their letter to the CEDC Board, the Eklund family wrote the following statements in support of approval of an EDGE Grant under special circumstances.

"We plan to operate as a truly family-owned and community-integrated business — a place where people can learn together, work together, and connect. We intend to host hometown community days, provide complimentary items and family-friendly events such as barbecues, and create opportunities that bring residents together rather than simply serving as another commercial storefront.

We also recognize the broader economic impact this store can have:
• Providing approximately 20–30 local jobs upon opening, with opportunities for continued employment growth as the store expands
• Creating a mix of full-time management positions and flexible part-time roles, ideal for students, local residents, and those seeking supplemental income
• Offering a convenient, community-centered place to shop
• Supporting economic activity that helps the city grow and thrive
• Reinforcing a sense of local identity through a hometown business presence

Our goal is simple to give back more to this community than we take from it. Grant support would allow us to invest more quickly in community engagement, local hiring, and programming that directly benefits residents."

This item was before the Cibolo EDC board on March 19, 2026 for consideration

Per CEDC Legal and CEDC by-laws amounts over $15,000 must go to City Council for approval.

STAFF RECOMMENDATION:

Please note: The EDGE grant program allows the CEDC board to consider awards above $15,000 when justified under section 6F "special circumstances".

Because of the scale of investment and job creation, staff staff recommends the approval of the EDGE grant request for Ace River City location at Buffalo Heights Shopping Center, in the amount not to exceed $50,000. **The grant represents a roughly a 3.3% ratio when considered against the level of investment of $1,500,000.**

FINANCIAL IMPACT:

$50,000

MOTION(S):

Sample motion: I motion to approve the EDGE grant as presented by staff for Ace River City in the not to exceed amount of $50,000 as recommended by the Cibolo EDC board provided paid invoices are verified.

Attachments

Ace Application Combined Final.pdf

Application for Cibolo Economic Development for Growth & Enhancement (EDGE) Grant

Contact: Cibolo Economic Development - economicdevelopment@cibolotx.gov, 210-659-1471

1	PROJECT INFORMATION						
A	Property Address: 813 Cibolo Valley Drive Suite 166 Cibolo, TX 78108						
B	Estimated Begin Work Date: November 15, 2025			Estimated Completion Date: May 5, 2026			
C	Date Company Established: May 2025			Federal Taxpayer ID Number: 39-2085311			
D	Company NAICS Code:						
E	Choose Business Type: ☐Corporation ☐Partnership ☐Sole Proprietorship ■Other						
F	Reason for Requesting Grant: To defray the intensive capital costs of a family-owned and operated, low-margin retail business						
G	Today's Date: March 2, 2026						

2	OTHER BUSINESSES IN BUILDING (IF APPLICABLE) – Please list other businesses in the building and check those interested in participating in the Business Improvement Grant Program.	
	Name of Business	Name of Owner
☐		
☐		
☐		
☐		
☐		

3	ELIGIBILITY			
	YES	NO	Item	Notes
A	X		Within the City?	
B	X		Commercially Zoned?	
C	X		City taxes in good standing?	
D		X	No City liens existing?	
E	X		Proof of ownership provided?	
F		X	Outstanding code violations?	
G		X	Received a grant within past 365 days?	In accordance with Section 7 of Guidelines

4	ELIGIBILITY OF BUSINESS			
	YES	NO	Item	Notes
A		X	Any outstanding financial obligations to the City of Cibolo?	In accordance with Section 5C of Eligibility
B		X	Involved in any ongoing lawsuits with the City of Cibolo?	
C		X	Currently located or will be located in Old Town District or FM 78 Corridor?	See Section 10 for Map of Eligible Properties

5	ENHANCEMENTS (Section 6)	TOTAL COST	POLICY MAX %	POLICY MAX $	AMOUNT REQUESTED	AMOUNT APPROVED
A	Façade	$	50%	$15,000	$	$
B	Sign Improvement	$21,000.00	50%	$15,000	$15,000	$
C	Property Improvement	$1,250,000.00	50%	$15,000	$15,000	$
D	Demolition	$	50%	$15,000	$	$
E	New Construction	$	50%	$15,000	$	$

F	Fees	$39,321.00	50%	$15,000	$15,000	$
G	Special Circumstances	$ 58,760.00	50%	$15,000	$ 15,000	$
TOTAL AMOUNT REQUESTED:					$	
TOTAL BUSINESS IMPROVEMENT GRANT APPROVED:					$	
H	Please describe any planned "Non-Grant" Enhancements: Build out of an Ace Hardware Store, a $1,500 boutique section, and a 3,500 sq. ft. garden center with inventory and merchandise for all areas.					

6	**ATTACHED ITEMS/EXHIBITS**			
	YES	**NO**	**Item**	**Notes**
A	X		Request letter to the CEDC Board of Directors describing proposed project and need for grant funds	
B	X		At least two photos of existing exterior or property	Will only accept pictures of property if new construction
C	X		Legal description of subject property	
D		X	Proof of Ownership if property owner	
E	X		Establishment of business entity name	
F	X		Project outline, illustrations, other supplemental information	
G	X		Construction cost estimates from a contractor/vendor	Itemized work estimates which include details and information such as color samples of paint, fabric, sign material, etc.
H	X		Applicant's W-9	
I	X		Completed Economic Impact Analysis	Contact staff for this form
J	X		Copy of signed lease agreement	If Business Owner is different from Property Owner
K	X		Vicinity map of subject property	

7	**CONTRACTOR INFORMATION**	
A	**Company Name:** Fabians General Contractors	
	Contract Person: Fabian Castillo Jr.	Title: Owner
	Address: 831 Fulton Avenue San Antonio, TX 78212	
	Phone Number: (210) 738-8835	Fax: (210) 738-1953
	Email: fabianjr@fabiansconstruction.com	Website: www.fabiansconstruction.com

8 **I have read and agree to the terms and conditions set in the Cibolo EDGE application. I understand that my project will be evaluated and recommendations made as to the scope of work to be included in the Cibolo EDGE Program. I understand that the submittal of this application in no way guarantees me a grant from the Cibolo Economic Development Corporation. I understand that additional information may be requested as needed. The Cibolo Economic Development Corporation reserves the right to reject any and all applications at its sole discretion.**

If the property is owned by a corporation, partnership, or joint venture, an individually legally authorized to represent the entity must sign below on behalf of the entity.

	Applications will be considered on a monthly basis and complete applications must be submitted to CEDC a minimum of thirty (30) calendar days prior to being presented at a CEDC Board Meeting.

Business Owner		**Property Owner**
Company: Cibolo Ace Hardware LLC		Company: Fulcrum Development LLC
Signature:		Signature:
Print Name: Michael Eklund		Type of Print Name: Benjamin Drezer
Title: Owner		Title:
Company Phone Number: (512) 944-8469		Phone Number: (210) 593-0777
Company Email: michaeleklund7@gmail.com		Email: benjamin@fulcrumsa.com
Company Physical Address: 813 Cibolo Valley Drive Suite 166 Cibolo, TX 78108		Address: 10003 NW Military Highway Ste 2205 San Antonio, TX 78231
Company Website:		Date:
Date: March 2, 2026		

Grant Support Request – Ace Hardware Community Development

March 10, 2026

Cibolo Ace Hardware LLC dba River City Ace

813 Cibolo Valley Drive Ste 166

Cibolo, TX 78108

Dear City Council Members,

Thank you for taking the time to consider our request for grant support as we establish our family-owned Ace Hardware location within the community. This project is deeply personal to us — we intentionally chose this location after evaluating many potential sites because of its strong demographics, community character, and long-term opportunity to contribute positively to local growth.

Our business is built on a disciplined, sustainable model designed for longevity rather than rapid expansion. We believe strongly that small and medium-sized businesses are the backbone of the American economy, and when supported through thoughtful economic development, they help strengthen entire communities. Grant assistance would help us accelerate responsible growth while maintaining that tight, community-first business approach.

More importantly, our vision extends beyond retail. We plan to operate as a truly family-owned and community-integrated business — a place where people can learn together, work together, and connect. We intend to host hometown community days, provide complimentary items and family-friendly events such as barbecues, and create opportunities that bring residents together rather than simply serving as another commercial storefront.

We also recognize the broader economic impact this store can have:

• Providing approximately 20–30 local jobs upon opening, with opportunities for continued employment growth as the store expands

• Creating a mix of full-time management positions and flexible part-time roles, ideal for students, local residents, and those seeking supplemental income

• Offering a convenient, community-centered place to shop

• Supporting economic activity that helps the city grow and thrive

• Reinforcing a sense of local identity through a hometown business presence

At full staffing levels, the store is projected to support approximately 20–30 local employees, contributing meaningful payroll, workforce development, and long-term job stability within the community.

Our goal is simple — to give back more to this community than we take from it. Grant support would allow us to invest more quickly in community engagement, local hiring, and programming that directly benefits residents.

We appreciate your consideration and would welcome the opportunity to discuss our plans in greater detail. Thank you for the work you do to support local businesses and the continued vitality of our community.

Sincerely,

Michael Eklund

Shannon Eklund

Cibolo Ace Hardware LLC dba River City Ace

ACE Hardware
813 Cibolo Valley Drive
Cibolo, TX
78108

Channel Letters - Raceway Mount

Quantity:
1
Trim:
1" Black Gemtrim
Return Color:
Black
Face:
1/8" White Acrylic w/ Applied Vinyl
Vinyl Color:
As in drawing
Letter Interior:
Gloss White
Internal Illumination:
White LED's
Raceway Color:
To Match Facade
Raceway Size:
4" x 7" 0.125 Extruded Aluminum
Mounting:
Hanging Bars Flush to Fascia

EXISTING CONDITIONS

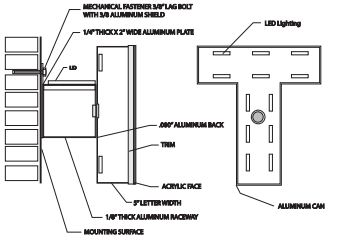
THIS TOTAL IS ONLY ALLOWED IF THE BUILDING IS CONSIDERED SINGLE NONRESIDENTIAL BUILDING

Sq. Ft. Signage:
RIVER CITY - 30.79
ACE - 29.21
TOTAL - 60.00

Sq. Ft. Allowance:
60 sq ft for single nonresidential building.
48 sq ft for Multi-tenant/complex building

THE CITY CODE ALLOWS ONLY 1 SIGN PER TENANT FACADE

Detail



Claude Ballbe - CM	claude@signsunlimitedusa.com
919-552-8689	www.signsunlimitedusa.com
02.20.26	Underwriters Laboratories Inc.® LISTED UL File #E225670

Approval Signature:

Please check all spelling, quantities, colors, and materials before approving

Notes: **NEED SURVEY TO CONFIRM SCALE PRIOR TO MANUFACTURE**

SIGNS UNLIMITED
communicate your identity
6801 Mount Hermon Church Rd, Building C
Durham, NC 27705

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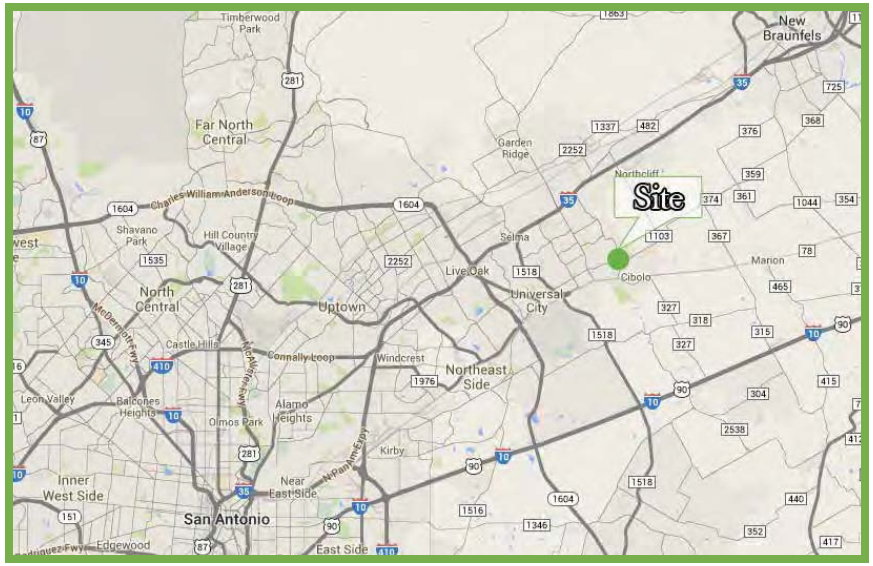
BUFFALO HEIGHTS

A9-102221

VILLA PARK
www.villapark-sa.com

Buffalo Heights Retail Development

Cibolo Valley Dr & Borgfeld Rd, Cibolo, TX



The Buffalo Heights Retail Development is a 12-acre commercial development in the heart of Cibolo, which is recognized as one of the fastest growing areas in the San Antonio MSA.

Traffic Counts

- 6,777 VPD - Borgfeld Rd
- 9,981 VPD - Cibolo Valley Drive

Demographics	1 mile	3 mile	5 mile
Population	11,641	63,264	114,736
Avg HH Income	$93,183	$96,584	$89,019
Number of HH	4,067	22,169	40,770

Highlights:

- Projected as two phases with over 60,000 sf of multi-tenant commercial lease space along with 4-5 pad opportunities.
- Substantial frontage along Cibolo Valley Drive and Borgfeld Road.
- Situated within 1.5 miles of two 6A High Schools with a combined total of 5,000+ students and a planned charter school with a projected opening of Fall 2022 for 1000+ children ranging from 1st to 8th grade.
- Directly across from Walmart and in immediate proximity to a proposed HEB projected to open in June 2023.

10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231
t 210.593.0777
f 210.593.0780
www.fulcrumsa.com

fulcrum DEVELOPMENT

Buffalo Heights Retail Development

Cibolo Valley Dr & Borgfeld Rd Intersection

10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780

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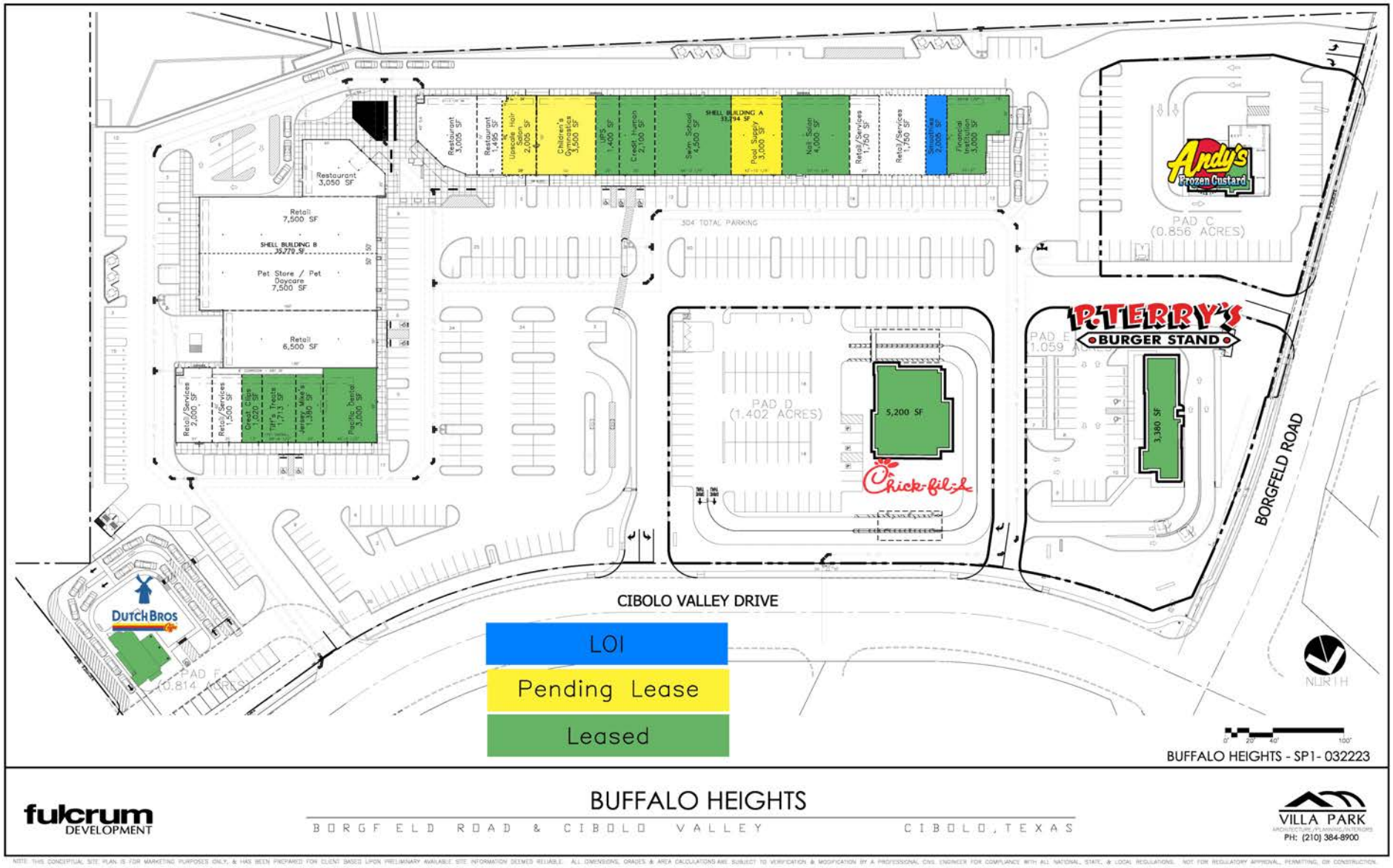
Buffalo Heights Retail Development

Conceptual Site Development Plan



fulcrum DEVELOPMENT

BUFFALO HEIGHTS

BORGFELD ROAD & CIBOLO VALLEY CIBOLO, TEXAS

VILLA PARK
PH: (210) 384-8900

NOTE: THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, & HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES & AREA CALCULATIONS ARE SUBJECT TO VERIFICATION & MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, & LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

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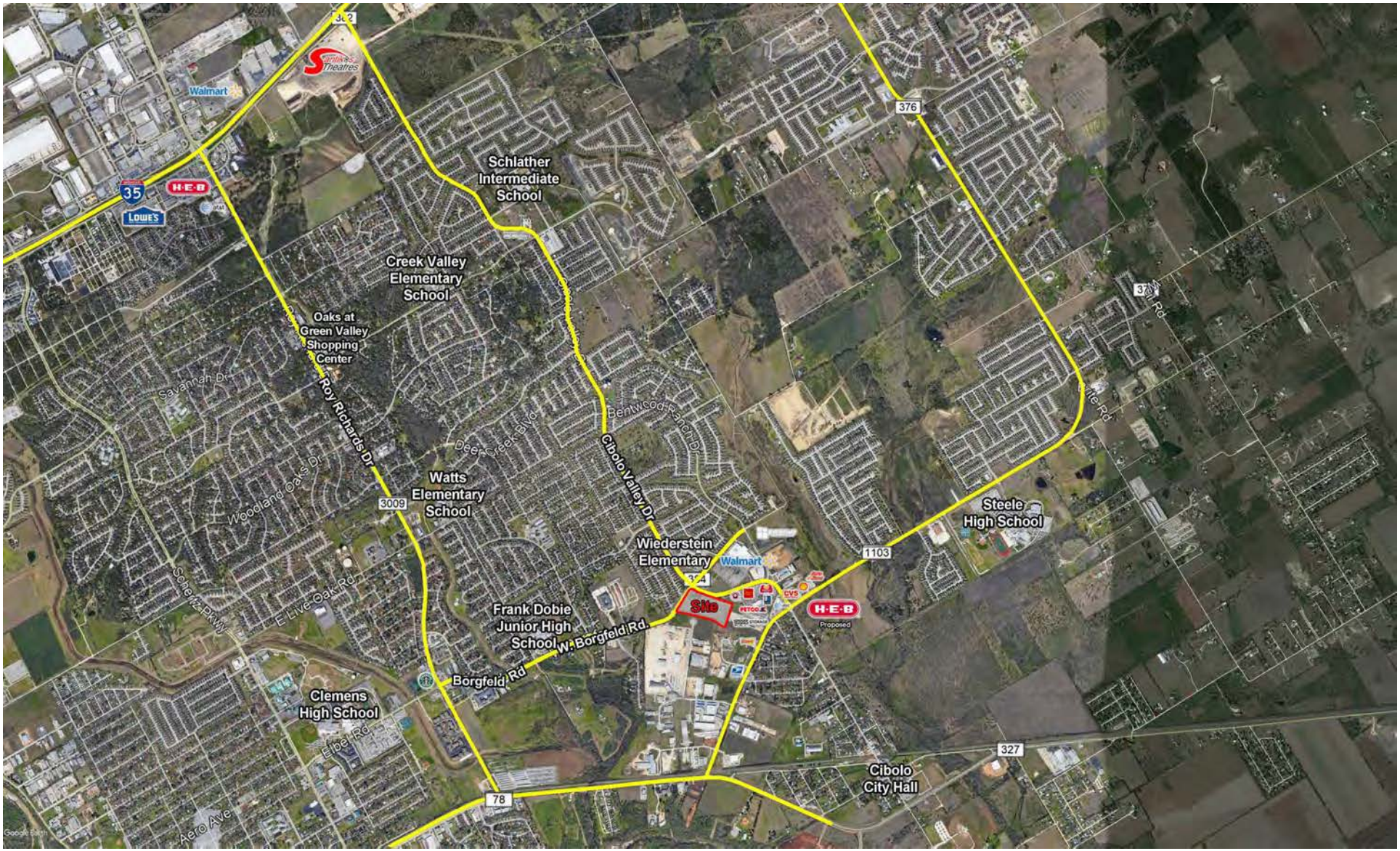
Buffalo Heights Retail Development

Trade Area Aerial



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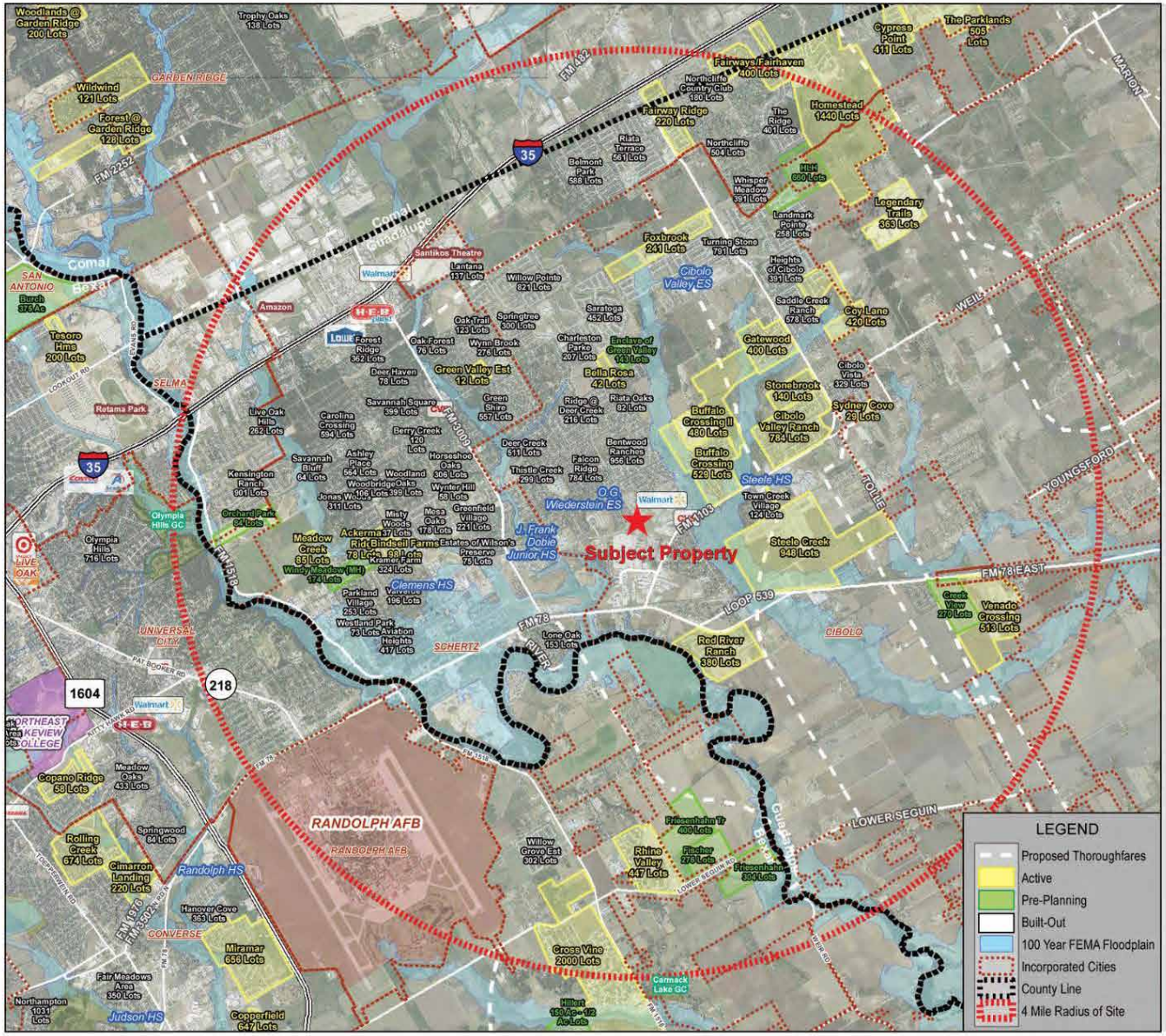
Buffalo Heights Retail Development

Trade Area Housing Study



fulcrum DEVELOPMENT

CIBOLO TRADE AREA HOUSING STUDY

Cibolo Valley Dr at Borgfeld Rd/CR 384
Four-Mile Radius
Cibolo, Texas

HOUSEHOLD SUMMAY
FOUR MILE RADIUS

- Existing Subdivisions	
Rooftops:	16,747
Vacant Lots:	763
- Active Subdivisions	
Rooftops:	3,395
Vacant & Planned Lots:	6,654
- Subdivisions in Pre-Planning	
Future Lots:	2,311
Total:	**29,870**

Sources: Bexar Appraisal District, City of San Antonio Development Services Department; Guadalupe County Appraisal District; and Wendell Davis & Associates, Jun-Aug, 2021

Map prepared by Wendell Davis & Associates
09.2021 210.415.8214

N 0 1 2 Miles
SCALE 1 " = 4,500 '

2020 Aerial Photography provided by the National Agriculture Imagery Program

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Buffalo Heights Retail Development

Shopping Center Rendering

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AIA® Document A105® – 2017

Standard Short Form of Agreement Between Owner and Contractor

AGREEMENT made as of the 2nd day of **December** in the year **2025**
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Buffalo Heights-Cibolo Developers, Ltd.
c/o Fulcrum Development, its agent
0003 N.W. Military Hwy., Suite 2205
San Antonio, Texas 78231

and the Contractor:
(Name, legal status, address and other information)

Fabian's Construction, LLC
831 Fulton Ave.
San Antonio, Texas 78212

for the following Project:
(Name, location and detailed description)

Buffalo Heights
ACE Hardware Landlord & Tenant's Work Improvements
813 Bibolo Valley Drive, Suite 166
Cibolo, Texas 78108

The Architect:
(Name, legal status, address and other information)

Villa Park Architecture
300 W. Bitters Rd., Suite 204
San Antonio, Texas 78216

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

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ARTICLE 1 THE CONTRACT DOCUMENTS

The Contractor shall complete the Work described in the Contract Documents for the Project. The Contract Documents consist of

.1 this Agreement signed by the Owner and Contractor;

.2 the drawings and specifications prepared by the Architect, dated , and enumerated as follows:

Drawings:

Number	Title	Date
Exhibit B		

Specifications:

Section	Title	Pages
Exhibit B		

.3 addenda prepared by the Architect as follows – **Exhibit C**:

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Number	Date	Pages
No.1	October 9, 2025	10
No.2	October 13, 2025	1

.4 written orders for changes in the Work, pursuant to Article 10, issued after execution of this Agreement; and

.5 other documents, if any, identified as follows:

Exhibit A – Best & Final Bid Proposal dated November 19, 2025
Exhibit D – Project Schedule
Exhibit E – Owner's Forms

ARTICLE 2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 2.1 The Contract Time is the number of calendar days available to the Contractor to substantially complete the Work.

§ 2.2 Date of Commencement:
Unless otherwise set forth below, the date of commencement shall be the date of this Agreement.
(Insert the date of commencement if other than the date of this Agreement.)

Date of commencement shall be upon issuance of a Notice to Proceed for the following tasks:
Notice to Proceed No.1 – Exhibit F – Limited Notice to Proceed
Notice to Proceed No.2 - Upon Issuance of Permit from the City of Cibolo

§ 2.3 Substantial Completion:
Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion, as defined in Section 12.5, of the entire Work:
(Check the appropriate box and complete the necessary information.)

[X] Not later than **one hundred twenty (120)** calendar days from the date of commencement.

[ ] By the following date:

ARTICLE 3 CONTRACT SUM

§ 3.1 The Contract Sum shall include all items and services necessary for the proper execution and completion of the Work. Subject to additions and deductions in accordance with Article 10, the Contract Sum is:

One Million One Hundred Forty Six Thousand, Sixty Five Dollars and Four Cents ($ 1,146,065.04)

§ 3.2 For purposes of payment, the Contract Sum includes the following values related to portions of the Work:
(Itemize the Contract Sum among the major portions of the Work.)

Portion of the Work	Value

§ 3.3 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and hereby accepted by the Owner:
(Identify the accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

Alternate No.1 – Deduct = $72,799.49

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Install Acoustical Drop Ceiling in Sales Area in lieu of Open Ceiling, Solatube/Skylights & Spiral Ductwork

Alternate No.3 – Add = $7,500.00

Install Boutique Millwork "Turn-Key"

Alternate No.2 – Add = $10,980.48

Install underground electrical circuit to the propane pad along with underground circuit for Light Pole

Alternate No.4 – Add = $15,998.40

Install Power & Data Circuits to POS Counters, Helpful HUB/Paint Counters & Paint/Electrical/Tools/Housewares/Lawn Garden Fixtures

Alternate No.5 – Add = $58,760.00

Install Tensoshade (Garden Area)

§ 3.4 Allowances, if any, included in the Contract Sum are as follows:
(Identify each allowance.)

Item	Price
None	

§ 3.5 Unit prices, if any, are as follows:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)
None		

ARTICLE 4 PAYMENTS

§ 4.1 Based on Contractor's Applications for Payment certified by the Architect, the Owner shall pay the Contractor, in accordance with Article 12, as follows:
(Insert below timing for payments and provisions for withholding retainage, if any.)

provided that an Application for Payment is received by the Owner's Representative not later than the **25th** day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the **25th** day of the following month. If an Application for Payment is received by the Architect & Owner's Representative after the application date fixed above, payment of the amount certified shall be made by the Owner not later than **thirty** (**30**) days after the Owner's Representative receives the Application for Payment.

§ 4.2 Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate below, or in the absence thereof, at the legal rate prevailing at the place of the Project.
(Insert rate of interest agreed upon, if any.)

10 %

ARTICLE 5 INSURANCE

§ 5.1 The Contractor shall maintain the following types and limits of insurance until the expiration of the period for correction of Work as set forth in Section 14.2, subject to the terms and conditions set forth in this Section 5.1:

§ 5.1.1 Commercial General Liability insurance for the Project, written on an occurrence form, with policy limits of not less than one million ($ 1,000,000.00) each occurrence, two million ($ 2,000,000.00) general aggregate, and two million ($ 2,000,000.00) aggregate for products-completed operations hazard.

§ 5.1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Contractor, with policy limits of not less than one million ($ 1,000,000.00) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance, and use of those motor vehicles along with any other statutorily required automobile coverage.

§ 5.1.3 The Contractor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided that such primary and excess or umbrella insurance policies result in the same or greater coverage as those required under Section 5.1.1 and 5.1.2, and in no event shall any excess or umbrella liability insurance provide narrower

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coverage than the primary policy. The excess policy shall not require exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 5.1.4 Workers' Compensation at statutory limits.

§ 5.1.5 Employers' Liability with policy limits not less than one million ($ 1,000,000.00) each accident, one million ($ 1,000,000.00) each employee, and one million ($ 1,000,000.00) policy limit.

§ 5.1.6 The Contractor shall provide builder's risk insurance to cover the total value of the entire Project on a replacement cost basis.

§ 5.1.7 Other Insurance Provided by the Contractor
(List below any other insurance coverage to be provided by the Contractor and any applicable limits.)

Coverage	Limits
None	

§ 5.2 The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance and shall provide property insurance to cover the value of the Owner's property. The Contractor is entitled to receive an increase in the Contract Sum equal to the insurance proceeds related to a loss for damage to the Work covered by the Owner's property insurance.

§ 5.3 The Contractor shall obtain an endorsement to its Commercial General Liability insurance policy to provide coverage for the Contractor's obligations under Section 8.12.

§ 5.4 Prior to commencement of the Work, each party shall provide certificates of insurance showing their respective coverages.

§ 5.5 Unless specifically precluded by the Owner's property insurance policy, the Owner and Contractor waive all rights against (1) each other and any of their subcontractors, suppliers, agents, and employees, each of the other; and (2) the Architect, Architect's consultants, and any of their agents and employees, for damages caused by fire or other causes of loss to the extent those losses are covered by property insurance or other insurance applicable to the Project, except such rights as they have to the proceeds of such insurance.

ARTICLE 6 GENERAL PROVISIONS

§ 6.1 The Contract
The Contract represents the entire and integrated agreement between the parties and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a written modification in accordance with Article 10.

§ 6.2 The Work
The term "Work" means the construction and services required by the Contract Documents, and includes all other labor, materials, equipment, and services provided, or to be provided, by the Contractor to fulfill the Contractor's obligations.

§ 6.3 Intent
The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all.

§ 6.4 Ownership and Use of Architect's Drawings, Specifications and Other Documents
Documents prepared by the Architect are instruments of the Architect's service for use solely with respect to this Project. The Architect shall retain all common law, statutory, and other reserved rights, including the copyright. The Contractor, subcontractors, sub-subcontractors, and suppliers are authorized to use and reproduce the instruments of service solely and exclusively for execution of the Work. The instruments of service may not be used for other Projects or for additions to this Project outside the scope of the Work without the specific written consent of the Architect.

§ 6.5 Electronic Notice

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Written notice under this Agreement may be given by one party to the other by email as set forth below.
(Insert requirements for delivering written notice by email such as name, title, and email address of the recipient, and whether and how the system will be required to generate a read receipt for the transmission.)

ARTICLE 7 OWNER

§ 7.1 Information and Services Required of the Owner

§ 7.1.1 If requested by the Contractor, the Owner shall furnish all necessary surveys and a legal description of the site.

§ 7.1.2 Except for permits and fees under Section 8.7.1 that are the responsibility of the Contractor, the Owner shall obtain and pay for other necessary approvals, easements, assessments, and charges.

§ 7.1.3 Prior to commencement of the Work, at the written request of the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence.

§ 7.2 Owner's Right to Stop the Work

If the Contractor fails to correct Work which is not in accordance with the Contract Documents, the Owner may direct the Contractor in writing to stop the Work until the correction is made.

§ 7.3 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a seven day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies, correct such deficiencies. In such case, the Architect may withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the cost of correction, provided the actions of the Owner and amounts charged to the Contractor were approved by the Architect.

§ 7.4 Owner's Right to Perform Construction and to Award Separate Contracts

§ 7.4.1 The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and to award separate contracts in connection with other portions of the Project.

§ 7.4.2 The Contractor shall coordinate and cooperate with the Owner's own forces and separate contractors employed by the Owner.

ARTICLE 8 CONTRACTOR

§ 8.1 Review of Contract Documents and Field Conditions by Contractor

§ 8.1.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become familiar with local conditions under which the Work is to be performed, and correlated personal observations with requirements of the Contract Documents.

§ 8.1.2 The Contractor shall carefully study and compare the Contract Documents with each other and with information furnished by the Owner. Before commencing activities, the Contractor shall (1) take field measurements and verify field conditions; (2) carefully compare this and other information known to the Contractor with the Contract Documents; and (3) promptly report errors, inconsistencies, or omissions discovered to the Architect.

§ 8.2 Contractor's Construction Schedule

The Contractor, promptly after being awarded the Contract, shall prepare and submit for the Owner's and Architect's information a Contractor's construction schedule for the Work.

§ 8.3 Supervision and Construction Procedures

§ 8.3.1 The Contractor shall supervise and direct the Work using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work.

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§ 8.3.2 The Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner, through the Architect, the names of subcontractors or suppliers for each portion of the Work. The Contractor shall not contract with any subcontractor or supplier to whom the Owner or Architect have made a timely and reasonable objection.

§ 8.4 Labor and Materials

§ 8.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work.

§ 8.4.2 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract Work. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

§ 8.5 Warranty

The Contractor warrants to the Owner and Architect that: (1) materials and equipment furnished under the Contract will be new and of good quality unless otherwise required or permitted by the Contract Documents; (2) the Work will be free from defects not inherent in the quality required or permitted; and (3) the Work will conform to the requirements of the Contract Documents. Any material or equipment warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 12.5.

§ 8.6 Taxes

The Contractor shall pay sales, consumer, use, and similar taxes that are legally required when the Contract is executed.

§ 8.7 Permits, Fees and Notices

§ 8.7.1 The Contractor shall obtain and pay for the building permit and other permits and governmental fees, licenses, and inspections necessary for proper execution and completion of the Work.

§ 8.7.2 The Contractor shall comply with and give notices required by agencies having jurisdiction over the Work. If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume full responsibility for such Work and shall bear the attributable costs. The Contractor shall promptly notify the Architect in writing of any known inconsistencies in the Contract Documents with such governmental laws, rules, and regulations.

§ 8.8 Submittals

The Contractor shall promptly review, approve in writing, and submit to the Architect shop drawings, product data, samples, and similar submittals required by the Contract Documents. Shop drawings, product data, samples, and similar submittals are not Contract Documents.

§ 8.9 Use of Site

The Contractor shall confine operations at the site to areas permitted by law, ordinances, permits, the Contract Documents, and the Owner.

§ 8.10 Cutting and Patching

The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly.

§ 8.11 Cleaning Up

The Contractor shall keep the premises and surrounding area free from accumulation of debris and trash related to the Work. At the completion of the Work, the Contractor shall remove its tools, construction equipment, machinery, and surplus material; and shall properly dispose of waste materials.

§ 8.12 Indemnification

To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them, from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to

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injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

ARTICLE 9 ARCHITECT

§ 9.1 The Architect will provide administration of the Contract as described in the Contract Documents. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 9.2 The Architect will visit the site at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the Work.

§ 9.3 The Architect will not have control over or charge of, and will not be responsible for, construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's responsibility. The Architect will not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents.

§ 9.4 Based on the Architect's observations and evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor.

§ 9.5 The Architect has authority to reject Work that does not conform to the Contract Documents.

§ 9.6 The Architect will promptly review and approve or take appropriate action upon Contractor's submittals, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

§ 9.7 On written request from either the Owner or Contractor, the Architect will promptly interpret and decide matters concerning performance under, and requirements of, the Contract Documents.

§ 9.8 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from the Contract Documents, and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either and will not be liable for results of interpretations or decisions rendered in good faith.

§ 9.9 The Architect's duties, responsibilities, and limits of authority as described in the Contract Documents shall not be changed without written consent of the Owner, Contractor, and Architect. Consent shall not be unreasonably withheld.

ARTICLE 10 CHANGES IN THE WORK

§ 10.1 The Owner, without invalidating the Contract, may order changes in the Work within the general scope of the Contract, consisting of additions, deletions or other revisions, and the Contract Sum and Contract Time shall be adjusted accordingly, in writing. If the Owner and Contractor cannot agree to a change in the Contract Sum, the Owner shall pay the Contractor its actual cost plus reasonable overhead and profit.

§ 10.2 The Architect may authorize or order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Such authorization or order shall be in writing and shall be binding on the Owner and Contractor. The Contractor shall proceed with such minor changes promptly.

§ 10.3 If concealed or unknown physical conditions are encountered at the site that differ materially from those indicated in the Contract Documents or from those conditions ordinarily found to exist, the Contract Sum and Contract Time shall be subject to equitable adjustment.

ARTICLE 11 TIME

§ 11.1 Time limits stated in the Contract Documents are of the essence of the Contract.

§ 11.2 If the Contractor is delayed at any time in progress of the Work by changes ordered in the Work, or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, or other causes beyond the Contractor's

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control, the Contract Time shall be subject to equitable adjustment.

§ 11.3 Costs caused by delays or by improperly timed activities or defective construction shall be borne by the responsible party.

ARTICLE 12 PAYMENTS AND COMPLETION

§ 12.1 Contract Sum

The Contract Sum stated in this Agreement, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 12.2 Applications for Payment

§ 12.2.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment for Work completed in accordance with the values stated in this Agreement. The Application shall be supported by data substantiating the Contractor's right to payment as the Owner or Architect may reasonably require, such as evidence of payments made to, and waivers of liens from, subcontractors and suppliers. Payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment stored, and protected from damage, off the site at a location agreed upon in writing.

§ 12.2.2 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment, all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information, and belief, be free and clear of liens, claims, security interests, or other encumbrances adverse to the Owner's interests.

§ 12.3 Certificates for Payment

The Architect will, within seven days after receipt of the Contractor's Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor and Owner in writing of the Architect's reasons for withholding certification in part; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Architect's reason for withholding certification in whole. If certification or notification is not made within such seven day period, the Contractor may, upon seven additional days' written notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time and the Contract Sum shall be equitably adjusted due to the delay.

§ 12.4 Progress Payments

§ 12.4.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner provided in the Contract Documents.

§ 12.4.2 The Contractor shall promptly pay each subcontractor and supplier, upon receipt of payment from the Owner, an amount determined in accordance with the terms of the applicable subcontracts and purchase orders.

§ 12.4.3 Neither the Owner nor the Architect shall have responsibility for payments to a subcontractor or supplier.

§ 12.4.4 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the requirements of the Contract Documents.

§ 12.5 Substantial Completion

§ 12.5.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use.

§ 12.5.2 When the Contractor believes that the Work or designated portion thereof is substantially complete, it will notify the Architect and the Architect will make an inspection to determine whether the Work is substantially complete. When the Architect determines that the Work is substantially complete, the Architect shall prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion, establish the

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responsibilities of the Owner and Contractor, and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 12.6 Final Completion and Final Payment

§ 12.6.1 Upon receipt of a final Application for Payment, the Architect will inspect the Work. When the Architect finds the Work acceptable and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment.

§ 12.6.2 Final payment shall not become due until the Contractor submits to the Architect releases and waivers of liens, and data establishing payment or satisfaction of obligations, such as receipts, claims, security interests, or encumbrances arising out of the Contract.

§ 12.6.3 Acceptance of final payment by the Contractor, a subcontractor or supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

ARTICLE 13 PROTECTION OF PERSONS AND PROPERTY

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs, including all those required by law in connection with performance of the Contract. The Contractor shall take reasonable precautions to prevent damage, injury, or loss to employees on the Work and other persons who may be affected thereby, the Work and materials and equipment to be incorporated therein, and other property at the site or adjacent thereto. The Contractor shall promptly remedy damage and loss to property caused in whole or in part by the Contractor, or by anyone for whose acts the Contractor may be liable.

ARTICLE 14 CORRECTION OF WORK

§ 14.1 The Contractor shall promptly correct Work rejected by the Architect as failing to conform to the requirements of the Contract Documents. The Contractor shall bear the cost of correcting such rejected Work, including the costs of uncovering, replacement, and additional testing.

§ 14.2 In addition to the Contractor's other obligations including warranties under the Contract, the Contractor shall, for a period of one year after Substantial Completion, correct work not conforming to the requirements of the Contract Documents.

§ 14.3 If the Contractor fails to correct nonconforming Work within a reasonable time, the Owner may correct it in accordance with Section 7.3.

ARTICLE 15 MISCELLANEOUS PROVISIONS

§ 15.1 Assignment of Contract

Neither party to the Contract shall assign the Contract as a whole without written consent of the other.

§ 15.2 Tests and Inspections

§ 15.2.1 At the appropriate times, the Contractor shall arrange and bear cost of tests, inspections, and approvals of portions of the Work required by the Contract Documents or by laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities.

§ 15.2.2 If the Architect requires additional testing, the Contractor shall perform those tests.

§ 15.2.3 The Owner shall bear cost of tests, inspections, or approvals that do not become requirements until after the Contract is executed. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 15.3 Governing Law

The Contract shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules.

ARTICLE 16 TERMINATION OF THE CONTRACT

§ 16.1 Termination by the Contractor

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If the Work is stopped under Section 12.3 for a period of 14 days through no fault of the Contractor, the Contractor may, upon seven additional days' written notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed including reasonable overhead and profit, and costs incurred by reason of such termination.

§ 16.2 Termination by the Owner for Cause

§ 16.2.1 The Owner may terminate the Contract if the Contractor

.1 repeatedly refuses or fails to supply enough properly skilled workers or proper materials;

.2 fails to make payment to subcontractors for materials or labor in accordance with the respective agreements between the Contractor and the subcontractors;

.3 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or

.4 is otherwise guilty of substantial breach of a provision of the Contract Documents.

§ 16.2.2 When any of the above reasons exist, the Owner, after consultation with the Architect, may without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' written notice, terminate employment of the Contractor and may

.1 take possession of the site and of all materials thereon owned by the Contractor, and

.2 finish the Work by whatever reasonable method the Owner may deem expedient.

§ 16.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 16.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 16.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, such excess shall be paid to the Contractor. If such costs exceed the unpaid balance, the Contractor shall pay the difference to the Owner. This obligation for payment shall survive termination of the Contract.

§ 16.3 Termination by the Owner for Convenience

The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause. The Contractor shall be entitled to receive payment for Work executed, and costs incurred by reason of such termination, along with reasonable overhead and profit on the Work not executed.

ARTICLE 17 OTHER TERMS AND CONDITIONS

(Insert any other terms or conditions below.)

None

This Agreement entered into as of the day and year first written above.
(If required by law, insert cancellation period, disclosures or other warning statements above the signatures.)

OWNER *(Signature)*	CONTRACTOR *(Signature)*
BY: Benjamin Dreszer/Manager	BY: Fabian Castillo Jr./President
(Printed name and title)	*(Printed name and title)*

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EXHIBIT “A”

FABIAN’S CONSTRUCTION
BEST & FINAL
BID PROPOSAL
DATED
11/19/25

BUFFALO HEIGHTS SHOPPING CENTER
ACE HARDWARE LANDLORD & TENANT'S WORK IMPROVEMENTS
CONTRACT PRICE BREAKDOWN
EXHIBIT A-1

This exhibit shall serve to clarify the **$1,146,065.04** contract sum in Article 3.1 which is an aggregate sum of the following VE Proposal Alternates and Owner selected Target Value Engineering Alternates as follows:

Item	Description	Target VE/ALT		Amount
	Best & Final VE Bid:			
	Landlord & Tenant's Work Improvements		**$**	**1,195,625.65**
	Target VE:			
	Alternate Light Fixture Package for Drop Ceiling		**$**	**(70,000.00)**
	VE GMP Subtotal Amount:		**$**	**1,125,625.65**
	Alternates:			
1	**Install Acoustical Drop Celing in Sales Area in lieu of Open Ceiling, Solatube/Skylights & Spiral Ductwork**	Alt.No.1	**$**	**(72,799.49)**
2	**Install electrical to propane tank**	Alt.No.2	**$**	**10,980.48**
3	**Install Boutique Millwork "Turn-Key"**	Alt.No.3	**$**	**7,500.00**
4	**Install power & data circuits to POS Counters, Helpful HUB Paint Counters & Paint/Electrical/Tools/Housewares/ Lawn Garden Fixtures**	Alt.No.4	**$**	**15,998.40**
5	**Install Tensoshade (Garden Area)**	Alt.No.5	**$**	**58,760.00**
	Alternates Subtotal Amount:		**$**	**20,439.39**
	Total Guaranteed Maximum Price Amount:		**$**	**1,146,065.04**

BUFFALO HEIGHTS
ACE Hardware Landlord's Work Improvements
813 Cibolo Valley Drive, Suite 166
Cibolo, Texas 78108

RECEIVED
By John R. Roy at 3:41 pm, Nov 19, 2025

PROPOSAL FORM

ATTENTION: John R. Roy
Buffalo Heights – Cibolo Developer, Ltd.
Phone: (210) 865-8350
Email: john@fulcrumsa.com

Re: **BUFFALO HEIGHTS**
ACE Hardware Landlord's Work Improvements

BID PROPOSAL FOR:

1 The undersigned BIDDER proposes and agrees, if this Bid is Accepted, to enter into an agreement with OWNER, to perform and furnish all General Construction Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.

2. BIDDER accepts all of the terms and conditions of the Bidding Requirements. This Bid will remain subject to acceptance for thirty days after the day of Bid opening. BIDDER will sign and submit the Agreement with the other documents required by the Bidding Documents within fifteen days after receipt of the Agreement from Owner.

3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

a. BIDDER has examined copies of all the Bidding Documents and of the following Addenda (receipt of all which is hereby acknowledged):

No: 1 Date: 10/15/2025
No: 2 Date: 10/13/2025
No: ____ Date: _____

b. BIDDER has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance, or furnishing of the Work.

c. BIDDER has given ARCHITECT notice of all conflicts, errors, or discrepancies in the Contract Documents and the written resolution thereof by ARCHITECT is acceptable to BIDDER.

d. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; BIDDER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm, or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER.

4. BIDDER will complete the Work for the lump sum of:

Base Bid one million, one hundred ninety-five thousand, six hundred twenty-five and 65/100 Dollars ($ 1,195,625.65)
(Use words) (Figures)

5. BIDDER shall commence work within 7 Calendar days after receipt of Notice to proceed. BIDDER agrees that the Work will be Substantially Complete in 120 calendar days from date of Notice to Proceed.

6. PERMITS AND FEES: This Bid contains all trade permit and inspection fees, and all temporary connection, tap, and permit fees and charges due utility companies, and all other fees, charges, and other monies due to utility companies, local authorities, and other authorities having jurisdiction in connection with the construction of the project.

7. BID PROPOSAL BREAKDOWN (SEE ATTACHED)

SIGNED: Fabian Castillo

Seal if a Corporation

Fabian's Construction LLC

831 Fulton Ave
Address

San Antonio	Texas	78212
City	State	Zip Code

Bidder's Initials F.C. Jr.

BUFFALO HEIGHTS
ACE Hardware Landlord's Work Improvements
813 Cibolo Valley Drive, Suite 166
Cibolo, Texas 78108

BID PROPOSAL BREAKDOWN

GENERAL CONDITIONS	$ 10,000.00
CONCRETE DEMOLITION:	
TILT-WALL PANELS OPENINGS	10,188.00
SLAB REMOVAL FOR UG PLUMBING ROUGH-IN	3,000.00
CONCRETE:	
RAMPS @ GARDEN CENTER	11,743.00
SIDEWALK @ GARDEN CENTER	750.00
CONC. PAD FOR PROPANE TANK	7,568.00
BLDG. SLAB PLUMBING POUR-BACK	9,000.00
METALS:	
STONG-BACKS @ NEW TILT-WALL OPENINGS	3,500.00
ANGLE FRAMES @ DECKING FOR RTU'S	11,500.00
PIPE BOLLARDS	5,688.00
LIGHT-GAUGE METAL FRAMING	26,100.00
DECORATIVE 12' ~~CHAIN LINK~~ FENCING @ OUTDOOR STORGAE & GARDEN CENTER	51,700.00
WOODS & PLASTICS:	
ROUGH CARPENTRY/WALL BLOCKING	2,500.00
BREAKROOM MILLWORK BASE & WALL CABINETS	5,500.00
BREAKROOM COUNTERTOPS – P.LAM	750.00
RESTROOM COUNTERTOPS – SOLID SURFACE	1,500.00
THERMAL & MOISTURE:	
BATT WALL INSULATION	2,900.00
MEMBRANE ROOFING/FLASHING OF RTU CURBS & PLUMBING VENTS	22,245.00
SOLATUBE/SKYLIGHT CURB FLASHING	15,700.00
JOINT SEALANTS	5,000.00
DOORS & WINDOWS:	
HOLLOW METAL DOORS & FRAMES	6,796.00
SOLID CORE WOOD DOORS	3,698.00
DOUBLE ACTING IMPACT TRAFFIC DOORS	4,646.00
ELECTRIC COILING OH DOOR	22,632.00
STANLEY DURA-GLIDE 2000 AUTOMATIC DOORS:	
MAIN ENTRANCE	15,528.06
GARDEN CENTER	26,340.47
SLIDING GATES @ OUTDOOR STORAGE	13,350.38
GATES WITH PANIC HARDWARE @ GARDEN CNTR	9,850.00
FINISHED HARDWARE	4,810.00
FINISHES:	
WALLS:	
GYPSUM WALL BOARD	9,000.00
TAPE/FLOAT	6,000.00
PAINTING	8,250.00

FINISHES (CONT.):	
FLOORING:	
DIAMOND POLISHED CONCRETE	21,460.00
DUST-PROOF SEALED CONCRETE	1,750.00
PORCELAIN TILE	11,317.50
VINYL COVER BASE	633.00
WOOD BASE	1,000.00
CEILING:	
EXPOSED STRUCTURE/PAINT	18,750.00
ACOUSTICAL DROP CEILING/TILES & GRID	5,400.00
SPECIALTIES:	
TOILET PARTITIONS	N/A
TOILET ACCESSORIES/GRAB BARS	4,579.00
RESTOOM SIGNAGE	200.00
FIRE EXTINGUISHERS	560.00
SOLATUBE/SKYLIGHTS	14,200.00
FIRE SPRINKLER & FIRE ALARM:	
SPRINKLER DROPS & HEADS	10,700.00
DUCTWORK DETECTOR INTEGRATION	(Included in HVAC)
PLUMBING:	
WATER	7,100.00
SANITARY SEWER	15,500.00
HVAC CONDENSATE DRAIN LINES	(Included in HVAC)
WATER HEATER	4,000.00
MOP SINK	900.00
DRINKING FOUNTAINS	3,000.00
RESTROOM FIXTURES	3,000.00
BREAKROOM FIXTURES	1,800.00
WALL HYDRANTES	950.00
MECHANICAL:	
RTU'S	169,806.06
SPIRAL DUCTWORK	68,110.28
RECTANGULAR DUCTWORK	22,862.22
DIFFUSERS	9,454.75
THERMASTATS/TEMPERATURE CONTROLS	6,568.87
SMOKE/DUCT DETECTORS	12,999.96
EXHUAST FANS FOR RESTROOMS	5,225.30
TEST & BALANCE	10,252.56
ELECTRICAL:	
METER LOOP DISCONNECT SERVICE	24,000.00
DISTRIBUTION SYSTEM/PANELS	119,620.00
ELECTRICAL FIXTURES	150,000.00
ELECTRICAL LIGHTING CONTROLS	8,500.00

SUBTOTAL: = **$** 1,071,932.41

GENERAL CONTRACTOR COSTS:

G.C. OVERHEAD (SUPERVISION) = **$** 15,000.00

G.C. PROFIT = **$** 108,693.24

TOTAL BID PROPOSAL: = **$** 1,195,625.65

ALTERNATES

ALTERNATE 1:

Install Acoustical Drop Ceiling in Sales Area in lieu of Open Ceiling, Solatube/Skylights & Spiral Ductwork

(DROP CEILING, MECH. DUCTBOARD & GRILLES) = $ 85,038.38 Add/(Deduct)

(CREDIT: PAINTING, MECHANICAL, ELECTRICAL, ROOFING, SOLATUBE) = $ 157,837.87 Add/(Deduct)

ALTERNATE 2:

Install underground electrical circuit to the propane pad along with underground circuit for Light Pole. Provide concrete pole base, light pole and fixture to match existing project standard

= $ 10,980.48 Add/(Deduct)

ALTERNATE 3:

Install Boutique Millwork "Turn-Key"

= $ 7,500.00 Add/(Deduct)

ALTERNATE 4:

Install Power & Data Circuits to POS Counters, Helpful HUB/Paint Counters & Paint/Electrical/Tools/Housewares/Lawn Garden Fixtures

= $ 15,998.40 Add/(Deduct)

ALTERNATE 5:

TENSOSHADE (Garden Area) = $ 58,760

EXHIBIT “B”

PLANS & SPECIFICATIONS
“APPROVED”
DATED
10/01/25

INDEX OF DRAWINGS

TITLE PAGE		DATE:	REVISION NO. 1 DATE:	REVISION NO. 2 DATE:	REVISION NO. 3 DATE:	REVISION NO. 4 DATE:
TP1	TITLE PAGE, GENERAL NOTES, DRAWING INDEX	10/01/25				
ARCHITECTURAL						
TAS1	TAS/ADA ACCESSIBILITY DETAILS	10/01/25				
ASP1	SITE PLAN	10/01/25				
ASP2	SITE PLAN DETAILS	10/01/25				
D1.1	DEMOLITION PLAN	10/01/25				
A0.1	MATRIX	10/01/25				
A1.0	SAFETY PLAN	10/01/25				
A1.1	FLOOR PLAN	10/01/25				
A1.2	FIXTURE PLAN	10/01/25				
A1.3	REFLECTED CEILING PLAN	10/01/25				
A1.3A	ALTERNATE REFLECTED CEILING PLAN	10/01/25				
A1.4	POWER PLAN	10/01/25				
A1.5	FINISH FLOOR PLAN	10/01/25				
A2.1	ELEVATION	10/01/25				
A2.2	DETAILS	10/01/25				
A2.3	DETAILS	10/01/25				
A3.1	INTERIOR ELEVATIONS/SECTIONS	10/01/25				
A3.2	INTERIOR ELEVATIONS/SECTIONS	10/01/25				
SP1	SPECIFICATIONS	10/01/25				
SP2	SPECIFICATIONS	10/01/25				
SP3	SPECIFICATIONS	10/01/25				
SP4	SPECIFICATIONS	10/01/25				
SP5	SPECIFICATIONS	10/01/25				
STRUCTURAL ENGINEER – AXIS STRUCTURAL						
S-1.1	FOUNDATION PLAN	10/01/25				
S-1.2	ROOF FRAMING PLAN	10/01/25				
S-2.1	STRUCTURAL WALL ELEVATIONS	10/01/25				
S-2.2	TYPICAL STRUCTURAL SECTIONS AND DETAILS	10/01/25				
MECHANICAL, ELECTRICAL, & PLUMBING – NRG ENGINEERING						
	MECHANICAL SPECIFICATIONS	10/01/25				
~~M1.0~~	MECHANICAL FLOOR PLAN	10/01/25				
~~M1.1~~	MECHANICAL ROOF PLAN	10/01/25				
~~M1.2~~	MECHANICAL SCHEDULES	10/01/25				
~~M2.1~~	MECHANICAL DETAILS	10/01/25				
~~M3.1~~	ELECTRICAL LIGHTING PLAN	10/01/25				
~~E0.1~~	ELECTRICAL LIGHTING PLAN	10/01/25				
~~E1.1~~	ELECTRICAL POWER PLAN	10/01/25				
~~E2.2~~	ENLARGED POWER PLAN	10/01/25				
~~E2.1~~						
E3.1	ELECTRICAL ROOF PLAN	10/01/25				
E4.1	SPECIAL SYSTEMS PLAN	10/01/25				
E5.1	ELECTRICAL ONE-LINE DIAGRAM	10/01/25				
E5.2	ELECTRICAL PANEL SCHEDULES	10/01/25				
E6.1	ELECTRICAL SPECIFICATIONS	10/01/25				
E6.2	ELECTRICAL DETAILS	10/01/25				
E7.1	ALTERNATE LIGHTING PLAN	10/01/25				
E7.2	ALTERNATE PANEL SCHEDULE	10/01/25				
P0.1	PLUMBING SPECIFICATIONS	10/01/25				
P0.2	PLUMBING LEGEND AND NOTES	10/01/25				
P1.1	PLUMBING DWV FLOOR PLAN	10/01/25				
P1.2	PLUMBING WATER/GAS FLOOR PLAN	10/01/25				
P2.1	PLUMBING SCHEDULES	10/01/25				
P3.1	PLUMBING DETAILS	10/01/25				
P4.1	PLUMBING RISER DIAGRAMS	10/01/25				

EXHIBIT “C”

ADDENDUM

OCTOBER 9, 2025

BUFFALO HEIGHTS
ACE Hardware Interior Finish Out
813 Cibolo Valley Drive, Suite 166
Cibolo, Texas 78108

ADDENDUM 1

BID PACKAGE

Bid Form

1. See attached REVISED Bid Form with “Canvas Tension & Shade” structure added.

ARCHITECTURAL

Sheet A1.1

1. Sunscreen Roof shall be a “Canvas Tension & Shade” structure per the Attached plan & concept sheets. 4” decorative fence post T shade structure connections to be 16’- 0” from finished grade. Shade structure connections at concrete tilt-wall to be at 18’- 0” from finished grade.

END ADDENDUM-1

BUFFALO HEIGHTS
ACE Hardware Landlord's Work Improvements
813 Cibolo Valley Drive, Suite 166
Cibolo, Texas 78108

PROPOSAL FORM

ATTENTION: John R. Roy
Buffalo Heights – Cibolo Developer, Ltd.
Phone: (210) 865-8350
Email: john@fulcrumsa.com

Re: **BUFFALO HEIGHTS**
ACE Hardware Landlord's Work Improvements

BID PROPOSAL FOR:

1 The undersigned BIDDER proposes and agrees, if this Bid is Accepted, to enter into an agreement with OWNER, to perform and furnish all General Construction Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.

2. BIDDER accepts all of the terms and conditions of the Bidding Requirements. This Bid will remain subject to acceptance for thirty days after the day of Bid opening. BIDDER will sign and submit the Agreement with the other documents required by the Bidding Documents within fifteen days after receipt of the Agreement from Owner.

3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

a. BIDDER has examined copies of all the Bidding Documents and of the following Addenda (receipt of all which is hereby acknowledged):

No: ____ Date: _____
No: ____ Date: _____
No: ____ Date: _____

b. BIDDER has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance, or furnishing of the Work.

c. BIDDER has given ARCHITECT notice of all conflicts, errors, or discrepancies in the Contract Documents and the written resolution thereof by ARCHITECT is acceptable to BIDDER.

d. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; BIDDER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm, or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER.

4. BIDDER will complete the Work for the lump sum of:

   Base Bid _____ Dollars ($_____)
   (Use words) (Figures)

5. BIDDER shall commence work within _____ Calendar days after receipt of Notice to proceed. BIDDER agrees that the Work will be Substantially Complete in _____calendar days from date of Notice to Proceed.

6. PERMITS AND FEES: This Bid contains all trade permit and inspection fees, and all temporary connection, tap, and permit fees and charges due utility companies, and all other fees, charges, and other monies due to utility companies, local authorities, and other authorities having jurisdiction in connection with the construction of the project.

7. BID PROPOSAL BREAKDOWN (SEE ATTACHED)

SIGNED: _____

Seal if a Corporation _____

_____
Address

_____
City State Zip Code

Bidder's Initials_____

BUFFALO HEIGHTS
ACE Hardware Landlord's Work Improvements
813 Cibolo Valley Drive, Suite 166
Cibolo, Texas 78108

BID PROPOSAL BREAKDOWN

GENERAL CONDITIONS $_____

CONCRETE DEMOLITION:
- TILT-WALL PANELS OPENINGS _____
- SLAB REMOVAL FOR UG PLUMBING ROUGH-IN _____

CONCRETE:
- RAMPS @ GARDEN CENTER _____
- SIDEWALK @ GARDEN CENTER _____
- CONC. PAD FOR PROPANE TANK _____
- BLDG. SLAB PLUMBING POUR-BACK _____

METALS:
- STONG-BACKS @ NEW TILT-WALL OPENINGS _____
- ANGLE FRAMES @ DECKING FOR RTU'S _____
- PIPE BOLLARDS _____
- LIGHT-GAUGE METAL FRAMING _____
- CHAIN LINK FENCING @ OUTDOOR STORGAE & GARDEN CENTER _____

WOODS & PLASTICS:
- ROUGH CARPENTRY/WALL BLOCKING _____
- BREAKROOM MILLWORK BASE & WALL CABINETS _____
- BREAKROOM COUNTERTOPS – P.LAM _____
- RESTROOM COUNTERTOPS – SOLID SURFACE _____

THERMAL & MOISTURE:
- BATT WALL INSULATION _____
- MEMBRANE ROOFING/FLASHING OF RTU CURBS & PLUMBING VENTS _____
- SOLATUBE/SKYLIGHT CURB FLASHING _____
- JOINT SEALANTS _____

DOORS & WINDOWS:
- HOLLOW METAL DOORS & FRAMES _____
- SOLID CORE WOOD DOORS _____
- DOUBLE ACTING IMPACT TRAFFIC DOORS _____
- ELECTRIC COILING OH DOOR _____
- STANLEY DURA-GLIDE 2000 AUTOMATIC DOORS:
  - MAIN ENTRANCE _____
  - GARDEN CENTER _____
- SLIDING GATES @ OUTDOOR STORAGE _____
- GATES WITH PANIC HARDWARE @ GARDEN CNTR _____
- FINISHED HARDWARE _____

FINISHES:
- WALLS:
  - GYPSUM WALL BOARD _____
  - TAPE/FLOAT _____
  - PAINTING _____

FINISHES (CONT.):

FLOORING:

DIAMOND POLISHED CONCRETE _____
DUST-PROOF SEALED CONCRETE _____
PORCELAIN TILE _____
VINYL COVER BASE _____
WOOD BASE _____

CEILING:

EXPOSED STRUCTURE/PAINT _____
ACOUSTICAL DROP CEILING/TILES & GRID _____

SPECIALTIES:

TOILET PARTITIONS _____
TOILET ACCESSORIES/GRAB BARS _____
RESTOOM SIGNAGE _____
FIRE EXTINGUISHERS _____
SOLATUBE/SKYLIGHTS _____
CANVAS TENSION & SHADE STRUCTURE @ _____
GARDEN CENTER

FIRE SPRINKLER & FIRE ALARM:

SPRINKLER DROPS & HEADS _____
DUCTWORK DETECTOR INTEGRATION _____

PLUMBING:

WATER _____
SANITARY SEWER _____
HVAC CONDENSATE DRAIN LINES _____
WATER HEATER _____
MOP SINK _____
DRINKING FOUNTAINS _____
RESTROOM FIXTURES _____
BREAKROOM FIXTURES _____
WALL HYDRANTES _____

MECHANICAL:

RTU'S _____
SPIRAL DUCTWORK _____
RECTANGULAR DUCTWORK _____
DIFFUSERS _____
THERMASTATS/TEMPERATURE CONTROLS _____
SMOKE/DUCT DETECTORS _____
EXHUAST FANS FOR RESTROOMS _____
TEST & BALANCE _____

ELECTRICAL:

METER LOOP DISCONNECT SERVICE		_____
DISTRIBUTION SYSTEM/PANELS		_____
ELECTRICAL FIXTURES		_____
ELECTRICAL LIGHTING CONTROLS		
SUBTOTAL: =		**$**

GENERAL CONTRACTOR COSTS:

G.C. OVERHEAD	=	**$**
G.C. PROFIT	=	**$** _____
TOTAL BID PROPOSAL: =		**$**

ALTERNATES

ALTERNATE 1:

Install Acoustical Drop Ceiling in Sales Area in lieu of Open Ceiling, Solatube/Skylights & Spiral Ductwork

= $_____ Add/(Deduct)

ALTERNATE 2:

Install underground electrical circuit to the propane pad along with underground circuit for Light Pole. Provide concrete pole base, light pole and fixture to match existing project standard

= $_____ Add/(Deduct)

ALTERNATE 3:

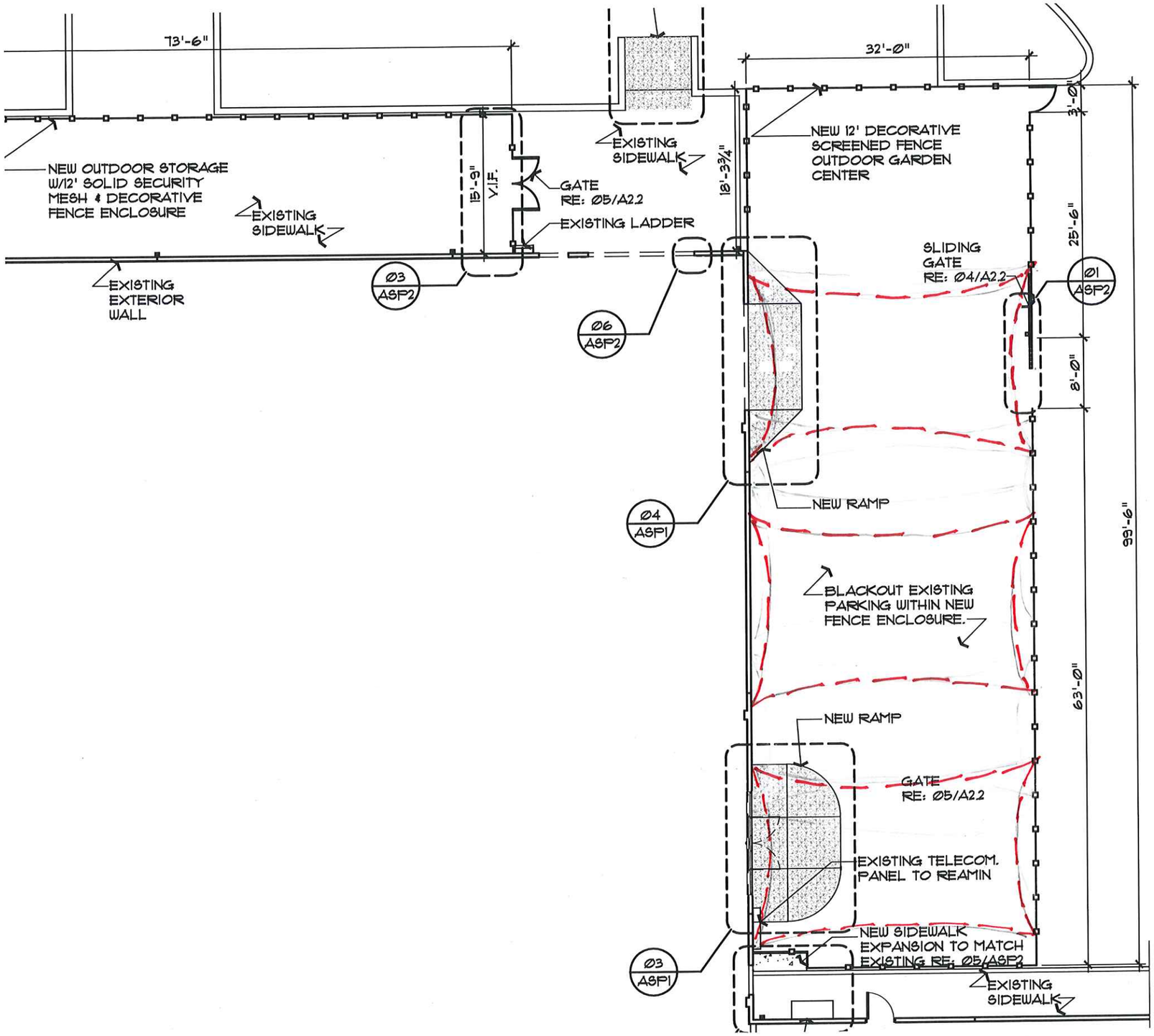
Install Boutique Millwork "Turn-Key"

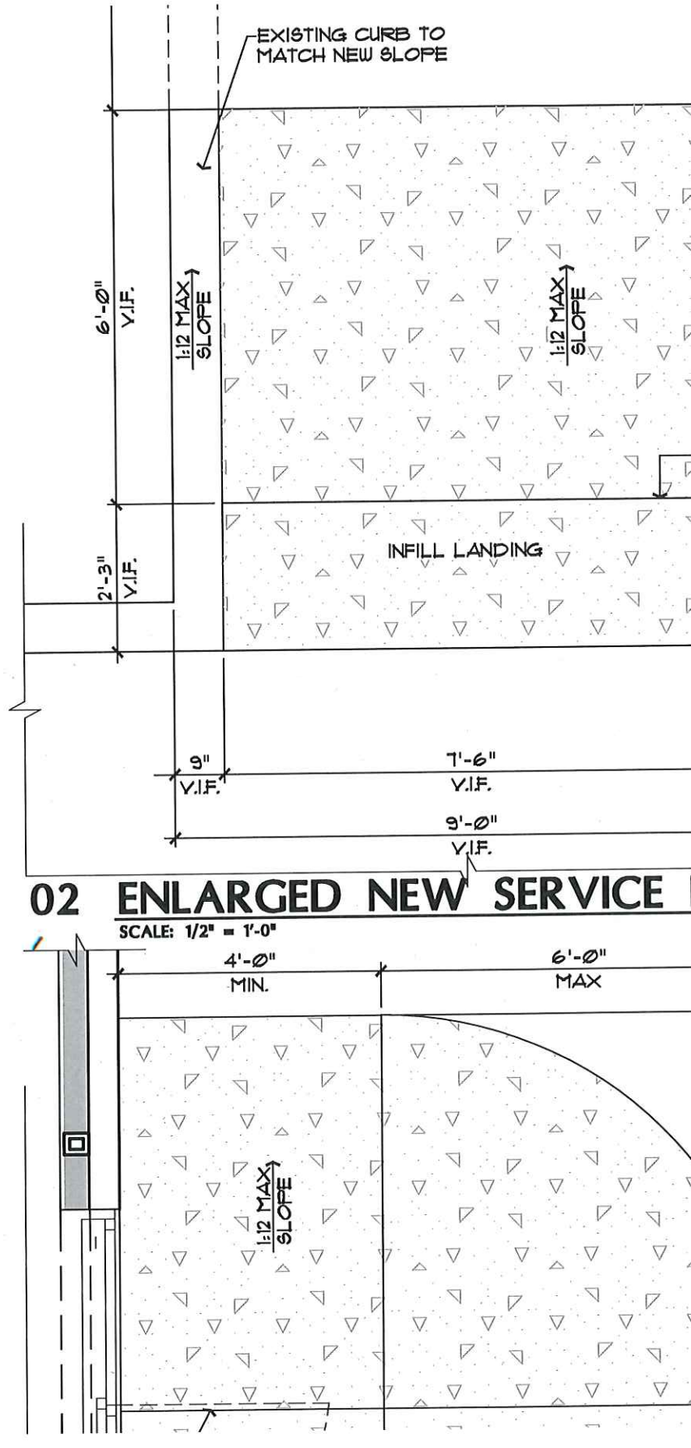
= $_____ Add/(Deduct)

ALTERNATE 4:

Install Power & Data Circuits to POS Counters, Helpful HUB/Paint Counters & Paint/Electrical/Tools/Housewares/Lawn Garden Fixtures

= $_____ Add/(Deduct)





02 ENLARGED NEW SERVICE

SCALE: 1/2" = 1'-0"

TENSION & SHADE STRUCTURES

- **Restaurants**
- **Office Building**
- **Parks**
- **Museums**
- **Sports Arenas**

Tension/Tensile Structures:

- Anchored at 4 or More Connection Points
- Connection Points Vary in Heights
- Can Be Combined With a Solid Frame
- Create Playful Twist In Fabrics

Typical Hardware Includes:

- Posts Or Other Connection Points
- Turnbuckle (Stainless Or Galvanized)
- Connection Ring

Fabric Components:

- Typically Consists Of A Mesh Material
  - Ferrari Soltis
  - Poly Fab
  - Alnet
  - Monotec

Webbing Edge Or Cable Edge

- Determined By Size of Unit
- D- Rings

Shade Sails:

- Typically Contains 3 Connections Points
- If More Than 3 Points Then All Points Exist On The Same Plane
- Typically Triangular in Shape
- Use Multiple Units for Increase Shade Protection
- Less Sq. Footage Than a Tension Structure

Structure:

- Shade Structure
- Webbing Edge
- Stainless Steel D-Ring
- Stainless Steel Turnbuckles
- Triax –Bolt System
- 6”Diameter Steel Post (Painted)
- Corner Wall Bracket
- Wall Bracket

ALNET AMERICAS

ALNET AMERICAS

EXTRABLOCK

EXTRABLOCK

Designed for strength and durability, Alnet's Extrablock shadecloth protects against all of nature's extremes. It meets the highest standards and is knitted to be dimensionally stable for easy fabrication. Extrablock also comes in 18 California Fire Marshall approved colors and is backed by a 10-year warranty to demonstrate our dedication to quality, durability and safety.

CERTIFICATIONS

REGISTERED STATE OF CALIFORNIA STATE FIRE MARSHAL FLAME RETARDANT F-94501 · NFPA 701 · ASTM E84 TESTING · UP TO 98% UVR PROTECTION · 100% RECYCLABLE · SABS APPROVED · verified BEE rating

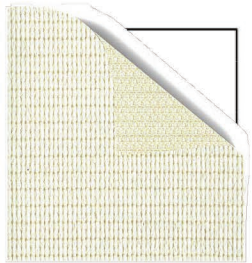
10 Year Warranty

ALNET is the leading innovator in synthetic textile and netting material production for the world's ***architectural, agricultural, aquacultural*** and ***industrial industries.***

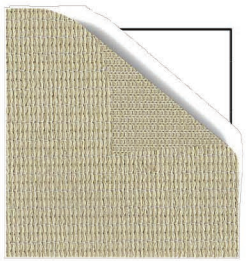
For more information, please contact **protect@AlnetAmericas.com** or visit us at **www.AlnetAmericas.com**

Properties	Mass	Thickness	Fabric Width	Strip Tensile		Elongation at Break		Tearing Strength - Tongue Tear		Burst Strength	Burst Strength	Air Permeability	Temp. Stability
Test Method	ASTM 3776	ASTM 1777	ASTM 3774	ASTM D 5034		ASTM D 4595-87		ASTM D 2261		ASTM 3787 Ball	ASTM 3786 Mullen	ASTM D704	
				Warp	Weft	Warp	Weft	Warp	Weft			cmf/ft2	
US	9.6 oz/yd	50.4 mil	118 in.	278 lbf	340 lbf	71%	74%	33 lbs	36 lbs	363 lb	460 psi	263.5	-13°F +176°F
Metric	325 gsm	1.28mm	3 m	1236 N	1512 N	71%	74%	147 N	160 N	1615 N	3172 kPa		-25°C +80°C

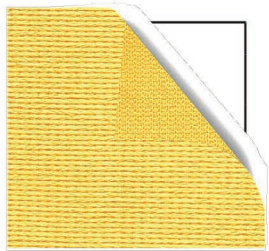
Colors	UPF	UVR	Shade Factor	Fire Retardancy	Flame Resistance
Cream	13	92%	74%	Yes	ASTM E-84
Beige	33	97%	87%	Yes	ASTM E-84
Yellow	16	94%	76%	Yes	ASTM E-84
Red	29	97%	86%	Yes	ASTM E-84
True Blue	14	93%	89%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Forest Green	24	96%	94%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Silver	19	95%	93%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Sunblaze	14	94%	91%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Latte	18	95%	90%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Bottle Green	16	94%	91%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Charcoal	20	96%	94%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Midnight	33	98%	98%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Mint Green	18	95%	93%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Dove Blue	13	93%	90%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Oxide Red	14	93%	91%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Pearl Onyx	16	94%	86%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Purple	16	94%	86%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Olive	26	97%	96%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Brown	19	95%	93%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Navy Blue	23	96%	96%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Lime	18	95%	79%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84
Hazelnut	18	95%	91%	Yes	CSFM/CA 1237.1 Title 19 - NFPA-701 #2 - CAN/ULC-S109 - ASTM E-84



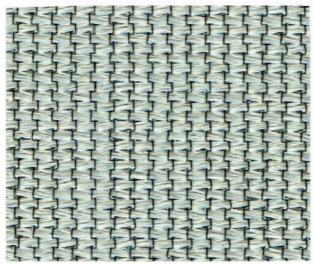
CREAM



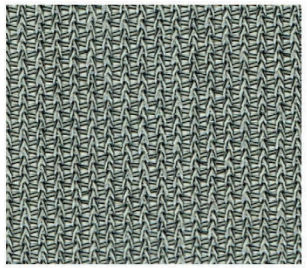
BEIGE



YELLOW

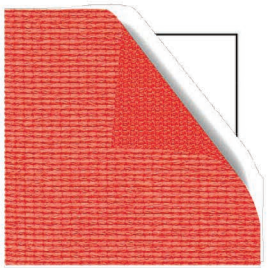


PEARL ONYX *
A-SIDE

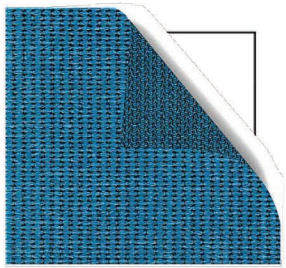


PEARL ONYX *
B-SIDE

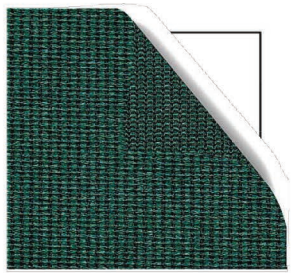
* THESE COLORS WILL HAVE A DARKER B-SIDE CREATING DUAL SIDED COLORS



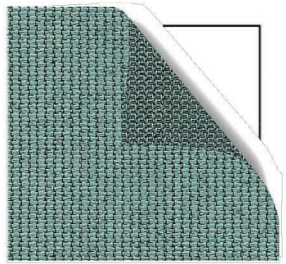
RED



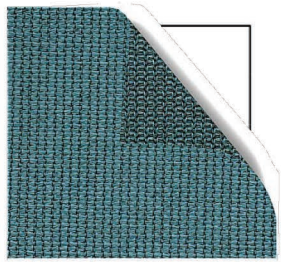
TRUE BLUE *



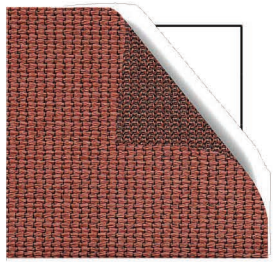
FOREST GREEN *



MINT GREEN *



DOVE BLUE *



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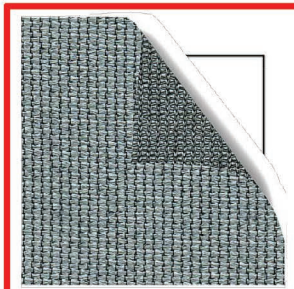
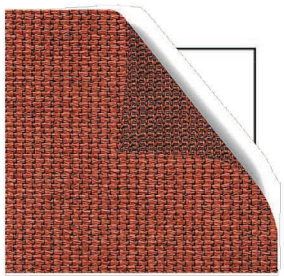
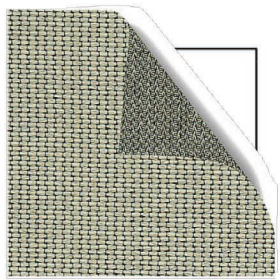


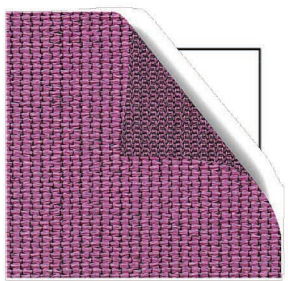
SILVER *



SUNBLAZE *

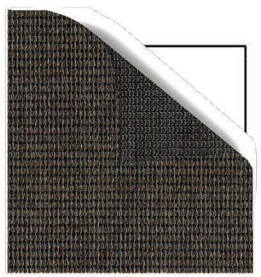


LATTE *

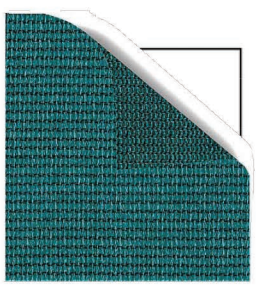


PURPLE *

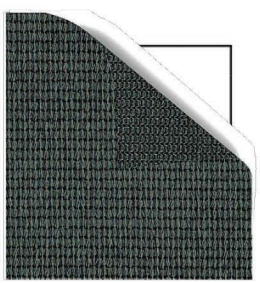
OLIVE *



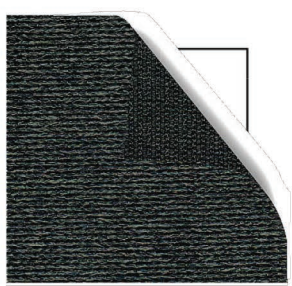
BROWN *



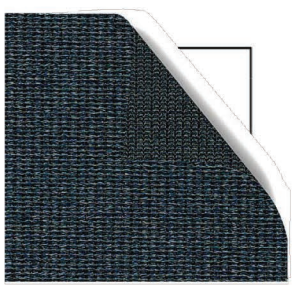
BOTTLE GREEN *



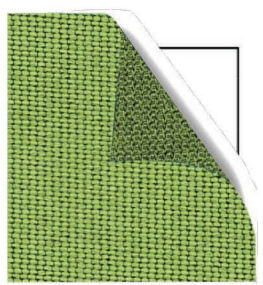
CHARCOAL *



MIDNIGHT *



NAVY BLUE *



LIME *

HAZELNUT *

NEW

OCTOBER 13, 2025

BUFFALO HEIGHTS
ACE Hardware Interior Finish Out
813 Cibolo Valley Drive, Suite 166
Cibolo, Texas 78108

ADDENDUM 2

ARCHITECTURAL
Sheet ASP1
Detal 03 & 04

1. Are new ramps to be built from Concrete or Asphalt? Bid form indicates concrete, plans state asphalt, please clarify.

Response: New ramps are to be concrete.

ARCHITECTURAL
Sheet ASP1
Detal 01

1. At Garden Center, note states "blackout existing parking within ne fence enclosure". Please clarify the intent of this note, should entire surface receive new sealcoating?

Response: "Blackout" striping only within the limits of the fence enclosure. NO sealcoating

ARCHITECTURAL
Sheet A1.1

1. Note by Storage 202 states "infill existing door to match existing wall". Can this be furred over, or does the door need to be removed and concrete infill done?

Response: Weld door shut. Caulk door to frame and furr over the inside of the door opening.

STRUCTURAL
Sheet S-2.1

1. Tilt wall panel opening on BP12 is not shown as receiving any strong-backs, despite being the largest opening. Is this correct?

Response: That's correct. BP12 does not require strong-backs due to the proximity of the existing pilaster at column line 3.

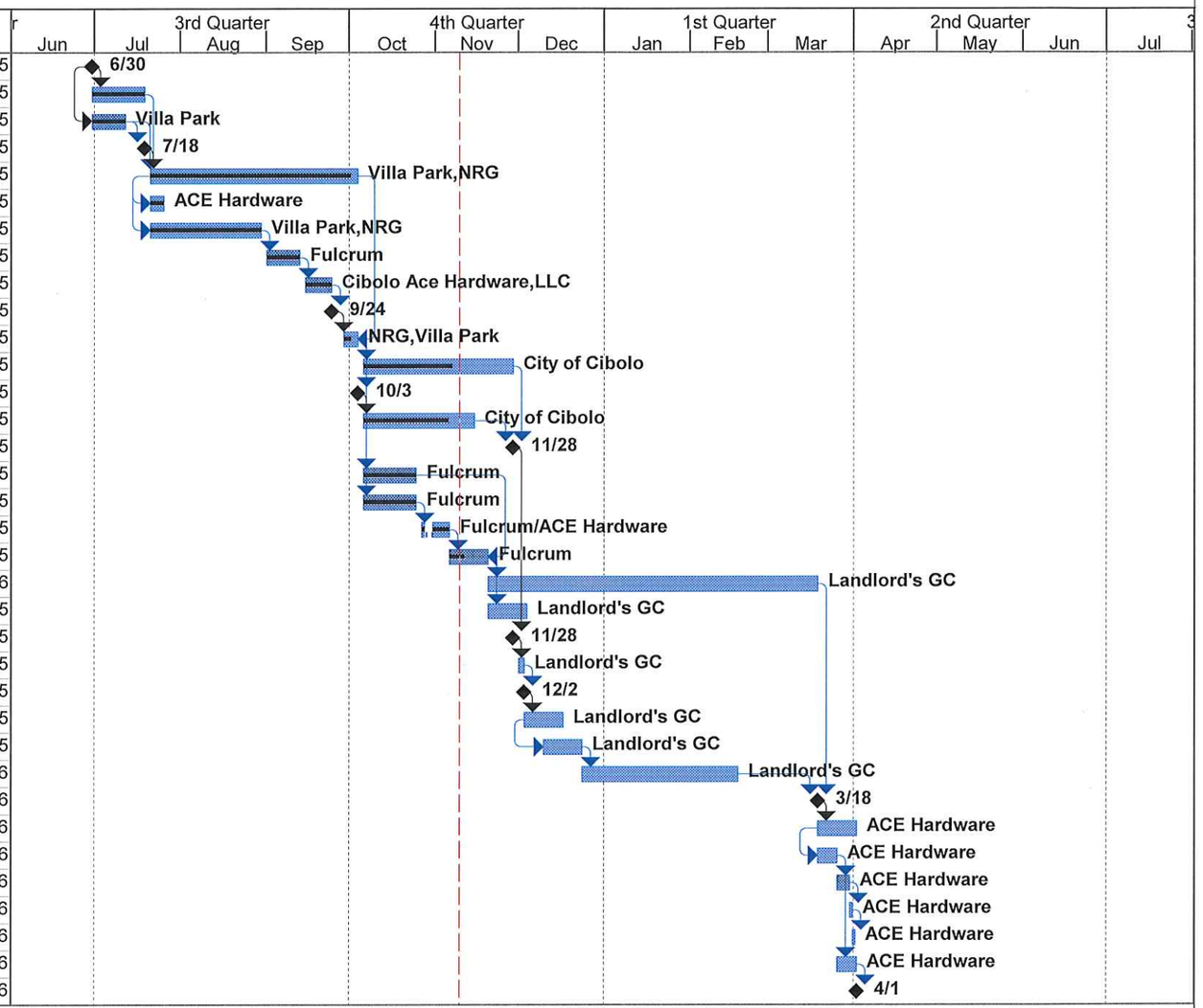
END ADDENDUM-2

EXHIBIT “D”

PROJECT SCHEDULE

BUFFALO HEIGHTS
ACE Hardware Landlord & Tenant's Work Improvements

ID	Task Name	Duration	Start	Finish
1	**Lease Execution**	0 wks	Mon 6/30/25	Mon 6/30/25
2	Secure Fee Proposals for Architectural & MEP Plans	3 wks	Mon 6/30/25	Fri 7/18/25
3	Prepare Preliminary Fixture/Floor Plan	2 wks	Mon 6/30/25	Fri 7/11/25
4	Receive Approved Site Specific Preliminary Fixture/Floor Plan	0 wks	Fri 7/18/25	Fri 7/18/25
5	**Construction Document Development (CD's)**	11 wks	Mon 7/21/25	Fri 10/3/25
6	Coordinate Final/Approved Fixture Plan with ACE Hardware	1 wk	Mon 7/21/25	Fri 7/25/25
7	Prepare 90% Construction Documents	6 wks	Mon 7/21/25	Fri 8/29/25
8	Landlord Review 90% Check Set	2 wks	Mon 9/1/25	Fri 9/12/25
9	Tenant & ACE Hardware Review 90% Check Set	1.5 wks	Mon 9/15/25	Wed 9/24/25
10	Receive Approval of 90% Construction Documents	0 days	Wed 9/24/25	Wed 9/24/25
11	Finalize Site & Shell CD's	1 wk	Mon 9/29/25	Fri 10/3/25
12	**Permitting**	8 wks	Mon 10/6/25	Fri 11/28/25
13	Submit CD's to City of Cibolo for Building Permit	0 days	Fri 10/3/25	Fri 10/3/25
14	City of Cibolo Building Permit Review	6 wks	Mon 10/6/25	Fri 11/14/25
15	City of Cibolo Issue Building Permit for Landlord & Tenant Improvements	0 days	Fri 11/28/25	Fri 11/28/25
16	**Bidding/Cost Sharing Agreement/Contracting**	3 wks	Mon 10/6/25	Fri 10/24/25
17	Bidding	3 wks	Mon 10/6/25	Fri 10/24/25
18	Review Bidding	1 wk	Mon 10/27/25	Wed 11/5/25
19	Prepare Contract with GC	2 wks	Thu 11/6/25	Wed 11/19/25
20	**Construction**	17 wks	Thu 11/20/25	Wed 3/18/26
21	Issue Submittals for Approval	2 wks	Thu 11/20/25	Wed 12/3/25
22	Issue NTP to GC for Landlord & Tenant Improvements	0 days	Fri 11/28/25	Fri 11/28/25
23	Layout Walls	2 days	Mon 12/1/25	Tue 12/2/25
24	Inspect/Approve Layout of Walls	0 days	Tue 12/2/25	Tue 12/2/25
25	Construct Metal Stud Framed Walls	2 wks	Wed 12/3/25	Tue 12/16/25
26	Electrical/Data & Plumbing Wall Rough-In	2 wks	Wed 12/10/25	Tue 12/23/25
27	Construct Balance of Landlord & Tenant Improvements	8 wks	Wed 12/24/25	Tue 2/17/26
28	**Substantial Completion of Landlord's Work**	0 days	Wed 3/18/26	Wed 3/18/26
29	**ACE Hardware FFE**	2 wks	Thu 3/19/26	Wed 4/1/26
30	Fixture Install	1 wk	Thu 3/19/26	Wed 3/25/26
31	POS/IT/Data Install	0.5 wks	Thu 3/26/26	Mon 3/30/26
32	Interior Signage Install	0.2 wks	Mon 3/30/26	Tue 3/31/26
33	Exterior Signage Install	0.2 wks	Tue 3/31/26	Wed 4/1/26
34	Merchandise/Stock Store	1 wk	Thu 3/26/26	Wed 4/1/26
35	**Open for Business**	0 days	Wed 4/1/26	Wed 4/1/26



Project: ACE Hardware mprovements

Date: November 10, 2025

Task	External Milestone	Duration-only	External Milestone		
Split	Inactive Task	Manual Summary Rollup	Progress		
Milestone	Inactive Milestone	Manual Summary	Deadline		
Summary	Inactive Milestone	Start-only			
Project Summary	Inactive Summary	Finish-only			
External Tasks	Manual Task	External Tasks			

EXHIBIT “E”

OWNER’S FORMS

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project_____

Job No._____

On receipt by the signer of this document of a check from_____
_____(maker of check)
in the sum of $_____payable to _____
_____(Payee or payees of check)
and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim for payment rights for persons in the signer's position that the signer has on the property of_____(owner)
located at _____(location)
to the following extent: _____
_____(job description).

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to _____
(person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

[The remainder of this page is intentionally left blank.]

Date_____

_____
(Company Name)

_____
(Signature)

Printed Name:_____

STATE OF _____)
)
COUNTY OF _____)

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20___.

Notary Public in and for the State of _____

My Commission Expires:

_____

NOTICE

THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. IT IS PROHIBITED FOR A PERSON TO REQUIRE YOU TO SIGN THIS DOCUMENT IF YOU HAVE NOT BEEN PAID THE PAYMENT AMOUNT SET FORTH BELOW. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project _____

Job No._____

The signer of this document has been paid and has received a progress payment in the sum of $_____ for all labor, services, equipment, or materials furnished to the property or to _____

_____(person with whom signer contracted) on the property of _____

_____(owner) located at _____(location) to the following extent: _____

_____(job description). The signer therefore waives and releases any mechanic's lien right, any right arising from a payment bond that complies with a state or federal stature, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or stature related to claim or payment rights for persons in the signer's position that the signer has on the above referenced project to the following extent:

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to _____

_____(person with whom signer contracted) as indicated in the attached statements(s) or progress payment requests(s), except for unpaid retention, pending modifications and changes, or other items furnished.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment requests(s).

Date_____

_____
(Company Name)

_____
(Signature)

Printed Name:_____

STATE OF _____)

)

COUNTY OF _____)

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20___.

Notary Public in and for the State of _____

My Commission Expires:

_____

CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

Project_____

Job No._____

On receipt by the signer of this document of a check from_____ _____(maker of check) in the sum of $_____payable to _____(payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim for payment rights for persons in the signer's position that the signer has on the property of _____ _____(owner) located at _____ (location) to the following extent: _____ _____job description).

This release covers the final payment to the signer for all labor, services, equipment, or materials furnished to the property or to _____ (person with whom signer contracted).

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this final payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project up to the date of this waiver and release.

[The remainder of this page is intentionally left blank.]

Date_____

_____
(Company Name)

_____
(Signature)

Printed Name:_____

STATE OF _____)
)
COUNTY OF _____)

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20___.

Notary Public in and for the State of _____

My Commission Expires:

_____

NOTICE

THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. IT IS PROHIBITED FOR A PERSON TO REQUIRE YOU TO SIGN THIS DOCUMENT IF YOU HAVE NOT BEEN PAID THE AMOUNT SET FORTH BELOW. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

Project_____

Job No._____

The signer of this document has been paid in full for all labor, services, equipment, or materials furnished to the property or to _____
_____
(person with whom signer contracted) on the property of _____
_____(owner)
located at _____
_____(location)
to the following extent: _____
_____(job description).
The signer therefore waives and releases any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim or payment, and any rights under any similar ordinance, that covers the funds for which the original contractor is requesting payment; and

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this final payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project up to the date of this waiver and release.

[The remainder of this page is intentionally left blank.]

Date_____

_____

(Company Name)

_____

(Signature)

Printed Name:_____

STATE OF _____)
)
COUNTY OF _____)

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20___.

Notary Public in and for the State of _____

My Commission Expires:

_____

EXHIBIT “F”

NOTICE TO PROCEED NO.1
LIMITED NOTICE TO PROCEED

John R. Roy
Vice President of Construction
O: 210.593.0777 x 415
M: 210.865.8350
john@fulcrumsa.com
fulcrumsa.com

December 2, 2025

Mr. Fabian Castillo Jr.
President
Fabian's Construction, LLC
831 Fulton Ave.
San Antonio, Texas 78212

Via Email: fcastillojr24@aol.com

Re: **Buffalo Heights**
813 Cibolo Valley Drive, Suite 166
Cibolo, Texas 78108
ACE Hardware Landlord & Tenant's Work Improvements – Limited Notice to Proceed No.1

Dear Fabian,

Let this letter serve as **Limited Notice to Proceed** for the Landlord and Tenant's Work improvements for the above named project pursuant to the AIA 105 Short Form Contract dated December 2, 2025. Work associated with procuring submittals, materials, demolition & wall layout may officially proceed on **Wednesday, December 3, 2025.** All remaining work can proceed upon issuance of a Building Permit. If you have any questions or disagree with anything contained herein this letter, please feel free to call me. I look forward to working with you and your team.

Sincerely,
Buffalo Heights-Cibolo Developers, Ltd.
c/o Fulcrum Development, It's Agent

John R. Roy

John R. Roy
Vice President of Construction

c.: Michael Eklund
Benjamin Dreszer
Zach Braha
Sally Cabrera
Mark Neville/Shannon Callahan
Contract File

BUFFALO HEIGHTS
Final Cost Sharing Breakdown

Prepared by:

Fulcrum Development
10003 NW Military Hwy, Suite 2205
San Antonio, Texas 78231
(210) 593-0777 Ext. 415

December 2, 2025

Subtotal - Fabian's Construction Contract Breakdown:
(No Fencing, No Mechanical & Lighting VE Credit)

• Landlord Share (77.73%)	$ 930,608.66
• Tenant's Share (22.31%)	$ 267,256.38
Total Construction Cost:	$1,197,865.04

Fencing Cost Sharing Breakdown:

• Landlord Share (77.73%)	$ 40,186.41
• Tenant's Share (22.31%)	$ 11,513.59
Total Construction Cost:	$ 51,700.00

Mechanical VE Cost Credit Sharing Breakdown:

• Landlord Share (77.73%)	($ 26,039.55)
• Tenant's Share (22.31%)	($ 7,460.45)
Total Construction Cost:	($ 33,500.00)

Lighting VE Cost Credit Sharing Breakdown:

- Landlord Share (77.73%) ($ 54,411.00)
- Tenant's Share (22.31%) ($ 15,589.00)

Total Construction Cost: ($ 70,000.00)

Total - Fabian's Construction Contract Breakdown:

- Landlord Share (77.68%) $ 890,344.52
- Tenant's Share (22.32%) $ 255,720.52

Total Construction Cost: $1,146,065.04

Buffalo Heights-Cibolo Developers, Ltd.
a Texas limited partnership
LANDLORD

By: Buffalo Heights-Cibolo GP, LLC
a Texas limited liability company

Its: General Partner

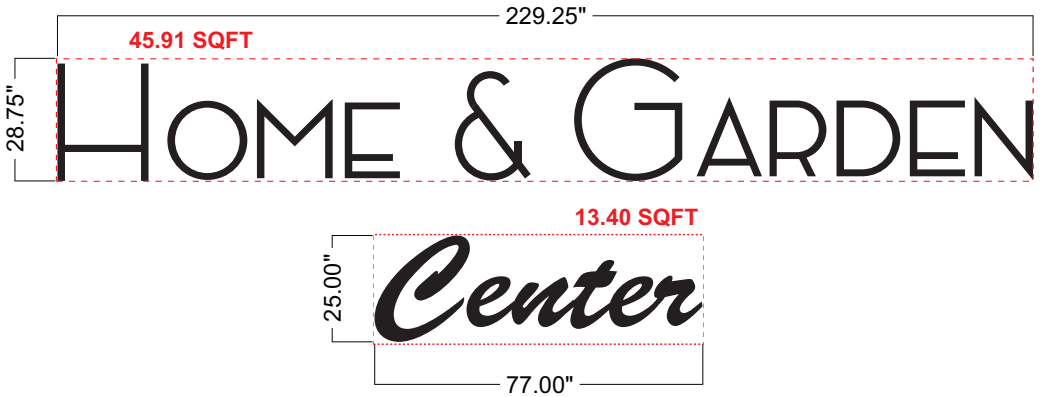
By: _____
Benjamin Dreszer/Manager

Cibolo Ace Hardware, LLC
A Texas limited liability company
TENANT

By: _____
Michael C. Eklund/Managing Director

By: _____
Shannon Colleen Eklund/Managing Director

ACE Hardware
813 Cibolo Valley Drive
Cibolo, TX
78108



EXISTING CONDITIONS

Channel Letters - Raceway Mount

Quantity:
1
Trim:
1" Black Gemtrim
Return Color:
Black
Face:
1/8" White Acrylic w/ Applied Vinyl
Vinyl Color:
As in drawing
Letter Interior:
Gloss White
Internal Illumination:
White LED's
Raceway Color:
To Match Facade
Raceway Size:
4" x 7" 0.125 Extruded Aluminum
Mounting:
Hanging Bars Flush to Fascia

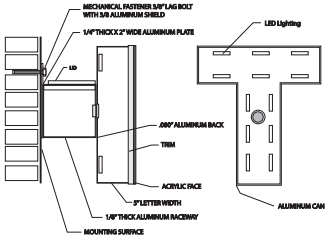
THIS TOTAL IS ONLY ALLOWED IF THE BUILDING IS CONSIDERED SINGLE NONRESIDENTIAL BUILDING

Sq. Ft. Signage:
H & G - 45.91
Center - 13.40
TOTAL - 59.31

Sq. Ft. Allowance:
60 sq ft for single nonresidential building.
48 sq ft for Multi-tenant/complex building

THE CITY CODE ALLOWS ONLY 1 SIGN PER TENANT FACADE

Detail



Claude Ballbe - CM	claude@signsunlimitedusa.com	Approval Signature:
919-552-8689	www.signsunlimitedusa.com	Please check all spelling, quantities, colors, and materials before approving
02.20.26	Underwriters Laboratories Inc.® LISTED UL File #E225670	Notes: **NEED SURVEY TO CONFIRM SCALE PRIOR TO MANUFACTURE**

SIGNS UNLIMITED communicate your identity
6801 Mount Hermon Church Rd, Building C
Durham, NC 27705

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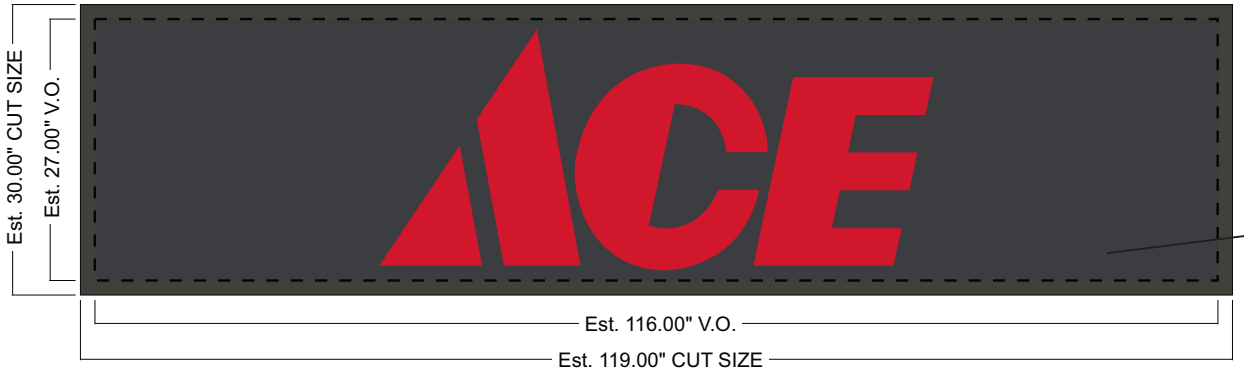
ACE Hardware
813 Cibolo Valley Drive
Cibolo, TX
78108

Pylon Panel - Acrylic



Quantity:
2

Material:
3/16" White Polycarbonate
w/ Applied Vinyl

Vinyl Colors:
As in Drawing
Panel background color
3M Dark Gray 41.

Mounting:
Into Existing Cabinet

Sq. Ft. Signage:
24.79 Each
Sq. Ft. Allowances:
N/A - Using existing

Claude Ballbe - CM	claude@signsunlimitedusa.com	Approval Signature:
919-552-8689	www.signsunlimitedusa.com	
02.18.26	Underwriters Laboratories Inc.® LISTED UL File #E225670	Notes: **NEED SURVEY TO CONFIRM SCALE PRIOR TO MANUFACTURE**

Please check all spelling, quantities, colors, and materials before approving

SIGNS UNLIMITED
communicate your identity
6801 Mount Hermon Church Rd, Building C
Durham, NC 27705

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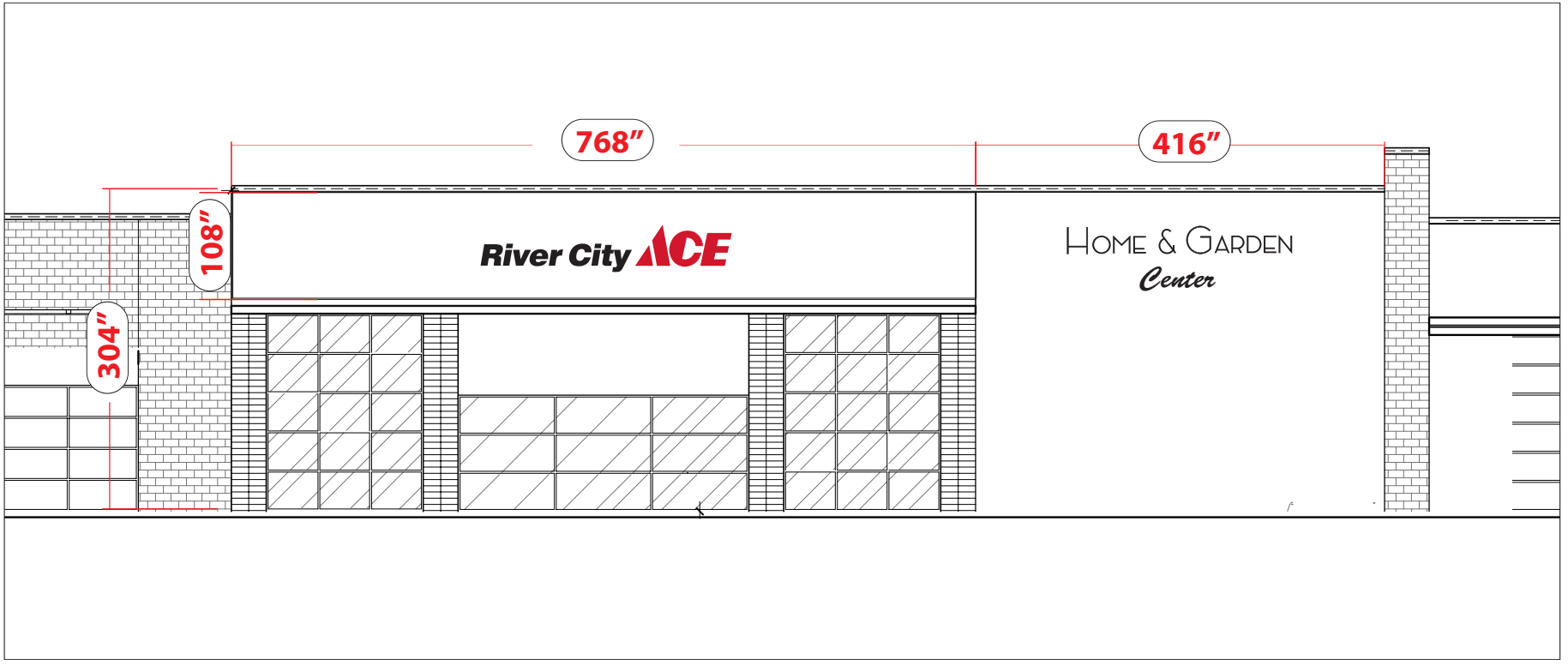
ACE Hardware
813 Cibolo Valley Drive
Cibolo, TX
78108

WEST ELEVATION



Claude Ballbe - CM	claude@signsunlimitedusa.com	Approval Signature:	Please check all spelling, quantities, colors, and materials before approving
919-552-8689	www.signsunlimitedusa.com		
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SIGNS UNLIMITED
communicate your identity
6801 Mount Hermon Church Rd, Building C
Durham, NC 27705

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Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

Jane Nelson
Secretary of State

Office of the Secretary of State

January 14, 2026

Hajjar Peters, LLP

Hajjar Peters, LLP
3144 Bee Caves Road
Austin, TX 78746 USA

RE: Cibolo Ace Hardware, LLC
File Number: 806024572

Assumed Name:
River City ACE

File Date: 01/14/2026

It has been our pleasure to file the assumed name certificate for the above referenced entity. Enclosed is the certificate evidencing filing. Payment of the filing fee is acknowledged by this letter.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division

Enclosure

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

Jane Nelson
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING
OF

Cibolo Ace Hardware, LLC
File Number: 806024572
Assumed Name:
River City ACE

The undersigned, as Secretary of State of Texas, hereby certifies that the assumed name certificate for the above named entity has been received in this office and filed as provided by law on the date shown below.

ACCORDINGLY the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law hereby issues this Certificate of Filing.

Dated: 01/14/2026

Effective: 01/14/2026

Jane Nelson
Secretary of State

Office of the Secretary of State
Corporations Section
P.O. Box 13697
Austin, Texas 78711-3697
(Form 503)

Filed in the Office of the
Secretary of State of Texas
Filing #: 806024572 1/14/2026
Document #: 1549430220002
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ASSUMED NAME CERTIFICATE
FOR FILING WITH THE SECRETARY OF STATE

1. The assumed name under which the business or professional service is or is to be conducted or rendered is:

River City ACE

2. The name of the entity as stated in its certificate of formation, application for registration, or comparable document is:

Cibolo Ace Hardware, LLC

3. The state, country, or other jurisdiction under the laws of which it was incorporated, organized or associated is **TEXAS**

4. The period, not to exceed 10 years, during which the assumed name will be used is : **01/09/2036**

5. The entity is a : **Domestic Limited Liability Company (LLC)**

6. The entity's principal office address is:

813 Cibolo Valley Rd., Ste. 166, Cibolo, TX, USA 78108

7. The county or counties where business or professional services are being or are to be conducted or rendered under such assumed name are:

ALL COUNTIES

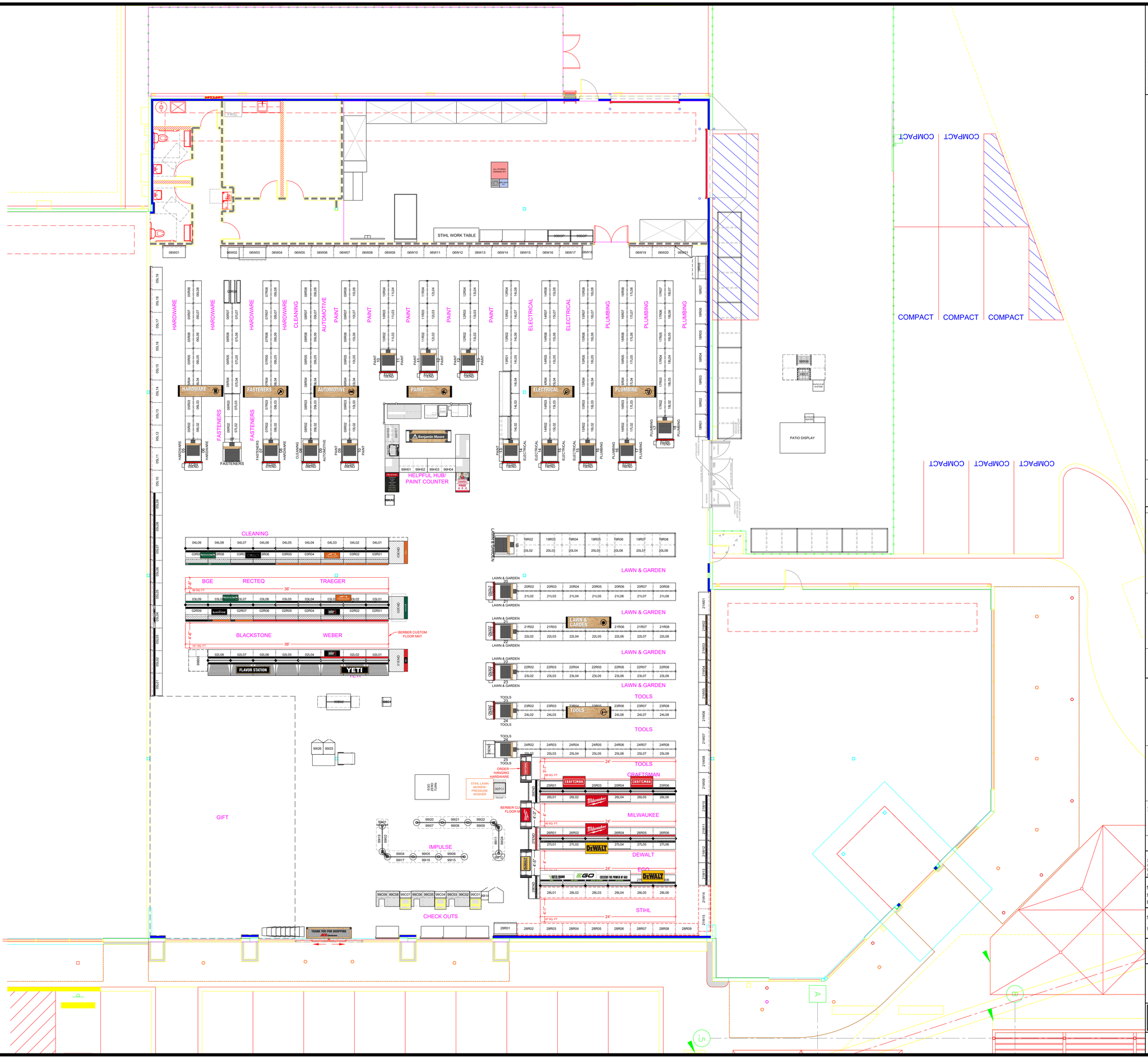
8. The undersigned, if acting in the capacity of an attorney-in-fact of the entity, certifies that the entity has duly authorized the attorney-in-fact in writing to execute this document. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Cibolo Ace Hardware, LLC
Name of the entity

By: **Mark Avery, Attorney-In-Fact for Cibolo Ace Hardware, LLC**

Signature of officer, general partner, manager, representative or attorney-in-fact of the entity

FILING OFFICE COPY



ACE HARDWARE CORPORATION (ACE) PROVIDES THESE PLANS TO ASSIST RETAILER WITH ITS MERCHANDISE STORE DESIGN AND LAYOUT ACTIVITIES. THESE PLANS ARE BY AND BE USED OR INTERPRETED BY RETAILER'S DISCRETION, (1) ARE NOT A SUBSTITUTE FOR THE RETAILER'S USE OF ARCHITECTURAL, ENGINEERING, LEGAL, OR OTHER REVIEWS, AS APPROPRIATE, AND (2) ARE NOT INTENDED TO BE RELIED UPON BY RETAILER OR ANY THIRD PARTY TO ENSURE THE SUCCESS OF RETAILER'S STORE. RETAILER, NOT ACE, AVAILABLE ALL RESPONSIBILITY FOR DETAINING ALL BUILDING, ZONING AND RELATED PERMITS, ENSURING THAT RETAILER'S STORE COMPLIES WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES, BUILDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND OTHERWISE FOR HIS OR HER STORE'S SUCCESS. THESE PLANS SHALL NOT BE CONSTRUCTED TO PERMIT STORE DESIGN OR LAYOUT THAT DOES NOT COMPLY WITH ADA OR OTHER APPLICABLE LAWS AND ORDINANCES.

DECOR PLAN INFO

THE FOLLOWING ARE BEST PRACTICE COLOR RECOMMENDATIONS FOR THE INTERIOR AND EXTERIOR OF THE STORE.

* INTERIORS:
* EXTERIORS:

* ELEVATE BRAND SHOP DECOR EXAMPLES BELOW:

* BBQ:
FEATURE END KITS:
INLINE DECOR KITS:
INLINE BRAND LOGO KITS:
YETI/FLAVOR STATION SIGNS:
SHELF CANOPY:
WALL CONVERSION KIT:

* BBQ BACKER PAPERS:
BGE:
TRAEGER:
WEBER RED:
BLACK:
OONI:
GOZNEY:

* POWER:
BRIDGE KITS:
BRAND KITS:
EGO SIGN KIT:

* POWER BACKER PAPERS:
MILWAUKEE RED:
DEWALT:
CRAFTSMAN BLACK:
EGO:

* MISC:
ACRYLIC INSERTS:
BLAND I-BEAMS:

BASE DECK EXTENDER:
WALL I-BEAMS:

* SIGNAGE EXAMPLES BELOW:
* AISLE MARKERS:
= DEPARTMENT NUMBERS; @@@@ = DEPARTMENT NAME
* CEILING MOUNTED:
* CEILING MOUNTED:
* GONDOLA MOUNTED:
LARGE
STANDARD
* PERIMETER WALL SIGN:

* SIGNAGE MOUNTING INSTRUCTIONS:
* AISLE MARKERS:
HANGING AISLE MARKER ELEVATION:
* PERIMETER SIGNS:
PERIMETER GRAPHIC ELEVATION:

* CHECKOUT LIGHTS: ONE (1) CHECKOUT LIGHT PER POS STATION. SEE EXAMPLE BELOW.
* END CAP SIGN HOLDER: ONE (1) END CAP SIGN PER EMPTY END CAP. SEE EXAMPLE BELOW.

PLEASE NOTE
CUSTOM SIGNAGE TO BE ORDERED WITH THE PROJECT MANAGER AND WILL NOT BE PRODUCED BY ACE HARDWARE. PLEASE SEE THE PROJECT MANAGER FOR PRICING AND ORDERING INFORMATION.

SQUARE FOOTAGE INFO

TOTAL BUILDING:	15,097	STOCK:	1,652
ACE RETAIL:	12,157	RECEIVING:	
OFFICE/NON-SALES:	807	OTHER	N/A
GARDEN CENTER:	3,170		

PROJECT MANAGER INFO

NAME: Mindy Berba
EMAIL: mberb@acehardware.com
CELL #: 254-227-4808
OFFICE #:
DIVISION: Western Division
PROJECT SUPPORT HOTLINE: (800) 756-5101

STORE PLANNER INFO

NAME: Alison Norkus
EMAIL: anork@acehardware.com
CELL #: 224-477-4159
OFFICE #:
STORE PLANNING@ACEHARDWARE.COM

PLAN INFO

SCALE: 3/16" = 1'-0"
FILE NAME: 19415_CIBOLO_TX_L01.dwg
START DATE: 2/17/2026
SAVE DATE: 2/17/2026
PLOT DATE: 2/17/2026 5:26 PM

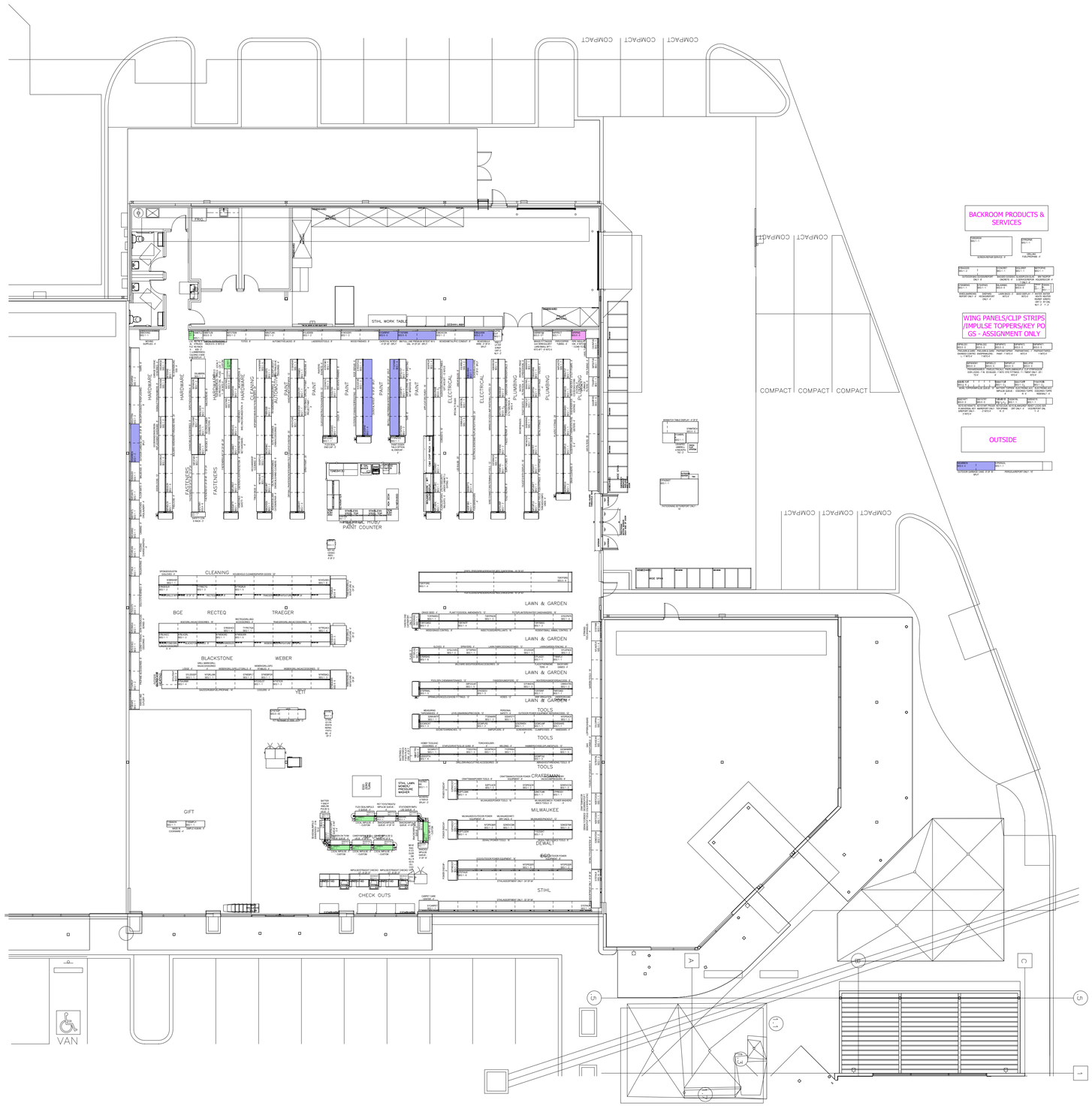
STORE INFO

PROJECT STORE #:	19415	PARENT STORE #:	N/A
STORE NAME:	Cibolo Ace Hardware	STORE ADDRESS:	813 Cibolo Valley Dr Suite
STORE CONTACT:	Michael Eklund	PHONE #:	512-944-8469
EMAIL:	michaeleklund7@gmail.com		

FINAL
2/17/2026 5:26 PM

DRAWING INFO

DECOR PLAN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SHOPPING CENTER LEASE

Shopping Center: Buffalo Heights

Landlord: Buffalo Heights-Cibolo Developers, Ltd., a Texas Limited Partnership
Tenant: Cibolo Ace Hardware, LLC dba Ace Hardware

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EXHIBIT B-2: CONSTRUCTION RULES AND REGULATIONS
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EXHIBIT F: LANDLORD'S SIGNAGE CRITERIA
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EXHIBIT G-1: FORM OF EVIDENCE OF PROPERTY INSURANCE
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SHOPPING CENTER LEASE

ARTICLE I. DEFINITIONS AND CERTAIN BASIC PROVISIONS

1.1 The following list sets out certain defined terms and certain financial and other information pertaining to this lease:

(a) **"Landlord":** Buffalo Heights-Cibolo Developers, Ltd., a Texas Limited Partnership

(b) **Landlord's address**:
Buffalo Heights-Cibolo Developers, Ltd.
10003 NW Military Hwy., Suite 2205
San Antonio, TX 78231
Attn: Benjamin Dreszer

(c) **"Tenant"**: Cibolo Ace Hardware, LLC, a Texas limited liability company

(d) **Tenant's address**: 2638 Grape Creek Road, Fredericksburg, TX 78624

(e) **Tenant's trade name**: Ace Hardware

(f) **Tenant's Guarantor**: Michael C. Eklund

(g) **"Agent"**: Fulcrum Property Group, Inc.

(h) **"Cooperating Agent**": NAI Excel – Scott Cummings

(i) **"Shopping Center"**: Landlord's property located in the City of Cibolo, Guadalupe County, Texas, which property is described on **Exhibit "A"** attached to this lease and known as the "**Shopping Center"**. The Shopping Center is located on a portion of Landlord's property known as "Buffalo Heights", which property is legally described on **Exhibit "A-1"** (the **"Project"**). Landlord shall have the right at any time to sell or convey one or more parcels located within the Shopping Center and Project or to integrate adjacent land into the Shopping Center or Project and thereby increase or decrease as applicable, the total leaseable floor area of the Shopping Center.

(j) **"Demised Premises"**: a store unit in the Shopping Center containing approximately **15,000 square feet** in area (measured by calculating lengths and widths extending to the center line of the party walls and to the exterior faces of all other walls), being described or shown on **Exhibit "A"** attached to this lease. With regard to **Exhibit "A"**, the parties agree that the exhibit is attached solely for the purpose of locating the Shopping Center and the Demised Premises within the Shopping Center and that no representation, warranty, or covenant is to be implied by any other information shown on the exhibit (i.e., any information as to Common Areas, buildings, tenants or prospective tenants, etc., is subject to change at any time and Landlord shall have no obligation to construct same). The address of the Demised Premises is 813 Cibolo Valley Dr., Suite 166, Cibolo, Texas 78108.

(k) **Commencement Date**: When all of the following have occurred: 1)Landlord's Work is completed, Tenant has reasonably approved all such work as acceptable in writing no later than 3 days following Tenant's inspection and subject to minor punch list items; 2) a certificate of occupancy has been delivered for the Demised Premises; and 3) Landlord has given Tenant possession of the

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Demised Premises. If Tenant opens for business within the Demised Premises prior to the Commencement Date, Tenant's obligation to pay its proportionate share of real estate charges, insurance expenses and Common Area costs and expenses shall commence as of the date that Tenant opens for business within the Demised Premises notwithstanding the fact that the Commencement Date has not occurred.

(l) **Lease Term**: Commencing on the Commencement Date and continuing for ten (10) years after the Commencement Date; provided that if the Commencement Date is a date other than the first day of a calendar month, the Lease Term shall be ten (10) years in addition to the remainder of the calendar month in which the Commencement Date occurs (said initial ten (10) year period being the "**Initial Lease Term**"); the Lease Term is subject to extension pursuant to the terms, provisions and conditions of **Exhibit "E"**. Each consecutive 12 month period elapsing after: (i) the Commencement Date if the Commencement Date occurs on the first day of a month; or (ii) the first day of the month following the Commencement Date if the Commencement Date does not occur on the first day of a month shall constitute a "**Lease Year**".

(m) **Minimum Guaranteed Rental**: $18,750.00 per month ($15.00 per leasable square foot of the Demised Premises per annum), with the following adjustments to occur automatically:

Initial Term	Rent per sq. ft.	Annual Rent	Monthly Rent
Year 1*	$15.00	$225,000.00	$ 18,750.00
Year 2	$15.00	$225,000.00	$ 18,750.00
Year 3	$15.00	$225,000.00	$ 18,750.00
Year 4	$15.00	$225,000.00	$ 18,750.00
Year 5	$15.00	$225,000.00	$ 18,750.00
Year 6	$16.88	$253,200.00	$ 21,100.00
Year 7	$16.88	$253,200.00	$ 21,100.00
Year 8	$16.88	$253,200.00	$ 21,100.00
Year 9	$16.88	$253,200.00	$ 21,100.00
Year 10	$16.88	$253,200.00	$ 21,100.00

*Notwithstanding anything contained herein to the contrary, so long as no Event of Default exists under this Lease beyond any applicable notice or cure periods at the time of the Rent Abatement Period (defined below), **Tenant shall be entitled to an abatement of the Minimum Guaranteed Rental (the "Abated Rent") for months 1 through-5 of the Initial Lease Term (the "Rent Abatement Period")**. Tenant shall remain responsible for Common Area Maintenance, Taxes, Insurance and Utility charges during the Abated Rent Period.

First Option	Rent per sq. ft.	Annual Rent	Monthly Rent
Year 1	$18.57	$ 278,520	$ 23,210
Year 2	$18.57	$ 278,520	$ 23,210
Year 3	$18.57	$ 278,520	$ 23,210
Year 4	$18.57	$ 278,520	$ 23,210
Year 5	$18.57	$ 278,520	$ 23,210

Second Option	Rent per sq. ft.	Annual Rent	Monthly Rent
Year 1	$20.43	$ 306,405	$ 25,533.75
Year 2	$20.43	$ 306,405	$ 25,533.75
Year 3	$20.43	$ 306,405	$ 25,533.75

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Year 4	$20.43	$ 306,405	$ 25,533.75
Year 5	$20.43	$ 306,405	$ 25,533.75

Third Option	**Rent per sq. ft.**	**Annual Rent**	**Monthly Rent**
Year 1	$22.47	$ 337,095	$ 28,091.25
Year 2	$22.47	$ 337,095	$ 28,091.25
Year 3	$22.47	$ 337,095	$ 28,091.25
Year 4	$22.47	$ 337,095	$ 28,091.25
Year 5	$22.47	$ 337,095	$ 28,091.25

Fourth Option	**Rent per sq. ft.**	**Annual Rent**	**Monthly Rent**
Year 1	$24.72	$ 370,755	$ 30,896.25
Year 2	$24.72	$ 370,755	$ 30,896.25
Year 3	$24.72	$ 370,755	$ 30,896.25
Year 4	$24.72	$ 370,755	$ 30,896.25
$24.72	$ 370,755	$ 30,896.25	

(n) **Effective Date**: The date the last of Landlord or Tenant executes this lease, as shown on the signature page.

(o) **Common area maintenance charge**: Additional rent charged to Tenant as defined in Section 6.2, with a minimum of $4,375.00 per month, payable in advance.

(p) **Prepaid rental**: $31,250.00, being an estimate of the Minimum Guaranteed Rental, common area maintenance charge, and Tenant's obligations for taxes, other real estate charges and insurance, and (if applicable) merchants' association dues or promotional fund for the first full month of the Lease Term, such prepaid rental being due and payable upon the Effective Date.

(q) **Security deposit**: $33,600.00 being an estimate of the Minimum Guaranteed Rental, common area maintenance charge, and Tenant's obligations for taxes, other real estate charges and insurance for the last full month of the Lease Term, such security deposit being due and payable upon the Effective Date.

(r) **Permitted Use**: The operation of an Ace Hardware store reasonably- consistent with operations of other Ace Hardware stores in Texas.

Tenant acknowledges that the above specification of a "**Permitted Use**" means only that Landlord has no objection to the specified use and does not include any representation or warranty by Landlord as to whether or not such specified use complies with applicable laws and/or requires special governmental permits. In this regard, Tenant acknowledges that this Section 1.1 (r) is subject to Sections 3.1, 9.2, 9.10 of this lease.

1.2 The following chart is provided as an estimate of Tenant's initial monthly payment broken down into its components. This chart, however, does not supersede the specific provisions contained elsewhere in this lease:

Initial Minimum Guaranteed Rental (Sections 1.1 (m) and 4.2)*	$ 18,750.00	($15.00 PSF/Yr)
Initial Common Area Maintenance Charge (Sections 1.1 (o) and 7.4)*	$ 6,875.00	($5.50 PSF/Yr)
Initial Escrow Payment for Taxes and Other Real Estate Charges (Article VI)*	$ 4,375.00	($3.50 PSF/Yr)

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Initial Escrow Payment for Insurance (Article VI)*	$ 1,250.00	($1.00 PSF/Yr)
Total Initial Monthly Payment	$ 31,250.00	

* Applicable to the calendar year in which the Commencement Date occurs and subject to adjustment from time to time as provided for in this Lease.

ARTICLE II. GRANTING CLAUSE

2.1 Landlord leases the Demised Premises to Tenant upon the terms and conditions set forth in this lease.

ARTICLE III. DELIVERY OF PREMISES; RELOCATION OF PREMISES

3.1 The parties agree that "Delivery" of the Premises shall occur after: i) Tenant has inspected and reasonably approved the Premises and Landlord's Work subject to minor punch list items and ii) any required certificate of occupancy has been issued for the Demised Premises. By occupying the Demised Premises Tenant shall be deemed to have inspected the Demised Premises and (except as otherwise provided in this Lease) to have accepted the same in its present "as is, where-is, with all faults" condition, including but not limited to any defects, except that Landlord shall warrant for up to one year the Landlord's Work to be in good workman-like condition with respect to the Demised Premises substantially in accordance with **Exhibit "B" & "B-1"** attached hereto. Additionally HVAC will be warrantied per the manufacture's standard warranty provided with the HVAC units. EXCEPT AS OTHERWISE PROVIDED ABOVE, LANDLORD AND TENANT EXPRESSLY DISCLAIM ANY AND ALL IMPLIED WARRANTY THAT THE DEMISED PREMISES ARE SUITABLE FOR TENANT'S PERMITTED USE OR ANY OTHER USE OR PURPOSE, AND TENANT'S OBLIGATION TO PAY RENT HEREUNDER IS NOT DEPENDENT UPON THE CONDITION OF THE SHOPPING CENTER (INCLUDING BUT NOT LIMITED TO THE DEMISED PREMISES) OR THE PERFORMANCE BY LANDLORD OF ITS DUTIES OR OBLIGATIONS HEREUNDER, AND, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN, TENANT SHALL CONTINUE TO PAY RENT, WITHOUT ABATEMENT, NOTWITHSTANDING ANY BREACH OR ALLEGED BREACH BY LANDLORD OF ITS DUTIES OR OBLIGATIONS HEREUNDER, WHETHER EXPRESS OR IMPLIED.

3.2 Reserved.

3.3 In the event Landlord determines to utilize the Demised Premises for other purposes during the Lease Term, and only if Tenant gives its consent, then Landlord may relocate to other space owned by Landlord and located within the Shopping Center, provided such other space is of equal or larger size than the Demised Premises. In such case, Landlord shall give Tenant at least one hundred twenty (120) days written notice of any such relocation. Landlord shall pay all reasonable out-of-pocket expenses of any such relocation, including the expenses of moving and reconstruction of all Tenant-furnished and Landlord-furnished improvements, together with the costs of reprinting a reasonable supply of stationary and announcements depicting Tenant's new address, but not including any component for sales which may be lost during the relocation. In the event of such relocation, this lease shall continue in full force and effect without any change in the terms or other conditions, but with the new location substituted for the old location set forth in subsection (j) of Section 1.1 of this lease and a prorated reduction in all rent if the amount of rentable space in the new location is less that the rentable space in the Demised Premises.

3.4 In addition to the Demised Premises, Tenant shall be permitted to create, at its expense, an outdoor area for Tenants garden center and an outdoor storage area approximately 3,500 square feet in the

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aggregate adjacent to the Demised Premises (the "**Outdoor Areas**") and as further depicted on Exhibit "A" for Tenant's exclusive use, subject to the terms, provisions and conditions of this Lease Agreement. Tenant may also display items on the sidewalk directly in front of their Demised Premises (the "**Sidewalk Display Area**") provided said items do not conflict with any pedestrian or ADA pathways, and no propane tank cages or ice machines shall be located in such area overnight The Outdoor and Sidewalk Display Area shall not constitute a portion of the Demised Premises and Tenant's use and occupancy of the Outdoor and Sidewalk Display Area shall be governed by this Lease Agreement in all respects except where such Outdoor and Sidewalk Display Areas are expressly referenced herein. Notwithstanding anything contained herein to the contrary, the final dimensions and configurations of the Outdoor Area and Sidewalk Display Area must be shown in Tenant's Plans and must be approved by Landlord which such approval not to be unreasonably withheld.

ARTICLE IV. RENT

4.1 Rental shall accrue from the Commencement Date, and shall be payable to Landlord, at Landlord's address.

4.2 Tenant shall pay to Landlord Minimum Guaranteed Rental in monthly installments in the amount(s) specified in Section 1.1(m) of this lease. The first such monthly installment shall be due and payable as provided in Section 1.1(p), subsequent installments shall be due and payable on or before the first day of each succeeding calendar month during the Lease Term; provided that if the Commencement Date is a date other than the first day of a calendar month, there shall be due and payable on or before such date as Minimum Guaranteed Rental for the balance of such calendar month a sum equal to that proportion of the rent specified for the first full calendar month as herein provided, which the number of days from the Commencement Date to the end of the calendar month during the Commencement Date shall fall bears to the total number of days in such month.

4.3 Tenant shall pay to Landlord the Tenant's proportionate share of real estate charges, insurance expenses and Common Area costs and expenses as hereinafter set forth in this Lease (as such costs are estimated by Landlord from time to time) (collectively, the "CAM Charges") at the same time and in the same manner as Minimum Guaranteed Rental, and such sums shall constitute rental hereunder. Landlord's initial estimate of such CAM Charges are set forth in Section 1.2 hereof. Under no circumstances shall the aggregate annual Controllable CAM Charges increase by more than three percent (3%) from the prior year's Controllable CAM Charges. "Controllable CAM Charges" means expenses of Landlord properly categorized to be CAM charges which Landlord has the authority to adjust such as its management fees. Non-Controllable CAM charges shall not be capped (but such shall be commercially- reasonable expenses and existing market conditions) and shall include security, refuse service, utilities, snow removal, and landscaping.

4.4 It is understood that the Minimum Guaranteed Rental is payable on or before the first day of each calendar month (in accordance with Sections 4.2 and 4.3 above), subject to offset or deduction of any nature. All payments of monthly rental (as defined in Section 22.3) must be made by electronic funds transfer as follows (or as otherwise directed in writing by Landlord to Tenant from time to time): (i) ACH debit of funds authorizing Landlord to automatically debit Tenant's bank account; or (ii) ACH credit of immediately available funds to an account designated by Landlord. "ACH" means Automated Clearing House network or similar system designated by Landlord. In the event any rental or other payment due from Tenant to Landlord is not received within five (5) business days after its due date for any reason whatsoever, or if any rental payment is by check which is returned for insufficient funds, then in addition to the past due amount Tenant shall pay to Landlord one of the following (the choice to be at the sole option of Landlord unless one of the choices is improper under applicable law, in which event the other alternative will automatically be deemed to have been selected): (a) a late charge in an amount equal to five percent (5%) of the rental then due, in order to compensate Landlord for its administrative and other overhead expenses; or (b) interest on the rental then due at the maximum contractual rate which could legally be charged in the event of a loan of such rental to

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Tenant (but in no event to exceed 1% per month), such interest to accrue continuously on any unpaid balance due to Landlord by Tenant during the period commencing with the rental due date and terminating with the date on which Tenant makes full payment of all amounts owing to Landlord at the time of said payment. Any such late charge or interest payment shall be payable as additional rental under this lease and shall be payable immediately on demand. If any rent is paid by check which is returned for insufficient funds, Tenant shall immediately make the required payment to Landlord in good funds; moreover, Tenant shall also pay Landlord the amounts specified above in this Section 4.4, plus an additional fee of $25.00 to compensate Landlord for its expense and effort in connection with the dishonored check.

4.5 If Tenant fails in three (3) consecutive months to make rental payments within five (5) business days after due, Landlord, in order to reduce its administrative costs may require, by giving written notice to Tenant (and in addition to any late charge or interest accruing pursuant to Section 4.4 above, as well as any other rights and remedies accruing pursuant to Article XXII or Article XXIII below, or any other provision of this lease or at law), that all future rental payments are to be made on or before the due date by cash, cashier's check, or money order and that the delivery of Tenant's personal or corporate check will no longer constitute a payment of rental as provided in this lease. Any acceptance of a monthly rental payment or of a personal or corporate check thereafter by Landlord shall not be construed as a subsequent waiver of said rights.

ARTICLE V. SALES REPORTS, RECORDS AND FINANCIAL STATEMENTS

Upon Landlord's written request but no more than once per year, Tenant shall deliver statements of gross sales made from the Demised Premises. Tenant, if applicable, and not more than once per year shall submit to Landlord upon Landlord's written request, its financial statements. Tenant warrants and represents that (a) all financial statements at any time given to Landlord by or on behalf of Tenant are, or will be, as of their respective dates, true and correct in all material respects and do not (or will not) omit any material liability, direct or contingent; and (b) there have been no material changes in any such financial statements or other financial data given to Landlord by or on behalf of Tenant prior to the Effective Date between the respective dates thereof and the Effective Date.

ARTICLE VI. TENANT'S RESPONSIBILITY FOR TAXES, OTHER REAL ESTATE CHARGES AND INSURANCE EXPENSES

6.1 Tenant shall be liable for all taxes levied against personal property and trade fixtures placed by Tenant in the Demised Premises. If any such taxes are levied against Landlord or Landlord's property and if Landlord elects to pay the same or if the assessed value of Landlord's property is increased by inclusion of personal property and trade fixtures placed by Tenant in the Demised Premises and Landlord elects to pay the taxes based on such increase, Tenant shall pay to Landlord upon demand that part of such taxes for which Tenant is primarily liable hereunder.

6.2 Tenant shall also be liable for **"Tenant's proportionate share"** (as defined below) of all CAM Charges (including **"real estate charges"** (as defined below) and **"insurance expenses"** (as defined below)) related to the Shopping Center or Landlord's ownership of the Shopping Center and the Project, including the Declaration. Tenant's obligations under this Section 6.2 shall be prorated during any partial year (i.e., the first year and the last year of the Lease Term). **"Tenant's proportionate share"** shall be a fraction the numerator of which is the total floor area (all of which is deemed "leasable") in the Demised Premises and the denominator of which is the total leasable floor area of all the buildings in the Shopping Center at the time when the respective charge was incurred, as the same may be constructed from time to time, excluding, however, areas for which the applicable real estate charges, insurance expenses, or common area expenses, are paid by a party or parties other than Landlord. **"Real estate charges"** shall include ad valorem taxes, general special assessments, parking surcharges, any tax or excise on rents, any tax or charge for governmental services

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(such as street maintenance or fire protection), any tax or charge which replaces any of such above-described "real estate charges" and any costs incurred by Landlord in protesting such real estate charges, including reasonable attorneys' fees; provided, however, that "real estate charges" shall not be deemed to include any franchise, margins, estate, inheritance or general income tax. **"Insurance expenses"** shall include all premiums and other expenses incurred by Landlord for commercial general liability insurance and special form property insurance (plus whatever endorsements or other coverages which Landlord, in Landlord's sole discretion, may consider appropriate).

6.3 With regard to the calendar year during which the Lease Term expires, Landlord shall bill Tenant when the charges become payable and attach the CAM Statement (defined below). Tenant agrees that Landlord has the sole and absolute right to contest taxes levied against the Demised Premises or the Shopping Center. Tenant irrevocably waives any and all rights that Tenant may have to receive from Landlord a copy of notices received by Landlord regarding the appraisal or reappraisal, for tax purposes, of all or any portion of the Demised Premises or the Shopping Center (including, without limitation, any rights set forth in Section 41.413 of the Texas Property Tax Code, as such may be amended from time to time). Upon receipt of all tax bills and assessment bills attributable to any calendar year during the Lease Term, Landlord shall furnish to Tenant a written statement of the actual amount of the real estate tax and insurance charges, and common area maintenance charges for such calendar year "CAM Statement"). If the total amount paid by Tenant for real estate charges for any calendar year shall be less than the actual amount due from Tenant for such calendar year, as shown on such statement, Tenant shall pay to Landlord on demand the difference between the amount paid by Tenant and the actual amount due; and if the total amount paid by Tenant hereunder for any such calendar year shall exceed such actual amount due from Tenant for such calendar year, such excess shall be applied by Landlord to the real estate charges due in the subsequent year (or if there is no subsequent calendar year remaining in the Lease Term, such excess shall be offset against any amounts then owing by Tenant to Landlord and any remaining net surplus shall then be refunded by Landlord to Tenant). This Section shall apply to the calendar years in which this Lease commences and terminates, but Tenant's liability for the real estate charges for such calendar years shall be subject to a pro rata adjustment based on the number of days of such calendar years during which this lease is in effect. Upon Tenant's receipt of such CAM Statement, Tenant shall have 30 days to request the underlying documents and calculations used by the Landlord to make its CAM Statement (a "Documents Request"). Upon Landlord's receipt of a Documents Request, Landlord shall promptly provide such documents and then Tenant shall have 30 days to review and audit such documents and (if it deems appropriate) object to Landlord's calculations in the CAM Statement. In such case, the parties shall work in good faith to resolve such objection with payment of such CAM charges only made upon agreement of the parties, or through arbitration (using JAMS courts and rules) if necessary.

ARTICLE VII. COMMON AREA

7.1 The term **"Common Area"** is defined for all purposes of this lease as that part of the Shopping Center intended by Landlord from time to time for the common use of all tenants, including among other facilities (as such may be applicable to the Shopping Center), parking area, private streets and alleys, landscaping, curbs, loading area, sidewalks, malls and promenades (enclosed or otherwise), lighting facilities, drinking fountains, meeting rooms, public toilets, and the like but excluding (i) space in buildings (now or hereafter existing) designated for rental for commercial purposes, as the same may exist from time to time, (ii) streets and alleys maintained by a public authority, (iii) areas within the Shopping Center which may from time to time not be owned by Landlord (unless subject to a cross-access agreement benefiting the area which includes the Demised Premises), and (iv) areas leased to a single-purpose user (such as a bank or a fast-food restaurant) where access is restricted. In addition, although the roof(s) of the building(s) in the Shopping Center are not literally part of the Common Area, they will be deemed to be so included for purposes of (i) Landlord's ability to prescribe rules and regulations regarding same and (ii) their inclusion for purposes of common area maintenance charges. Landlord reserves the right to change from time to time the dimensions and location of

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the Common Area, as well as the dimensions, identities, locations and types of any buildings, signs or other improvements in the Shopping Center. For example, and without limiting the generality of the immediately preceding sentence, Landlord may from time to time substitute for any parking area other areas reasonably accessible to the tenants of the Shopping Center, which areas may be elevated, surface or underground. Landlord shall have the right to grant other tenants at the Shopping Center the exclusive right to certain portions of the Common Area as designated by Landlord from time to time in its sole discretion. The Outdoor Area and the Sidewalk Display Area shall not be considered part of the Common Area.

7.2 Tenant and its employees and customers, and when duly authorized pursuant to the provisions of this lease, its subtenants, licensees and concessionaires, shall have the nonexclusive right to use the Common Area (excluding roofs of buildings in the Shopping Center) as constituted from time to time, such use to be in common with Landlord, other tenants in the Shopping Center and other persons permitted by the Landlord to use the same, and subject to such reasonable rules and regulations governing use as Landlord may from time to time prescribe. For example, and without limiting the generality of Landlord's ability to establish rules and regulations governing all aspects of the Common Area, Tenant agrees as follows:

(a) If required by Landlord, Tenant and Tenant's employees shall park their cars only in those parking areas designated for that purpose by Landlord. Tenant shall furnish Landlord with state automobile license numbers assigned to Tenant's car or cars, and cars of Tenant's employees, within five (5) days after taking possession of the Demised Premises and shall thereafter notify Landlord of any changes within five (5) days after such changes occur. In the event Tenant or its employees repeatedly fail (after reasonable warning) to park their cars in designated parking areas as aforesaid, then Landlord at its option shall charge Tenant Ten Dollars ($10.00) per day per car parked in any area other than those designated, as and for liquidated damages and Tenant shall pay such charges upon demand. Tenant authorizes Landlord to cause any car which is not parked in the designated parking areas to be towed from the Shopping Center and Tenant shall reimburse Landlord for the cost thereof upon demand, and otherwise indemnify and hold Landlord harmless with respect thereto. Notwithstanding anything herein to the contrary, Tenant shall have the right to five(5) exclusive ACE Hardware customer parking spaces next to the Demised Premises store front door. Tenant shall pay for the fabrication and installation of the signage associated with their exclusive parking spaces. Tenant parking signage must conform to Landlord’s signage criteria as further depicted on Exhibit “F-2”.

(b) Except as part of ACE national promotions (which occur approximately 12 weekends per year) Tenant shall not hold promotional events or activities, solicit business within the Common Area nor take any action which would interfere with the rights of other persons to use the Common Area.

(c) Landlord may temporarily close any part of the Common Area for such periods of time as may be necessary to make repairs or alterations or to prevent the public from obtaining prescriptive rights.

(d) With regard to the roof(s) of the building(s) in the Shopping Center, use of the roof(s) is reserved to Landlord or, with regard to Tenant: i) demonstrating to Landlord’s satisfaction a need to use same, to such tenant after receiving prior written consent from Landlord; or ii) paying to have a qualified and bonded professional to access the roof to stop an emergency water leak during weekends or holidays.

(e) Tenant shall not conduct any outside sales or displays within the Common Area or take any action that would interfere with the rights of other persons to use the Common Area.

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7.3 Landlord shall be responsible for the operation, management and maintenance of the Common Area, the manner of maintenance and the expenditures therefore to be in the sole discretion of Landlord, but to be generally in keeping with similar shopping centers within the same geographical area as the Shopping Center. Without limiting the generality of the immediately preceding sentence, Tenant acknowledges that LANDLORD MAKES NO REPRESENTATION OR WARRANTY REGARDING WHETHER OR NOT LANDLORD WILL PROVIDE SECURITY SERVICES OR, IF SO, WHAT FORM OF SECURITY SERVICES WILL BE PROVIDED.

7.4 In addition to the rentals and other charges prescribed in this lease, Tenant shall pay to Landlord Tenant's proportionate share of the cost of operation and maintenance of the Common Area which may be incurred by Landlord in its discretion (the "**Common Area costs and expenses**"), including, among other costs, those for lighting, painting, cleaning, policing, inspecting, repairing, replacing, (and, if there is an enclosed mall or promenade in the Shopping Center, heating and cooling), security (if and to the extent Landlord provides security), advertising, seasonal decorations, a reasonable portion of whatever management fee (not to exceed 5% of effective gross income) Landlord pays to the manager of the Shopping Center, all actual expenses incurred by Landlord attributable to the Demised Premises and the Shopping Center arising under any covenants, restrictions, easements and or declarations, and the cost of any insurance for which Landlord is not reimbursed pursuant to Section 6.2, plus an amount equal to ten percent (10%) of all of the foregoing costs (excluding salaries and expenses of such property managers for purposes of such calculation only) to cover Landlord's administrative cost, but specifically excluding all expenses paid or reimbursed pursuant to Article VI. In addition, although the roof(s) of the building(s) in the Shopping Center are not literally part of the Common Area, Landlord and Tenant agree that roof maintenance and repair shall be included as a common area maintenance item to the extent not specifically allocated to Tenant under this lease nor to another tenant pursuant to its lease. With regard to capital expenditures, neither the original (nor subsequent) investment in capital improvements shall be included. The proportionate share to be paid by Tenant of the CAM Charges shall be computed on the ratio that the total floor area (all of which is deemed "leasable") of the Demised Premises bears to the total leasable floor area of all buildings within the Shopping Center (excluding, however, areas owned or maintained by a party or parties other than Landlord); provided that in no event shall such share be less than the amount specified in Section 1.1(o) above. If this lease should commence on a date other than the first day of a calendar year or terminate on a date other than the last day of a calendar year, Tenant's reimbursement obligations under this Section 7.4 shall be prorated based upon Landlord's expenses for the entire calendar year. Tenant shall make such payments to Landlord on demand at intervals not more frequent than monthly. Landlord may at its option make monthly or other periodic charges based upon the estimated annual cost of operation and maintenance of the Common Area, payable in advance but subject to adjustment after the end of the year on the basis of the actual cost for such year.

7.5 Landlord and Tenant acknowledge that both Landlord and Tenant are experienced in commercial transactions and agree that the provisions of this Lease for determining charges, amounts and additional rent payable for Tenant (including, without limitation, payments under Section 6.2 and Section 7.4 hereinabove) are commercially reasonable and valid even though such methods may not state a precise mathematical formula for determining such charges.

7.6 As additionally provided in Section 6.3 above, during the Lease Term, Landlord shall compute and determine the actual Common Area costs and expenses for the relevant prior fiscal period established by Landlord. In the CAM Statement, Landlord shall give Tenant notice of such Common Area costs and expenses and notice of Tenant's actual proportionate share of Common Area costs and expenses with respect to such period. If Tenant's actual proportionate share of Common Area costs and expenses with respect to such period exceeds the amount therefor previously paid by Tenant, Tenant shall pay to Landlord the deficiency in each such case within thirty (30) days following notice from Landlord; however, if the aforesaid amount previously paid by Tenant towards Tenant's proportionate share of Common Area costs and expenses is in excess of Tenant's actual proportionate share of Common Area costs and expenses with respect to such period, then the

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balance thereof shall be held by Landlord and applied to the payment of rent next due; except that any amounts remaining at the termination of this lease shall be offset against any amounts then owing by Tenant to Landlord under any of the terms of this Lease, and any remaining net surplus shall then be refunded by Landlord to Tenant.

ARTICLE VIII. INTENTIONALLY DELETED

ARTICLE IX. USE AND CARE OF DEMISED PREMISES

9.1 Tenant shall commence business operations in the Demised Premises on or immediately after the Commencement Date and shall operate its business in an efficient, high class and reputable manner. Tenant shall not at any time leave the Demised Premises vacant, but shall in good faith continuously throughout the term of this lease conduct and carry on in the entire Demised Premises the type of business for which the Demised Premises is leased. Tenant shall, except during reasonable periods for repairing, cleaning and decorating, keep the Demised Premises open to the public for business with adequate personnel in attendance on all days (including, if designated by Landlord, Sundays and holidays) and during all hours (including, if designated by Landlord, evenings) established by Landlord from time to time as business days and store hours for the Shopping Center (including, if designated by Landlord, extended days and hours during the shopping season prior to Christmas and whenever else that the majority of the retail tenants in the Shopping Center open for business during extended days or hours, or both), except to the extent Tenant may be prohibited from being open for business by applicable law, ordinance or governmental regulation.

9.2 The Demised Premises may be used only for the purpose or purposes specified in Section 1.1(r) above, and only under the trade name specified in Section 1.1(e) above (or, if Section 1.1(e) is not filled in, any trade name approved in advance by Landlord), and for no other purpose and under no other trade name, it being understood and acknowledged that Landlord has entered into this lease in large part because it believes that such use and trade name will benefit the Shopping Center as a whole. Tenant shall not make or permit any unlawful use of the Demised Premises. Tenant covenants and agrees not to use the Demised Premises for any purpose that violates (i) any "exclusive use" rights and privileges now or hereafter granted by Landlord to another tenant or occupant in the Shopping Center; (ii) any rules and regulations of the Shopping Center as promulgated by Landlord at any time and from time to time; and (iii) the Permitted Exceptions and any covenants, conditions, restrictions, and easements applicable to the Shopping Center, as the same may be entered into and/or amended by Landlord at any time and from time to time; provided that such hereafter executed and/or amended Permitted Exceptions and covenants, conditions, restrictions and easements shall not prohibit, restrict or otherwise limit Tenant's Permitted Use in a material manner.

9.3 Except as may be commonly available for sale at an Ace Hardware store, Tenant shall not, without the Landlord's prior written consent, keep anything within the Demised Premises, or use the Demised Premises for any purpose which creates a risk of, toxic or otherwise hazardous substances or which increases the insurance premium cost or invalidates any insurance policy carried on the Demised Premises or other parts of the Shopping Center. All property kept, stored or maintained within the Demised Premises by Tenant shall be at Tenant's sole risk. TENANT SHALL INDEMNIFY AND DEFEND THE LANDLORD'S RELATED PARTIES AND HOLD THE LANDLORD'S RELATED PARTIES HARMLESS FROM AND AGAINST ANY AND ALL LIABILITY, LIENS, CLAIMS, DEMANDS, DAMAGES, EXPENSES, FEES, COSTS, FINES, PENALTIES, SUITS, PROCEEDINGS, ACTIONS AND CAUSES OF ACTION (INCLUDING WITHOUT LIMITATION ALL ATTORNEYS' FEES AND EXPENSES) ARISING OUT OF OR RELATING TO, DIRECTLY OR INDIRECTLY, ANY VIOLATION OR ALLEGED VIOLATION BY TENANT OF ANY GOVERNMENT AUTHORITY PERTAINING TO HEALTH OR THE ENVIRONMENT RELATING TO THE DEMISED PREMISES AND THE SHOPPING CENTER (**"ENVIRONMENTAL LAWS"**), NOW EXISTING OR HEREAFTER ARISING, EXCEPT FOR

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VIOLATIONS OF ENVIRONMENTAL LAW CAUSED BY LANDLORD. This indemnification shall survive the expiration or termination of this Lease.

9.4 If any Environmental Condition is caused by Tenant, Tenant shall promptly and at its cost take all steps necessary to remedy the same in compliance with and to the extent required by applicable Environmental Laws. The term "**Environmental Condition**" shall mean any condition which may result in a claim of liability under one or more Environmental Laws. The term "**Environmental Laws**" shall mean the Comprehensive Environmental Response, Compensation and Liability Act, as amended, the Resource Conservation and Recovery Act, the Clean Air Act, the Clean Water Act, the Toxic Substance Control Act, and any other federal or state statute dealing with the protection of the environment and any rule or regulation promulgated thereunder.

9.5 Tenant shall not conduct within the Demised Premises any fire, auction, bankruptcy, "going-out-of-business," "lost-our-lease" or similar sale; nor shall Tenant operate within the Demised Premises a "wholesale" or "factory outlet" store, a cooperative store, a "second hand" store, a "surplus" store or a store commonly referred to as a "discount house." The purpose for this restriction is the maintenance of a first-class shopping center image, not price regulation: therefore, Landlord agrees that items may be sold, and on occasion be advertised as being sold, at sales events for discounted prices from Tenant's everyday price as long as Tenant complies with all applicable laws and maintains an image consistent with a first-class shopping center and otherwise complies with the Use Restrictions set forth in this Article IX.

9.6 Tenant shall not permit any objectionable noises or odors to emanate from the Demised Premises; nor place or permit any radio, television, loudspeaker or amplifier on the roof or outside the Demised Premises or where the same can be seen or heard from outside the building; nor place any antenna, equipment, awning or other projection on the exterior of the Demised Premises; nor take any other action which would constitute a nuisance or would disturb or endanger other tenants of the Shopping Center or unreasonably interfere with their use of their respective premises; nor permit any unlawful or immoral practice to be carried on or committed on the Demised Premises; nor do anything which would tend to injure the reputation of the Shopping Center.

9.7 Tenant shall take good care of the Demised Premises; shall keep the Demised Premises secure (i.e., Tenant acknowledges that it is not relying on any representation or warranty by Landlord in this regard), and shall keep the same free from waste at all times. Tenant shall not overload the floors in the Demised Premises, nor deface or injure the Demised Premises. Tenant shall keep the Demised Premises and sidewalks, service-ways and loading areas adjacent to the Demised Premises neat, clean and free from dirt, rubbish, ice or snow at all times. Tenant shall store all trash and garbage within the Demised Premises, or in a trash dumpster or similar container approved by Landlord as to type, location and screening; and Tenant shall arrange for the regular pick-up of such trash and garbage at Tenant's expense (unless Landlord finds it necessary to furnish such a service, in which event Tenant shall be charged an equitable portion of the total of charges to all tenants using the service). Receiving and delivery of goods and merchandise and removal of garbage and trash shall be made only in the manner and areas prescribed by Landlord. Tenant shall not operate an incinerator or burn trash or garbage within the Shopping Center.

9.8 Tenant shall maintain all display windows in a neat, attractive condition, and shall keep all display windows, exterior electric signs and exterior lighting under any canopy in front of the Demised Premises lighted from dusk until 11:00 p.m., every day, including Sundays and holidays (or any other hours established by Landlord for the Shopping Center). All signage must be approved by Landlord in writing.

9.9 Tenant shall include the address and identity of its business activities in the Demised Premises in all advertisements made by Tenant in which the address and identity of any similar local business activity of Tenant is mentioned.

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9.10 Tenant shall procure at its sole expense any permits and licenses required for the transaction of business in the Demised Premises and otherwise comply with all applicable laws, ordinances and governmental regulations. In addition, if the nature of Tenant's business makes it advisable for Tenant to take any extra precautions (for example, in the case of a business which is affected by so-called "dramshop" laws, Tenant's compliance with all "dramshop" educational programs and procedures), Tenant shall take all such extra precautions. At Landlord's request, Tenant shall deliver to Landlord copies of all such permits and licenses and proof of Tenant's compliance with all such laws, ordinances, governmental regulations and extra precautions.

9.11 Landlord shall be responsible for compliance with the Americans with Disabilities Act of 1990 (**"ADA"**), as amended from time to time, and related state and municipal laws and regulations, in all matters regarding both the configuration of the Demised Premises (the interior as well as all public and/or employee door entrances) and Tenant's shall be responsible to be compliant with all laws relating to it business operations at the Demised Premises.

9.12 Intentionally Omitted

ARTICLE X. MAINTENANCE AND REPAIR OF DEMISED PREMISES

10.1 Except as provided otherwise in Section 10.2, Landlord shall keep and maintain the Common Areas and all areas relating to the building in which the Demised Premises is located (including but not limited to the foundation, the exterior walls, plumbing, electrical, mechanical systems, and sprinkler systems and roof (except plate glass; windows, doors and other exterior openings; window and door frames, molding, closure devices, locks and hardware; special store fronts; lighting, and fixtures; signs, placards, decorations or other advertising media of any type; and interior painting or other treatment of interior walls) (subject to the second sentence in Section 7.4 above) of the Demised Premises in good repair. Landlord, however, shall not be required to make any repairs occasioned by the act or negligence of Tenant, its agents, employees, subtenants, licensees and concessionaires (including, but not limited to, roof leaks resulting from Tenant's installation of air conditioning equipment or any other roof penetration or placement); and the provisions of the previous sentence are expressly recognized to be subject to the provisions of Article XVII and Article XVIII of this lease. In the event that the Demised Premises should become in need of repairs required to be made by Landlord hereunder, Tenant shall give immediate written notice thereof to Landlord and (subject to Section 7.2(d)) Landlord shall have a reasonable time after receipt by Landlord of such written notice, in which to make such repairs. Notwithstanding anything to the contrary in this Lease, at all times Landlord shall be responsible for any repairs or maintenance of the following portions of the Demised Premises: 1) foundation, roof and exterior walls; and 2) common building electrical and plumbing systems unless the damage to such system is caused by Tenant or Tenants' invitees/customers (collectively, the "Principal LL Maintenance Obligations"). At the end of the Initial Lease Term (as defined in Section 1.1(l)), Tenant shall be responsible for all maintenance and repairs of all parts of the Demised Premises except for the Principal LL Maintenance Obligations.

10.2 Tenant shall keep the Demised Premises in good, clean and habitable condition and shall at its sole cost and expense keep the Demised Premises free of insects, rodents, vermin and other pests and make all needed repairs and replacements, including replacement of cracked or broken glass, except for repairs and replacements required to be made by Landlord under the provisions of Section 10.1, Article XVII and Article XVIII. Without limiting the coverage of the previous sentence, it is understood that Tenant's responsibilities therein include the repair and replacement of all lighting, plate glass; windows, doors and other exterior openings; window and door frames, molding, closure devices, locks and hardware; special store fronts; lighting, and fixtures; signs, placards, decorations or other advertising media of any type; and interior painting or other treatment of interior walls in the Demised Premises, regardless of when or how the defect or other

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cause for repair or replacement occurred or became apparent. If any repairs required to be made by Tenant hereunder are not made within ten (10) days after written notice delivered to Tenant by Landlord, Landlord may at its option make such repairs without liability to Tenant for any loss or damage which may result to its stock or business by reason of such repairs; and Tenant shall pay to Landlord upon demand, as additional rental hereunder, the cost of such repairs plus interest at the maximum contractual rate which could legally be charged in the event of a loan of such payment to Tenant (but in no event to exceed 1½% per month), such interest to accrue continuously from the date of payment by Landlord until repayment by Tenant. At the expiration of this lease, Tenant shall surrender the Demised Premises in good condition, excepting reasonable wear and tear, and losses required to be restored by Landlord in Section 10.1, Article XVII and Article XVIII of this lease.

10.3 For the first ten (10) years of this Lease, Landlord shall be responsible for the repair & replacement of the heating, ventilation and air conditioning equipment (HVAC) for the Demised Premises. Tenant shall be responsible: i) at all times for the regular maintenance of the HVAC; and ii) after the first ten (10) years of this Lease for the repair and replacement off the HVAC. Without limiting the generality of the immediately preceding sentence: (a) Tenant shall replace all filters in the HVAC systems as recommended by the manufacturer's specifications; and (b) Tenant shall have the entire heating, ventilation and air conditioning equipment inspected by a qualified or licensed HVAC contractor at least once a year. The inspection specified in item (b) immediately above shall be completed between March 1st and May 31st of each year. Tenant shall provide Landlord with a copy of the invoice or report from the inspecting company, giving evidence that the system has been inspected. If Landlord has not received from Tenant by June 15th of each year a copy of the inspection report, then Landlord shall have the right to have the heating, ventilation and air conditioning equipment inspected by a company to be selected by Landlord. Landlord shall bill Tenant for the cost of this inspection, which shall be paid within ten (10) days of receipt of Landlord's invoice.

ARTICLE XI. ALTERATIONS

11.1 Tenant shall not make any alterations, additions or improvements to the Demised Premises without the prior written consent of Landlord, except for the installation of unattached, movable trade fixtures which may be installed without drilling, cutting, or otherwise defacing the Demised Premises. Without limiting the generality of the immediately preceding sentence, after the first ten (10) years of the Lease, any replacement of the HVAC must be effected strictly in accordance with Landlord's instructions. All alterations, additions, improvements and fixtures (including, without limitation, all floor coverings and all heating and air conditioning equipment but excluding Tenant's unattached, readily movable furniture and office equipment) which may be made or installed by either party upon the Demised Premises shall remain upon and be surrendered with the Demised Premises and become the property of Landlord at the termination of this lease, unless Landlord requests their removal, in which event Tenant shall remove the same and restore the Demised Premises to its original condition at Tenant's expense.

11.2 All construction work done by Tenant within the Demised Premises shall be performed in a good and workmanlike manner, lien-free and in compliance with all governmental requirements and the construction rules established by Landlord for the Shopping Center from time to time in the exercise of its sole discretion, and in such manner as to cause a minimum of interference with other construction in progress and with the transaction of business in the Shopping Center. Tenant agrees to indemnify Landlord and hold Landlord harmless against any loss, liability or damage resulting from such work, and Tenant shall, if requested by Landlord, furnish a bond or other security satisfactory to Landlord against any such loss, liability or damage.

11.3 In the event Tenant uses a general contractor to perform construction work within the Demised Premises, Tenant shall, prior to the commencement of such work, require said general contractor to execute and deliver to Landlord a waiver and release of any and all claims against Landlord and liens against the Shopping Center to which such contractor might at any time be entitled and to execute and record a Bond to Pay Claims (the **"Bond"**) in accordance with Chapter 53, Subchapter I of the Texas Property Code, as such

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may be amended, superseded or replaced from time to time, and shall deliver a copy of the recorded bond to Landlord. The delivery of the waiver and release of lien and the Bond within the time period set forth above shall be a condition precedent to Tenant's ability to enter on and begin its construction work at the Demised Premises and if applicable, to any reimbursement from Landlord for its construction work. All construction work or alterations performed by or on behalf of Tenant shall be done in compliance with the Construction Rider attached hereto as **Exhibit "B"**.

11.4 In the event that Landlord elects to remodel all or any portion of the Shopping Center, Tenant will cooperate with such remodeling, including Tenant's tolerating temporary inconveniences (and even the temporary removal of Tenant's signs in order to facilitate such remodeling, as it may relate to the exterior of the Demised Premises.)

ARTICLE XII. LANDLORD'S RIGHT OF ACCESS

12.1 Landlord shall have the right to enter upon the Demised Premises with 24 hours prior notice (except for emergencies) for the purpose of inspecting the same, or of making repairs to the Demised Premises, or of making repairs, alterations or additions to adjacent premises, or of showing the Demised Premises to prospective purchasers, tenants or lenders. However, Landlord agrees to make commercially-reasonable efforts to conduct inspections, showings, and make repairs after Tenant's business hours.

12.2 Tenant will permit Landlord to place and maintain "For Rent" or "For Lease" signs on the Demised Premises during the last one hundred eighty (180) days of the Lease Term, it being understood that such signs shall in no way affect Tenant's obligations pursuant to Section 9.4, Section 13.1 or any other provision of this lease.

12.3 Except as otherwise provided above, use of the roof above the Demised Premises is reserved to Landlord except that a qualified HVAC technician hired by Tenant shall be allowed to access the roof for maintenance purposes; however, Landlord agrees that it will not use the roof above the Demised Premises for signage or other advertising displays without Tenant's consent.

ARTICLE XIII. SIGNS; STORE FRONTS

13.1 Tenant shall not, without Landlord's prior written consent (a) make any changes to the store front, or (b) install any exterior lighting, decorations, paintings, awnings, canopies, or the like, or (c) erect or install any signs, window or door lettering, placards, decorations, banners, portable signs or advertising media of any type which can be viewed from the exterior of the Demised Premises, all such signage (including, without limitation, the sign required by Section 13.2 below) shall conform in all respects to the sign criteria established by Landlord for the Shopping Center from time to time in the exercise of its sole discretion, and shall be subject to Landlord's requirements as to construction, method of attachment, size, shape, height, lighting, color, and general appearance and as further described on **Exhibit "F" & "F-1**. All signs shall be kept in good condition and in proper operating order at all times.

13.2 Subject to the restrictions of Section 13.1 above and compliance with all laws, regulations and development requirements, Tenant shall install a first-class sign on the fascia of the Building directly above the Demised Premises and on the back of the building where Tenant shall place its garden center, on or prior to the Commencement Date. The fascia signs shall be maintained by Tenant. So long as Tenant is open and operating for business at the Shopping Center under the Permitted Use, Tenant shall be entitled to install a single-sided panel on the pylon/monument sign (the "**Pylon Sign**") for the Shopping Center in the location upon such Pylon Sign as depicted on **Exhibit "F-3"** (such Pylon Sign shall be designed and constructed by Landlord at its sole cost and expense, with Tenant being responsible for design and installation of Tenant's panel) Tenant shall pay its proportionate share of the operation and maintenance costs incurred by Landlord

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in connection with the Pylon Sign as additional rent, which costs shall be paid by Tenant to Landlord at the same time and in the same manner as Tenant's payment of Common Area costs and expenses.

13.3 Landlord agrees that Tenant may, at Tenant's expense and subject to all applicable laws, rules and regulations, install signage on the multi-tenant pylon sign (the "**Multi-Tenant Pylon Sign**"), in the approximate location as shown on the Site Plan attached hereto. Tenant shall have the panel depicted on **Exhibit "F-3"** (the "**Tenant's Signage Allocation**") attached hereto of the Multi-Tenant Pylon Sign. Tenant shall pay its pro rata share of the operation and maintenance of such Multi-Tenant Pylon Sign as a Common Area expense. Tenant shall not be permitted to place its signage on any other pylon or monument signs that may be constructed by Landlord or other tenants in the Shopping Center (as such may be expanded) without the prior written approval of Landlord, in Landlord's sole discretion. Tenant shall not be permitted to install its signage on the Multi-Tenant Pylon Sign until Tenant has obtained written approval from Landlord of the design, graphics and colors of the sign panel to be installed by Tenant on the Multi-Tenant Pylon Sign. Tenant shall maintain its sign panel in good repair. Furthermore, Tenant waives any liability on the part of Landlord arising out of Tenant's use of a pylon sign and agrees to hold Landlord harmless from and against any liability arising out of Tenant's use of such sign. Landlord shall have no obligation to grant such pylon sign rights, if none are expressly granted herein.

ARTICLE XIV. UTILITIES

14.1 Landlord agrees to cause to be provided to the Shopping Center the necessary mains, conduits and other facilities necessary to supply water, gas (if deemed appropriate by Landlord), electricity, telephone service and sewerage service to the building in which the Demised Premises are located.

14.2 Tenant shall promptly pay all charges for electricity, water, gas, telephone service, sewerage service and other utilities furnished to the Demised Premises. Tenant, as part of Tenant's Work, shall cause the Demised Premises to be separately metered or sub-metered at Tenant's sole cost and expense. Tenant shall apply for separate meters of applicable utilities in Tenant's own name and will be responsible for all deposits. Landlord may, if it so elects, furnish one or more utility services to Tenant, and in such event Tenant shall purchase the use of such services as are tendered by Landlord, and shall pay on demand as additional rental the rates established therefor by Landlord which shall not exceed the rates which would be charged for the same services furnished directly by the local public utility companies. Landlord may at any time discontinue furnishing any such service without obligation to Tenant other than to connect the Demised Premises to the public utility, if any, furnishing such service.

14.3 Landlord shall not be liable for any interruption whatsoever in utility services not furnished by Landlord, nor for interruptions in utility services furnished by Landlord which are due to fire, accident, strike, acts of God or other causes beyond the control of Landlord or which are necessary or useful in connection with making any alterations, repairs or improvements.

ARTICLE XV. INSURANCE COVERAGES

15.1 Landlord shall procure and maintain throughout the term of this lease a policy or policies of insurance, at its sole cost and expense (but subject to Article VI above), causing the Shopping Center to be insured under special form property insurance and commercial general liability insurance (plus whatever endorsements or special coverages Landlord, in its sole discretion, may consider appropriate), to the extent necessary to comply with Landlord's obligations pursuant to other provisions of this lease.

15.2 Tenant shall, at Tenant's sole cost and expense, during the entire Lease Term keep and maintain in full force and affect the following types of insurance, in the amounts specified and in the form hereinafter provided, as follows:

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(a) Tenant shall purchase and maintain, at its own expense, during the Lease Term the insurance set out in **Exhibit "G"** attached hereto and made a part hereof by reference.

(b) By the Commencement Date and at least five (5) business days prior to each renewal of its insurance policies, Tenant shall deliver directly to Landlord certificates of insurance in the form attached as **Exhibit "G".** The certificate shall specify amounts, types of coverage, all additional insured endorsements, all loss payee endorsements, all mortgagee clauses, and all waivers of subrogation, and the insurance criteria listed in **Exhibit "G"**. The policies shall be renewed or replaced and maintained by Tenant as herein provided.

(c) In the event Tenant fails to maintain the insurance required by this Lease, Landlord shall have the right, without notice, to procure such insurance and/or pay the premiums for such insurance on behalf of Tenant. In the event that Landlord procures such insurance, Tenant shall repay Landlord, immediately upon demand as Additional Rent, all costs and expenses paid by Landlord in connection therewith, plus interest, at the highest rate of interest allowed by Texas law without prejudice to any other rights and remedies of Landlord under this Lease, and such failure to be deemed an Event of Default until Landlord is fully reimbursed for all such costs.

(d) Blanket Policy. Any insurance required of Tenant under this Lease may be furnished by Tenant under a "Blanket Policy", with the written consent of Landlord, which consent will not be unreasonably withheld or delayed. Such Blanket Policy shall contain an endorsement that names Landlord as an additional insured, references the Demised Premises, guarantees a minimum limit available for the Leased Premises equal to the insurance amounts required in this Lease, and otherwise satisfies the Tenant insurance requirements provided herein.

15.3 **Hazard Insurance.** Tenant agrees that it will not keep, use, sell or offer for sale in or upon the Demised Premises any article which may be prohibited by the standard form of fire insurance policy. In addition to all rents and other sums required to be paid by Tenant to Landlord, Tenant shall pay, as Additional Rent, that portion of the insurance covering the land and improvements comprising the Shopping Center (inclusive of Common Areas) for loss or damage by fire or other risks included from time to time in what is commonly called extended coverage insurance (with vandalism and malicious mischief endorsements, boiler and machinery and all risks) and liability insurance (including without limitation any "umbrella policies"), equal to the Tenant's Pro Rata Share. Such payments required hereunder shall be made on the first day of each month and shall be based upon the last premium for such insurance. Any fractional month or partial Lease Year shall be prorated on a per diem basis.

ARTICLE XVI. WAIVER OF LIABILITY; INDEMNIFICATION; MUTUAL WAIVER OF SUBROGATION

16.1 Landlord and Landlord's agents and employees shall not be liable to Tenant nor to Tenant's employees, agents or visitors, nor to any other person whomsoever, for any injury to person or damage to property caused by the Demised Premises, or other portions of the Shopping Center becoming out of repair or by defect or failure of any structural element of the Demised Premises, or of any equipment, pipes or wiring, or broken glass, or by the backing up of drains, or by gas, water, steam, electricity or oil leaking, escaping or flowing into the Demised Premises (except where due to Landlord's gross negligence or willful failure to make repairs required to be made hereunder, after the expiration of a reasonable time after written notice to Landlord of the need for such repairs), nor shall Landlord be liable to Tenant, nor to Tenant's employees, agents or visitors, nor to any other person whomsoever, for any loss or damage that may be occasioned by or through the acts or omissions of other tenants of the Shopping Center or of any other persons whomsoever, excepting

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only duly authorized employees and agents of Landlord. Landlord shall not be held responsible in any way on account of any construction, repair or reconstruction (including widening) of any private or public roadways, walkways or utility lines.

16.2 Landlord shall not be liable to Tenant or to Tenant's employees, agents, or visitors, or to any other person whomsoever, for any injury to person or damage to property on or about the Demised Premises, or the Common Area caused by the negligence or misconduct of Tenant, its employees, subtenants, licensees or concessionaires, or of any other person entering the Shopping Center under express or implied invitation of Tenant (with the exception of customers in the Common Area), or arising out of the use of the Demised Premises by Tenant and the conduct of its business therein, or arising out of any breach or default by Tenant in the performance of its obligations under this lease; and Tenant hereby agrees to indemnify Landlord and hold Landlord harmless from any loss, expense or claims arising out of such damage or injury.

16.3 Indemnification. TENANT SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS LANDLORD AND THE MANAGER OF THE SHOPPING CENTER, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, BENEFICIARIES, SHAREHOLDERS, PARTNERS, MEMBERS, MANAGERS, AGENTS AND EMPLOYEES (**"LANDLORD'S RELATED PARTIES"**) FROM AND AGAINST ANY AND ALL LIABILITIES, JUDGMENTS, DEMANDS, CAUSES OF ACTION, CLAIMS, LOSSES, DAMAGES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEYS FEES AND COSTS (COLLECTIVELY, "**CLAIMS**"), ARISING OUT OF THE USE, OCCUPANCY, CONDUCT, OPERATION, OR MANAGEMENT OF THE DEMISED PREMISES, BY, OR THE WILLFUL MISCONDUCT OR NEGLIGENCE OF, TENANT, ITS OFFICERS, CONTRACTORS, LICENSEES, AGENTS, SERVANTS, EMPLOYEES, GUESTS, INVITEES, OR VISITORS IN OR ABOUT THE SHOPPING CENTER OR DEMISED PREMISES, OR ARISING FROM ANY BREACH OR DEFAULT UNDER THIS LEASE BY TENANT, OR ARISING FROM ANY ACCIDENT, INJURY, OR DAMAGE, HOWSOEVER AND BY WHOMSOEVER CAUSED, TO ANY PERSON OR PROPERTY, OCCURRING IN OR ABOUT THE DEMISED PREMISES. **THE INDEMNITY CONTAINED IN THIS SECTION 16.3 IS INDEPENDENT OF TENANT'S INSURANCE, (b) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER WORKERS' COMPENSATION OR SIMILAR EMPLOYEE BENEFIT ACTS, (c) WILL SURVIVE THE END OF THE TERM, AND (d) WILL APPLY EVEN IF AN INJURY IS CAUSED IN WHOLE OR IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF LANDLORD, BUT WILL NOT APPLY TO THE EXTENT AN INJURY IS CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDLORD.**

16.4 Indemnification. LANDLORD SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS TENANT, AND ITS RESPECTIVE OFFICERS, DIRECTORS, BENEFICIARIES, SHAREHOLDERS, PARTNERS, MEMBERS, MANAGERS, AGENTS AND EMPLOYEES (**"TENANT'S RELATED PARTIES"**) FROM AND AGAINST ANY AND ALL LIABILITIES, JUDGMENTS, DEMANDS, CAUSES OF ACTION, CLAIMS, LOSSES, DAMAGES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEYS FEES AND COSTS (COLLECTIVELY, "**TENANT CLAIMS**"), ARISING OUT OF THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDLORD OR ITS AGENTS AT THE SHOPPING CENTER OR DEMISED PREMISES OR ARISING FROM ANY BREACH OR DEFAULT UNDER THIS LEASE BY LANDLORD, OR ARISING FROM ANY ACCIDENT, INJURY, OR DAMAGE, HOWSOEVER AND BY WHOMSOEVER CAUSED, TO ANY PERSON OR PROPERTY, OCCURRING IN OR ABOUT THE DEMISED PREMISES BY LANDLORD OR ITS AGENTS. **THE INDEMNITY CONTAINED IN THIS SECTION 16.4 IS INDEPENDENT OF LANDLORD'S INSURANCE, (b) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES (c) WILL SURVIVE THE END OF THE TERM, AND (d) WILL APPLY EVEN IF AN INJURY IS CAUSED IN WHOLE OR IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF TENANT, BUT WILL NOT APPLY TO THE EXTENT AN INJURY IS CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF TENANT.**

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16.5 LANDLORD AND TENANT RELEASE EACH OTHER FROM ALL CLAIMS OR LIABILITIES FOR DAMAGE TO THE DEMISED PREMISES, OR THE SHOPPING CENTER, DAMAGE TO OR LOSS OF PERSONAL PROPERTY WITHIN THE SHOPPING CENTER, AND LOSS OF BUSINESS OR REVENUES, THAT ARE COVERED BY THE RELEASING PARTY'S PROPERTY INSURANCE OR THAT WOULD HAVE BEEN COVERED BY THE REQUIRED INSURANCE IF THE PARTY FAILS TO MAINTAIN THE PROPERTY COVERAGES REQUIRED BY THIS LEASE. THE PARTY INCURRING THE DAMAGE OR LOSS WILL BE RESPONSIBLE FOR ANY DEDUCTIBLE OR SELF-INSURED RETENTION UNDER ITS PROPERTY INSURANCE. LANDLORD AND TENANT WILL NOTIFY THE ISSUING PROPERTY INSURANCE COMPANIES OF THE RELEASE SET FORTH IN THIS PARAGRAPH AND WILL HAVE THE PROPERTY INSURANCE POLICIES ENDORSED, IF NECESSARY, TO PREVENT INVALIDATION OF COVERAGE. THIS RELEASE WILL NOT APPLY IF IT INVALIDATES THE PROPERTY INSURANCE COVERAGE OF THE RELEASING PARTY. **THE RELEASE IN THIS PARAGRAPH WILL APPLY EVEN IF THE DAMAGE OR LOSS IS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OR STRICT LIABILITY OF THE RELEASED PARTY, BUT WILL NOT APPLY TO THE EXTENT THE DAMAGE OR LOSS IS CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE RELEASED PARTY.**

ARTICLE XVII. DAMAGES BY CASUALTY

17.1 Tenant shall give immediate written notice to the Landlord of any damage caused to the Demised Premises by fire or other casualty.

17.2 In the event that the Demised Premises shall be damaged or destroyed by fire or other casualty insurable under special form property insurance and Landlord does not elect to terminate this lease as hereinafter provided, Landlord shall proceed with reasonable diligence and at its sole cost and expense to rebuild and repair the Demised Premises. In the event (a) the building in which the Demised Premises are located is destroyed or substantially damaged by a casualty not covered by Landlord's insurance or (b) such building is destroyed or rendered untenantable to an extent in excess of fifty percent (50%) of the first floor area by a casualty, or (c) the holder of a mortgage, deed of trust or other lien on such building at the time of the casualty elects, pursuant to such mortgage, deed of trust or other lien, to require the use of all or part of Landlord's insurance proceeds in satisfaction of all or part of the indebtedness secured by the mortgage, deed of trust or other lien, then Landlord (or Tenant) may elect either to terminate this lease or (in the case of Landlord) to proceed to rebuild and repair the Demised Premises. Landlord (or Tenant) shall give written notice to Tenant of such election within one hundred twenty (120) days after the occurrence of such casualty and, if it elects to rebuild and repair, shall proceed to do so with reasonable diligence and at its sole cost and expense.

17.3 Landlord's obligation to rebuild and repair under this Article XVII shall in any event be limited to restoring one of the following (as may be applicable): (a) if this lease does not include an attached exhibit describing Landlord's initial construction responsibility (**"Landlord's Work"**), restoring the Demised Premises to substantially the condition in which the same existed prior to such casualty, exclusive of any alterations, additions, improvements, fixtures and equipment installed by Tenant; or (b) restoring Landlord's Work, as described in the applicable exhibit attached to this lease (if such an exhibit is attached), to substantially the same condition in which the same existed prior to the casualty. Tenant agrees that promptly after completion of such work by Landlord, Tenant will proceed with reasonable diligence and at Tenant's sole cost and expense to restore, repair and replace all alterations, additions, improvements, fixtures, signs and equipment installed by Tenant, or, if an exhibit describing Tenant's Work is attached hereto, all items of Tenant's Work as described in such exhibit, as the case may be.

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17.4 Tenant agrees that during any period of reconstruction or repair of the Demised Premises, it will continue the operation of its business within the Demised Premises to the extent practicable. During the period from the occurrence of the casualty until Landlord's repairs are completed, the all rent shall be reduced to such extent as may be fair and reasonable under the circumstances.

ARTICLE XVIII. EMINENT DOMAIN

18.1 If more than thirty percent (30%) of the floor area of the Demised Premises or the parking area adjacent to Cibolo Valley Road should be taken for any public or quasi-public use under any governmental law, ordinance or regulation or by right of eminent domain or by private purchase in lieu thereof, this lease shall terminate and the rent shall be abated during the unexpired portion of this lease, effective on the date physical possession is taken by the condemning authority.

18.2 If less than thirty percent (30%) of the floor area of the Demised Premises should be taken as aforesaid, this lease shall not terminate; however, the Minimum Guaranteed Rental payable hereunder during the unexpired portion of this lease shall be reduced in proportion to the area taken, effective on the date physical possession is taken by the condemning authority. Following such partial taking, Landlord shall make all necessary repairs or alterations to the remaining premises or, if an exhibit describing Landlord's Work is attached to this lease, all necessary repairs within the scope of Landlord's Work as described in such exhibit, as the case maybe, required to make the remaining portions of the Demised Premises an architectural whole.

18.3 If any part of the Common Area should be taken as aforesaid, this lease shall not terminate, nor shall the rent payable hereunder be reduced, except that either Landlord or Tenant may terminate this lease if the area of the Common Area remaining following such taking plus any additional parking area provided by Landlord in reasonable proximity to the Shopping Center shall be less than seventy percent (70%) of the area of the Common Area immediately prior to the taking. Any election to terminate this lease in accordance with this provision shall be evidenced by written notice of termination delivered to the other party within thirty (30) days after the date physical possession is taken by the condemning authority.

18.4 All compensation awarded for any taking (or the proceeds of private sale in lieu thereof) of the Demised Premises of Common Area shall be the property of Landlord, and Tenant hereby assigns its interest in any such award to Landlord; provided, however, Landlord shall have no interest in any award made to Tenant for Tenant’s moving and relocation expenses or for the loss of Tenant’s fixtures and other tangible personal property if a separate award for such items is made to Tenant as long as such separate award does not reduce the amount of the award that would otherwise be awarded to Landlord.

ARTICLE XIX. ASSIGNMENT AND SUBLETTING

19.1 Tenant shall not assign or in any manner transfer this lease or any estate or interest therein, or sublet the Demised Premises or any part thereof or grant any license, concession or other right of occupancy of any portion of the Demised Premises to any party which is not owned by Tenant without the prior written consent of Landlord. Landlord agrees that it will not unreasonably withhold (or delay) consent in a wholly unreasonable and arbitrary manner (as further explained in Section 28.4 of this lease); however, in determining whether or not to grant its consent, Landlord shall be entitled to take into consideration factors such as Landlord's desired tenant mix, the reputation and net worth of the proposed transferee, and the then current market conditions (including market rentals). In addition, Landlord shall also be entitled to charge Tenant a $1,250 fee for processing Tenant's requestas the estimate and Landlord’s reasonable out-of-pocket costs and expenses not to exceed $3,500.00 with respect to Landlord’s consent to such assignment or subletting, including without limitation Landlord’s attorneys’ fees. Consent by Landlord to one or more assignments or sublettings shall not operate as a waiver of Landlord's rights as to any subsequent assignments and sublettings. Consent to one transfer where Landlord's consent is required is not a consent to any subsequent transfer. Any

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assignment, transfer, conveyance, pledge or mortgage in violation of this Article XIX shall be voidable at the sole option of Landlord.

19.2 If Tenant is a corporation, partnership or other entity and if at any time during the term of this lease the person or persons who own a majority of either the outstanding voting rights or the outstanding ownership interests of Tenant at the time of the execution of this lease cease to own a majority of such voting rights or ownership interests (except as a result of transfers for estate planning purposes or by devise or descent), the loss of a majority of such voting rights or ownership interests shall be deemed an assignment of this lease by Tenant and, therefore, subject in all respects to the provisions of Section 19.1 above. The previous sentence shall not apply, however, if at the time of the execution of this lease, Tenant is a corporation and the outstanding voting shares of capital stock of Tenant are listed on a recognized security exchange or over-the-counter market.

19.3 Any assignee or subleases of an interest in and to this lease shall be deemed, by acceptance of such assignment or sublease or by taking actual or constructive possession of the Demised Premises, to have assumed all of the obligations set forth in or arising under this lease. Such assumption shall be effective as of the earlier of the date of such assignment or sublease or the date on which the assignee or sublessee obtains possession of the Demised Premises.

19.4 Notwithstanding any assignment or subletting, unless Landlord agrees otherwise at that time, Tenant and any guarantor of Tenant's obligations under this lease shall at all times remain fully responsible and liable for the payment of the rent herein specified and for compliance with all of its other obligations under this lease (even if future assignments and sublettings occur subsequent to the assignment or subletting by Tenant, and regardless of whether or not Landlord’s approval has been obtained for such future assignments and sublettings). Moreover, in the event that the rental due and payable by a sublessee (or a combination of the rental payable under such sublease plus any bonus or other consideration therefor or incident thereto) exceeds the rental payable under this lease, or if with respect to a permitted assignment, permitted license or other transfer by Tenant permitted by Landlord, the consideration payable to Tenant by the assignee, licensee or other transferee exceeds the rental payable under this lease, then Tenant shall be bound and obligated to pay Landlord all such excess rental and other excess consideration within ten (10) days following receipt thereof by Tenant from such sublessee, assignee, licensee or other transferee, as the case may be. Finally, in the event of an assignment or subletting, it is understood and agreed that all rentals paid to Tenant by an assignee or subleases shall be received by Tenant in trust for Landlord, to be forwarded immediately to Landlord without offset or reduction of any kind; and upon election by Landlord such rentals shall be paid directly to Landlord as specified in Article IV of this lease (to be applied as a credit and offset to Tenant's rental obligation).

19.5 Tenant shall not mortgage, pledge or otherwise encumber its interest in this lease or in the Demised Premises.

19.6 In the event of the transfer and assignment by Landlord of its interest in this lease and in the building containing the Demised Premises to a person expressly assuming Landlord's obligations under this lease, Landlord shall thereby be released from any further obligations hereunder (except for the duty of Landlord to transfer Tenant’s Security Deposit and Prepaid Rental to the assignee), and Tenant agrees to look solely to such successor in interest of the Landlord for performance of such obligations. Any security given by Tenant to secure performance of Tenant's obligations hereunder shall be assigned and transferred by Landlord to such successor in interest and Landlord shall thereby be discharged of any further obligation relating thereto.

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ARTICLE XX. SUBORDINATION; ATTORNMENT; ESTOPPELS

20.1 Tenant accepts this lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter placed upon the Shopping Center or any portion of the Shopping Center which includes the Demised Premises, and to any renewals and extensions thereof. Tenant agrees that any mortgagee shall have the right at any time to subordinate its mortgage, deed of trust or other lien to this lease; provided, however, notwithstanding that this lease may be (or made to be) superior to a mortgage, deed of trust or other lien, the mortgagee shall not be liable for prepaid rentals, security deposits and claims accruing during Landlord's ownership; further provided that the provisions of a mortgage, deed of trust or other lien relative to the rights of the mortgagee with respect to proceeds arising from an eminent domain taking (including a voluntary conveyance by Landlord) and provisions relative to proceeds arising from insurance payable by reason of damage to or destruction of the Demised Premises shall be prior and superior to any contrary provisions contained in this instrument with respect to the payment or usage thereof. Landlord is hereby irrevocably vested with full power and authority to subordinate this lease to any mortgage, deed of trust or other lien hereafter placed upon the Demised Premises or the Shopping Center as a whole, and Tenant agrees upon demand to execute such further instruments subordinating this lease as Landlord may request; provided, however, that upon Tenant's written request and notice to Landlord, Landlord shall use good faith efforts to obtain from any such mortgagee a written agreement, that after a foreclosure (or a deed in lieu of foreclosure) the rights of Tenant shall remain in full force and effect during the term of this lease so long as Tenant shall continue to recognize and perform all of the covenants and conditions of this lease.

20.2 At any time when the holder of an outstanding mortgage, deed of trust or other lien converting Landlord's interest in the Demised Premises has given Tenant written notice of its interest in this lease, Tenant may not exercise any remedies for default by Landlord hereunder unless and until the holder of the indebtedness secured by such mortgage, deed of trust or other lien shall have received written notice of such default and a reasonable time (not less than thirty (30) days) shall thereafter have elapsed without the default having been cured.

20.3 Tenant agrees that it will from time to time upon request by Landlord execute and deliver to Landlord a written statement addressed to Landlord (or to party designated by Landlord), which statement shall identify Tenant and this lease, shall certify that (to the extent factually true) this lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and affect as so modified), confirm that Landlord is not in default as to any obligations of Landlord under this lease (or if Landlord is In default, specifying any default), shall confirm Tenant's agreements contained above in this Article XX, and shall contain such other information or confirmations (that to the extent factually true) as Landlord may reasonably require ("**Estoppel**")..

20.4 In addition to the Permitted Exceptions, at Landlord's option, this Lease shall be subordinate to any declaration of restrictive covenants, reciprocal easement or operating agreement entered into (i) between Landlord and any adjacent landowner or (ii) by Landlord and/or the owners of portions of the Shopping Center for the benefit of any current or future owner, tenant or lessee of the Shopping Center, executed to provide for the efficient operation of the Shopping Center, provided that such agreement shall not materially and adversely interfere with Tenant's use of the Demised Premises for the Permitted Use.

ARTICLE XXI. INTENTIONALLY DELETED

ARTICLE XXII. DEFAULT BY TENANT AND REMEDIES

22.1 The following events shall be deemed to be events of default by Tenant under this lease:

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(a) Tenant shall fail to pay any installment of rental or any other obligation under this lease involving the payment of money and such failure shall continue for a period of five (5) business days after written notice thereof to Tenant provided, however, that for each calendar year during which Landlord has already given Tenant one written notice of the failure to pay an installment of rental, no further notice shall be required (i.e., the event of default will automatically occur on the tenth day after the date upon which the rental was due).

(b) Tenant shall fail to comply with any provision of this lease, other than as described in sub-section (a) above, and either shall not cure such failure within thirty (30) days after written notice thereof to Tenant, or shall cure that particular failure but shall again fail to comply with the same provision of the lease within three (3) months after Landlord's written notice.

(c) Tenant or any guarantor of Tenant's obligations under this lease shall make a transfer in fraud of creditors, or shall make an assignment for the benefit of creditors.

(d) Tenant or any guarantor of Tenant's obligations under this lease shall file a petition under any section or chapter of the federal Bankruptcy Code, as amended, or under any similar law or statute of the United States or any state thereof; or Tenant or any guarantor of Tenant's obligations under this lease shall be adjudged bankrupt or insolvent in proceedings filed against Tenant or any guarantor of Tenant's obligations under this lease thereunder.

(e) A receiver or Trustee shall be appointed for the Demised Premises or for all or substantially all of the assets of Tenant or any guarantor of Tenant's obligation under this lease.

(f) Tenant shall desert or vacate or shall commence to desert or vacate the Demised Premises or any substantial portion of the Demised Premise or at any time prior to the last month of the Lease Term shall remove or attempt to remove, without prior written consent of Landlord, all or a substantial amount of Tenant's goods, wares, equipment, fixtures, furniture, or other personal property.

(g) Tenant shall do or permit to be done anything which creates a lien upon the Demised Premises or upon all or any part of the Shopping Center.

(h) Should Tenant fail to deliver to Landlord an Estoppel within the timeline referenced in Section 20.3 above.

22.2 Upon the occurrence of any such events of default, Landlord shall have the option to pursue any one or more of the following remedies:

Without any further notice or demand whatsoever, Tenant shall be obligated to reimburse Landlord for the reasonable damages suffered by Landlord as a result of the event of default, plus interest on such amount at the maximum contractual rate which could legally be charged in the event of a loan of such amount to Tenant (but in no event to exceed 10 % per year); and Landlord may pursue a monetary recovery from Tenant.

(i) Without any further notice or demand whatsoever, Landlord may take any one or more of the actions permissible at law to insure performance by Tenant of Tenant's covenants and obligations under this lease. In this regard, and without limiting the generality of the immediately preceding sentence, it is agreed that if Tenant fails to open for business as required in this lease or, having opened for business, deserts or vacates the Demised Premises, Landlord may enter upon and take possession of such premises in order to protect them from deterioration and continue to demand from Tenant the monthly rentals and other charges provided in this lease, with commercially-reasonable efforts to relet; however, Landlord efforts to relet the Demised Premises shall not be deemed as an acceptance of Tenant's surrender of the Demised

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Premises unless Landlord expressly notifies Tenant of such acceptance in writing pursuant to this subsection (b), Tenant hereby acknowledging that Landlord shall otherwise be reletting as Tenant's agent and Tenant furthermore hereby agreeing to pay to Landlord on demand any deficiency that may arise between the monthly rentals and other charges provided in this lease and that actually collected by Landlord. It is further agreed in this regard that in the event of any default described in subsection (b) of Section 22.1 of this lease, Landlord shall have the right to enter upon the Demised Premises by force if necessary without being liable for prosecution or any claim for damages therefore, and do whatever Tenant is obligated to do under the terms of this lease; and Tenant agrees to reimburse Landlord on demand for any reasonable expenses which Landlord may incur in thus effecting compliance with Tenant's obligations under this lease, and Tenant further agrees that Landlord shall not be liable for any damages resulting to the Tenant from such action. Finally, it is agreed that in the event of any default described in subsection (g) of Section 22.1 of this lease, Landlord may pay or bond around such lien, whether or not contested by Tenant; and in such event Tenant agrees to reimburse Landlord on demand for all costs and expenses incurred in connection with any such action, with Tenant further agreeing that Landlord shall in no event be liable for any damages or claims resulting from such action.

(j) Landlord may terminate this lease by written notice to Tenant, in which event Tenant shall immediately surrender, the Demised Premises to Landlord, and if Tenant fails to do so, Landlord may, without prejudice to any other remedy which Landlord may have for possession or arrearages in rent (including any late charge or interest which may have accrued pursuant to Section 4.6 of this lease), enter upon and take possession of the Demised Premises and expel or remove Tenant and any other person who may be occupying said premises or any part thereof, by force if necessary, without being liable for prosecution or any claim for damages therefor. In addition, Tenant agrees to pay to Landlord on demand the amount of all loss and damage which Landlord may suffer by reason of any termination effected pursuant to this subsection (c), said loss and damage to be determined by either of the following alternative measures of damages:

(i) Until Landlord is able, through reasonable efforts, the nature of which efforts shall be at the sole discretion of Landlord, to relet the Demised Premises under terms satisfactory to Landlord, in its sole discretion, Tenant shall pay to Landlord on or before the first day of each calendar month, the monthly rentals and other charges provided in this lease. If and after the Demised Premises have been relet by Landlord, Tenant shall pay to Landlord on the 20th day of each calendar month the difference between the monthly rentals and other charges provided in this lease for such calendar month and that actually collected by Landlord for such month. If it is necessary for Landlord to bring suit in order to collect any deficiency, Landlord shall have a right to allow such deficiencies to accumulate and to bring an action on several or all of the accrued deficiencies at one time. Any such suit shall not prejudice in anyway the right of Landlord to bring a similar action for any subsequent deficiency or deficiencies. Any amount collected by Landlord from subsequent tenants for any calendar month in excess of the monthly rentals and other charges provided in this lease, shall be credited to Tenant in reduction of Tenant's liability for any calendar month for which the amount collected by Landlord will be less than the monthly rentals and other charges provided in this lease; but Tenant shall have no right to such excess other than the above-described credit.

If Landlord elects to exercise the remedy prescribed in subsection 22.2(b) above, this election shall in no way prejudice Landlord’s right at any time thereafter to cancel said election in favor of the remedy prescribed in subsection 22.2(c) above, provided that at the time of such cancellation Tenant is still in default. Each and every right and remedy hereunder shall be cumulative and in addition to any other right or remedy given hereunder or now or hereafter existing at law or in equity or by statute. Forbearance by Landlord to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of such default.

22.3 It is further agreed that, in addition to payments required pursuant to subsections 22.2(b) and 22.2(c) above, Tenant shall compensate Landlord for all reasonable expenses incurred by Landlord in

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repossession (including, among other expenses, any increase in insurance premiums caused by the vacancy of the Demised Premises), all reasonable expenses incurred by Landlord in reletting (including, among other expenses, repairs, remodeling, replacements, advertisements and brokerage fees), and a reasonable allowance for Landlord's administrative efforts, salaries and overhead attributable directly or indirectly to Tenant's default and Landlord's pursuing the rights and remedies provided herein and under applicable law.

22.4 Landlord may restrain or enjoin any breach or threatened breach of any covenant, duty or obligation of Tenant herein contained without the necessity of proving the inadequacy of any legal remedy or irreparable harm. The remedies of Landlord hereunder shall be deemed cumulative and not exclusive of each other.

22.5 If on account of any breach or default by Tenant in its obligations hereunder, Landlord shall employ an attorney to present, enforce or defend any of Landlord's rights or remedies hereunder, Tenant agrees to pay any reasonable attorney's fees incurred by Landlord in such connection.

22.6 In the event of a default under subsection 22.1(a) above or in the event that any one or more provisions of this Article XXII authorizes Landlord to enter the Demised Premises, Landlord is entitled and is hereby authorized, without any notice to Tenant, to enter upon the Demised Premises by use of a duplicate key, a master key, a locksmith's entry procedures or any other means not involving personal confrontation, and to alter or change the door locks on all entry doors of the Demised Premises, thereby permanently excluding Tenant. In such event Landlord shall not be obligated to place any written notice on the Demised Premises explaining Landlord's action; moreover, if a reason for Landlord's action is the failure of Tenant to pay any one or more rentals when due pursuant to this lease, Landlord shall not be required to provide the new key (if any) to Tenant until and unless all rental defaults of Tenant have been fully cured.

22.7 Tenant acknowledges its obligation to deposit with Landlord the sum stated in Section 1.1(q) above, to be held by Landlord without interest as security for the performance by Tenant of Tenant's covenants and obligations under this lease. Tenant agrees that such deposit may be commingled with Landlord's other funds and is not an advance payment of rental or a measure of Landlord's damages in case of default by Tenant. Upon the occurrence of any event of default by Tenant, Landlord may, from time to time, without prejudice to any other remedy provided herein or provided by law, use such fund to the extent necessary to make good any arrears of rentals and any other damage, injury, expense or liability caused to Landlord by such event of default, and Tenant shall pay to Landlord on demand the amount so applied in order to restore the security deposit to its original amount. If Tenant is not then in default thereunder, any remaining balance of such deposit shall be returned by Landlord to Tenant upon termination of this lease (subject to the provisions of Section 19.6 above).

22.8 In the event of any default described in subsection (d) of Section 22.1 of this lease, any assumption and assignment must conform with the requirements of the Bankruptcy Code which provides, in part, that the Landlord must be provided with adequate assurances (i) of the source of rent and other consideration due under this lease, (ii) that the financial condition and operating performance of any proposed assignee and its guarantors, if any, shall be similar to the financial condition and operating performance of Tenant and its guarantors, if any, as of the date of execution of this lease; (iii) that any percentage rent due under this lease will not decline substantially; (iv) that any assumption or assignment is subject to all of the provisions of this lease (including, but not limited to, restrictions as to use) and will not breach any such provision contained in any other lease, financing agreement or other agreement relating to the Shopping Center; and (v) that any assumption or assignment will not disrupt any tenant mix or balance in the Shopping Center.

(a) In order to provide Landlord with the assurances contemplated by the Bankruptcy Code, Tenant must fulfill the following obligations, in addition to any other reasonable obligations that Landlord may require, before any assumption of this lease is effective: (i) all defaults under subsection (a) of

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Section 22.1 of this lease must be cured within ten (10) days after the date of assumption; (ii) all other defaults under Section 22.1 of this lease other than under subsection (d) of Section 22.1 must be cured within fifteen (15) days after the date of assumption; (iii) all actual monetary losses incurred by Landlord (including, but not limited to, reasonable attorneys' fees) must be paid to Landlord within ten (10) days after the date of assumption; and (iv) Landlord must receive within ten (10) days after the date of assumption a security deposit in the amount of six (6) months minimum guaranteed rent (using the minimum guaranteed rent in effect for the first full month immediately following the assumption) and an advance prepayment of minimum guaranteed rent in the amount of three (3) months minimum guaranteed rent (using the minimum guaranteed rent in effect for the first full month immediately following the assumption), both sums to be held by Landlord in accordance with Section 22.8 above and deemed to be rent under this lease for the purposes of the Bankruptcy Code as amended and from time to time in effect.

(b) In the event this lease is assumed in accordance with the requirements of the Bankruptcy Code and this lease, and is subsequently assigned, then, in addition to any other reasonable obligations that Landlord may require and in order to provide Landlord with the assurances contemplated by the Bankruptcy Code, Landlord shall be provided with (i) a financial statement of the proposed assignee prepared in accordance with generally accepted accounting principles consistently applied, though on a cash basis, which reveals a net worth in an amount sufficient, in Landlord's reasonable judgement, to assure the future performance by the proposed assignee of Tenant's obligations under this lease; or (ii) a written guaranty by one or more guarantors with financial ability sufficient to assure the future performance of Tenant's obligations under this lease, such guaranty to be in form and content satisfactory to Landlord and to cover the performance of all of Tenant's obligations under this lease.

22.9 No agreement except a surrender of the Demised Premises and no act or omission by Landlord or Landlord's agent during the term shall constitute an acceptance or surrender of the Demised Premises unless made in writing and signed by Landlord. No reentry or taking possession of the Demised Premises by Landlord shall constitute an election by Landlord to terminate this lease unless a written notice of such intention is given to Tenant.

22.10 In the event, and only in the event, that applicable law requires Landlord to attempt to mitigate damages, for purposes of this Article XXII, Landlord and Tenant agree that any Landlord's duty to mitigate shall be satisfied and Landlord shall be deemed to have used objectively reasonable efforts to fill the Demised Premises by doing the following: (a) posting a "For Lease" sign on the Demised Premises; (b) advising Landlord's leasing agent of the availability of the Demised Premises; and (c) advising at least one (1) outside commercial brokerage entities of the availability of the Demised Premises; provided, however, that Landlord shall not be obligated to relet the Demised Premises before leasing any other unoccupied portions of the Shopping Center and any other property under the ownership or control of Landlord. If Landlord receives any payments from the reletting of the Demised Premises, and is required to mitigate damages (despite the intent of the parties hereunder), any such payment shall first be applied to any costs or expenses incurred by Landlord as a result of a default by Tenant under this lease.

22.11 Repetitive Default: Should Tenant be in default for the same cause three (3) or more times during the Lease Term, regardless of whether Tenant has cured previous defaults, Landlord may elect to terminate this Lease and whether or not this Lease is terminated, re-enter the Leased Premises and take possession thereof, and remove all persons therefrom, without liability therefore, and Tenant shall have no further claim therein or hereunder.

ARTICLE XXIII. LANDLORD'S CONTRACTUAL SECURITY INTEREST

23.1 In addition to the statutory Landlord's lien, Landlord shall have at all times a valid security interest to secure payment of all rentals and other sums of money becoming due hereunder from Tenant, and

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to secure payment of any damages or loss which Landlord may suffer by reason of the breach by Tenant of any covenant, agreement or condition contained herein, upon all goods, wares, equipment. fixtures, furniture, improvements and other personal property of Tenant presently, or which may hereafter be, situated on the Demised Premises, and all proceeds therefrom, and such property shall not be removed without the consent of Landlord until all arrearages in rent as well as any and all other sums of money then due to Landlord or to become due to Landlord hereunder shall first have been paid and discharged and all the covenants, agreements and conditions hereof have been fully complied with and performed by Tenant. Upon the occurrence of an event of default by Tenant, Landlord may, in addition to any other remedies provided herein, enter upon the Demised Premises and take possession of any and all goods, wares, equipment, fixtures, furniture, improvements and other personal property of Tenant situated on the Demised Premises, without liability for trespass or conversion, and sell the same at public or private sale, with or without having such property at the sale, after giving Tenant reasonable notice of the time and place of any public sale or of the time after which any private sale is to be made, at which sale the Landlord or its assigns may purchase unless otherwise prohibited by law. Unless otherwise provided by law, and without intending to exclude any other manner of giving Tenant reasonable notice, the requirement of reasonable notice shall be met if such notice is given in the manner prescribed in this lease at least five (5) days before the time of sale. Any sale made pursuant to the provisions of this paragraph shall be deemed to have been a public sale conducted in a commercially reasonable manner if held in the above described Demised Premises or where the property is located after the time, place and method of sale and a general description of the types of property to be sold have been advertised in a daily newspaper published in the county in which the property is located, for five (5) consecutive days before the date of the sale. The proceeds from any such disposition, less any and all expenses connected with the taking of possession, holding and selling of the property (including reasonable attorney's fees and legal expenses), shall be applied as a credit against the indebtedness secured by the security interest granted in this paragraph. Any surplus shall be paid to Tenant or as otherwise required by law; the Tenant shall pay any deficiencies forthwith. Tenant hereby agrees that a carbon, photographic or other reproduction of this lease shall be sufficient to constitute a financing statement. Tenant nevertheless agrees that upon request by Landlord, Tenant agrees that it will execute and deliver to Landlord a financing statement in form sufficient to perfect the security interest of Landlord in the aforementioned property and proceeds thereof under the provision of the Uniform Commercial Code (or corresponding state statute or statutes) in force in the state in which the property is located, as well as any other state the laws of which Landlord may at any time consider to be applicable; moreover Landlord is hereby irrevocably vested with a power of attorney from Tenant to execute any and all such financing statements on behalf of Tenant.

23.2 Notwithstanding Section 23.1, Landlord agrees that it will subordinate its security interest and landlord's lien to the security interest of Tenant's supplier or institutional financial source for as long as the rental account of Tenant under this lease is current (or is brought current) and the lender is a bona fide third party institutional lender or otherwise approved by Landlord, provided that Landlord approves the transaction as being reasonably necessary for Tenant's operations at the Demised Premises, and further provided that the subordination must be limited to a specified transaction and specified items of the fixtures, equipment or inventory involved in the transaction.

ARTICLE XXIV. HOLDING OVER

24.1 In the event Tenant remains in possession of the Demised Premises after the expiration of this lease and without the execution of a new lease, it shall be deemed to be occupying said premises as a tenant from month to month at a rental equal to the rental herein provided plus fifty percent (50%) of such amount otherwise subject to all the conditions, provisions and obligations of this lease insofar as the same are applicable to a month-to-month tenancy. No holdover by Tenant or payment by Tenant after the expiration or early termination of this Lease shall be construed as to extend the Term or prevent Landlord from immediate recovery of possession of the Demised Premises by summary proceedings or otherwise. In addition to the payment of the amounts provided above, if Landlord is unable to perform improvements or deliver possession

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of the Demised Premises to a new tenant as a result of Tenant's holdover and Tenant fails to vacate the Demised Premises within seven (7) days after Landlord notifies Tenant of Landlord's inability to perform improvements or deliver possession, Tenant shall be liable to Landlord for all damages, including, without limitation, consequential damages, that Landlord suffers from the holdover. Notwithstanding anything herein to the contrary, pursuant to Section 91.001(c) of the Texas Property Code, Landlord and Tenant specifically agree that no notice to terminate Tenant's tenancy hereunder will be required from and after the expiration of the Term of this Lease under Section 91.001 or Section 24.005 of the Texas Property Code before Landlord files a forcible detainer suit on grounds that the tenant is holding over beyond the end of the rental term or renewal period (if any) hereof; and any sublease hereunder shall not be approved unless it also contains a specific comparable waiver by the subtenant thereunder. The provisions of this Section 24.1 shall survive the expiration or earlier termination of this Lease.

ARTICLE XXV. NOTICES

25.1 Wherever any notice is required or permitted hereunder, such notice shall be in writing. Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered when actually received by the designated addressee or, if earlier and regardless of whether actually received or not, when deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to the parties hereto at the respective addresses set out in Section 1.1 above (or at Landlord's option, to Tenant at the Demised Premises), or at such other addresses as they have theretofore specified by written notice.

25.2 If and when included within the term **"Landlord"** as used in this instrument there are more than one person, firm or corporation, all shall jointly arrange among themselves for their joint execution of such notice specifying some individual at some specific address for the receipt of notices and payments to Landlord; if and when included within the term **"Tenant"** as used in this instrument there are more than one person, firm, or corporation, all shall jointly arrange among themselves for their joint execution of such a notice specifying some individual at some specific address for the receipt of notices and payment to Tenant. All parties included within the terms "Landlord" and "Tenant," respectively, shall be bound by notices and payments given in accordance with the provisions of this Article to the same effect as if each had received such notice or payment. In addition, Tenant agrees that notices to Tenant may be given by Landlord's attorney, property manager or other agent.

ARTICLE XXVI. COMMISSIONS; ADVICE FROM AGENT

26.1 Landlord and Tenant each hereby represents and warrants to the other that it has had no dealings related to this Lease with any broker or agent other than Agent, as defined in Section 1.1(g) (who represents the Landlord only) and Cooperating Agent, as defined in Section 1.1(h) (who represents the Tenant only) (collectively, the "**Brokers**"). Each party agrees to defend, indemnify, hold harmless and defend the other from all liability arising from any other claim for a commission or finder's fee arising from acts of said party with the exception of the Brokers or a breach of the foregoing representation. Landlord shall pay to Agent, a commission for negotiating this lease, in accordance with a separate agreement between Landlord and Agent. Pursuant to a separate agreement between Agent and Cooperating Agent, Agent shall pay directly to any Cooperating Agent a portion of the commission paid to Agent by Landlord. Landlord shall not be responsible for the payment of any commission directly to any Cooperating Agent.

26.2 Tenant hereby represents and warrants to Landlord that it has had no dealings related to this Lease with any broker or agent other than Agent. Tenant agrees to indemnify and hold the Landlord's Related Parties harmless from any claims, costs or expenses arising due to Tenant's breach of the foregoing representation.

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ARTICLE XXVII. REGULATIONS

27.1 Landlord and Tenant acknowledge that there are in effect federal, state, county and municipal laws, orders, rules directives and regulations (collectively referred to hereinafter as the **"Regulations"**) and that additional Regulations may hereafter be enacted or go into effect, relating to or affecting the Demised Premises or the Shopping Center, and concerning the impact on the environment of construction, land use, maintenance and operation of structures, toxic or otherwise hazardous substances, and conduct of business. Tenant will not cause, or permit to be caused, any act or practice, by negligence, omission or otherwise, that would adversely affect the environment, or do anything or permit anything to be done that would violate any of said laws, regulations or guidelines. Moreover, Tenant shall have no claim against Landlord by reason of any changes Landlord may make in the Shopping Center or the Demised Premises pursuant to said Regulations or any charges imposed upon Tenant, Tenant's customers or other invitees pursuant to same.

ARTICLE XXVIII. MISCELLANEOUS

28.1 Nothing in this lease shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto, it being understood and agreed that neither the method of computation of rent, nor any other provision contained herein, nor any acts of the parties hereto, shall be deemed to create any relationship between the parties hereto other than the relationship of landlord and tenant.

28.2 Tenant may (if Landlord has failed to honor a provision of this Lease after 30 day's notice and any applicable cure period) withhold or reduce Tenant's required payment of rentals and other charges provided in this lease,. In addition, if needed Tenant shall still have the ability of pursuing all rights granted it under this lease or at law; however, as contemplated in Texas Rule of Civil Procedure 174(b), as amended from time to time, at the direction of Landlord, Tenant's claims in this regard shall be litigated in proceedings different from any litigation involving rental claims or other claims by Landlord against Tenant (i.e., each party may proceed to a separate judgment without consideration, counterclaim or offset as to the claims asserted by the other party).

28.3 Notwithstanding anything herein to the contrary, Landlord shall in no event be liable to Tenant for any indirect, consequential or punitive damages or any claim for loss of profits, and no personal liability of any kind or character whatsoever now attaches or at any time hereafter under any conditions shall attach to Landlord or any partners, members, officers, directors, or shareholders of Landlord as applicable for payment of any amounts due under this Lease or for the performance of any obligation under this Lease. The exclusive remedies of Tenant for the failure of Landlord to perform any of its obligations under this Lease shall be to proceed against the interest of Landlord in and to the Center, it being understood that in no event shall a judgment for any deficiency or monetary claim be sought, obtained or enforced against any partner, officer, director or shareholder of Landlord as applicable. The immediately preceding sentence shall not be deemed to deny Tenant the ability of pursuing all rights expressly granted it under this Lease or at law; however, as contemplated in Rule 174(b) of the Texas Rules of Civil Procedure (as such may be amended from time to time), at the direction of Landlord, Tenant's claims in this regard will be litigated in proceedings different from any litigation involving rent claims or other claims by Landlord against Tenant (i.e., each party may proceed to a separate judgment without consideration, counterclaim or offset as to the claims asserted by the other party).

28.4 In all circumstances under this lease where the prior consent of one party (the **"consenting party"**), whether it be Landlord or Tenant, is required before the other party (the **"requesting party"**) is authorized to take any particular type of action, such consent shall not be withheld (or delayed) in a wholly unreasonable and arbitrary manner; however, the requesting party agrees that its exclusive remedy if it believes that consent has been withheld improperly (including, but not limited to, consent required from Landlord

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pursuant to Section 9.2 or Section 19.1) shall be to institute litigation either for a declaratory judgment or for a mandatory injunction requiring that such consent be given (with the requesting party hereby waiving any claim for damages, attorneys' fees or any other remedy unless the consenting party refuses to comply with a court order or judgment requiring it to grant its consent).

28.5 One or more waivers of any covenant, term or condition of this lease by either party shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition. The consent or approval by either party to or of any act by the other party requiring such consent or approval shall not be deemed to waive or render unnecessary consent to or approval of any subsequent similar act.

28.6 Force Majeure Event. In the event that either party shall be unavoidably prevented or unavoidably delayed from the performance of any work, service or other acts required to be performed by such party under this Lease, and such unavoidable prevention or unavoidable delay is caused by washouts; explosions; earthquakes; fire; storms; shortages in labor and materials); weather (inclement weather which prevents construction); strikes; lockouts; acts of God; governmental acts; enemy acts; civil commotion; other casualty; epidemic or pandemic that results in community-wide quarantine, curfew, lockdown or other restriction against, or limitation of, public or private gatherings or events (including, without limitation, those that prevent employees or contractors from working in public or private spaces) imposed or mandated by governmental or quasi-governmental entities with binding authority (collectively, "**Pandemic**"); or other causes of a like nature beyond the control of, and without the fault or negligence of, the party so prevented or delayed from performance (collectively, "**Force Majeure Delay**"), then performance of such work, service or other act shall be deferred during the period of such prevention or delay. In no event shall any closures due to Pandemics that prevent Tenant's ability to operate in the Leased Premises for the Permitted Use constitute abandonment under the terms of this Lease. Provided, however, that the party claiming a Force Majeure Delay must give written notice of such event to the other party, promptly after the Force Majeure Delay occurred in order to claim any benefit under this Section 28.6.

The terms "unavoidable prevention or unavoidable delay" or "unavoidably prevented or unavoidably delayed" as used in this Section 28.6 shall mean that a party's performance (at any time) or timely performance, as applicable, was rendered impossible or commercially impracticable due to one or more of the events or circumstances described above. Performance (at any time) or timely performance, as applicable, shall be considered impossible or commercially impracticable only if (i) the non-performing party's failure to perform (at any time) or timely perform, as applicable, was beyond the control of, and not the result of the fault or negligence of, the non-performing party, and (ii) the event or circumstance resulting in the non-performing party's failure to perform (at any time) or timely perform, as applicable, could not reasonably have been avoided or overcome despite the non-performing party's best efforts. The provisions of this Section 28.6 shall not operate to defer or relieve Tenant's obligation to pay Rent and/or Tenant's proportionate share of Common Area costs and expenses, real estate charges, insurance expenses and other applicable costs described in this Lease.

28.7 If any provision of this lease should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this lease shall not be affected thereby.

28.8 If this lease is in fact a sublease, Tenant accepts this lease subject to all of the terms and conditions of the underlying lease under which Landlord holds the Shopping Center as lessee. Tenant covenants that it will do no act or thing which would constitute a violation by Landlord of its obligation under such underlying lease; provided, however, that Tenant's agreement in this regard is premised on Landlord's assurances to the effect that the terms of this lease do not violate such underlying lease.

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28.9 The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of the lease. Venue for any action under this lease shall be the county in which rentals are due pursuant to Section 4.1 and Section 1.1 of this lease.

28.10 The captions used herein are for convenience only and do not limit or amplify the provisions hereof.

28.11 Whenever herein the singular number is used, the same shall include the plural, and words of any gender shall include each other gender.

28.12 The terms, provisions and covenants contained in this lease shall apply to, inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors in interest and legal representatives except as otherwise herein expressly provided.

28.13 This lease contains the entire agreement between the parties, and no rights are created in favor of either party other than as specified or expressly contemplated in this lease. No brochure, rendering, information or correspondence shall be deemed to be a part of this agreement unless specifically incorporated herein by reference. In addition, no agreement shall be effective to change, modify or terminate this lease in whole or in part unless such is in writing and duly signed by the party against whom enforcement of such change, modification or termination is sought.

28.14 LANDLORD AND TENANT HEREBY ACKNOWLEDGE THAT THEY ARE NOT RELYING UPON ANY BROCHURE, RENDERING, INFORMATION, REPRESENTATION OR PROMISE OF THE OTHER.

28.15 This lease consists of twenty-eight articles and **Exhibits "A" through "G-2"**. With the exception of Article VII, in the event any provision of an exhibit or other attached page shall be inconsistent with a provision in the body of the lease, the provision as set forth in the exhibit or other attached page shall be deemed to control.

28.16 USA Patriot Act.

(a) As of the date of this Lease, Tenant is and, at all times during the term of this Lease shall remain, in full compliance with all the applicable laws and regulations of the United States of America that prohibit, regulate or restrict financial transactions, including but not limited to, conducting any activity or failing to conduct any activity, that constitutes a money laundering crime, including any money laundering crime prohibited under the Money Laundering Control Act, 18 U.S.C. 1956, 1957, or the Bank Secrecy Act, 31 U.S.C. 5311 et seq. and any amendments or successors thereto and any applicable regulations promulgated thereunder ("**Anti-Money Laundering Regulations**").

(b) Tenant represents and warrants that: (i) neither it, nor any of its owners, officers, directors, members, managers, partners or employees, is named as a "**Specially Designated National and Blocked Person**" as designated by the United States Department of the Treasury's Office of Foreign Assets Control or as a person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; (ii) it is not owned or controlled, directly or indirectly, by the government of any country that is subject to a United States Embargo; and (iii) it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by the United States Treasury Department as a "**Specially Designated National and Blocked Person**," or for or on behalf of any person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and (iv) it did not engage in this Lease directly or indirectly on behalf of, or facilitating this Lease directly or indirectly on behalf of, any such person, group, entity or nation.

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Tenant covenants and agrees that: (i) neither it, nor any of its owners, officers, directors, members, managers, partners or employees, will become named as a "**Specially Designated National and Blocked Person**" as designated by the United States Department of the Treasury's Office of Foreign Assets Control or as a person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and (ii) no funds will be used to make any payments due under this Lease which were obtained directly or indirectly from a Specially Designated National and Blocked Person or otherwise derived from a country that is subject to a United States Embargo, is or will become named a Specially Designated National and Blocked Person. In the event that Tenant is a publicly-traded company whose shares are listed on a national stock exchange, the foregoing representations, warranties, covenants, and agreements shall not apply to shareholders of Tenant.

(c) Tenant acknowledges that it understands and has been advised by legal counsel on the requirements of the applicable laws referred to above, including the Money Laundering Control Act, 18 U.S.C. 1956, 1957, the Bank Secrecy Act, 31 U.S.C. 5311 et seq., the applicable regulations promulgated thereunder, and the Foreign Assets Control Regulations, 31 C.F.R. Section 500 et seq.

Tenant covenants and agrees to immediately notify Landlord upon receipt of any information indicating violation of the laws, regulations and executive order listed in this Section or if Tenant or any officer, director, member, manager, employee, or owner of Tenant is custodially detained on charges relating to money laundering, whereupon Landlord shall be entitled to take all actions necessary so that Landlord is in compliance with all Anti-Money Laundering Regulations, and any such violation or breach of this Section shall be deemed to be Events of Default hereunder.

28.17 **DTPA INAPPLICABLE. TENANT HEREBY REPRESENTS AND WARRANTS, AND ACKNOWLEDGES THAT (i) TENANT IS REPRESENTED BY LEGAL COUNSEL IN CONNECTION WITH THE TRANSACTIONS CONTEMPLATED BY THIS LEASE AND (ii) THE DEMISED PREMISES WHICH ARE THE SUBJECT OF THIS LEASE ARE NOT A FAMILY RESIDENCE OCCUPIED OR TO BE OCCUPIED AS TENANT'S RESIDENCE. LANDLORD IS RELYING ON SUCH REPRESENTATION AND WARRANTY IN ORDER TO ESTABLISH THE INAPPLICABILITY OF THE TEXAS BUSINESS AND COMMERCE CODE, SECTION 17.41 ET. SEQ. TO THIS LEASE.**

28.18 WAIVER OF JURY TRIAL. IN ANY LAWSUIT OR OTHER PROCEEDING INITIATED UNDER, IN RELATION TO, ARISING OUT OF, RESULTING FROM, OR IN CONNECTION WITH THIS LEASE, WHETHER CONTRACTUAL, STATUTORY, AT LAW OR AT EQUITY INVOLVING LANDLORD AND TENANT, LANDLORD AND TENANT HEREBY WAIVE ANY AND ALL RIGHTS THAT THEY MAY HAVE TO TRIAL BY JURY. LANDLORD AND TENANT HEREBY ACKNOWLEDGE AND AGREE THAT THIS WAIVER OF JURY TRIAL IS CONSPICUOUS AND HAS BEEN SPECIFICALLY BARGAINED FOR BY LANDLORD AND TENANT, AND LANDLORD AND TENANT KNOWINGLY, WILLINGLY AND VOLUNTARILY ENTER INTO THIS WAIVER OF TRIAL BY JURY. LANDLORD AND TENANT REPRESENT THAT EACH PARTY HAS READ THIS WAIVER OF JURY TRIAL, HAD AN OPPORTUNITY TO DISCUSS SUCH WAIVER OF JURY TRIAL WITH AN ATTORNEY AND KNOWINGLY, WILLINGLY AND VOLUNTARILY ENTERED INTO THIS PROVISION. LANDLORD AND TENANT EACH ACKNOWLEDGES AND AGREES THAT IT UNDERSTANDS THE IMPLICATIONS OF THIS WAIVER OF JURY TRIAL. THIS WAIVER OF JURY TRIAL HAS BEEN BARGAINED FOR BETWEEN LANDLORD AND TENANT, AND IF TENANT REQUIRED LANDLORD TO AGREE TO A JURY TRIAL, THE TERMS, CONDITIONS AND ECONOMICS OF THIS LEASE BETWEEN THE PARTIES WOULD HAVE BEEN AFFECTED AND WOULD HAVE REQUIRED A SIGNIFICANT INCREASE IN MINIMUM RENT AND IN CONSIDERATION

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THEREFOR, TENANT HAS AGREED TO THIS WAIVER OF JURY TRIAL. This Section shall survive the expiration or termination of this Lease.

28.19 NO SECURITY OBLIGATION. TENANT SPECIFICALLY ACKNOWLEDGES THAT LANDLORD HAS NO DUTY TO PROVIDE SECURITY FOR ANY PORTION OF THE SHOPPING CENTER, INCLUDING WITHOUT LIMITATION THE DEMISED PREMISES AND THE COMMON AREA, AND TENANT HAS ASSUMED SOLE RESPONSIBILITY AND LIABILITY FOR THE SECURITY OF ITSELF, ITS PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, CONTRACTORS, CUSTOMERS, VISITORS, INVITEES, LICENSEES, SUBTENANTS AND CONCESSIONAIRES AND THEIR RESPECTIVE PROPERTY, IN, ON OR ABOUT THE SHOPPING CENTER, INCLUDING WITHOUT LIMITATION THE DEMISED PREMISES AND THE COMMON AREA. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, TENANT EXPRESSLY ACKNOWLEDGES AND AGREES THAT TO THE EXTENT LANDLORD ELECTS TO PROVIDE ANY SECURITY, LANDLORD IS NOT WARRANTING THE EFFICACY OF ANY SUCH SECURITY PERSONNEL, SERVICES, PROCEDURES OR EQUIPMENT AND THAT TENANT IS NOT RELYING AND SHALL NOT HEREAFTER RELY ON ANY SUCH PERSONNEL, SERVICES, PROCEDURES OR EQUIPMENT. LANDLORD SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY MANNER FOR FAILURE OF ANY SUCH SECURITY PERSONNEL, SERVICES, PROCEDURES OR EQUIPMENT TO PREVENT OR CONTROL, OR APPREHEND ANY ONE SUSPECTED OF, PERSONAL INJURY OR PROPERTY DAMAGE IN, ON OR AROUND THE SHOPPING CENTER.

28.20 **CONFIDENTIALITY.** Tenant agrees that it shall not, without the prior written consent of Landlord, make any public announcement about this lease or of any of the terms, conditions, or provisions hereof, including without limitation, the Rent, the Environmental Report (if any), or the results of any inspection, test, survey, or study conducted by Tenant pursuant to this lease. Tenant shall not disclose any of the information contained in this Lease or any document obtained by Landlord or Tenant in connection with this lease to any third party except Tenant's counsel, consultants, lenders, and other advisors engaged to help Tenant in connection with the lease of the Premises pursuant to this lease (collectively, the "**Permitted Parties**"), on a need-to-know basis, provided such Permitted Parties are advised of the confidentiality and nondisclosure obligations of Tenant and agree to be bound thereby. Tenant agrees to indemnify and hold Landlord harmless from and against any loss, injury, damage, claim, lien, cost or expenses, including attorneys' fees, arising from a breach of the foregoing confidentiality agreement. The covenants set forth in this Section 28.21 shall survive the termination or expiration of this lease.

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Signature Page Follows]

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EXECUTED as of the latest date accompanying a signature by Landlord or Tenant below (the "Effective Date").

LANDLORD:

Buffalo Heights-Cibolo Developers, LTD.,
a Texas limited partnership

By: Buffalo Heights-Cibolo GP, LLC,
a Texas limited liability company

Its: General Partner

Signed by:
By: Benjamin Dreszer
B70D7A3D333E458...
Name: Benjamin Dreszer
Title: Manager

Date of Signature: 6/30/2025

TENANT:

Cibolo Ace Hardware, LLC,
a Texas limited liability company
Taxpayer ID.39-2085311

Signed by:
By:
CF132AF7B8884C2...
Michael C. Eklund, Managing Director

DocuSigned by:
By: Shannon Eklund
2B30FD7A790D4AB...
Shannon Colleen Eklund, Managing Director

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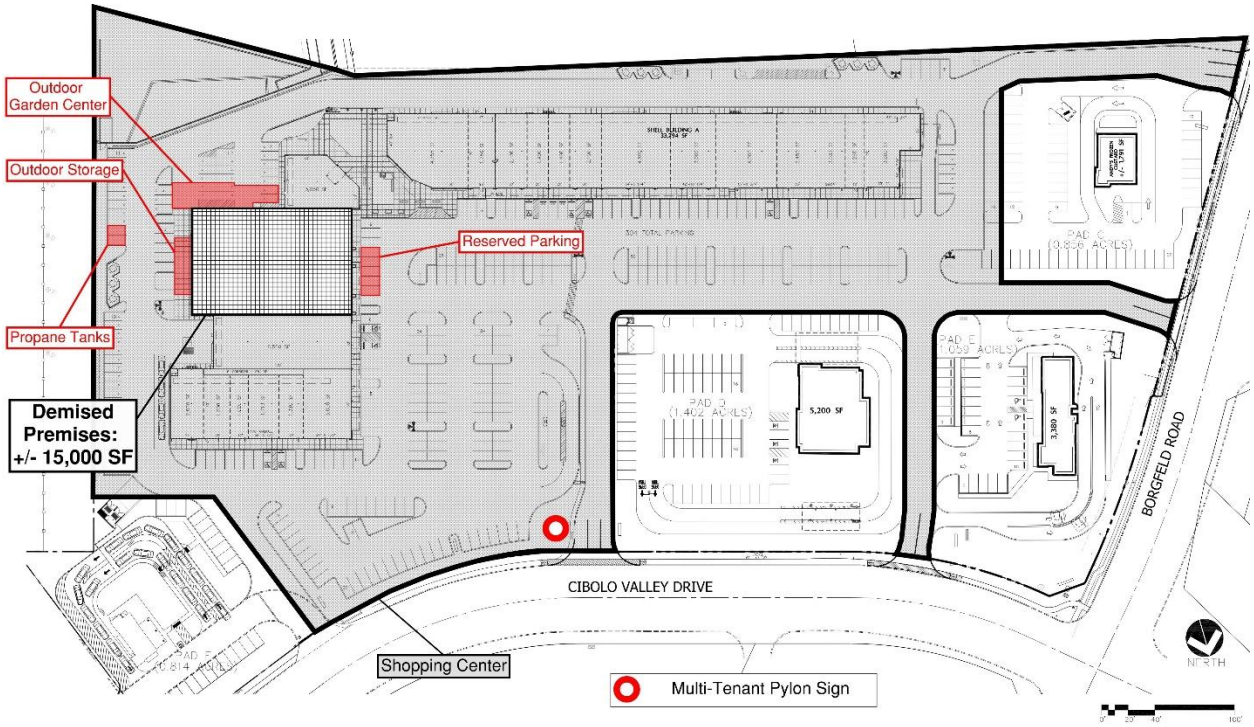
EXHIBIT "A"

SITE PLAN



This Site Plan is attached to this lease solely for the purpose of identifying the approximate location of the Demised Premises and the Shopping Center, and no representation, warranty, or covenant is to be implied by any other information shown on this Site Plan.

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EXHIBIT "A-1"

SHOPPING CENTER LEGAL DESCRIPTION

Lot 4 Block 3 – 7.320 acres out of the Final Replat and Subdivision Plat Establishing Buffalo Heights being a total of 11.896 acres establishing Lots 1-5 & 901 and right of way dedication of .061 acres being comprised of Lot 1, Block 2, Cibolo Shopping Center Subdivision and a portion of Lot 1, Woods Subdivision, Unit 2, recorded in volume 8 page 685 and volume 6, pages 52 & 53, respectively, of the map and plat records of Guadalupe County, Texas; and being out of the A.S. Lewis Survey, Abstract number 216, a 1.047 acre tract of land recorded in document No. 201299030406, of the official public records of Guadalupe County, Texas

DESCRIPTION OF LEASED PREMISES

The Storeroom in the City of Cibolo, County of Guadalupe State of Texas containing approximately 15,000 square feet of Floor Area. The approximate location of the Leased Premises is shaded in on Exhibit "A".

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EXHIBIT "B"

CONSTRUCTION RIDER

1. LANDLORD'S WORK

The Demised Premises shall be delivered by Landlord in the condition set forth on Exhibit B-1 ("Landlord's Construction Work") without any representations or warranties except as expressly set forth in the Lease. The cost of Landlord's Construction Work be at Landlord and Tenant's shared costs as further defined in the Lease. Upon execution of this Lease, Landlord will:

i.) work in good faith and comply with the Plan Delivery Schedule referenced in section 3 to establish the layout and materials to be used in the Demined Premises and submit a final set of plans to the City of Cibolo for approval and permitting.

a) The cost of the Mechanical, Engineering and Plumbing plans shall the be at Landlord's sole cost
b) The cost of any building permit or impact fees shall be at Landlord's sole cost

ii.) Build out the space (as reasonably agreed by the parties) with all improvements and work completed ad described in Exhibit B-1
a) Mechanical, Engineering and Plumbing Plans ("MEP Plans") shall be at Landlord's sole costs
b) Landlord shall be responsible for any permit or impact fees related to the build out of the Demised Premises at Landlord's sole cost.

iii.) Cause all of Landlord's Work to be in good workman-like quality and compliant with all applicable federal, state and local laws, regulations and codes

iv.) Deliver a Certificate of Occupancy to Tenant

v.) Resolve any punch list items related to Landlord's work

vi.) Pay for Landlord's Construction Work as further described on Exhibit B-1 less Tenant's portion of the cost which shall not exceed $200,000 ("Tenant Construction Cap").

2. TENANT'S WORK

Upon execution of this Lease, Tenant will:

i.) work in good faith and comply with the Plan Delivery Schedule referenced in section 3 below to establish the layout and materials to be used in the Demined Premises

a) The cost of the Architectural Plans shall the be at Tenant's sole cost

ii.) Prepare the Demised Premises to be able to fully staff and stock as an Ace Hardware following the Completion of Landlord's Work.

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iii.) Contribute up to the Tenant Construction Cap towards the cost of Landlord's Work on a percent completion basis throughout construction. Provided Tenant does not make material alternations or modifications to the agreed to Final Working Plans, Tenant's contribution will in no event exceed the Tenant Construction Cap.

a) For Example, if the cost of Landlord's Work is $900,000, Tenant will be required to pay 22.22% ($200,000/$900,000 = 22.22%) of each draw request from Landlord's contractor.

iv.) Install Tenant's signage on the building and on the Pylon at Tenant's sole cost.

3. **APPROVAL OF FINAL WORKING PLANS AND PLAN DELIVERY SCHEDULE:**

1. Tenant shall within thirty (30) days from the Effective Date of the Lease, at Tenant's expense, prepare and deliver to Landlord, preliminary architectural drawings in PDF and Auto CAD including architectural and structural engineering if applicable ("**Tenant's Architectural Plans**"), in such detail as Landlord may require, in full compliance with the Lease and the Exhibits attached thereto, certified by a licensed and registered architect and, if applicable, a licensed and registered professional engineer.

2. Tenant's Architectural Plans shall not deviate without Landlord's written approval from the plans generated by Villa Park Architects and dated 3/31/25, Project "Ace Hardware", Job No. 25-037

3. Following receipt of Tenant's Architectural plans and approval of said plans, Landlord shall have thirty (30)) days to deliver Mechanical, Electrical and Plumbing Plans ("**Landlord's MEP Plans**"). In the event that Landlord shall notify Tenant that Tenant's Architectural plans are not approved (such approval not to be unreasonably withheld, delayed, or conditioned or denied), Tenant shall have fifteen (15) days from the date of Landlord's disapproval to revise Tenant's Architectural Plans and resubmit them to Landlord for Landlord's approval and Landlord shall have then ten (10) days to review and approve the same. This process shall be repeated until the Tenant's Architectural Plans are agreed upon by Landlord and Tenant. Upon approval by Landlord and Tenant of Tenant's Architectural Plans and Landlord's MEP Plans, said approved plans will be deemed to be the "**Final Working Plans".** Landlord's and Tenant's written approval shall be obtained by Landlord and Tenant prior to the undertaking of any construction work which materially deviates from or materially modifies in any way the Final Working Plans or any work not explicitly shown on the Final Working Plans.

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LANDLORD:

Buffalo Heights - Cibolo Developers, Ltd.,
a Texas limited partnership

By: Buffalo Heights – Cibolo GP, LLC,
a Texas limited liability company,
General Partner

By: Signed by: Benjamin Dreszer
B70D7A3D333E458...
Benjamin R. Dreszer, Manager

Date of Signature: 6/30/2025

TENANT:

Cibolo Ace Hardware, LLC,
a Texas limited liability company

By: Signed by:
CF132AF7B8884C2...
Michael C. Eklund, Managing Director

By: DocuSigned by: Shannon Eklund
2B30ED7A790D4AB...
Shannon Colleen Eklund, Managing Director

Date of Signature: 7/1/2025

Taxpayer ID: EIN 39-2085311

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EXHIBIT "B-1"

DESCRIPTION OF LANDLORD'S WORK

Landlord shall cause the Final Working Drawings to be constructed for the Demises Premises. In addition to the Work Completed as part of the Demises Premises and Shopping Center prior to the effective date of this lease, Landlord's Work shall be limited to the following items as shown in the Villa Park pricing set dated March 1, 2025 Project No. 25-037 and further shown on Exhibit B-2 which will be further defined in the Final Working Plans:

1. Storefront Modification to include double sliding electric door
2. Garden Center double sliding electric door
3. Code Required Restroom(s)
4. Office
5. Stock Room
6. Mop Sink
7. Break Room
8. Plumbing
9. 400 Amp Electrical Service with lighting and code required outlets
10. Heating, ventilation, and air conditioning (HVAC)
11. Garage Doors (2)
12. Walls Taped, Floated and Painted
13. Exterior Concrete Work including pad for concrete with bollards and applicable ramps
14. Masonry work to infill existing back door. Relocated rear door to no location per plans
15. Code required sprinkler work
16. Lighting
17. Garden Center fencing/enclosure including shade cover (shade cover to be at Landlord's reasonable discretion)
18. Broom Clean concrete floors
19. Certificate of Occupancy
20. Drop Ceiling or skylights if required by code
21. Steel columns and steel roof joists with metal roof deck.
22. PVC or TPO Roofing System.
23. Concrete slab with 5' leave out in rear.
24. Straight aluminum and glass storefront with 1 ¾" x 4 ½" aluminum with 1" thick clear glass on the first floor or per minimum current city requirement.

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EXHIBIT "B-2"

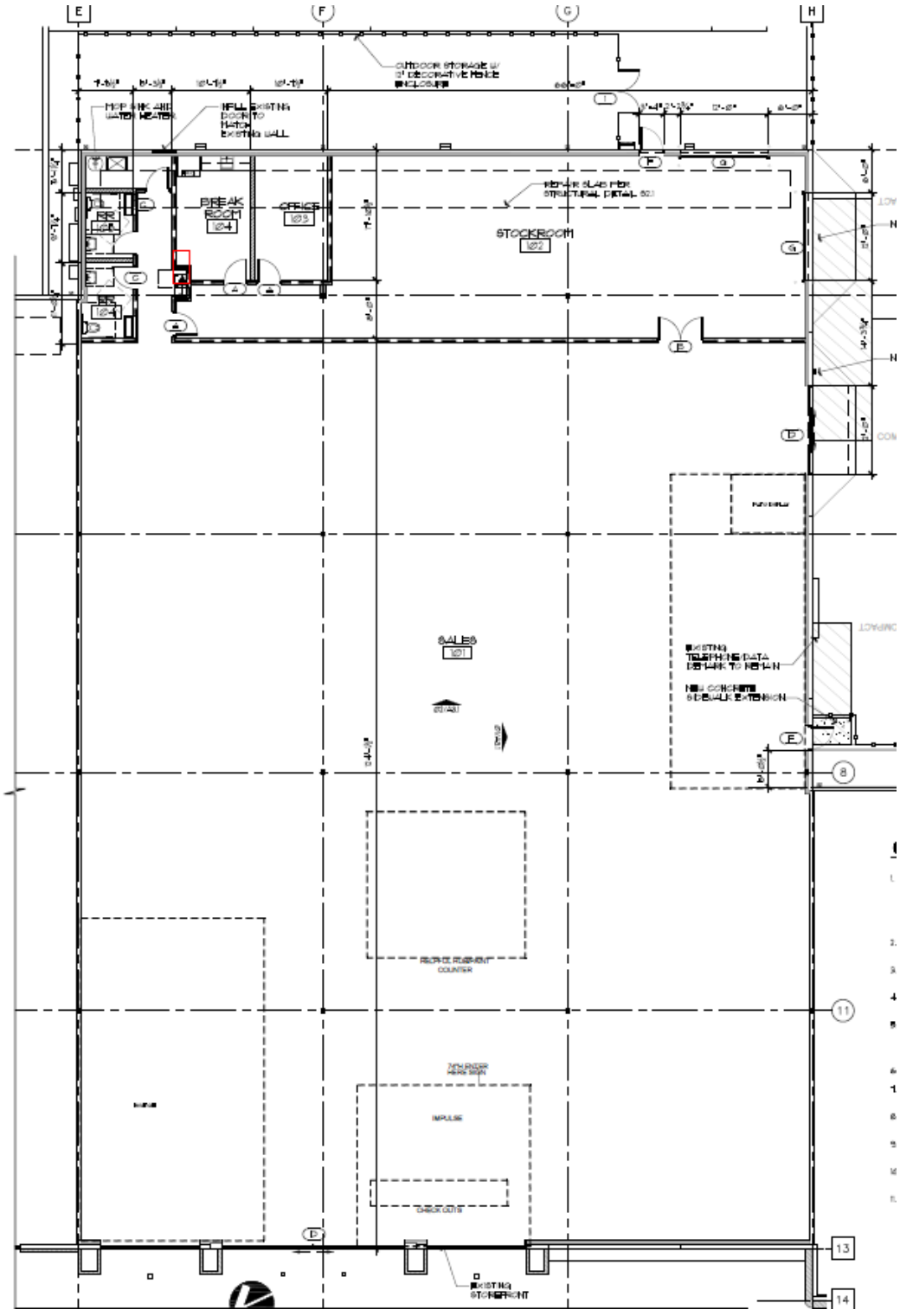

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EXHIBIT "D"

GUARANTY

THIS GUARANTY AGREEMENT (the "Guaranty"), having an effective date which is the Effective Date of the Lease (the "Effective Date" being defined in the Lease described in the paragraph below) is executed by Michael C. Eklund ("Guarantor"), with an address of 2638 Grape Creek Road, Fredericksburg, Texas 78624 in favor of Buffalo Heights-Cibolo Developers, Ltd., a Texas limited partnership ("Landlord") as follows:

Landlord and Cibolo Ace Hardware, LLC, a Texas limited liability company (herein, together with any assignee of or successor to Tenant's interest under the Lease, called the "Tenant") are entering into a Lease Agreement of even date herewith (herein, as the same may be amended or supplemented from time to time, called the "Lease") covering space in the shopping center known as Buffalo Heights**,** situated in 813 Cibolo Valley Dr., Suite 166, Cibolo, Bexar County, Texas. Terms used herein, but not defined herein, shall have the meanings ascribed thereto in the Lease.

Guarantor is executing and delivering this Guaranty in order to induce Landlord to enter into the Lease with Tenant.

NOW, THEREFORE, in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the premises and intending to be legally bound by this Guaranty, Guarantor hereby agrees with Landlord as follows:

1. Guarantor hereby absolutely and unconditionally guarantees (a) subject to Section 9 below, the payment in full by Tenant of all rents and other payments, tenders and securities payable under or pursuant to the Lease (all of the foregoing herein referred to as "Rent"), in the manner and at the time prescribed in the Lease, and (b) the punctual and faithful performance by Tenant of any and all other duties, covenants, obligations and undertakings of Tenant under or contained in the Lease, whether now existing or hereafter arising or accruing, together with all costs of collection, attorneys' fees and enforcement thereof (the "Guaranteed Obligations").

2. If for any reason or no reason whatsoever any duty, covenant, obligation or undertaking of Tenant contained in the Lease (whether affirmative or negative in character) shall not be observed or performed by Tenant or (subject to Section 9) if any Rent payable pursuant to the Lease shall not be paid promptly when due and payable, then upon demand by Landlord, Guarantor will promptly perform or cause to be performed each of such duties, covenants, obligations and undertakings, and will forthwith pay such sums at the place and to the person entitled thereto pursuant to the Lease, regardless of any defense or setoff or counterclaim which Guarantor or Tenant may have or assert, except for those defenses, setoffs or counterclaims which are available to Tenant under the express terms of the Lease, and regardless of whether or not Landlord shall have instituted any suit, action or proceeding or exhausted its remedies or taken any steps to enforce any rights against Tenant or any other person to compel any such performance or to collect all or any part of such sums, either pursuant to the provisions of the Lease , under contract, statute, at law or in equity (it being understood that this is a guaranty of payment and not collection, and Guarantor's liability for the performance of the duties, covenants, obligations and undertakings guaranteed shall be primary), and regardless of any other condition or contingency and Guarantor hereby agrees to execute all such further instruments as are reasonably requested by Landlord to further evidence or protect the rights of Landlord hereunder.

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3. The duties, covenants, obligations and undertakings of Guarantor under this Guaranty are continuing and irrevocable, and shall not be affected or impaired by reason of the happening from time to time of any of the following with respect to the Lease or this Guaranty or any assignment of the rights of Landlord hereunder, even if the same be done without notice to or the consent of Guarantor: (a) any assignment, subletting or mortgaging of all or any part of the interest of Tenant in the Lease or in the Premises (as defined in the Lease, hereinafter called the "Premises"); (b) the waiver by Landlord of the observance or performance by Tenant or by Guarantor of any of the duties, covenants, obligations or undertakings contained in the Lease; (c) the extension of the time for payment by Tenant or Guarantor of any Rent owing or payable under any of such instruments, or the extension or the renewal of any thereof; (d) the modification or amendment as mutually agreed upon by Landlord and Tenant (whether material or otherwise) of any duty, covenant, obligation or undertaking of Landlord or Tenant set forth in any of such instruments; (e) the taking or the omission of any of the actions referred to in any of such instruments; (f) any failure, refusal, omission, delay or lack on the part of Landlord or Tenant to enforce, assert or exercise any right, power or remedy conferred on Landlord in any of such instruments or any action on the part of Landlord granting indulgence or extension in any form; (g) the voluntary or involuntary liquidation, dissolution, sale or other disposition of all or substantially all the assets, marshaling of assets or liabilities, receivership, insolvency, bankruptcy, assignment for the benefit of creditors, reorganization, arrangement, composition or readjustment of, or other similar proceeding affecting Tenant or any of its assets, or the disaffirmance of the Lease in any such proceeding; (h) the release, substitution or replacement (whether or not in accordance with terms of the Lease) of the Premises or any portion thereof; (i) the receipt and acceptance by Landlord of notes, checks or other instruments for the payment of money made by Tenant and extensions and renewals thereof; or (j) any other cause, whether similar or dissimilar to the foregoing.

4. This Guaranty may be enforced as to any one or more breaches either separately or cumulatively, and shall be binding upon and inure to the benefit of the Guarantor and Landlord and their respective heirs, representatives, successors and assigns. The transfer or assignment of the Lease by Landlord shall operate as a transfer or assignment to the transferee or assignee of this Guaranty and all rights and privileges hereunder. All references herein to "Landlord" shall mean the above-named Landlord and any subsequent owner of Landlord's interest in the Lease. No transfer by Guarantor of Guarantor's obligations hereunder shall operate to release them from such obligations.

5. Guarantor waives notice or acceptance of this Guaranty; execution and delivery of the Lease; any assignment of Landlord's rights hereunder or under the Lease; release, discharge or modification of Tenant's obligations under the Lease; default in the payment of any sum payable by Tenant pursuant to the Lease; breach or non-performance of any other obligation or undertaking of Tenant contained in the Lease; and all other notices to the maximum extent permitted by applicable law.

6. If Landlord or its successors or assigns should commence any suit, action or other legal proceedings against Guarantor to enforce this Guaranty, the person or persons bringing such suit, action or proceeding shall be entitled to receive from Guarantor, and Guarantor agrees to pay to such person or persons, if such person or persons shall be successful in such suit, action or proceeding, the costs and expenses thereof (including but not limited to attorneys' fees and costs of suit).

7. Until all the duties, covenants and obligations in the Lease on Tenant's part to be performed and observed are fully performed and observed, Guarantor:

a. shall have no right of subrogation against Tenant by reason of any payments or acts of performance by the Guarantor in compliance with the obligations of the Guarantor hereunder;

b. waives any right to enforce any right or remedy whatsoever, whether now existing or hereafter arising or accruing, which Guarantor now or hereafter shall have against Tenant, and until

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payment in full with interest of all of the obligations of Tenant under the Lease (and including interest accruing on any such duties, covenants and obligations after any petition under the Federal Bankruptcy Code, which post-petition interest Guarantor agrees shall remain a claim that is prior and superior to any claim of Guarantor notwithstanding any contrary practice, custom or ruling in proceedings under the Federal Bankruptcy Code generally), Guarantor agrees not to accept any payment or satisfaction of any kind of any indebtedness of Tenant to Guarantor. If Guarantor should receive any such payment, satisfaction or security for any indebtedness of Tenant to Guarantor, Guarantor agrees forthwith to deliver the same to Landlord in the form received, endorsed or assigned, as may be appropriate for application on account of, or as security for the duties, covenants and obligations of, Tenant to Landlord, and until so delivered, agrees to hold the same in trust for Landlord.

8. In order to enter into the terms of the Lease, Guarantor agrees that Landlord shall have the right and authority to investigate Guarantor's credit and financial standing and to obtain any and all documents or other information in connection therewith without further consent by or authorization from Guarantor, and all third parties shall be entitled to rely upon the foregoing conclusively in providing any such documentation or information to Landlord. Landlord shall not require additional credit or financial checks of Guarantor once the Tenant's store has opened. Guarantor has not made investments in, advances to or guaranties of, and is not otherwise responsible for the duties, covenants and obligations of, any corporation, limited liability company, partnership, joint venture, person or other entity except as reflected in the financial statements presented to Landlord, or as heretofore disclosed to Landlord in writing concurrently with or subsequent to the delivery to Landlord of the latest financial statements submitted.

9. The Guaranty shall be a full and unconditional guaranty of Tenant's obligations under the Lease from the Effective Date through and until the date on which Tenant has opened and is operating the Premises for at least one (1) full day as a fully stocked and fully staffed Ace Hardware store (the "Opening Date"). Effective as of the Opening Date, provided that Tenant is not then in default under the Lease beyond any applicable notice and cure period, the scope of the Guaranty shall automatically be reduced to: (i) a continuing guaranty of Tenant's obligations under the Lease for a period of twenty-four (24) months following the Opening Date, and (ii) the Guaranty shall be limited to twelve months of Rent as of the date of a claim hereunder together with all of Landlord's costs of collection including reasonable attorneys fees. Provided that no event of default by Tenant under the Lease has occurred prior to such date which has not been cured, this Guaranty shall expire on the conclusion of the thirty-sixth (36th) month following the Opening Date. Notwithstanding the foregoing, in the event of a Force Majeure Event (as defined in the Lease) or Guarantor's Incapacity (as defined below) prior to the Opening Date such that, in the opinion of a qualified physician, Guarantor is unable to perform its obligations under the Guaranty or to complete construction and open the Premises for business as required under the Lease, either Tenant or Landlord shall have the right prior to the Opening Date to terminate the Lease and Guaranty upon written notice to Guarantor, Landlord and Tenant. In such event, Guarantor shall pay to Landlord, within ten (10) business days after such termination, as liquidated damages and not as a penalty, an amount equal to: (i) the total cost of Landlord's Work, (ii) any Tenant Improvement Allowances funded or credited by Landlord under the Lease, (iii) any leasing commissions paid or incurred by Landlord in connection with the Lease, (iv) an amount equal to one (1) year of Rent, and (v) all costs of collection, including reasonable attorneys' fees and court costs incurred in connection with enforcing Landlord's rights under this provision. For purposes of this Guaranty, "Incapacity" shall mean the death or permanent disability of the Guarantor, or any physical or mental condition that materially impairs the Guarantor's ability to oversee and complete the construction of the Premises or otherwise perform its obligations under the Guaranty or Lease, as reasonably determined by a qualified physician based on documentation or other credible evidence. Incapacity shall also include the voluntary or involuntary filing by or against the Guarantor of any bankruptcy, receivership, or insolvency proceeding that is not dismissed within thirty (30) days of filing.

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10. If Guarantor defaults in the performance or observance of any agreement, duty, covenant, term or condition contained herein, or makes a general assignment for the benefit of creditors, or petitions or applies to any tribunal for the appointment of a trustee or receiver of the whole or any substantial part of the business, estate or assets of Guarantor or commence any proceedings relating to Guarantor under any bankruptcy, reorganization, arrangement, insolvency, readjustment of debt, dissolution or liquidation law of any jurisdiction, whether now or hereafter in effect, or if any such petition or application is filed or any such proceedings are commenced against Guarantor and Guarantor by any act indicates approval thereof, consent thereto or acquiesce therein, or an order is entered appointing any such trustee or receiver, or adjudicating Guarantor bankrupt or insolvent, or approving a petition in any such proceedings, and such order remains in effect for more than sixty (60) days, then same shall be considered an event of default hereunder, and Event of Default (as defined in the Lease) shall be deemed to have occurred, and Landlord shall have all remedies contemplated in the Lease upon the occurrence of an Event of Default thereunder.

11. If any provision of this Guaranty, or the application thereof to any person or circumstances, shall to any extent be invalid or unenforceable, the remainder of this Guaranty, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall be valid and shall be enforceable to the fullest extent permitted by law.

12. BY SIGNING THIS GUARANTY, GUARANTOR WAIVES EACH AND EVERY RIGHT TO WHICH THEY MAY BE ENTITLED BY VIRTUE OF ANY SURETYSHIP LAW, INCLUDING ANY RIGHTS THEY MAY HAVE PURSUANT TO RULE 31 OF THE TEXAS RULES OF CIVIL PROCEDURE, §17.001 AND CHAPTER 43 OF THE TEXAS CIVIL PRACTICE AND REMEDIES CODE AND CHAPTER 34 OF THE TEXAS BUSINESS AND COMMERCE CODE, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

13. The value of the consideration received and to be received by Guarantor is reasonably worth at least as much as the liability and obligation of Guarantor incurred or arising under this Guaranty and all related papers and arrangements. Guarantor has determined that such liability and obligation may reasonably be expected to substantially benefit Guarantor directly or indirectly. Guarantor has had full and complete access to the underlying papers relating to the Lease and all other papers executed by Tenant in connection with the Lease. Guarantor is fully informed of all circumstances which bear upon the risks of executing this Guaranty and which a diligent inquiry would reveal. Guarantor agrees that Landlord shall have no obligation to advise or notify Guarantor or to provide Guarantor with any data or information.

14. Guarantor hereby represents, warrants, and covenants that (a) this Guaranty is duly authorized and valid, and is binding upon and enforceable against Guarantor; (b) Guarantor is not, and the execution, delivery and performance by Guarantor of this Guaranty will not cause Guarantor to be, in violation of or in default with respect to any laws or in default (or at risk of acceleration of indebtedness) under any agreement or restriction by which Guarantor is bound or affected; (c) except as heretofore otherwise expressly disclosed in writing to Landlord, there is no litigation pending or, to the knowledge of Guarantor, threatened before or by any tribunal or court against or affecting Guarantor; and (d) all financial statements and information heretofore furnished to Landlord by Guarantor do, and all financial statements and information hereafter furnished to Landlord by Guarantor will, fully and accurately present the condition (financial or otherwise) of Guarantor as of their dates and the results of Guarantor's operations for the periods therein specified. Guarantor's representations, warranties and covenants are a material inducement to Landlord to enter into the Lease and shall survive the execution hereof and any bankruptcy, foreclosure, transfer of security or other event affecting Borrower, Guarantor, any other party, or any security for all or any part of the Guaranteed Obligations.

15. This Guaranty embodies the entire agreement between Landlord and Guarantor with respect to the guaranty by Guarantor of the Guaranteed Obligations. This Guaranty supersedes all prior

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agreements and understandings, if any, with respect to guaranty by Guarantor of the Guaranteed Obligations. No condition or conditions precedent to the effectiveness of this Guaranty exist. This Guaranty shall be effective upon execution by Guarantor and delivery to Landlord.

16. This Guaranty is performable in Bexar County, Texas, and shall be governed by and construed and enforced in accordance with the laws of the State of Texas. Guarantor agrees Landlord may bring suit against Guarantor in Bexar County, Texas, to enforce this Guaranty.

17. If this Guaranty is executed by more than one party as "Guarantor," all references herein to "Guarantor" shall refer to each and all of the undersigned parties signing this Guaranty as Guarantor; and the liability of said parties for the payment of Rent and the performance of the covenants, duties and obligations of Guarantor hereunder shall be joint and several.

18. GUARANTOR WAIVES THE RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING BASED UPON, OR RELATED TO, THE SUBJECT MATTER OF THIS GUARANTY. THIS WAIVER IS KNOWINGLY, INTENTIONALLY, AND VOLUNTARILY MADE BY GUARANTOR, AND GUARANTOR ACKNOWLEDGES THAT LANDLORD HAS NOT MADE ANY REPRESENTATIONS OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT. GUARANTOR FURTHER ACKNOWLEDGES THAT GUARANTOR HAS BEEN REPRESENTED (OR HAS HAD THE OPPORTUNITY TO BE REPRESENTED) IN THE SIGNING OF THIS GUARANTY BY INDEPENDENT LEGAL COUNSEL SELECTED BY GUARANTOR AND THAT GUARANTOR HAS HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH COUNSEL.

EXECUTED this 1st day of July, 2025 to be effective the same day as the effective date of the Lease.

GUARANTOR:

Signed by:
CF132AF7B8884C2...
Michael C. Eklund

Address:
2638 Grape Creek Road

Fredericksburg, TX 78734

Tel: +1.512.944.8469
Email: michaeleklund7@gmail.com

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EXHIBIT "E"

OPTION TERM

Tenant is hereby granted an option to extend the Initial Lease Term for four (4) additional periods comprised of five (5) years each, which shall commence on the day after the expiration of the Initial Lease Term or the then applicable Option Term (each an "**Option Term**" and collectively, the "**Option Terms**"), contingent upon all of the following conditions being satisfied upon the expiration of the Initial Lease Term or then applicable Option Term:

(i) There shall be no event of default by Tenant under any of the terms and conditions of this Lease beyond applicable notice and cure periods at the time Tenant gives its notice exercising the Option Term or on the commencement date of the Option Term;

(ii) Tenant shall not have assigned this Lease or any interest therein or sublet (or otherwise permitted occupancy by any third party of) all or any portion of the Demised Premises to a third party which is not owned or affiliated with Tenant regardless of whether any such assignment, sublease or occupancy is then still in effect and regardless of whether Landlord shall have consented to any such assignment, subletting or occupancy;

(iv) Tenant shall have given written notice to Landlord not less than one hundred eighty (180) days prior to the expiration of the Initial Lease Term or then applicable Option Term of Tenant's exercise of such Option Term.

In the event that any of the foregoing conditions are not satisfied upon the expiration of the Initial Lease Term or then applicable Option Term, the Lease shall expire at the end of such Initial Lease Term or then applicable Option Term and be of no further force and effect; provided, however, that Landlord shall have the right to waive any of said conditions in writing prior to the expiration or termination of the Initial Lease Term or then applicable Option Term.

Time is of the essence in the exercise of the Option Term and should Tenant fail or refuse to exercise the Option Term by timely notice, all remaining Option Terms shall lapse and be of no further force or effect.

In the event that Tenant effectively exercises an Option Term, then all of the terms and provisions as are applicable during the Initial Lease Term or applicable Option Term shall likewise be applicable during each Option Term except:

(a) Tenant shall have no further right to renew or extend the Term of this Lease after the expiration or other termination of the second (2nd) Option Term; and

(b) Minimum Guaranteed Rental during the Option Terms shall be as set forth in 1.1(m) of the Lease; and

(c) Landlord has no obligation to perform any subsequent improvements to the Demised Premises; and

(d) Subject to Subsection (c) above, Tenant shall accept the Demised Premises during the Option Terms in its then current "as is, where-is with all faults" condition.

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References in this Lease to the "**Lease Term**" shall mean the Initial Lease Term and, if properly exercised, the Option Terms, unless such interpretation is expressly negated.

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EXHIBIT "F"

LANDLORD'S SIGNAGE CRITERIA

POLICY

The following sign criteria have been established to assist tenants in complying with their lease. These basic standards have been made to govern the design, fabrication and application of tenant signage and are intended to afford all tenants with good visual identification, both day and night, and to protect against poorly designed and badly proportioned signage. This Exhibit "F" designates the type and style of standard sign on the wall above the tenant's premises, located within the sign band of the shopping center. Signs are to be installed and paid for by the tenant.

The Landlord, however, reserves the right to grant reasonable variances when considered to be beneficial to the center's appearance, on an individual basis.

GENERAL REQUIREMENTS

A. The tenant will submit three (3) sets of fully detailed sign drawings to the Landlord for his approval. All drawings will be reviewed and approved or rejected within thirty (30) days of receipt by the Landlord. Under no circumstances are any signs to be installed at the Shopping Center without Landlord's prior written approval. Signs installed without Landlord approval or not conforming to the sign criteria will be removed from Shopping Center at Tenant's expense.

B. The Tenants will be responsible, at their expense, for having a licensed sign company obtain all required permits.

C. The signage contractor must be approved in writing by Landlord in Landlord's sole and absolute discretion. Signage contractors must have experience in the fabrication and installation of comparable signage in first class shopping centers in San Antonio, Texas.

D. The Tenant is responsible for obtaining his own licensed electrical contractor to perform any primary electrical work required to hook up service to his sign, at his expense. Coordination to be performed by the tenant.

E. Tenant shall be responsible for providing a circuit from their electrical panel to Landlord's sign control system located above the store front and this must be shown on the finishout drawings for approval by Landlord

F. The Tenant is responsible for maintaining his sign. If sign is not maintained properly, the Landlord will have the authority to repair as required at the Tenant's expense.

G. It is the responsibility of the Tenant and the sign company to follow all sign criteria set forth by the Landlord and any city sign ordinance.

H. Any damage to the Building exterior or Common Areas caused by installation or removal of signage by will be repaired by Landlord at Tenant's expense

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I. Upon the expiration of the Lease Term, Landlord will remove Tenant's signage from the Building Face. The cost of completing any repairs to the Building Face, including the re-surfacing of the signage band, will be completed at Tenant's expense, with the actual cost to be credited against any Security Deposit held under the Lease

BUILDING AND FASCIA SIGNS

A. Number of Signs:
1. Except as otherwise provided in the lease, only one (1) sign is permitted per store, except as described as follows: When a store is located on a corner with two (2) matching fascias, one (1) sign per fascia will be permitted.

B. Locations of Signs:
Signs must be contained within the storefront sign band area. Signs must be centered both horizontally and vertically in sign band area. The exact location of Tenant's fascia signs must be approved by Landlord in writing.

C. Type of Signs Permitted:
All individual signs are to be channel front lit letters on a square metal tube. No exposed wiring, conduit or fasteners.

D. Size and Design Requirements:

1. The maximum overall length shall not exceed 80% of the lease frontage (i.e. a 20' frontage lease will have a maximum sign length of 16').

2. The maximum letter height is 24" for a one-line name and 36" total for a two-line name including space between the two lines. The minimum vertical letter heights shall not be less than 12".

3. Letter depth: 5" return to be painted same color as the letter faces.
Trim cap: 1" Jewelite to be painted the same color as the letter faces.

4. Letter Plexi color to be white unless landlord approved. Letters to be channel front lit with white LEDs. No exposed wiring or conduit.

5. Front and Sign Fascia sign letters to be mounted on a 5" square metal tube as detailed on Exhibit "F-2". Metal tube is to be provided by Tenant's sign contractor.

6. All wiring to be contained within the square metal tubing and must be installed in a manner that will not damage fascia. The metal tubing is to be painted to match the steel canopy using Landlord provided paint specification. Prior to painting, the metal tubing is to be prepped and primed per paint manufacturer's requirements. Power supple remote behind building fascia.

7. There will be no flashing lights, animation, exposed neon, or storefront graphics allowed in the center at any time.

8. Style of Letters: to be approved by Landlord.

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9. All signs to connect to master timer in center. Tenant responsible to bring primary power from master timer to sign fascia area.

WINDOW GRAPHICS

A. Glass areas of storefronts and offices shall remain free of graphics unless pre-approved in writing by Landlord. Only the address, hours of operation and entrance and exit information will be allowed without Landlord's prior written consent.

B. The copy should be unobtrusive and constructed of white die cut vinyl letters with a 5" maximum height.

C. There may be no illuminated or large signs behind glass areas, which advertise on a permanent basis. Landlord will allow pre-approved poster sized signs behind the glass areas but not the Spectrum Window Mesh or similar type glass coverings.

SIGN TEXT

Sign text shall be limited to Tenant's trade name as it appears in the lease. Landlord reserves the right to limit the use of Tenant's customary logo.

PROHIBITED SIGNS

A. Temporary trailer signs

B. Animated or moving signs.

C. Iridescent painted signs or "Day-Glo Colors".

D. Exposed fluorescent illumination.

E. Signs which make or create noise.

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EXHIBIT "F-1"

Conceptual Sample Fascia Signage

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EXHIBIT “F-2”

Parking sign detail

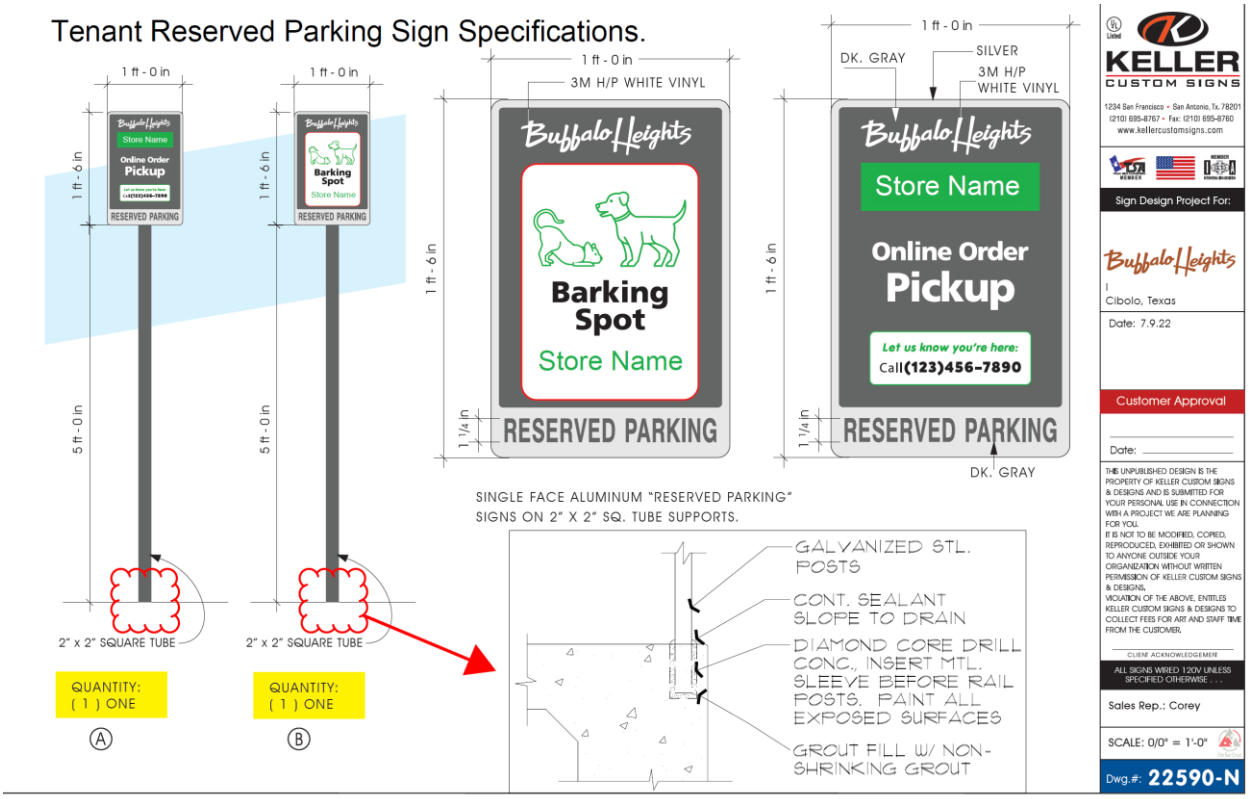

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EXHIBIT "F-3"

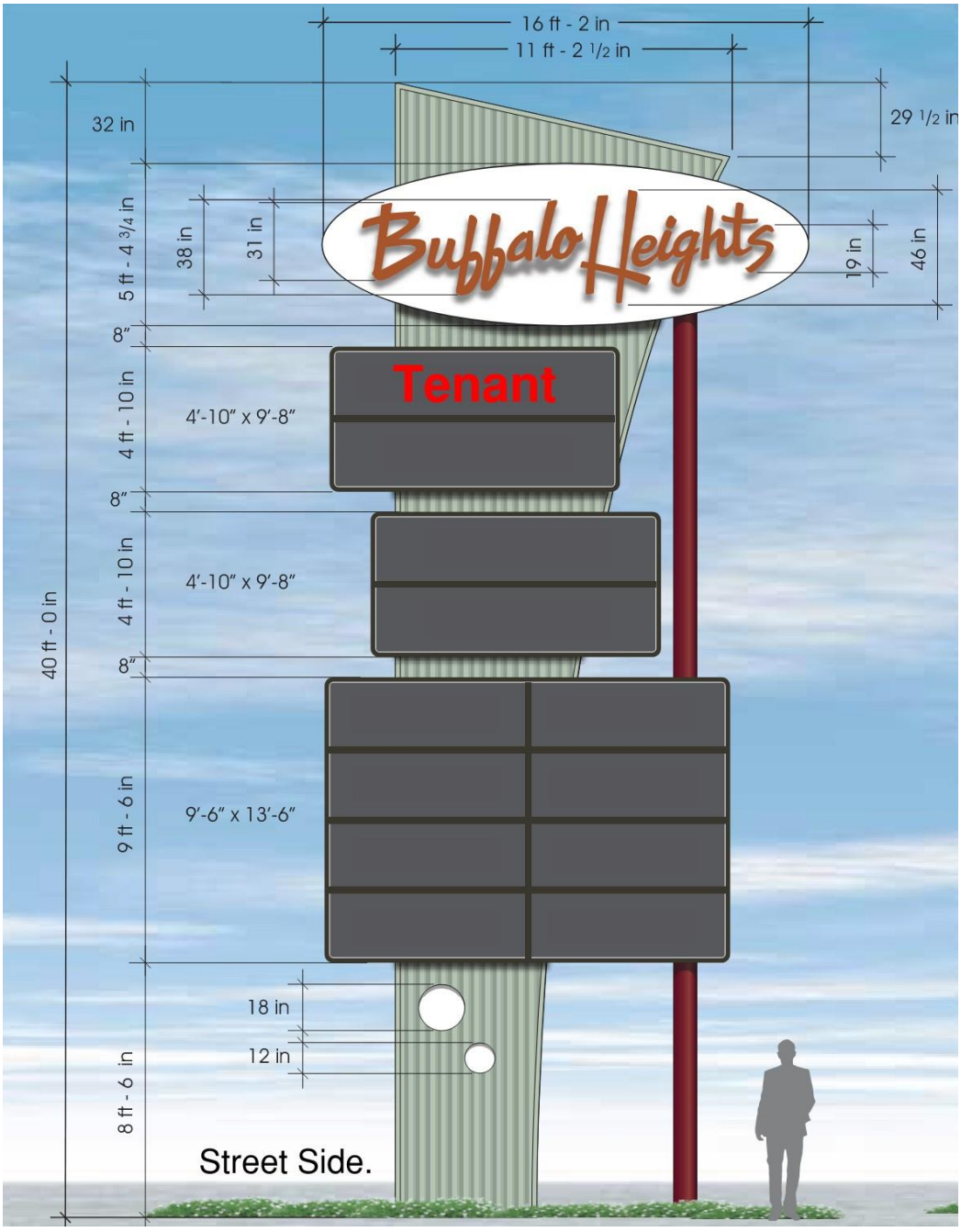

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EXHIBIT "G"

TENANT INSURANCE REQUIREMENTS

Tenant shall obtain, purchase and continuously maintain in-force at its sole cost and expense and during the entire Term of this Lease the following policies of insurance which represent the Landlord's minimum insurance requirements for the Tenant's use or occupancy at, in, on or about the Premises:

Commercial Property Insurance

Commercial Property Insurance policy covering risks of direct physical loss or damage insured against under Causes Of Loss - Special Form (ISO Form CP 10 30 10 12 or Equivalent) including loss due to Theft and including loss or damage insured against under Equipment Breakdown Cause Of Loss (ISO Form 10 46 10 12 or Equivalent), (herein "Covered Perils").

The Commercial Property Insurance policy maintained by Tenant shall provide insurance against Covered Perils for 100% of the Full Replacement Cost of Business Personal Property including all leasehold improvements and betterments made by or on behalf of Tenant and shall include all personal property, trade property, furniture, fixtures, machinery and equipment owned, leased or used by Tenant, Tenants employees, guests or invitees situated at, in, on or about the Premises, (herein "Tenant Property").

This Commercial Property Insurance policy shall be written to incorporate the following endorsements in the policy:

Waiver of Right to Recover ("Waiver of Subrogation") in favor of Landlord consistent with the Waiver Provision set out in Section 13.08.

Loss Payable Provisions (ISO Form CP 12 18 10 12) as Building Owner in favor of Landlord with respect to leasehold improvements and betterments including plate glass for which the Tenant is responsible or legally liable as set out in Section 11.01.

Thirty Days Advance Notice of Cancellation or Non-Renewal to Landlord.

Commercial General Liability. Commercial General Liability insurance providing coverage for bodily injury, including death, and property damage due to an Occurrence arising from activities of the Tenant or Tenant's employees, guests, invitees, contractors and subcontractors at every tier. The aggregate limit of the Commercial General Liability insurance policy shall apply separately and exclusively to the Tenant's use, occupancy and operations at, in, on or about the Premises. This Commercial General Liability insurance policy shall be written with Limits of Liability of no less than:

$2,000,000 General Aggregate (Per Location)
$1,000,000 Products Liability and Completed Operations Aggregate
$1,000,000 Personal and Advertising Injury Limit
$1,000,000 Each Occurrence
$100,000 Damage To Rented Premises
$5,000 Medical Expense

This Commercial General Liability insurance policy shall be written to include and incorporate the following endorsements in the policy in favor of the Landlord:

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Additional Insured – Manager or Landlord of Premises (ISO Form CG 20 11 04 13).

Waiver of Transfer of Rights of Recovery Against Others To Us (ISO Form CG 24 04 05 09) in favor of Landlord consistent with the Waiver Provision set out in Section 13.08.

Primary and Noncontributory – Other Insurance Condition (ISO Form CG 20 01 04 13).

Thirty Days Advance Notice of Cancellation or Non-Renewal to Landlord.

Workers' Compensation and Employers Liability

Workers Compensation insurance to the statutory limit in the state of hire and Employer's Liability insurance to Limits of Liability of no less than:

$1,000,000 Each Accident
$1,000,000 Each Employee by Disease
$1,000,000 Policy Limit by Disease

This Workers Compensation and Employers Liability insurance policy shall be written to include and incorporate the following endorsements in the policy:

Waiver of Right to Recover ("Waiver of Subrogation") in favor of Landlord consistent with the Waiver Provision set out in Section 13.08.

Thirty Days Advance Notice of Cancellation or Non-Renewal to Landlord.

Commercial Umbrella Liability. Commercial Umbrella Liability insurance written on an Occurrence Policy Form and providing follow form coverage in excess of the underlying Commercial General Liability and Employers Liability insurance policies required herein. The Commercial Umbrella Liability shall be written with Limits of Liability of no less than $5,000,000. This Commercial Umbrella Liability insurance policy shall be written to include and incorporate the following endorsements in the policy:

Waiver of Right to Recover (Waiver of Subrogation) in favor of Landlord consistent with the Waiver Provision set out in Section 13.08.

Thirty Days Advance Notice of Cancellation or Non-Renewal to Landlord.

Reference To Specific ISO Forms. As used herein, the reference to specific ISO Forms refers to the insurance forms and endorsements published by Insurance Services Office. Based upon the advice and guidance of Tenant's insurance agent or broker, other insurance forms providing equivalent or better coverage may be substituted for the suggested ISO forms.

Tenant Insurance Primary and Non-Contributory. Each insurance policy maintained by Tenant shall apply as primary insurance and shall be applied without contribution from any insurance coverage maintained by Landlord as insurance coverage maintained by Landlord, if any, shall be excess of Tenant's insurance and Tenant shall have Tenant's insurance policies so endorsed. The amount of insurance under insurance policies maintained by Tenant shall not be reduced by the existence of any insurance coverage under insurance policies separately maintained by Landlord.

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Insurance Carrier Licensed and Rated. Tenant's insurance policies shall be issued by insurance companies authorized to do business in this State of Texas and assigned a Financial Strength Rating of at least "A-" and a Financial Size Category of at least "X" by A. M. Best Company. If the Best Credit Ratings are discontinued, an equivalent method of rating insurance company shall be selected by Landlord and applied.

Certificates of Insurance. Tenant shall provide Landlord with Certificates of Insurance describing the material terms of the insurance coverage required herein. Tenant shall provide certified copies of insurance policies or Certificates of Insurance on or before the date Tenant first occupies the Premises and not less than fifteen (15) days prior to the expiration of each policy term for each required coverage. It is understood and agreed that Landlord is under no obligation to approve of, reject or otherwise validate Tenants insurance coverage. Tenant's occupancy of the Premises without providing Landlord with certified copies of insurance policies or Certificates of Insurance shall not constitute a waiver of Tenant's obligations to maintain the required insurance coverage. If Tenant provides to Landlord certified copies of insurance policies or Certificates of Insurance that do not conform with the insurance coverage required herein, or that are faulty in any respect, such shall not constitute a waiver of Tenant's obligations to maintain the proper insurance coverage or relieve Tenant of the responsibility for loss, damage or claim that would have otherwise been covered by the required insurance policies.

Failure of Tenant to Maintain Insurance. Any failure of Tenant to purchase and maintain the insurance policies and coverage limits required hereunder or any failure by Tenant to meet any of the insurance requirements of this Lease shall constitute an event of default hereunder, and such failure shall entitle Landlord to pursue, exercise or obtain any of the remedies provided for in Section 17.02, and Tenant shall be solely responsible for any loss suffered by Landlord as a result of such failure.

Tenant Insurance Requirements of Contractors. Tenant shall require contractors and subcontractors at every tier while performing work for Tenant or providing any service to Tenant to purchase and maintain commercial insurance in amounts and for risks and exposures which, in the sole judgment of the Tenant, will be sufficient to protect Tenant and Landlord's interests from and against any and all claims, loss, damage, demands, causes of action, lawsuits, judgments, costs and expenses (including attorney's fees), and other adverse financial consequence howsoever caused. At a minimum, Tenant shall require contractors and subcontractors at every tier while performing work for Tenant or providing any service to Tenant in, on, at or about the Premises to purchase and maintain Commercial General Liability including Products Liability and Completed Operations insurance, Workers Compensation and Employers Liability and Automobile Liability insurance with equivalent coverage terms, Limits of Liability and endorsements (additional insured, waiver of rights to recover) in favor of Landlord as are described herein and required by Landlord of Tenant.

Landlord Makes No Representation As To Adequacy Of Landlords Minimum Insurance Requirements. It is expressly understood and agreed that the types of insurance coverage and the Limits Of Liability described herein and required by Landlord of Tenant represents the Landlords minimum insurance requirements and shall not be construed to represent advice as to the types or amount of insurance coverage Tenant should purchase to protect their interests. Tenant should consult with their insurance agent or broker to determine the forms of commercial insurance necessary to protect against risks and exposures and in amounts which, in the sole judgment of the Tenant, will be sufficient to protect Tenants interests from and against loss, property damage, claims, demands, causes of action, lawsuits, judgments, costs and expenses (including attorney's fees), and damages and other adverse financial consequence howsoever caused. It is expressly

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understood and agreed that the Landlord's minimum insurance requirements shall not void or limit Tenant's obligations contained in this Lease, including without limitation Tenant's indemnity obligations hereunder. Neither shall (A) the insolvency, bankruptcy or failure of any insurance company providing insurance coverage to Tenant, (B) the failure of any insurance company to pay claims, nor (C) any exclusion from or insufficiency of coverage be held to affect, negate or waive any of Tenant's indemnity obligations under Section 13.04 or any other provision of this Lease.

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EXHIBIT "G-1"

FORM OF EVIDENCE OF PROPERTY INSURANCE

ACORD®

EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY	PHONE (A/C, No, Ext):	COMPANY
Name of Agent		Insurance Company (A.M. Best Rate A- VIII or Better)
FAX (A/C, No):	E-MAIL ADDRESS:	
CODE:	SUB CODE:	
AGENCY CUSTOMER ID #:		
INSURED: Name of Insured		LOAN NUMBER / POLICY NUMBER
		EFFECTIVE DATE / EXPIRATION DATE / ___ CONTINUED UNTIL TERMINATED IF CHECKED
		THIS REPLACES PRIOR EVIDENCE DATED:

PROPERTY INFORMATION

LOCATION/DESCRIPTION

Location of Property

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION PERILS INSURED: BASIC ___ BROAD ___ SPECIAL ___

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Replacement Cost of Tenant Personal Property Including Leasehold Improvements	Limit	Deductible

REMARKS (Including Special Conditions)

See Attached

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS		
Landlord Parties 10003 NW Military Highway Suite 2205 San Antonio, Texas 78231	___ ADDITIONAL INSURED ___ LENDER'S LOSS PAYABLE [X] LOSS PAYEE ___ MORTGAGEE	
	LOAN #	
	AUTHORIZED REPRESENTATIVE Signature of Agent	

ACORD 27 (2016/03)

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ATTACHMENTS TO EVIDENCE OF PROPERTY INSURANCE (Acord Form 27)

Landlord Parties: _____
_____
_____

_____
_____
_____

_____
_____
_____

Commercial Property Insurance Endorsements:

- Waiver of Subrogation Endorsement(s) in favor of Landlord Parties
- Loss Payable Clause as respects Leasehold Improvements in favor of Landlord

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EXHIBIT "G-2"

FORM OF CERTIFICATE OF LIABILITY INSURANCE

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Name of Agent	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Insurance Company	
INSURED	INSURER B : (A.M. Best Rated A- VIII or Better)	
Name of Insured	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY	X		Policy Number			EACH OCCURRENCE	$ $1,000,00
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ $100,000
							MED EXP (Any one person)	$ $5,000
							PERSONAL & ADV INJURY	$ $1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ $2,000,000
	POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ $1,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB [X] OCCUR			Policy Number			EACH OCCURRENCE	$ $1,000,000
	EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$ $1,000,000
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N			Policy Number			[X] PER STATUTE [ ] OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N / A						E.L. EACH ACCIDENT	$ $1,000,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ $1,000,000
							E.L. DISEASE - POLICY LIMIT	$ $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

See Attached

CERTIFICATE HOLDER

Landlord Parties
10003 NW Military Highway Suite 2205
San Antonio, Texas 78231

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Signature of Agent

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Docusign Envelope ID: BA06894B-B015-47DA-B3BE-58605BE20D6A

ATTACHMENTS TO CERTIFICATE OF LIABILITY INSURANCE (Acord Form 25)

Landlord Parties: _____
_____
_____

_____
_____
_____

_____
_____
_____

Commercial General Liability Policy Endorsements:

- Waiver of Subrogation Endorsement(s) in favor of Landlord Parties
- Additional Insured Endorsement(s) in favor of Landlord Parties

Workers Compensation Policy Endorsements:

- Waiver of Subrogation Endorsement(s) in favor of Landlord Parties

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

Jane Nelson
Secretary of State

Office of the Secretary of State

May 07, 2025

Attn: Hajjar Peters, LLP

Hajjar Peters, LLP
3144 Bee Caves Road
Austin, TX 78746 USA

RE: Cibolo Ace Hardware, LLC
File Number: 806024572

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at https://window.state.tx.us/taxinfo/franchise/index.html.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

Jane Nelson
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING
OF

Cibolo Ace Hardware, LLC
File Number: 806024572

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 05/06/2025

Effective: 05/06/2025

Jane Nelson
Secretary of State

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: $300

Certificate of Formation
Limited Liability Company

Filed in the Office of the
Secretary of State of Texas
Filing #: 806024572 05/06/2025
Document #: 1478410470002
Image Generated Electronically
for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

Cibolo Ace Hardware, LLC

Article 2 – Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

☑ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:
Michael C. Eklund

C. The business address of the registered agent and the registered office address is:

Street Address:
813 Cibolo Valley Rd., Ste. 166 Cibolo TX 78108

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☑ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☐ A. The limited liability company is to be managed by managers.

OR

☑ B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Managing Member 1: **Shannon C. Eklund** Title: **Managing Member**

Address: **813 Cibolo Valley Rd., Ste. 166 Cibolo TX, USA 78108**

Managing Member 2: **Michael C. Eklund** Title: **Managing Member**

Address: **813 Cibolo Valley Rd., Ste. 166 Cibolo TX, USA 78108**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Initial Mailing Address

Address to be used by the Comptroller of Public Accounts for purposes of sending tax information.

The initial mailing address of the filing entity is:

813 Cibolo Valley Rd., Ste. 166
Cibolo, TX 78108
USA

Organizer

The name and address of the organizer are set forth below.

Mark Avery, Attorney **Hajjar Peters, LLP 3144 Bee Cave Rd., Austin, TX 78746**

Effectiveness of Filing

☑ A. This document becomes effective when the document is filed by the secretary of state.

OR

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Mark Avery, Attorney-In-Fact for Cibolo Ace Hardware, LLC

Signature of Organizer

FILING OFFICE COPY

cibolo tx ECONOMIC DEVELOPMENT CORP

FACT SHEET

ACE HARDWARE RIVER CITY

RECRUITMENT
Project Type

PROJECT INFO

NAICS	444130 Hardware Stores
SPACE	15,000 SF Retail
FACILITY	Lease space with renovations
LEASE TERM	
BEGIN RENOVATIONS	2025
BEGIN OPERATIONS	2026

EMPLOYMENT

250
New Jobs

CAPITAL INVESTMENT

$1.2M
$1.2M Buildings & Improvements
$0 Furniture, Fixtures, & Equipment

PAYROLL

$41,000
Avg Annual Salary

$10.3M
Annual Payroll

ADDRESS

816 Cibolo Valley Dr, Cibolo, TX 78108, USA

COMPANY INFO

Company Name	Ace River City
Year Established	2025
State of Formation	Texas
Business Structure	LLC
Ownership	Private

IMPACT DASHBOARD
EDGE GRANT

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 05-12-2025

Employer Identification Number:
39-2085311

Form: SS-4

Number of this notice: CP 575 B

CIBOLO ACE HARDWARE LLC
MICHAEL EKLUND MBR
813 CIBOLO VALLEY DR STE 166
CIBOLO, TX 78108

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 39-2085311. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1065	03/15/2026

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, estate, trust, EPMF, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

(IRS USE ONLY) 575B 05-12-2025 CIBO B 9999999999 SS-4

IMPORTANT REMINDERS:

* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.

* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.

* Refer to this EIN on your tax-related correspondence and documents.

* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is CIBO. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

Keep this part for your records. CP 575 B (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 B

9999999999

Your Telephone Number
( ) -
_____

Best Time to Call
_____

DATE OF THIS NOTICE: 05-12-2025
EMPLOYER IDENTIFICATION NUMBER: 39-2085311
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

CIBOLO ACE HARDWARE LLC
MICHAEL EKLUND MBR
813 CIBOLO VALLEY DR STE 166
CIBOLO, TX 78108

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Cibolo Ace Hardware LLC

2 Business name/disregarded entity name, if different from above.

River City Ace

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . **S**

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

813 Cibolo Valley Dr. Ste 166

6 City, state, and ZIP code

Cibolo, TX 78108

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–		–				

or

Employer identification number

3	9	–	2	0	8	5	3	1	1

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** | **Date**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

must obtain your correct taxpayer identification number (TIN), which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

• Form 1099-INT (interest earned or paid).

• Form 1099-DIV (dividends, including those from stocks or mutual funds).

• Form 1099-MISC (various types of income, prizes, awards, or gross proceeds).

• Form 1099-NEC (nonemployee compensation).

• Form 1099-B (stock or mutual fund sales and certain other transactions by brokers).

• Form 1099-S (proceeds from real estate transactions).

• Form 1099-K (merchant card and third-party network transactions).

• Form 1098 (home mortgage interest), 1098-E (student loan interest), and 1098-T (tuition).

• Form 1099-C (canceled debt).

• Form 1099-A (acquisition or abandonment of secured property).

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

Caution: If you don't return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);

2. Certify that you are not subject to backup withholding; or

3. Claim exemption from backup withholding if you are a U.S. exempt payee; and

4. Certify to your non-foreign status for purposes of withholding under chapter 3 or 4 of the Code (if applicable); and

5. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting is correct. See *What Is FATCA Reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

• An individual who is a U.S. citizen or U.S. resident alien;

• A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;

• An estate (other than a foreign estate); or

• A domestic trust (as defined in Regulations section 301.7701-7).

Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding. Payments made to foreign persons, including certain distributions, allocations of income, or transfers of sales proceeds, may be subject to withholding under chapter 3 or chapter 4 of the Code (sections 1441–1474). Under those rules, if a Form W-9 or other certification of non-foreign status has not been received, a withholding agent, transferee, or partnership (payor) generally applies presumption rules that may require the payor to withhold applicable tax from the recipient, owner, transferor, or partner (payee). See Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities.

The following persons must provide Form W-9 to the payor for purposes of establishing its non-foreign status.

• In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the disregarded entity.

• In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the grantor trust.

• In the case of a U.S. trust (other than a grantor trust), the U.S. trust and not the beneficiaries of the trust.

See Pub. 515 for more information on providing a Form W-9 or a certification of non-foreign status to avoid withholding.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person (under Regulations section 1.1441-1(b)(2)(iv) or other applicable section for chapter 3 or 4 purposes), do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515). If you are a qualified foreign pension fund under Regulations section 1.897(l)-1(d), or a partnership that is wholly owned by qualified foreign pension funds, that is treated as a non-foreign person for purposes of section 1445 withholding, do not use Form W-9. Instead, use Form W-8EXP (or other certification of non-foreign status).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a saving clause. Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.

2. The treaty article addressing the income.

3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.

4. The type and amount of income that qualifies for the exemption from tax.

5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if their stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) and is relying on this exception to claim an exemption from tax on their scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include, but are not limited to, interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester;

2. You do not certify your TIN when required (see the instructions for Part II for details);

3. The IRS tells the requester that you furnished an incorrect TIN;

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or

5. You do not certify to the requester that you are not subject to backup withholding, as described in item 4 under "*By signing the filled-out form*" above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier.

What Is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all U.S. account holders that are specified U.S. persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you are no longer tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of $50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a $500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

• **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note for ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040 you filed with your application.

• **Sole proprietor.** Enter your individual name as shown on your Form 1040 on line 1. Enter your business, trade, or "doing business as" (DBA) name on line 2.

• **Partnership, C corporation, S corporation, or LLC, other than a disregarded entity.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

• **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. Enter any business, trade, or DBA name on line 2.

• **Disregarded entity.** In general, a business entity that has a single owner, including an LLC, and is not a corporation, is disregarded as an entity separate from its owner (a disregarded entity). See Regulations section 301.7701-2(c)(2). A disregarded entity should check the appropriate box for the tax classification of its owner. Enter the owner's name on line 1. The name of the owner entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, enter it on line 2.

Line 3a

Check the appropriate box on line 3a for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3a.

IF the entity/individual on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation.
• Individual or • Sole proprietorship	Individual/sole proprietor.
• LLC classified as a partnership for U.S. federal tax purposes or • LLC that has filed Form 8832 or 2553 electing to be taxed as a corporation	Limited liability company and enter the appropriate tax classification: P = Partnership, C = C corporation, or S = S corporation.
• Partnership	Partnership.
• Trust/estate	Trust/estate.

Line 3b

Check this box if you are a partnership (including an LLC classified as a partnership for U.S. federal tax purposes), trust, or estate that has any foreign partners, owners, or beneficiaries, and you are providing this form to a partnership, trust, or estate, in which you have an ownership interest. You must check the box on line 3b if you receive a Form W-8 (or documentary evidence) from any partner, owner, or beneficiary establishing foreign status or if you receive a Form W-9 from any partner, owner, or beneficiary that has checked the box on line 3b.

Note: A partnership that provides a Form W-9 and checks box 3b may be required to complete Schedules K-2 and K-3 (Form 1065). For more information, see the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

If you are required to complete line 3b but fail to do so, you may not receive the information necessary to file a correct information return with the IRS or furnish a correct payee statement to your partners or beneficiaries. See, for example, sections 6698, 6722, and 6724 for penalties that may apply.

Line 4 Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

• Generally, individuals (including sole proprietors) are not exempt from backup withholding.

• Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.

• Corporations are not exempt from backup withholding for payments made in settlement of payment card or third-party network transactions.

• Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space on line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2).

2—The United States or any of its agencies or instrumentalities.

3—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

4—A foreign government or any of its political subdivisions, agencies, or instrumentalities.

5—A corporation.

6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or territory.

7—A futures commission merchant registered with the Commodity Futures Trading Commission.

8—A real estate investment trust.

9—An entity registered at all times during the tax year under the Investment Company Act of 1940.

10—A common trust fund operated by a bank under section 584(a).

11—A financial institution as defined under section 581.

12—A middleman known in the investment community as a nominee or custodian.

13—A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
• Interest and dividend payments	All exempt payees except for 7.
• Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
• Barter exchange transactions and patronage dividends	Exempt payees 1 through 4.
• Payments over $600 required to be reported and direct sales over $5,000[1]	Generally, exempt payees 1 through 5.[2]
• Payments made in settlement of payment card or third-party network transactions	Exempt payees 1 through 4.

[1] See Form 1099-MISC, Miscellaneous Information, and its instructions.

[2] However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) entered on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37).

B—The United States or any of its agencies or instrumentalities.

C—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i).

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i).

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state.

G—A real estate investment trust.

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940.

I—A common trust fund as defined in section 584(a).

J—A bank as defined in section 581.

K—A broker.

L—A trust exempt from tax under section 664 or described in section 4947(a)(1).

M—A tax-exempt trust under a section 403(b) plan or section 457(g) plan.

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, enter "NEW" at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have, and are not eligible to get, an SSN, your TIN is your IRS ITIN. Enter it in the entry space for the Social security number. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at *www.SSA.gov*. You may also get this form by calling 800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at *www.irs.gov/EIN*. Go to *www.irs.gov/Forms* to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to *www.irs.gov/OrderForms* to place an order and have Form W-7 and/or Form SS-4 mailed to you within 15 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and enter "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, you will generally have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier, for when you may instead be subject to withholding under chapter 3 or 4 of the Code.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third-party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account[1]
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor[2]
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee[1]
b. So-called trust account that is not a legal or valid trust under state law	The actual owner[1]
6. Sole proprietorship or disregarded entity owned by an individual	The owner[3]
7. Grantor trust filing under Optional Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))**	The grantor*
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity[4]
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing Form 1041 or under the Optional Filing Method 2, requiring Form 1099 (see Regulations section 1.671-4(b)(2)(i)(B))**	The trust

[1] List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

[2] Circle the minor's name and furnish the minor's SSN.

[3] You must show your individual name on line 1, and enter your business or DBA name, if any, on line 2. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

[4] List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

* **Note:** The grantor must also provide a Form W-9 to the trustee of the trust.

** For more information on optional filing methods for grantor trusts, see the Instructions for Form 1041.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information, such as your name, SSN, or other identifying information, without your permission to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax return preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity, or a questionable credit report, contact the IRS Identity Theft Hotline at 800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 877-777-4778 or TTY/TDD 800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to *phishing@irs.gov*. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 800-366-4484. You can forward suspicious emails to the Federal Trade Commission at *spam@uce.gov* or report them at *www.ftc.gov/complaint*. You can contact the FTC at *www.ftc.gov/idtheft* or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see *www.IdentityTheft.gov* and Pub. 5027.

Go to *www.irs.gov/IdentityTheft* to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and territories for use in administering their laws. The information may also be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payors must generally withhold a percentage of taxable interest, dividends, and certain other payments to a payee who does not give a TIN to the payor. Certain penalties may also apply for providing false or fraudulent information.

Guadalupe AD Property Search

2025 Certified values reflect new exemption propositions from SB4 & SB23 that will go before voters in November. In the event the propositions do not pass, the exemption amounts will be adjusted accordingly.

Property Details

Account		
Property ID:	191174	**Geographic ID:** 1G0417-0003-00400-0-00
Type:	R	**Zoning:**
Property Use:		
Location		
Situs Address:	816-857 CIBOLO VALLEY DR CIBOLO, TX 78108	
Map ID:	N-4	**Mapsco:**
Legal Description:	BUFFALO HEIGHTS BLOCK 3 LOT 4 7.32 AC	
Abstract/Subdivision:	G_0417	
Neighborhood:	(CLA24) Common Land Area - 24	
Owner		
Owner ID:	265258	
Name:	BUFFALO HEIGHTS CIBOLO DEVELOPERS LTD	
Agent:	220370	
Mailing Address:	10003 NW MILITARY HWY STE 2205 SAN ANTONIO, TX 78231	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss:	N/A (-)

Appraised Value:	N/A (=)
HS Cap Loss:	N/A (-)
Circuit Breaker:	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

2025 Certified values reflect new exemption propositions from SB4 & SB23 that will go before voters in November. In the event the propositions do not pass, the exemption amounts will be adjusted accordingly.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: BUFFALO HEIGHTS CIBOLO DEVELOPERS LTD **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CCI	CITY OF CIBOLO	N/A	N/A	N/A	N/A
GCO	GUADALUPE COUNTY	N/A	N/A	N/A	N/A
LTR	LATERAL ROAD	N/A	N/A	N/A	N/A
SCS	SCHERTZ-CIBOLO-U.C. ISD	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

Description: COMMERCIAL - BUFFALO HEIGHTS **Type:** COMMERCIAL **Living Area:** 69638.5 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
COM	COMMERCIAL MAIN AREA	NSEA	2023	33904
COM	COMMERCIAL MAIN AREA	NSEA	2023	35735
PP	PARKING & PAVING	PPA2	2024	238850

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
Complex_02	Commercial/Multi-family	7.32	318,859.20	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	N/A	N/A	N/A	N/A	N/A	N/A
2025	$7,046,018	$2,203,982	$0	$9,250,000	$0	$9,250,000
2024	$4,658,474	$2,341,526	$0	$7,000,000	$0	$7,000,000
2023	$0	$2,036,130	$0	$2,036,130	$0	$2,036,130

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/31/2021	WD	WARRANTY DEED	WOODS GARY C	BUFFALO HEIGHTS CIBOLO DEVELOPERS LTD	2021	99030169	202199030169

City of Cibolo

City Council Regular Meeting Staff Report

J. Approval and Authorizing the City Manager to execute an Agreement for City Engineering Services and related Task Orders to provide engineering services for Land Development Applications and Land Development Related Special Projects. (Mr. Reed)

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Discussion/Action Item: 12J.

From
Rick Vasquez, Director of Economic Development and Planning

Staff Contact(s)
Rick Vasquez,

PRIOR CITY COUNCIL ACTION:

Approval of master professional services agreement with Collier's Engineering (contract #23-160-09-a).

BACKGROUND:

The City of Cibolo utilizes private contracted engineering services to comprehensively implement the development workflows established in the Unified Development Code. The engineering reviews ensure private developments adhere to City standards and regulations such as platting, site planning, traffic impact and drainage. Private engineering services allows the City to leverage professional engineering expertise without the recurring costs of adding full-time engineers to the City

The City Council approved $115,000 (GL#500-52710-143-000-0000) in the FY 26 budget for the Planning Department's contracted professional engineering, architectural, planning and arborist services related to land development applications. A majority of the costs that the City of Cibolo pays for City Engineering services is recouped through revenue generated from application fees that are paid to the City at the beginning of the development review processof the

STAFF RECOMMENDATION:

Staff recommends approval of the Agreement for City Engineering Services and Related Task Orders.

FINANCIAL IMPACT:

$115,000 from the Professional Services line of the Development Services Fund. There is currently $115,000 budgeted in the Development Services Fund.

MOTION(S):

Motion to approve the Agreement for City Engineering Services and Related Task Orders

Attachments

25098_-_City_of_Cobolo_-_FY2026_General_Engineering_Services_CIBP0008P.pdf

CONTRACT 23-160-09-A CITY ENGINEER SERVICES AND ON-CALL CIVIL ENGINEERING SERVICES-(V2).pdf

3421 Paesanos Parkway San Antonio Texas 78231
Main: 877 627 3772

TBPLS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617

Colliers
Engineering
& Design

October 8, 2025

City of Cibolo
Attn.: Rick Vasquez
Director of Planning and Economic Development
201 W. Loop 539
Cibolo, Texas 78108

Proposal for Professional Services
FY2026 General Engineering Services - Planning Department
Colliers Engineering & Design Proposal No.: CIBP0008P

Dear Mr. Vasquez,

Colliers Engineering & Design, Inc. is pleased to submit this proposal to provide professional services for General Engineering for Planning Department in City of Cibolo, Texas for FY2026.

This proposal is divided into two sections as follows:

Section I – Scope of Services
Section II – Client Contract Authorization

The order in which the following scope of services are presented generally follows the sequence in which the project will be accomplished; however, depending on the project, the various authorized services contained in this proposal may be performed in a sequence as deemed appropriate by Colliers Engineering & Design to meet project schedules.

Section I – Scope of Services

Based on our conversations and information noted above, we propose to complete the following:

City Engineering Services

This task includes general engineering services required under the duties of City of Engineer and Floodplain Administrator. This task includes participation in City Council Meetings and other meetings as requested by Planning Department. We will assist in developing scoping documents for planning projects and review planning plans under this task. We will manage and review the application documents and enter necessary fees in MGO which includes; Site Development Permit, Construction Plans, Traffic Impact Analysis, Preliminary and Final Acceptance, Performance Guarantee and Land Study. We will also perform Floodplain Administration tasks such as floodplain permit review and violation investigation. Other general engineering task not covered under any other task order will be completed under this scope of services. Where deemed appropriate, new task orders will be prepared for projects of more significant complexity and/or size.

Schedule of Fees

For your convenience, we have broken down the total estimated cost of the project into the categories identified within the scope of services.

Task Name	Fee
City Engineering Services	$115,000.00
Total (Hourly)	**$115,00.00**

Delivery, mileage, printing and reproduction, overnight mail service and postage costs are not included in the lump sum fees and will be added to each monthly invoice. **Payment terms are NET30 of receipt of invoice.**

Exclusions and Understandings

Services relating to the following items are not anticipated for the project or cannot be quantified at this time. Therefore, any service associated with the following items is specifically excluded from the scope of professional services within this agreement.

- Any items and/or scope not specifically listed in the proposal.

If an item listed herein, or otherwise not specifically mentioned within this agreement, is deemed necessary, Colliers Engineering & Design may prepare an addendum to this agreement for your review, outlining the scope of additional services and associated professional fees regarding the extra services.

Colliers
Engineering & Design

Section II – Client Contract Authorization

I hereby declare that I am duly authorized to sign binding contractual documents. I also declare that I have read, understand, and accept this contract.

Signature	Date
Printed Name	Title

If you find this proposal acceptable, please sign where indicated above in Section II, and return one signed copy to this office. **Payment terms are NET30 of receipt of invoice**. This proposal is valid until (60 days per business terms).

We very much appreciate the opportunity of submitting this proposal and look forward to performing these services for you.

Sincerely,

Colliers Engineering & Design, Inc.

Christopher Otto, P.E., CFM
Regional Discipline Lead – Municipal

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City of Cibolo
200 South Main Street
Cibolo, Texas 78108

STANDARD FORM OF AGREEMENT
MASTER PROFESSIONAL SERVICES

CITY ENGINEER SERVICES AND ON-CALL CIVIL ENGINEERING SERVICES

CONTRACT # 23-160-09-A

DocuSign Envelope ID: 3DFC2A1A-331E-4DF3-BE1B-1D61CC191B80

MASTER PROFESSIONAL SERVICES AGREEMENT
CONTRACT NO. 23-160-09-A

This Contract is between the **City of Cibolo**, a Texas home-rule municipal corporation, (the "City") and **Colliers Engineering & Design** (the "Consultant"), whereby the Consultant agrees to provide the City with certain professional services as described herein and the City agrees to pay the Consultant for those services.

City and Consultant are sometimes referred to herein collectively as the "Parties" or individually as a "Party."

The Parties hereby agree as follows:

ARTICLE 1
SCOPE OF SERVICES

1.1 Consultant agrees to perform professional services (the "Services") related to **City Engineer Services and On-Call Civil Engineering Services** as are requested from time to time by City, which Services shall be set forth more particularly in Work Orders, the form of which is attached hereto as **Attachment B**, issued from time to time by City and accepted by Consultant. Each Work Order shall constitute a separate and independent agreement between Consultant and City.

1.2 Work Orders shall contain the schedule, price, and payment terms applicable to the Services within the scope of such orders. Time is of the essence to this Agreement and all Work Orders. Work Orders shall become effective when an acknowledged copy thereof is signed by a duly authorized officer of Consultant, returned to City and countersigned by City. The specific terms of a Work Order may not be modified unless such modifications are agreed to in writing by City and Consultant. The Consultant shall review the Work Order, prepare a cost estimate to complete the Scope of Work, agree to an estimated schedule for performance, and return the Work Order for City's authorization. City Manager may also issue oral Work Orders to which Consultant will respond with a written proposal. Upon receipt of City's written acceptance. The Consultant shall commence the Work as detailed on the Work Order.

1.3 All Work Orders incorporate and shall be governed by and subject to the terms, conditions, and other provisions of this Agreement; provided, however, that a Work Order may specifically state a term, condition, or other provision of this Agreement that is being modified thereby. Unless so stated, the terms, conditions, or other provisions contained in any Work Order or any proposal attached to or incorporated into a Work Order that conflict with any terms, conditions, or other provisions of this Agreement shall have no effect and shall be deemed stricken and severed from such Work Orders, and the balance of the terms, conditions, and other provisions contained in such Work Orders shall remain in full force and effect. Modifications of the terms, conditions, or other provisions of this Agreement with respect to a particular Work

DocuSign Envelope ID: 3DFC2A1A-331E-4DF3-BE1B-1D61CC191B80

Order shall not modify the terms, conditions or other provisions of this Agreement with respect to any other Work Order.

1.4 Nothing herein shall obligate City to issue, or Consultant to accept, any Work Orders. Further, the Parties agree that nothing in this Agreement shall prohibit the Parties, or either of them, from entering into agreements other than this Agreement for professional services or other work.

1.5 Consultant agrees to execute any and all certificates and/or documents as may reasonably be required by City, provided same is not in conflict with this Contract, unless excepted by Consultant in writing.

1.6 The Consultant shall designate a principal of the firm reasonably satisfactory to the City who shall, for so long as acceptable to the City, be in charge of Consultant's Services to be performed hereunder through to completion, and who shall be available for general consultation throughout the Contract. Any replacement of that principal shall be approved in writing (which shall not be unreasonably withheld) by the City, prior to replacement. Consultant shall designate a full-time employee contact for each Work Order to act as the project manager (the "Consultant Project Manager") issued by and under this Contract for consultation throughout the Work Order. Any replacement of that Consultant Project Manager shall be approved in writing (which shall not be unreasonably withheld) by the City, prior to replacement.

1.7 Consultant shall be responsible for the coordination of its Services with those of its Subconsultant, the City, and the City's Consultants. Consultant shall be responsible for the completeness and accuracy of all Work Product submitted by or through Consultant and for its compliance with all applicable local, state and federal rules, regulations, ordinances and codes, life safety codes, building codes, zoning codes, and accessibility requirements and codes, including, but not limited to the provisions of the Americans with Disabilities Act, the *Texas Accessibility Standards of the Architectural Barriers Act* located at Chapter 469 of the Texas Government Code, the Federal Fair Housing Amendment Act, and all other regulatory requirements, laws, standards, codes and statutes related to the Services. Upon receipt from the City, the Consultant shall review any services or information furnished by the City and the City's Consultants for accuracy and completeness. The Consultant shall provide prompt written notice to the City if the Consultant becomes aware of any error, omission or inconsistency in such services or information. Once notice has been provided to the City, the Consultant shall not proceed without written instruction from the City to do so.

1.8 This Agreement is made using federal assistance provided to the CITY OF CIBOLO by the US Department of Treasury under the American Rescue Plan Act ("ARPA"), Sections 602(b) and 603(b) of the Social Security Act, Pub. L. No. 117-2 (March 11, 2021). **Colliers Engineering & Design** agrees to comply with AMERICAN RESCUE PLAN ACT (ARPA) CONTRACT ADDENDUM attached hereto as ATTACHMENT 1 and incorporated by reference for all purposes herein. Violations of any term contained therein shall be considered a material breach of this Agreement"

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ARTICLE 2
TERM OF AGREEMENT

2.1 This Agreement shall be effective from the date first set forth above and shall continue without action by either Party for a term of three (3) years from the date first set forth above or through completion of the Work for all approved Work Order(s) unless terminated earlier in writing in accordance with Article 12.

2.2 Notwithstanding the foregoing Paragraph 2.1, this Agreement shall apply to and remain in effect for Work Orders issued and accepted during the term of this Agreement until such time as Consultant's obligations in connection with the Services under such Work Orders have been completed and fulfilled; provided however, that, pursuant to Article 12, either Party shall have the right to terminate any Work Order for cause and City shall have the right to terminate any Work Order for convenience.

2.3 Without limiting the generality of the foregoing Paragraph 2.2, Consultant's obligations under Articles 5, 6, 8, 9, 10, 11, 18, 19 and 20 shall survive the expiration of termination of this Agreement or any Work Order.

ARTICLE 3
COMPENSATION AND PAYMENT

3.1 City agrees to pay Consultant, and Consultant agrees to accept, as full and complete compensation for Services properly performed by Consultant in accordance with this Agreement and applicable Work Order, the rates and charges agreed upon for a specific Work Order. Paragraphs A.1 or A.2 of **Attachment A**, which is attached hereto and incorporated herein by reference, shall be used to negotiate the compensation payable for each Work Order issued hereunder.

3.2 On or before the tenth day of each calendar month, Consultant shall submit an invoice to City, together with backup documentation required by City and releases and waivers in forms acceptable to City, covering all Services performed under any Work Order by Consultant and its subconsultants, subcontractors and suppliers during the preceding calendar month. Consultant shall separately itemize on each invoice: (i) each Work Order for which payment is sought, (ii) the amount budgeted for each such Work Order, (iii) the amount of payment requested pursuant to each such Work Order, (iv) the amount previously paid pursuant to each such Work Order, (v) descriptions of Services performed during the prior month pursuant to each such Work Order, and (vi) the total payment requested by such invoice. Pursuant to The Texas Prompt Pay Act (Texas Government Code 2251.021) payments terms are NET thirty (30) days from date of invoice. If City objects to all or any portion of an invoice, it will notify Consultant of the same within twenty one (21) days from the date of receipt of the invoice and will pay that portion of the invoice not in dispute, and the Parties shall make every effort to settle the disputed portion

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of the invoice. Interests and Consultant's right to suspend performance will be governed by Texas Prompt Pay Act.

3.3 City shall have the right but not the obligation to withhold all or any part of payment requested in any invoice to protect City from loss or expected loss because of:

(a) services that are not in compliance with this Agreement or the applicable Work Order or any failure of Consultant to perform Services in accordance with the provisions of this Agreement or the applicable Work Order;

(b) third party suits, stop notices, claims or liens arising out of Services performed for which Consultant is responsible pursuant to this Agreement and asserted or filed against City or any of its property or portion thereof or improvements thereon provided that Consultant fails to provide City with sufficient evidence that Consultant's insurance is adequate or shall cover the claim(s);

(c) uninsured damage to any Indemnitee (hereinafter defined) which results from Consultant's failure to obtain or maintain the insurance required by this Agreement or from any action or inaction by Consultant or any of its subcontractors, subconsultants, or suppliers which excuses any insurer from liability for any loss or claim which would, but for such action or inaction, be covered by insurance; or

(d) any failure of Consultant to pay any subcontractor, subconsultant, or supplier of Consultant the correct, undisputed, and contractually obligated amount for acceptable services received and for acceptable supplies received. Consultant will not include in its billings to City any amount in a subcontractor or supplier invoice which it has not paid or does not intend to pay within the terms and conditions of the applicable subcontract agreement or supplier purchase order.

Any failure by City to exercise its right to withhold all or any part of payment requested in any invoice as provided in this Paragraph 3.3 shall not be and shall not be construed as (i) a waiver of City's right to do so in the future, or (ii) evidence that any of the circumstances identified in Subparagraphs 3.3(a) through (d) above have not occurred.

3.4 Consultant agrees to pay in full (less any applicable retainage) as soon as reasonably practicable, but in no event later than thirty (30) days following payment from City, all subcontractors, subconsultants, and any other persons or entities supplying labor, supplies, materials, or equipment in connection with Services that are owed payment by Consultant out of such payment made to Consultant by City. Provided that City is not in breach of its payment obligations hereunder, Consultant shall ensure that the Project site remains free from all liens and claims by its consultants. If City receives notice of a lien claim, or a claim for non-payment, from any of Subconsultants, City may, in its sole discretion, directly pay any such Subconsultant. If City pays the Subconsultant, the amount paid for the claim and any expenses, including

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reasonable attorneys' fees, incurred by City shall be deducted from Consultant's next payment. Further, provided that City has paid Consultant in accordance with the terms of this Agreement and any particular Work Order, CONSULTANT SHALL DEFEND AND INDEMNIFY CITY FROM AND AGAINST ANY CLAIMS FOR PAYMENT ASSERTED OR FILED BY ANY SUCH PERSON OR ENTITY AGAINST CITY, ITS PROJECT OR PROPERTY OR CONSULTANT.

ARTICLE 4
STANDARD OF CARE; COORDINATION OF SERVICES; SAFETY; COST ESTIMATES; LEGAL COMPLIANCE; THIRD PARTY REVIEW

4.1 Pursuant to Texas Local Government Code §271.904(d), Consultant shall perform, supervise and direct the Services, and otherwise discharge its obligations under this Agreement and any Work Order: (a) with the professional skill and care ordinarily provided by competent engineers practicing under the same or similar circumstances and professional license; and (b) as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineers (collectively, the Consultant's "Standard of Care").

4.2 Consistent with its Standard of Care, Consultant shall (a) perform its Services in accordance with all applicable laws, codes, ordinances and regulations; (b) perform its Services in an efficient manner; and (c) keep City apprised of the status of Services, coordinate its activities with City, and accommodate other activities of City at sites that Services impact. Consultant shall designate an authorized representative to be available for consultation, assistance, and coordination of activities.

4.3 Consultant shall be responsible for its own activities at sites including the safety of its employees, and that of its subconsultants, subcontractors and suppliers but shall not assume control of or responsibility for the site. The Consultant must at all times exercise reasonable precautions on behalf of, and be solely responsible for, the safety of its officers, employees, agents, subcontractors, licensees, and other persons, as well as its personal property, while performing Services. It is expressly understood and agreed that the City shall not be liable or responsible for the negligence of the Consultant, its officers, employees, agents, subcontractors, invitees, licensees, and other persons. Provided however, that to the extent such Work Order or Services are to be performed for or on an active construction project, construction contractors of City shall have sole responsibility for providing materials, means, and methods of construction, for controlling their individual work areas and safety of said areas for all persons, and for taking all appropriate steps to ensure the quality of their work and the safety of their employees and of the public in connection with their performance of work or services provided under contracts with City. Without assuming any control over, responsibility for or liability whatsoever with respect to the construction contractor obligations of the foregoing sentence, Consultant shall notify City if it observes violations of safety regulations or ordinances or quality of work deficiencies by City's construction contractors to the extent Consultant becomes actually aware of same or Consultant should have known if practicing Consultant's Standard of Care. Consultant shall comply with the site safety program and rules established by the construction contractors.

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4.4 To the extent that Consultant provides to City any estimate of costs associated with construction, any such estimate shall be developed in accordance with Consultant's Standard of Care, but it is recognized by the Parties that neither Consultant nor City has control over the cost of the labor, materials, or equipment, over a construction contractor's methods of determining bid prices, or over competitive bidding, market, or negotiating conditions. Accordingly, Consultant cannot and does not warrant or represent that bids or negotiated prices will not vary from City's budget for the project or from any estimate of the cost of work or evaluation prepared or agreed to by Consultant.

4.5 Consultant hereby agrees that the following terms, conditions, verifications, certifications, and representations apply to and are incorporated into this Agreement for all purposes:

(a) With respect to providing Services hereunder, Consultant shall comply with any applicable Equal Employment Opportunity and/or Affirmative Action ordinances, rules, or regulations during the term of this Agreement.

(b) Pursuant to Texas Local Government Code Chapter 176, Consultant shall submit a signed Texas Ethics Commission ("TEC") Conflict of Interest Questionnaire ("CIQ") at the time Consultant submits this signed Agreement to City. TEC Form CIQ and information related to same may be obtained from TEC website by visiting https://www.ethics.state.tx.us/forms/conflict/. If Consultant certifies that there are no Conflicts of Interest, Consultant shall indicate so by writing name of Consultant's firm and "No Conflicts" on the TEC Form CIQ.

(c) If Consultant is a privately held entity, then pursuant to Texas Government Code Section 2252.908 and the rules promulgated thereunder by the TEC, Consultant shall submit a completed and signed TEC Form 1295 with a certificate number assigned by the TEC to City at the time Consultant submits this signed Agreement to City. TEC Form 1295 and information related to same may be obtained from TEC website by visiting https://www.ethics.state.tx.us/filinginfo/1295/. Consultant agrees and acknowledges that this Agreement shall be of no force and effect unless and until Consultant has submitted said form to City, if and to the extent such form is required under Government Code § 2252.908 and the rules promulgated thereunder by the TEC.

(d) As required by Chapter 2271, Texas Government Code, Consultant hereby verifies that Consultant, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott Israel and will not boycott Israel through the term of this Agreement. The term "boycott Israel" in this paragraph has the meaning assigned to such term in Section 808.001 of the Texas Government Code, as amended.

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(e) Pursuant to Chapter 2252, Texas Government Code, Consultant represents and certifies that, at the time of execution of this Agreement, neither Consultant, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, is engaged in business with Iran, Sudan, or any terrorist organization, and is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201 or 2252.153 of the Texas Government Code.

(f) As required by Section 2274.002, Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session), as amended, Consultant hereby verifies that Consultant, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. The term “boycott energy companies” in this paragraph shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code, as amended.

(g) As required by Section 2274.002, Texas Government Code (as added by Senate Bill 19, 87th Texas Legislature, Regular Session, "SB 19"), as amended, Consultant hereby verifies that Consultant, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. The term “discriminate against a firearm entity or trade association” in this paragraph shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code (as added by SB 19), as amended.

(h) Pursuant to Chapter 2274 of the Texas Government Code (as added by Senate Bill 2116, 87th Legislature, Regular Session), as amended, and to the extent this Agreement grants to Consultant direct or remote access to the control of critical infrastructure, excluding access specifically allowed for product warranty and support, Consultant verifies that neither Consultant, including any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the same, nor any of its sub-contractors are: (i) owned or controlled by (a) individuals who are citizens of China, Iran, North Korea, Russia, or a designated country; or (b) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, or a designated country; or (ii) headquartered in China, Iran, North Korea, Russia or a designated country. The term “designated country” in this paragraph means a country designated by the Governor as a threat to critical infrastructure under Section 2274.0103, Texas Government Code. The term “critical infrastructure” in this paragraph shall have the meaning assigned to such term in Section 2274.0101, Texas Government Code.

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4.6 Consultant acknowledges and agrees that projects of City may be subject to review and approval by other third parties. Accordingly, as and when requested by City, Consultant shall submit such information and cooperate with the other third parties to the extent necessary to undergo any such review or obtain any such approval.

4.7 Consultant does not represent Work Product to be suitable for use or reuse on any other project or for any other purpose(s). If City use or reuses any Work Product without Consultant's specific written verification or adaptation, such use or reuse will be at the risk of City, without liability to Consultant.

4.8 Approval of the City shall not constitute, or be deemed, a release of the responsibility and liability of the Consultant, its employees, agents, or associates for the exercise of skill and diligence to promote the accuracy and competency of their Work Product or any other document, nor shall the City's approval be deemed to be the assumption of responsibility by the City for any defect or error in the aforesaid documents prepared by the Consultant, its employees, associates, agents, or subcontractors.

4.9 Conflicts of Interest Prohibited. Consultant (including its employees, agents, and subconsultants) shall not maintain or acquire any direct or indirect interest that conflicts with the performance of this Agreement or any Work Order. If Consultant maintains or acquires a conflicting interest, any contract or Work Order with the City (including this Agreement) involving Consultant's conflicting interest may be terminated by the City. The Consultant shall take appropriate steps to ensure that neither the Consultant nor any Staff is placed in a position where, in the reasonable opinion of the City, there is or may be an actual conflict, or a potential conflict, between the pecuniary or personal interests of the Consultant and the duties owed to the City under the provisions of the Contract. The Consultant will disclose to the Authority full particulars of any such conflict of interest which may arise. By means of example only, and not limitation, it shall be a potential conflict of interest if Consultant provides plan review services on any land development, where Consultant has been involved in the preparation of the current or prior plan proposed to be developed in the City to ensure that such conform to codes adopted by the City; or has been involved in the preparation of a plan adjacent or abutting a development for which the City has requested Plan Review Services.

4.9.1 Notice of Potential Conflict. Consultant shall notify City in writing prior to accepting any Work Order, or beginning Services on any assignment or task under a Work Order for which Consultant believes there is or may be an actual or potential conflict of interest due to Engineer's professional services to third parties. If any such actual or potential conflict of interest arises under this Agreement, Consultant shall immediately inform the City in writing of such conflict. The Consultant shall not receive any compensation, and Consultant waives the same, in connection with any work, Services or other activities of the Consultant for Service provided where a conflict of interest exists, unless notice is provided as required herein. As used herein a conflict of interest.

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4.9.2 Termination for Material Conflict. If, in the reasonable judgment of the City after receiving notice required in 4.9.1 or otherwise, such conflict poses a material conflict to and with the performance of Consultant's obligations under this Agreement, then the City may terminate the Agreement for convenience immediately upon written notice to Consultant; such termination of the Agreement or any Worker shall be effective upon the receipt of such notice by Consultant.

4.10 Minimize Interruption. It should be understood that City's water and wastewater distribution systems must function during the Contract period with a minimum of inconvenience to City. Requirements of the: Texas Commission on Environmental Quality (TCEQ); Texas Railroad Commission (TRC); and the State and federal regulatory agencies having jurisdiction over the Project site, must be met by Consultant. It is therefore incumbent on Consultant to plan ahead in design and Services on the basis of integrating any demolition, installation, construction and implementation program as far as possible into the normal operating sequence of the various utility systems to avoid or minimalize disruption of services. No departure from the normal operating sequence of the utility systems will be allowed, except with the specific advanced written agreement of City, and Consultant's design specifications and drawings should include provisions requiring the same.

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ARTICLE 5
COST RECORDS

5.1 Consultant shall maintain records and books in accordance with generally accepted accounting principles and practices. For Services provided by Consultant under cost reimbursable, time and material or unit price Work Orders, during the period of this Agreement and for five (5) years thereafter, Consultant shall maintain records of direct costs for which City is charged. City shall at all reasonable times have access to such records for the purpose of inspecting, auditing, verifying, or copying the same, or making extracts therefrom. City's audit rights for fixed unit rate or time and materials Work Orders shall extend to review of records for the purpose of substantiating man-hours worked, units employed, and third-party charges only. Except to the extent audit rights are granted to City by applicable law, City shall have no audit rights with respect to the portion of Work Orders or Services compensated on a lump sum basis.

ARTICLE 6
OWNERSHIP OF WORK PRODUCT AND TECHNOLOGY

6.1 All studies, plans, deliverables, reports, drawings, specifications, cost estimates, software, computations, and other information and documents prepared by Consultant, its subconsultants, subcontractors, and/or suppliers, in connection with Services or any project of City are and shall remain City's property upon creation (collectively, "Work Product"); provided, however, that Work Product shall not include pre-existing proprietary information of Consultant, its subconsultants, subcontractors, and/or suppliers ("Consultant Proprietary Information"). To this end, Consultant agrees to and does hereby assign, grant, transfer, and convey to City, its successors and assigns, Consultant's entire right, title, interest and ownership in and to such Work Product, including, without limitation, the right to secure copyright registration. Consultant confirms that City and its successors and assigns shall own Consultant's right, title and interest in and to, including without limitation the right to use, reproduce, distribute (whether by sale, rental, lease or lending, or by other transfer of ownership), to perform publicly, and to display, all such Work Product, whether or not such Work Product constitutes a "work made for hire" as defined in 17 U.S.C. Section 201(b). In addition, Consultant hereby grants City a fully paid-up, royalty free, perpetual, assignable, non-exclusive license to use, copy, modify, create derivative works from and distribute to third parties Consultant Proprietary Information in connection with City's exercise of its rights in the Work Product, operation, maintenance, repair, renovation, expansion, replacement, and modification of projects of City or otherwise in connection with property or projects in which City has an interest (whether by City or a third party). Consultant shall obtain other assignments, confirmations, and licenses substantially similar to the provisions of this paragraph from all of its subconsultants, subcontractors, and suppliers. Work Product is to be used by Consultant only with respect to the Project in connection with which such Work Product was created and is not to be used on any other project. Consultant and its subconsultants, subcontractors, and suppliers are granted a limited, nonexclusive, non-transferable, revocable license during the term of their respective agreements under which each is obligated to perform Services to use and reproduce applicable portions of the Work Product appropriate to and for use in the execution of Services. Submission or

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distribution to comply with official regulatory requirements for other purposes in connection with Services is not to be construed as publication in derogation of City's copyright or other reserved rights. Consultant agrees that all Work Product will be maintained according to the provisions of the Public Information Act, Chapter 552, Texas Government Code, and the Local Government Records Act, Chapters 201 through 205, Texas Local Government Code, each as amended. Consultant shall deliver all copies of the Work Product to City upon the earliest to occur of City's request, completion of Services in connection with which Work Product was created, or termination of this Agreement. Consultant is entitled to retain copies of Work Product for its permanent Project records. Any use or reuse of CONSULTANT's Documents by CITY for projects they were not intended and/or without the professional involvement of CONSULTANT shall be at CITY's sole risk without liability to CONSULTANT.

6.2 Consultant agrees that all information provided by City in connection with Services shall be considered and kept confidential ("Confidential Information"), and shall not be reproduced, transmitted, used, or disclosed by Consultant without the prior written consent of City, except as may be necessary for Consultant to fulfill its obligations hereunder; provided, however, that such obligation to keep confidential such Confidential Information shall not apply to any information, or portion thereof, that:

(a) was at the time of receipt by Consultant otherwise known by Consultant by proper means;

(b) has been published or is otherwise within the public domain, or is generally known to the public at the time of its disclosure to Consultant;

(c) subsequently is developed independently by Consultant, by a person having nothing to do with the performance of this Agreement and who did not learn about any such information as a result of Consultant's being a Party to this Agreement;

(d) becomes known or available to Consultant from a source other than City and without breach of this Agreement by Consultant or any other impropriety of Consultant;

(e) enters the public domain without breach of the Agreement by or other impropriety of Consultant;

(f) becomes available to Consultant by inspection or analysis of products available in the market;

(g) is disclosed with the prior written approval of City;

(h) with the exception of trade secrets, was exchanged between City and Consultant and ten (10) years have subsequently elapsed since such exchange; or

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(i) is disclosed to comply with the Texas Open Records Act or in response to a court order to comply with the requirement of a government agency.

6.3 Consultant shall not be liable for the inadvertent or accidental disclosure of Confidential Information, if such disclosure occurs despite the exercise of at least the same degree of care as Consultant normally takes to preserve and safeguard its own proprietary or confidential information.

6.4 Consultant will advise City of any patents or proprietary rights and any royalties, licenses, or other charges which Consultant knows or should know in the exercise of its Standard of Care impacts any design provided by Consultant in connection with any Services and obtain City's prior written approval before proceeding with such Services. Consultant shall not perform patent searches or evaluation of claims, but will assist City in this regard if requested, pursuant to a written change order in accordance with Paragraph 12.1, below. There will be no charge for Consultant's existing patents.

6.5 Public Records. Notwithstanding any provisions of the Agreement to the contrary, Consultant understands that the City will comply with the Texas Public Information Act, Tex. Gov't. Code Ch. 552. If contacted by the City, Consultant will cooperate with the City in the production of documents responsive to the request. Consultant agrees to provide the documents responsive to the request in the format and within the time frame specified by the City. Consultant may request that City seek an opinion from the Office of the Attorney General of Texas. However, the final decision whether to seek a ruling from the Office of the Attorney General of Texas will be made by the City in its sole discretion to comply with the legal requirements of the Texas Public Information Act. Additionally, Consultant will notify the City's general counsel within twenty-four (24) hours of receipt of any third-party requests for information written, produced, collected, assembled, or maintained in connection with the Agreement and/or any amendment to the Agreement. The Agreement and/or any amendment to the Agreement and all data and other information generated or otherwise obtained in its performance is subject to the Texas Public Information Act. Consultant agrees to maintain the confidentiality of information received from the City during the performance of the Agreement, including information which discloses confidential personal information particularly, but not limited to, social security numbers. Furthermore, Consultant is required to make any information created or exchanged with the State pursuant to the Agreement, and not otherwise excepted from disclosure under the Texas Public Information Act, available in a format that is accessible by the public, as specified by the City, at no additional charge to the City. Notwithstanding the foregoing, City acknowledges that one or more of Consultant's affiliates is a registered investment adviser and that Consultant may be subject to routine examinations, investigations, regulatory sweeps or other regulatory inquiries by applicable regulatory and self-regulatory authorities. City agrees that Consultant may make such disclosures as may be requested by any such authority (or examiner thereof) and will not be required to comply with the process described in this paragraph; provided that if the request by such authority (or examiner thereof) is specifically targeted at City, Consultant will notify City (to the extent not prohibited by such

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authority or examiner or by applicable rule, regulation or law) as promptly as practicable following such request. City acknowledges that Consultant's review of the Confidential Information will inevitably enhance Consultant's knowledge and understanding of City's business in a way that cannot be separated from Consultant's other knowledge, and City agrees that this Agreement shall not restrict Consultant in connection with the purchase, sale, consideration of, and decisions related to other investments.

ARTICLE 7
INDEPENDENT CONTRACTOR RELATIONSHIP

7.1 In the performance of Services hereunder, Consultant shall be an independent contractor with the authority to control and direct the performance of the details of Services and its own means and methods. Consultant shall not be considered a partner, affiliate, agent, or employee of City and shall in no way have any authority to bind City to any obligation.

ARTICLE 8
WARRANTY PERIOD; GUARANTEES

8.1 If within a period of one (1) year following completion of Services under a Work Order, it is discovered that such Services were not performed in accordance with Consultant's Standard of Care, City, in its sole discretion, may: (1) direct Consultant to re-perform and Consultant shall re-perform such Services at its own expense, and as expediently or in the manner required for City's needs; or (2) retain such other consultant or consultants as necessary to perform such corrective services, and Consultant agrees to pay City's costs associated with having such other consultant or consultants perform such corrective services, and any other damages incurred by City as a result of such default. The obligations of Consultant under this Paragraph 8.1 are in addition to other rights and remedies of City available to it pursuant to this Agreement or applicable law.

8.2 Consultant agrees to assign City the warranty or guarantee of any subconsultant, subcontractor, supplier or manufacturer of items of services, supplies, machinery, equipment, materials, or products provided by Consultant hereunder and cooperate and assist City in City's enforcement thereof. Consultant's responsibility with respect thereto is limited to such assignment, cooperation, and assistance. The representations and warranties of Consultant under this Agreement and Work Orders are made in lieu of any other warranties or guarantees and Consultant makes no other warranties whether expressed or implied, including any warranty of merchantability or fitness for a particular purpose, and Consultant shall have no liability to City based upon any theory of liability that any such other warranty was made or breached.

ARTICLE 9
INDEMNIFICATION

9.1 TO THE FULLEST EXTENT PERMITTED BY LAW, CONSULTANT SHALL INDEMNIFY AND HOLD HARMLESS CITY AND EACH OF ITS COUNCIL MEMBERS, OFFICIALS, OFFICERS, AGENTS,

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EMPLOYEES, AND VOLUNTEERS (HEREINAFTER REFERRED TO INDIVIDUALLY AS AN "CITY INDEMNITEE" AND COLLECTIVELY AS THE "INDEMNITEES") FROM AND AGAINST ALL THIRD PARTY CLAIMS, DAMAGES, LOSSES, LIABILITIES, COSTS, AND EXPENSES, INCLUDING BUT NOT LIMITED TO REASONABLE ATTORNEYS' FEES AND COSTS INCURRED BY INDEMNITEES THAT ARISE FROM OR RELATE TO PERFORMANCE OF THE SERVICES OR THIS CONTRACT TO THE PROPORTIONATE EXTENT:

(1) DUE TO THE VIOLATION OF ANY ORDINANCE, REGULATION, STATUTE, OR OTHER LEGAL REQUIREMENT IN THE PERFORMANCE OF THIS CONTRACT, BY CONSULTANT, ITS AGENT, ANY CONSULTANT UNDER CONTRACT WITH CONSULTANT OR ANY OTHER ENTITY OVER WHICH CONSULTANT EXERCISES CONTROL;

(2) CAUSED BY OR RESULTING FROM ANY NEGLIGENT OR INTENTIONAL ACT OR OMISSION IN VIOLATION OF CONSULTANT'S STANDARD OF CARE, BY CONSULTANT, ITS AGENT, ANY CONSULTANT UNDER CONTRACT WITH CONSULTANT, OR ANY OTHER ENTITY OVER WHICH CONSULTANT EXERCISES CONTROL;

(3) CAUSED BY OR RESULTING FROM ANY CLAIM ASSERTING ACTUAL OR ALLEGED INFRINGEMENT OF A PATENT, TRADEMARK, COPYRIGHT OR OTHER INTELLECTUAL PROPERTY RIGHT IN CONNECTION WITH THE INFORMATION FURNISHED BY OR THROUGH CONSULTANT, ITS AGENT, ANY CONSULTANT UNDER CONTRACT, OR ANY OTHER ENTITY OVER WHICH CONSULTANT EXERCISES CONTROL;

(4) DUE TO THE FAILURE OF CONSULTANT, ITS AGENT, ANY CONSULTANT UNDER CONTRACT WITH CONSULTANT, OR ANY OTHER ENTITY OVER WHICH THE CONSULTANT EXERCISES CONTROL TO PAY ITS CONSULTANTS OR SUBCONSULTANTS AMOUNTS DUE FOR SERVICES PROVIDED IN CONNECTION WITH THE PROJECT; OR

(5) OTHERWISE ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE SERVICES UNDER THIS CONTRACT, INCLUDING SUCH CLAIMS, DAMAGES, LIABILITIES, LOSSES, COSTS, OR EXPENSES ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF THIRD-PARTY TANGIBLE PROPERTY, INCLUDING LOSS OF USE RESULTING THEREFROM, BUT ONLY TO THE EXTENT SUCH CLAIMS, DAMAGES, LOSSES, COSTS AND EXPENSES ARE CAUSED BY OR RESULT FROM ANY NEGLIGENT OR INTENTIONAL ACTS OR OMISSIONS OF CONSULTANT, ITS AGENT, ANY CONSULTANT UNDER CONTRACT, OR ANY OTHER ENTITY OVER WHICH THE CONSULTANT EXERCISES CONTROL.

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NOTHING CONTAINED IN THIS SECTION 9.1 SHOULD BE CONSTRUED TO REQUIRE CONSULTANT TO INDEMNIFY OR HOLD HARMLESS CITY OR ANY INDEMNITEES FROM ANY CLAIMS OR LIABILITIES RESULTING FROM THE NEGLIGENT ACTS OR OMISSIONS OF CITY OR INDEMNITEES SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE §271.904 AND TEXAS CIVIL PRACTICE AND REMEDIES CODE §130.002(B)). . NOTHING IN THIS ARTICLE 9 IS INTENDED TO WAIVE ANY GOVERNMENTAL IMMUNITY AVAILABLE TO CITY UNDER TEXAS LAW OR WAIVE ANY DEFENSES OF CONSULTANT OR CITY UNDER TEXAS LAW.

9.2 TO THE FULLEST EXTENT PERMITTED BY LAW, AND TO THE EXTENT A DEFENSE IS NOT PROVIDED FOR THE INDEMNITEES UNDER AN INSURANCE POLICY AS REQUIRED UNDER ARTICLE 11 HEREOF OR THE INDEMNITEES' ATTORNEYS' FEES ARE NOT OTHERWISE RECOVERED UNDER THE INDEMNITY PROVISION SET FORTH IN SECTION 9.1 HEREOF, CONSULTANT SHALL, UPON FINAL ADJUDICATION OF THE LOSSES AS DEFINED IN SECTION 9.1 HEREOF AND WITHIN THIRTY (30) DAYS FOLLOWING THE DATE OF A WRITTEN DEMAND, REIMBURSE THE INDEMNITEES FOR ALL REASONABLE ATTORNEYS' FEES INCURRED TO DEFEND AGAINST THE LOSSES IN PROPORTION TO CONSULTANT'S LIABILITY TO ANY THIRD PARTY FOR SUCH LOSSES.

9.3 Consultant shall procure liability insurance covering its obligations under this section.

9.4 It is mutually understood and agreed that the indemnification provided for in this section 9 shall indefinitely survive any expiration, completion or termination of this Contract. There shall be no additional indemnification other than as set forth in this section. All other provisions regarding the same subject matter shall be declared void and of no effect.

9.5 It is agreed with respect to any legal limitations now or hereafter in effect and affecting the validity or enforceability of the indemnification, release or other obligations under Section 9.1, and any Additional Insured requirements under Article 11, such legal limitations are made a part of the obligations and shall operate to amend same to the minimum extent necessary to bring the provision(s) into conformity with the requirements of such limitations, and as so modified, the obligations set forth therein shall continue in full force and effect.

ARTICLE 10
LIMITATION OF LIABILITY

10.1 SUBJECT TO 10.2, BELOW, NEITHER PARTY HERETO SHALL BE LIABLE TO THE OTHER PARTY OR ITS AFFILIATES FOR ANY LOSS OF PROFIT, LOSS OF REVENUE, LOSS OF USE OR ANY OTHER INDIRECT, CONSEQUENTIAL OR SPECIAL DAMAGES, EVEN IF CAUSED BY THE SOLE OR CONCURRENT NEGLIGENCE OF A PARTY, WHETHER ACTIVE OR PASSIVE, AND EVEN IF ADVISED OF THE POSSIBILITY THEREOF.

10.2 EXCLUSIONS FROM WAIVER. NOTWITHSTANDING ANYTHING CONTAINED IN SECTION 10.1 ABOVE, CITY AND CONSULTANT MUTUALLY AGREE THAT THE FOLLOWING LIABILITIES,

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OBLIGATIONS AND DAMAGES ARE SPECIFICALLY EXCLUDED FROM ANY WAIVER OF CONSEQUENTIAL DAMAGES SET FORTH IN SECTION 10.1:

10.2.1. CONSULTANT'S OBLIGATION TO INDEMNIFY OWNER OR OTHER INDEMNITEES UNDER SECTION 9.1 FOR CONSEQUENTIAL DAMAGES ARISING OUT OF CLAIMS (A) ASSERTED UNDER SECTION 9.1 AND 9.2 AND (B) SUFFERED BY THIRD PARTIES WITH RESPECT TO CLAIMS COVERED BY CONSULTANT'S INDEMNIFICATION OBLIGATIONS;

10.2.2. A PARTY'S WAIVER IN SECTION 10.1 WILL NOT APPLY TO THE EXTENT ITS EFFECT WOULD BE TO LIMIT THE OBLIGATION OF AN INSURER TO PAY INSURANCE PROCEEDS THAT WOULD, BUT FOR THE OPERATION OF SUCH WAIVER, BE PAYABLE BY THAT INSURER;

10.2.3. ANY DIRECT OR "NON-CONSEQUENTIAL" DAMAGE(S) INCURRED BY OWNER OR CONSULTANT;

10.2.4. COSTS OF CORRECTIVE OR COMPLETION WORK CAUSED BY OR RESULTING FROM THE CONSULTANT'S FAILURE TO COMPLY WITH THE REQUIREMENTS IMPOSED ON THE CONSULTANT BY THIS AGREEMENT OR ANY WORK ORDERS ISSUED THEREUNDER;

10.2.5. FINES AND PENALTIES LEVIED BY A REGULATORY AGENCY;

10.2.6. GROSS NEGLIGENCE OR INTENTIONAL MISCONDUCT OF CONSULTANT OR ITS SUBCONSULTANTS, THEIR EMPLOYEES OR ANY FOR WHOM THEY ARE RESPONSIBLE.

10.3 THE PARTIES AGREE THAT NEITHER PARTY'S INDIVIDUAL EMPLOYEES, OFFICERS, ELECTED OFFICIALS, DIRECTORS OR PRINCIPALS SHALL BE SUBJECT TO ANY PERSONAL LIABILITY AS A RESULT OF OR IN CONNECTION WITH THE CONTRACT OR ANY WORK ORDER FOR SERVICES HEREUNDER, EXCEPT AS REQUIRED UNDER THE TEXAS OCCUPATIONS CODE § 1051. IN CASES INVOLVING THE GROSS NEGLIGENCE OR INTENTIONAL MISCONDUCT OF CITY'S, OR CONSULTANT'S EMPLOYEES, OFFICERS, DIRECTORS OR PRINCIPALS, THE FOREGOING LIMITATION SHALL NOT APPLY AND THE OTHER PARTY SHALL BE ENTITLED TO ALL AVAILABLE REMEDIES AT LAW OR IN EQUITY.

ARTICLE 11
INSURANCE

11.1 General. The Consultant shall procure and maintain at its sole cost and expense for the duration of this Contract insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, volunteers, employees or subcontractors. The policies, limits and endorsements required are as set forth on below**.**

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Each Subconsultant must provide Worker's Compensation/Employer's liability, Professional Liability, CGL, and Automobile Liability coverage with equal limits as Consultant; provided, however, the limits of such insurance may be adjusted in accordance with the nature of each Subconsultant's operations but, if such adjustment is requested, it must be submitted to City for approval before the Consultant enters into an agreement or any work commences under the agreement in question.

During the term of the Contract Consultant's insurance policies shall meet the minimum requirements of this section:

11.2 Types. Consultant shall have the following types of insurance:

11.2.1 Commercial General Liability.

11.2.2 Business Automobile Liability.

11.2.3 Workers Compensation/Employer's Liability

11.2.4 Professional Liability.

11.3 Certificates of Insurance. For each of these policies, the Consultant's insurance coverage shall be primary insurance with respect to the City, its officials, agents, employees and volunteers. Any self-insurance or insurance policies maintained by the City, its officials, agents, employees and volunteers, shall be considered in excess of the Consultant's insurance and shall not contribute to it. No term or provision of the indemnification provided by the Consultant to the City pursuant to this Contract shall be construed or interpreted as limiting or otherwise affecting the terms of the insurance coverage. All Certificates of Insurance and endorsements shall be furnished to the City's Representative at the time of execution of this Contract, attached hereto as Attachment C, and approved by the City before any letter of authorization to commence planning will issue or any work on the Project commences.

11.4 General Requirements Applicable to All Policies. The following General Requirements to all policies shall apply:

11.4.1 Only licensed insurance carriers authorized to do business in the State of Texas will be accepted.

11.4.2 Deductibles shall be listed on the Certificate of Insurance.

11.4.3 "Claims made" policies will not be accepted, except for Professional Liability insurance.

11.4.4 Coverage shall not be suspended, voided, canceled, or reduced in coverage or in limits of liability except after thirty (30) calendar days prior written notice has been given to the City of Cibolo.

11.4.5 The Certificates of Insurance shall be prepared and executed by the insurance carrier or its authorized agent on the most current State of Texas Department of Insurance-approved forms.

11.4.6 Additional Insured Status. To the fullest extent permitted under Texas law City, and Indemnitees, shall be included as additional insureds on each CGL policy

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procured by Consultants and Subconsultants using ISO Additional Insured Endorsements CG 20 10 10 01 (ongoing operations) and CG 20 37 10 01 (completed operations) or endorsements providing equivalent coverage. Such parties shall also be included as additional insureds on all other policies procured by Consultant and Subconsultants except Worker's Compensation/Employer's Liability and Professional Liability with endorsements approved by City. Notwithstanding anything to the contrary, such additional insured coverage shall not exceed that allowed under Texas law.

11.5 Commercial General Liability Requirements. The following Commercial General Liability requirements shall apply:

11.5.1 Coverage shall be written by a carrier rated "A:VIII" or better in accordance with the current A. M. Best Key Rating Guide.

11.5.2 Minimum Limit of $1,000,000 per occurrence for bodily injury and property damage with a $2,000,000 annual aggregate.

11.5.3 No coverage shall be excluded from the standard policy without notification of individual exclusions being attached for review and acceptance.

11.5.4 The coverage shall not exclude premises/operations; independent contracts, products/completed operations, contractual liability (insuring the indemnity provided herein), and where exposures exist, Explosion Collapse and Underground coverage.

11.5.5 The City shall be included as an additional insured and the policy shall be endorsed to waive subrogation and to be primary and non-contributory.

11.6 Business Automobile Liability Requirements. The following Business Automobile Liability requirements shall apply:

(a) Coverage shall be written by a carrier rated "A:VIII" or better in accordance with the current. A. M. Best Key Rating Guide.

(b) Minimum Combined Single Limit of $1,000,000 per occurrence for bodily injury and property damage.

(c) The Business Auto Policy must show Symbol 1 in the Covered Autos portion of the liability section in Item 2 of the declarations page.

(d) The coverage shall include owned autos, leased or rented autos, non-owned autos, any autos and hired autos.

(e) The City shall be included as an additional insured and the policy shall be endorsed to waive subrogation and to be primary and non-contributory.

11.7 Workers' Compensation/Employers Liability Insurance Requirements. The following Workers' Compensation Insurance requirements shall apply; and the term "contractor" shall be construed to mean "Consultant' as identified in this Contract:

11.7.1 Pursuant to the requirements set forth in Title 28, Section 110.110 of the Texas

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Administrative Code, all employees of the Consultant, the Consultant, all employees of any and all subcontractors, and all other persons providing services on the Project must be covered by a workers' compensation insurance policy; either directly through their employer's policy (the Consultant's, or subcontractor's policy) or through an executed coverage agreement on an approved Texas Department of Insurance Division of Workers Compensation (DWC) form. Accordingly, if a subcontractor does not have his or her own policy and a coverage agreement is used, Consultants and subcontractors must use that portion of the form whereby the hiring contractor agrees to provide coverage to the employees of the subcontractor. The portion of the form that would otherwise allow them not to provide coverage for the employees of an independent contractor may not be used.

11.7.2 The workers' compensation/employer's liability insurance shall include the following terms:

11.7.2.1 Employer's Liability limits of $1,000,000 for each accident is required.

11.7.2.2 "Texas Waiver of Our Right to Recover From Others Endorsement, WC 42 03 04" shall be included in this policy.

11.7.2.3 Texas must appear in Item 3A of the Worker's Compensation coverage or Item 3C must contain the following: All States except those listed in Item 3A and the States of NV, ND, OH, WA, WV, and WY.

11.7.3 Pursuant to the explicit terms of Title 28, Section 110.110(c)(7) of the Texas Administrative Code, this Contract, the bid specifications, this Contract, and all subcontracts on this Project must include the terms and conditions set forth below, without any additional words or changes, except those required to accommodate the specific document in which they are contained or to impose stricter standards of documentation:

11.7.3.1 Definitions:

Certificate of coverage ("certificate") - A copy of a certificate of insurance, a certificate of authority to self-insure issued by the Division of Workers Compensation, or a coverage agreement (DWC-81, DWC-83, or DWC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a project, for the duration of the Project.

Duration of the Project - includes the time from the beginning of the work on the Project until the Contractor's/person's work on the project has been completed and accepted by the governmental entity.

Persons providing services on the project ("subcontractors" in § 406.096 [of the Texas Labor Code]) - includes all persons or entities performing all or part of the services the Contractor has undertaken to perform on the project, regardless of whether that person contracted

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directly with the Contractor and regardless of whether that person has employees. This includes, without limitation, independent Contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity which furnishes persons to provide services on the project. 'Services' include, without limitation, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service related to a project. "Services" does not include activities unrelated to the project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.

11.7.3.2 The Contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, that meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all employees of the Contractor providing services on the project, for the duration of the project.

11.7.3.3 The Contractor must provide a certificate of coverage to the governmental entity prior to being awarded the contract.

11.7.3.4 If the coverage period shown on the Contractor's current certificate of coverage ends during the duration of the Project, the Contractor must, prior to the end of the coverage period, file a new certificate of coverage with the governmental entity showing that coverage has been extended.

11.7.3.5 The Contractor shall obtain from each person providing services on a project, and provide to the governmental entity:

11.7.3.5.1 a certificate of coverage, prior to that person beginning work on the project, so the governmental entity will have on file certificates of coverage showing coverage for all persons providing services on the project; and

11.7.3.5.2 no later than seven calendar days after receipt by the Contractor, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project.

11.7.3.6 The Contractor shall retain all required certificates of coverage for the duration of the project and for one year thereafter.

11.7.3.7 The Contractor shall notify the governmental entity in writing by certified mail or personal delivery, within 10 calendar days after the Contractor knew or should have known, or any change that materially affects the provision of coverage of any person providing services on the project.

11.7.3.8 The Contractor shall post on each project site a notice, in the text, form

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and manner prescribed by the Division of Workers Compensation, informing all persons providing services on the project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.

11.7.3.9 The Contractor shall contractually require each person with whom it contracts to provide services on a project, to:

11.7.3.9.1 provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, that meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all of its employees providing services on the project, for the duration of the project;

11.7.3.9.2 provide to the Contractor, prior to that person beginning work on the project, a certificate of coverage showing that coverage is being provided for all employees of the person providing services on the project, for the duration of the project;

11.7.3.9.3 provide the Contractor, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project;

11.7.3.9.4 obtain from each other person with whom it contracts, and provide to the Contractor:

11.7.3.9.4.1 a certificate of coverage, prior to the other person beginning work on the project; and

11.7.3.9.4.2 a new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the project;

11.7.3.9.5 retain all required certificates of coverage on file for the duration of the project and for one year thereafter;

11.7.3.9.6 notify the governmental entity in writing by certified mail or personal delivery, within 10 calendar days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project; and

11.7.3.9.7 Contractually require each person with whom it contracts, to perform as required by paragraphs (a) - (g), with the certificates of coverage to be provided to the person for

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whom they are providing services.

11.7.3.9.8 By signing this Contract, or providing, or causing to be provided a certificate of coverage, the Contractor is representing to the governmental entity that all employees of the Contractor who will provide services on the project will be covered by workers' compensation coverage for the duration of the project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the Commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the Contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.

11.7.3.9.9 The Contractor's failure to comply with any of these provisions is a breach of Contract by the Contractor that entitles the governmental entity to declare the Contract void if the Contractor does not remedy the breach within ten calendar days after receipt of notice of breach from the governmental entity.

11.8 Professional Liability Requirements. The following Professional Liability requirements shall apply:

(a) Coverage shall be written by a carrier rated "A:VIII" or better in accordance with the current A.M. Best Key Rating Guide.

(b) Minimum of $2,000,000 per claim and $5,000,000 aggregate, with a maximum deductible of $100,000.00. Financial statements shall be furnished to the City of Cibolo when requested.

(c) Professional liability coverage will be obtained and maintained by Consultant and Subconsultant with policy limits set forth above to insure from and against all negligent acts, errors, and omissions in the professional services performed by them, and their agents, representatives, employees, and Subconsultants. Coverage shall provide full prior acts coverage or a retroactive date not later than the date the services are first performed in connection with the Project. Policies shall not include any type of exclusion or limitation of coverage applicable to claims arising from: (i) bodily injury or property damage where coverage is provided on behalf of design professionals or Subconsultants; (ii) habitational or residential operations; (iii) pollution, mold and/or microbial matter and/or fungus and/or biological substance; (iv) punitive, exemplary or multiplied damages; or (vi) design services. All policies shall be maintained until all claims arising out of the services provided by each entity are barred by the statute of repose under Texas law. Coverage under any renewal policy form shall include a retroactive date that

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precedes the earlier of the effective date of this Contract or the first performance of services for the Project. The purchase of an extended discovery period or an extended reporting period on this policy will not be sufficient to comply with the obligations hereunder.

(d) Retroactive date must be shown on certificate.

ARTICLE 12
CHANGES; TERMINATION FOR CONVENIENCE; TERMINATION FOR CAUSE

12.1 City may, at any time and from time to time, make written changes to Work Orders in the form of modifications, additions, or omissions. In the event that any such change, through no fault of Consultant, shall impact Consultant's compensation or schedule, then (a) such changes shall be authorized by written change order issued by City and accepted by Consultant, and (b) an equitable adjustment shall be made to the Work Order in writing duly executed by both Parties, to reflect the change in compensation and schedule.

12.2 City may for convenience terminate this Agreement, any Work Order issued under this Agreement, or Consultant's right to perform Services under this Agreement or any Work Order by at any time giving seven (7) days written notice of such termination. In such event, City shall have the right but not the obligation to assume all obligations and commitments that Consultant may have in good faith undertaken or incurred in connection with the Services terminated, and City shall pay Consultant, as its sole and exclusive remedy, for Services properly performed to date of termination and for reasonable costs of closing out such Services provided City has pre-approved such costs. Consultant shall not be entitled to lost profit on unperformed Services or any consequential damages of any kind. Upon termination, Consultant shall invoice City for all services performed by Consultant prior to the time of termination which have not previously been compensated. Payment of undisputed amounts in the final invoice shall be due and payable within thirty (30) days after receipt by City and City's receipt of all Work Product. Consultant shall include a similar provision allowing for termination for convenience on similar terms in all its lower-tier subcontracts.

12.3 This Agreement or any Work Order may be terminated by either Party in the event that the other Party fails to perform in accordance with its requirements and such Party does not cure such failure within ten (10) days after receipt of written notice describing such failure. In the event that City terminates this Agreement or any Work Order for cause, Consultant shall not be entitled to any compensation until final completion of the then ongoing Services and any such entitlement shall be subject to City's right to offset and/or recoup all damages and costs associated with finally completing such Services. If for any reason, Consultant is declared in default and/or terminated by City under any Work Order with City, City shall have the right to offset and apply any amounts which might be owed to City by Consultant against any earned but unpaid amounts owed to Consultant by City under any Work Order. In the event any Work Order is terminated by City, Consultant shall promptly deliver to City all Work Product with respect to such terminated Work Order.

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12.4 The City may, without cause, order the Consultant in writing to suspend, delay, or interrupt this Agreement or any Work Order in whole or in part for such period of time as the City may determine. Upon receipt of such notice, the Consultant shall, unless the notice requires otherwise, immediately discontinue Services on the date and to the extent specified in the notice. The Consultant shall be compensated for Services performed prior to notice of such suspension. When the services under this Contract are resumed, the Consultant shall be compensated for expenses directly and necessarily incurred in the interruption and resumption of the Consultant's services, without markup.

12.5 Notices shall be mailed to the addresses designated herein or as may be designated in writing by the Parties from time to time and shall be deemed received when sent postage prepaid U.S. Mail to the following addresses:

City:	**Consultant:**
City of Cibolo	**Colliers Engineering & Design**
Attn: Wayne Reed	**Attn:** Christopher Otto
200 South Main Street	**3421 Paesanos Parkway**
Cibolo, Texas 78108	**San Antonio, Texas 78231**

ARTICLE 13
FORCE MAJEURE

13.1 Any delay in performance or non-performance of any obligation other than an obligation to make a payment as required under this Agreement or any Work Order, of Consultant contained herein shall be excused to the extent such delay in performance or non-performance is caused by Force Majeure. "Force Majeure" shall mean fire, flood, act of God, earthquakes, extreme weather conditions, epidemic, pandemic, war, riot, civil disturbance or unrest, imposition of martial law, restrictions imposed by civil authority, loss of control of civil authority, illegal activity, extreme unreliability or failure of the utility infrastructure, failure of the US banking system, loss of access to communication systems, sabotage, terrorism, or judicial restraint, but only to the extent that such event (i) is beyond the reasonable control of and cannot be reasonably anticipated by or the effects cannot be reasonably alleviated by Consultant and (ii) prevents the performance of Services.

13.2 If Consultant is affected by Force Majeure, Consultant shall promptly provide notice to City, explaining in detail the full particulars and the expected duration thereof. Notice will be considered prompt if delivered within five days after Consultant first becomes aware that the event of Force Majeure will affect the performance of Services and the end of the restrictions, if any, on Consultant's ability to communicate with City. Consultant shall use its commercially reasonable efforts to mitigate the interruption or delay if it is reasonably capable of being mitigated.

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ARTICLE 14
SUCCESSORS, ASSIGNMENT AND SUBCONTRACTING

14.1 City and Consultant bind themselves and their successors, executors, administrators and permitted assigns to the other Party of this Agreement and to the successors, executors, administrators and permitted assigns of such other party, in respect to all covenants of this Agreement.

14.2 No right or interest in this Agreement or any Work Order shall be assigned by Consultant or City without the prior written consent of the other Party.

14.3 Prior to commencement of any part of the Services to be provided under any Work Order with respect to which Consultant has elected to subcontract, Consultant will notify City in writing of the identity of the particular subcontractor, subconsultant or supplier Consultant intends to employ for the performance of such part of the Services and the scope of Services it will perform. City shall have the right within twenty-one (21) calendar days of such written notice to disallow Consultant's employment of any particular subcontractor, subconsultant or supplier, provided that any reasonable additional costs incurred by Consultant as a result of such disallowance shall be borne by City.

ARTICLE 15
SEVERABILITY; NON-WAIVER

15.1 If any provision or portion thereof of this Agreement or any Work Order is deemed unenforceable or void, then such provision or portion thereof shall be deemed severed from the Agreement or such Work Order and the balance of the Agreement or Work Order shall remain in full force and effect. The Parties shall use their best efforts to replace the respective provision or provisions of this Contract with legal terms and conditions approximating the original intent of the Parties.

15.2 Failure by City in any instance to insist upon observance or performance by Consultant of any term, condition or obligation of this Agreement shall not be deemed a waiver by City of any such observance or performance. No waiver by City of any term, condition, obligation or breach of this Agreement will be binding upon City unless in writing, and then will be for the particular instance specified in such writing only. Payment of any sum by City to Consultant with knowledge of any breach will not be deemed a waiver of such breach or any other breach.

ARTICLE 16
LICENSE REQUIREMENTS

16.1 The Consultant and any subconsultant shall have and maintain any licenses, registrations and certifications required by the State of Texas or recognized professional organizations governing the Services performed under this Agreement and any Work Order.

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ARTICLE 17
ENTIRE AGREEMENT

17.1 This Agreement and all Work Orders issued under it contain the full and complete understanding of the Parties pertaining to their subject matter and supersede any and all prior and contemporaneous representations, negotiations, agreements or understandings between the Parties, whether written or oral. The Agreement and Work Orders may be modified only in writing, signed by both Parties.

ARTICLE 18
GOVERNING LAW; VENUE

18.1 This Agreement and Work Orders, and its and their construction and any disputes arising out of, connected with, or relating to this Agreement or Work Orders shall be governed by the laws of the State of Texas, without regard to its conflicts of law principles. Venue of all dispute resolution proceedings arising out of, connected with or relating to this Agreement, shall be in Guadalupe County, Texas.

ARTICLE 19
DISPUTE RESOLUTION

19.1 In the event of any dispute arising out of or relating to this Agreement, any Work Order or any Services which City and Consultant have been unable to resolve within thirty (30) days after such dispute arises, a senior representative of Consultant shall meet with the City Manager of City at a mutually agreed upon time and place not later than forty-five (45) days after such dispute arises to attempt to resolve such dispute. In the event such representatives are unable to resolve any such dispute within fifteen (15) days after such meeting, either Party may, by written notice to the other, submit such dispute to non-binding mediation before a mutually agreeable mediator. If the Parties are unable to agree upon a mediator within twenty (20) days after such written notice of submission to mediation, the American Arbitration Association shall be empowered to appoint a qualified mediator pursuant to the American Arbitration Association Construction Industry Mediation Rules. If the dispute is technical in nature, the mediator appointed by the American Arbitration Association shall be qualified by at least ten (10) years' experience in construction, engineering, and/or public works operations. The mediation shall be conducted within thirty (30) days of the selection or appointment of the mediator, as applicable. The mediation shall be held at a mutually agreeable location in Guadalupe County, Texas. If the Parties are unable to agree on a location, the mediation shall be held at the offices of the American Arbitration Association closest to San Antonio, Texas.

19.2 Any dispute arising out of or relating to this Agreement or any Work Order or any Services not resolved pursuant to Article 19.1, shall be resolved, by litigation in a court of competent jurisdiction.

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19.3 Notwithstanding the foregoing, in the event City and any other consultant and/or any contractor are involved in a dispute in connection with a project for which Consultant has provided Services, and City, in its sole discretion, determines that Consultant's participation in any dispute resolution meeting or mediation proceeding between City and any such consultant and/or contractor is necessary to the resolution of such dispute, Consultant agrees to attend and participate at its own cost in any such dispute resolution meeting or mediation proceeding.

19.4 If Consultant brings any claim against City and Consultant does not prevail with respect to such claim, Consultant shall be liable for all attorneys' fees and costs incurred by City as a result of such claim.

ARTICLE 20
ELECTRONIC SIGNATURES; COUNTERPARTS

20.1 This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement. Duplicate copies of duly executed and delivered counterparts of this Agreement shall be deemed to have the same full force and effect as originals and may be relied upon as such. Notwithstanding the foregoing, the Parties agree that this Agreement and any Work Order may be executed using electronic signatures at the option and in the discretion of City, and, in such event, the provisions of the Uniform Electronic Transaction Act, Chapter 332, Texas Business and Commerce Code, as amended, and any applicable policies and procedures of City regarding electronic signatures shall apply.

ARTICLE 21
PUBLICITY

21.1 Neither Consultant nor any of its subconsultants shall publish or release any publicity or public relations materials of any kind concerning or relating to this Agreement, the Services or the activities of City, unless such materials have first been reviewed and approved in writing by City. This provision shall not apply to mandatory reports which Consultant or its subconsultants are required by law to file with governmental authorities.

ARTICLE 22
GENERAL TERMS

22.1 Cumulative Mutual Remedies. In the event of default by a Party herein, the other Party shall have all rights and remedies afforded to it at law or in equity to recover damages and interpret, or enforce, the terms of the Contract. The exercise of any one right or remedy shall be without prejudice to the enforcement of any other right or remedy allowed at law or in equity.

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22.2 State or Federal Laws. This Contract is subject to all applicable federal and State laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, State or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction. The Consultant must obtain all necessary permits and licenses required in completing the services required by this Contract.

22.3 No Third Party Beneficiary. The Parties are entering into this Contract solely for the benefit of themselves and agree that nothing herein shall be construed to confer any right, privilege or benefit on any person or entity other than the Parties hereto.

IN WITNESS WHEREOF, the Parties have entered into this Agreement as of the day and year herein above first written.

CONSULTANT:

Colliers Engineering & Design

DocuSigned by:
By: Christopher Otto
A9D45DC94661459...
Name: Christopher Otto
Title: Geographic Discipline Lead

Date: 12/20/2023

ATTEST:

DocuSigned by:
Christopher Otto
A9D45DC94661459...

CITY:

City of Cibolo

DocuSigned by:
By: Wayne Reed
4D683702B4D040A...
Wayne Reed
City Manager

Date: 12/20/2023

ATTEST:

DocuSigned by:
Wayne Reed
4D683702B4D040A...

DocuSign Envelope ID: 3DFC2A1A-331E-4DF3-BE1B-1D61CC191B80

ATTACHMENT A

Compensation terms for cost reimbursable and lump sum Services:

A.1. COMPENSATION BASED ON COST WITH MULTIPLIER

For professional and non-professional staff, City will compensate Consultant on the basis of a multiplier added to the Raw Salary Cost as shown in the table below for the Scope of Work specified in the Work Order. Professional is defined as a manager, supervisor, engineer, scientist or other recognized profession. Typically, professional employees are salaried exempt employees. Typically, non-professional employees are hourly non-exempt employees. The Raw Salary Cost for salaried employees is defined as the annual base salary excluding bonuses, burdens, and benefits divided by 2080. For hourly personnel, the Raw Salary Cost is defined as the hourly wage paid to the employee exclusive of burdens and benefits. Any shift premiums or premiums paid for hours worked in excess of 40 per week will be added to the base hourly wage and will be considered a part of the Raw Salary Cost.

(a) RAW SALARY MULTIPLIERS

3.50 for professional and non-professional staff working at Consultant or its subcontractor, subconsultant, or vendor offices.

3.50 for professional and non-professional staff working in the field during construction or at City offices for a minimum period of six (6) consecutive months.

3.50 for construction inspectors working in the field.

(b) EXPENSES

"Billable Expenses" include all costs and expenses directly attributable to performance of the services, which are in good accounting practice direct costs of the Services and not covered by the allowance for payroll burden and general office overhead and profit. Costs of outside services will be charged at actual invoice cost plus ten percent (10%). "Billable Expenses" include: subconsultants; travel expenses to and from locations outside Guadalupe and Bexar County; and copies of all deliverables submitted to City. All local vehicle use outside Guadalupe and Bexar Counties will be reimbursed at the current IRS allowable rate with no markup. All other expenses are considered to be covered by the allowance for payroll burden and general office overhead and profit and are non-billable expenses.

A.2. LUMP SUM COMPENSATION

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City will compensate Consultant on the basis of a mutually agreed upon lump sum price for the scope of work specified in the Work Order. City may ask Consultant for a cost estimate for the scope of work prior to issuing the Work Order. The cost estimate will include a summary breakdown showing the labor hours and cost, subconsultant costs, and other direct costs included in the estimate. Labor rates to be used in preparing the estimate will be the actual salary or wage of the employee times the appropriate multiplier specified in A.1 (a) above. Consultant will submit and City will pay monthly invoices based on the mutually agreed upon percentage of the Project completed.

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ATTACHMENT B

This Work Order is issued subject to, is governed by and incorporates by reference that certain Master Professional Services Agreement, Contract No. **23-160-09-A** , between the City and Consultant effective _____, 2023.

Work Order Date: _____

CONSULTANT: _____

Consultant Project Manager: _____

City Point of Contact: _____

Type of Compensation: _____

Compensation: _____

Description of Services: _____

Deliverables: See Attached.

Schedule Requirements:

Commence Services: _____

Completion of Services: _____

Submittal Dates for Each Deliverable: See Attached.

Agreed to by:

CITY:	**CONSULTANT:**
CITY OF CIBOLO	**Colliers Engineering & Design**
By:_____	By:_____
Name: Wayne Reed	Name:_____
Title: City Manager	Title:_____

SAMPLE

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ATTACHMENT C
CERTIFICATE OF INSURANCE

Client#: 40473 COLLIENGIN4

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/02/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Marsh & McLennan Agency LLC 18000 Horizon Way Mount Laurel, NJ 08054	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS: somersetclsupport@mma-ne.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : National Union Fire Ins Co PittsburghPA	19445
INSURER B : Travelers Property Casualty Co of Amer	25674
INSURER C : New Hampshire Insurance Company	23841
INSURER D : Navigators Insurance Company	42307
INSURER E :	
INSURER F :	

INSURED
Colliers Engineering & Design Inc
dba Maser Consulting*
101 Crawfords Corner Road, Suite 3400
Holmdel, NJ 07733

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			GL9925559	03/01/2023	03/01/2024	EACH OCCURRENCE	$2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
							MED EXP (Any one person)	$25,000
							PERSONAL & ADV INJURY	$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$4,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$4,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			CA4773685	03/01/2023	03/01/2024	COMBINED SINGLE LIMIT (Ea accident)	$2,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR			CUP1T66744423NF	03/01/2023	03/01/2024	EACH OCCURRENCE	$10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$10,000,000
	DED X RETENTION $0							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N			WC025893715	03/01/2023	03/01/2024	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N	N / A					E.L. EACH ACCIDENT	$1,000,000
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$1,000,000
D	Excess Liabilty			NY23MXEZ07LHXIV	03/01/2023	03/01/2024	$15,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Contract #23-160-09

City of Cibolo is included as Additional Insured when required by written contract, agreement, or permit, but only with respect to the General Liability, Automobile Liability and Umbrella Liability insurance and subject to the provisions and limitations of the policy. General Liability, Automobile Liability and Umbrella Liability coverages are written on a primary and non-contributory basis when required by written (See Attached Descriptions)

CERTIFICATE HOLDER

City of Cibolo
200 South Main Street
Cibolo, TX 78108

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Wm. C. Cleant

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DESCRIPTIONS (Continued from Page 1)

contract, agreement or permit and subject to the provisions and limitations of the policy. Waiver of subrogation applies to the General Liability, Automobile Liability and Umbrella Liability when required by written contract, agreement or permit and subject to the provisions and limitations of the policy. Waiver of subrogation applies to the Workers Compensation coverage when required by written contract, agreement or permit and subject to the provisions and limitations of the policy where permissible by state law. Umbrella Liability follows form over the General Liability, Automobile Liability and Employer Liability coverages. The insurance company will provide 30 days notice of cancellation/non-renewal (10 days notice for nonpayment) to the certificate holder if the policy is canceled by the company.

***NAMED INSUREDS INCLUDE:**
Colliers Engineering & Design Inc. dba Bolton Perez & Associates Inc.;
Bolton Perez & Associates Inc.;
Network Engineering Services Inc.;
Colliers Engineering & Design CT, P.C.;
Colliers Engineering & Design Inc.;
Colliers International Holdings USA Inc.;
Colliers International Group Inc.;
Colliers International USA, LLC;
Maser Consulting Inc.;
Maser Consulting P.A.;
Maser Consulting Connecticut PC;
Colliers Engineering & Design/Maser Consulting Inc.;
Triangle Surveying & Mapping Inc.;
Maser Land Services LLC;
Colliers Land Services, LLC;
Colliers Project Leaders USA NE, LLC;
Colliers Engineering & Design Inc. dba Colliers Project Leaders;
Gorton & Partners LLC;
Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying CT P.C.;
TerraSense Lab CED,Inc.;
Northern Survey Consulting LLC dba Northern Survey Engineering LLC;
Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C (also referred to as Bergmann, DPC);
Bergmann Architectural Associates, Inc.;
Bergmann Engineering Associates, Inc.;
KFW Management LLC dba KFW Engineers & Surveying;
KFW Surveying LLC

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COLLIER-01 MHERLIHY2

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/3/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Ames & Gough 859 Willard Street Suite 320 Quincy, MA 02169	PHONE (A/C, No, Ext): (617) 328-6555	FAX (A/C, No): (617) 328-6888
	E-MAIL ADDRESS: boston@amesgough.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Berkshire Hathaway Specialty Insurance Company	22276
INSURED Colliers Engineering & Design, Inc. dba Maser Consulting* 101 Crawfords Corner, Suite 3400 Holmdel, NJ 07733	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liab.			47-EPP-326918-01	2/25/2023	2/25/2024	Per Claim Limit	1,000,000
A	Professional Liab.			47-EPP-326918-01	2/25/2023	2/25/2024	Aggregate Limit	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

All Coverages are in accordance with policy terms and conditions.

***NAMED INSUREDS INCLUDE:**

Colliers Engineering & Design Inc.; Colliers Engineering & Design CT,P.C.; Colliers Engineering & Design/Maser Consulting Inc.; Colliers Land Services, LLC; Colliers Engineering & Design Inc dba Colliers Project Leaders; Colliers Engineering & Design Inc. dba Bolton Perez & Associates Inc.; Colliers International Group Inc.; Colliers International Holdings USA Inc.; Colliers International USA, LLC; Colliers Project Leaders USA NE, LLC; Bergmann Architectural Associates, Inc.; Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C (also referred to as Bergmann, DPC); Bergmann Engineering Associates, Inc.; Bolton Perez & Associates Inc.; Gorton & Partners LLC; KFW Management LLC dba KFW Engineers & Surveying; KFW

SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

City of Cibolo
200 South Main Street
Cibolo, TX 78108

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jared Maxwell

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AGENCY CUSTOMER ID: COLLIER-01 MHERLIHY2

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Ames & Gough	Colliers Engineering & Design, Inc. dba Maser Consulting* 101 Crawfords Corner, Suite 3400 Holmdel, NJ 07733
POLICY NUMBER SEE PAGE 1	
CARRIER: SEE PAGE 1 / NAIC CODE: SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
Surveying LLC; Maser Consulting Connecticut PC; Maser Consulting Inc.; Maser Consulting P.A.; Maser Land Services LLC; Network Engineering Services Inc.; Northern Survey Consulting LLC dba Northern Survey Engineering LLC; TerraSense Lab CED, Inc.; Triangle Surveying & Mapping Inc., HILGARTWILSON, LLC.

Evidence of Insurance

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CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2023-1053440

Date Filed:
07/31/2023

Date Acknowledged:
07/31/2023

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Colliers Engineering & Design
San Antonio, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Cibolo

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
23-160-09
City Engineering Services and On-Call Civil Engineering Services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Colliers Engineering & Design	San Antonio, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

DocuSign Envelope ID: 3DFC2A1A-331E-4DF3-BE1B-1D61CC191B80

ATTACHMENT 1

AMERICAN RESCUE PLAN ACT (ARPA) CONTRACT ADDENDUM

Notice: The agreement, contract or purchase order to which this addendum is attached is made using federal assistance provided to the City of CIBOLO by the US Department of Treasury under the American Rescue Plan Act ("ARPA"), Sections 602(b) and 603(b) of the Social Security Act, Pub. L. No. 117-2 (March 11, 2021). and administered by the US Department of Treasury under the Coronavirus State and Local Fiscal Recovery Funds program ("SLFRF").

The following terms and conditions apply to you, the contractor or vendor, as a contractor of the City of Cibolo; by ARPA and its implementing regulations; and as established by the Treasury Department. Contractor shall take all reasonable and necessary steps and shall flow down all contract clauses necessary herein to lower tier subcontractors and/or vendors to enable the City of Cibolo to comply with U.S. Department Of The Treasury Coronavirus Local Fiscal Recovery Fund Award Terms And Conditions (hereinafter "CLFRF Terms and Conditions"), section 603 of the Social Security Act (the Act), regulations adopted by Treasury pursuant to section 603(f) of the Act, and guidance issued by Treasury regarding the foregoing. Contractor also agrees to comply with all other applicable federal statutes, regulations, and executive orders, and Contractor shall provide for such compliance by other parties in any agreements it enters into with other parties relating to this Agreement. If any CLFRF Terms and Conditions or federal provision or law incorporated herein refers specifically to another provision as governing arrangements under the CLFRF Terms and Conditions or contracting guidelines, then such other provision also is incorporated herein by reference and Contractor and all lower-tier subcontractors or vendors shall be required to comply with its terms.

This Addendum and the agreement, contract or purchase order to which it is attached are intended to be read harmoniously together; however, in the case of conflicts, this Addendum shall supersede and take precedence over the agreement, contract or purchase order and any scope of work, SAVE AND EXCEPT for Section 19 below "Termination" in which case the agreement, contract or purchase order shall take precedence.

1. **Equal Opportunity**. Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of ''federally assisted construction contract'' in 41 CFR Part 60–1.3 must include the equal opportunity clause provided under 41 CFR 60–1.4(b), in accordance with Executive Order 11246, ''Equal Employment Opportunity'' (30 FR 12319, 12935, 3 CFR Part, 1964–1965 Comp., p. 339), as amended by Executive Order 11375, ''Amending Executive Order 11246 Relating to Equal Employment Opportunity,'' and implementing regulations at 41 CFR part 60, ''Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.''

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During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by

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the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

2. Small, Minority and Women Business Enterprises (2 CFR §200.321) (*if applicable to this Contract*) Contractor hereby agrees to comply with the following when applicable: The requirements of Executive Orders 11625 and 12432 (concerning Minority Business Enterprise), and 12138 (concerning Women's Business Enterprise), and small business ***when applicable.*** Accordingly, the Contractor hereby agrees to take affirmative steps to assure that small, women and minority businesses are utilized when possible as sources of supplies, equipment, construction and services. Affirmative steps shall include the following:

a. Including qualified women's business enterprises and small and minority businesses on solicitation lists;

b. Assuring that women's enterprises and small and minority businesses are solicited whenever they are potential sources;

c. When economically feasible, dividing total requirements into smaller tasks or quantities so as to permit maximum participation by small and minority business, and women's business enterprises;

d. Where the requirement permits, establishing delivery schedules which will encourage participation by women's business enterprises and small and minority

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business;

e. Using the services and assistance of the Small Business Administration, and the U.S. Office of Minority Business Development Agency of the Department of Commerce; and

f. If any subcontracts are to be let, requiring the prime Contractor to take the affirmative steps in a through e above.

For the purposes of these requirements, a Minority Business Enterprise (MBE) is defined as an enterprise that is at least 51 percent owned and controlled in its daily operation by members of the following groups: Black, Hispanic, Asian or Pacific Islander, American Indian, or Alaskan Natives. A Women Business Enterprise (WBE) is defined as an enterprise that is at least 51 percent owned and controlled in its daily operation by women.

3. <u>Suspension and Debarment</u>. (applies to all purchases.)

(A) This contract is a covered transaction for purposes of 2 CFR pt. 180 and 2 CFR pt. 3000. As such, the Contractor is required to verify that none of Contractor's principals (defined at 2 CFR § 180.995) or its affiliates (defined at 2 CFR § 180.905) are excluded (defined at 2 CFR § 180.940) or disqualified (defined at 2 CFR § 180.935).

(B) The Contractor must comply with 2 CFR pt. 180, subpart C and 2 CFR pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(C) This certification is a material representation of fact relied upon by the City of Cibolo. If it is later determined that the contractor did not comply with 2 CFR pt. 180, subpart C and 2 CFR pt. 3000, subpart C, in addition to remedies available to the City, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(D) The Contractor agrees to comply with the requirements of 2 CFR pt. 180, subpart C and 2 CFR pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The Contractor further agrees to include a provision requiring such compliance in its lower tier covered transactions.

4. <u>Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352, as amended</u>. (Applies to all purchases.) Contractor certifies that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Contractor shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

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Purchases over $100,000 - Contractors must sign the certification on the last page of this addendum

5. Access to Records. (applies to all purchases.)

(A) The Contractor agrees to provide the City of Cibolo, the U.S. Department of Treasury, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions. The Contractor agrees to permit any of the foregoing parties to reproduce by any means or to copy excerpts and transcriptions as reasonably needed, and agrees to cooperate with all such requests.

(B) The Contractor agrees to provide the Treasury Department or authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

(C) No language in this contract is intended to prohibit audits or internal reviews by the Treasury Department or the Comptroller General of the United States.

6. Rights to Inventions Made Under a Contract or Agreement. Contracts or agreements for the performance of experimental, developmental, or research work shall provide for the rights of the Federal Government and the recipient in any resulting invention in accordance with 37 CFR part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any applicable implementing regulations.

7. Contract Work Hours and Safety Standards Act (40 U.S.C. 327 through 333) (applies only to purchases over $100,000, when laborers or mechanics are used.) Where applicable, all contracts in excess of $100,000 that involve the employment of mechanics or laborers shall include a provision for compliance with 40 U.S.C. 3702 and 3704 of the Contract Work Hours and Safety Standards Act, as supplemented by Department of Labor regulations (29 CFR part 5). Under Section 3702 of the Act, each contractor shall be required to compute the wages of every mechanic and laborer on the basis of a standard workweek of 40 hours. Work in excess of the standard workweek is permissible provided that the worker is compensated at a rate of not less than 1 1/2 times the basic rate of pay for all hours worked in excess of 40 hours in the workweek. The requirements of 40 U.S.C. 3704 are applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

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8. Prohibition on certain telecommunications and video surveillance services or equipment (Huawei and ZTE) (2 CFR 200.216)

Contractor is prohibited from obligating or expending loan or grant funds to:

(A) Procure or obtain;

(B) Extend or renew a contract to procure or obtain; or

(C) Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115–232, section 889, covered telecommunications equipment is telecommunications equipment produced by **Huawei Technologies Company or ZTE Corporation** (or any subsidiary or affiliate of such entities).

(i) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).

(ii) Telecommunications or video surveillance services provided by such entities or using such equipment.

(iii) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

9. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). This provision is not applicable as the amount allocated to City does not reach the required threshold for reporting ($10,000,000). Please note that Chapter 2258 of the Texas Government Code ("Texas Prevailing Wage Law") or "Texas Baby Davis Bacon Act" may to Public Works projects funded with both CLFRF funds and other sources of public funding. Contractor should review Contract, Agreement or Work Order to which this exhibit attaches for prevailing wage requirements therein (if any).

10. Buy USA - Domestic Preference for certain procurements using federal funds.(2 CFR 200.322) Contractor should, to the greatest extent **practicable** under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards

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including all contracts and purchase orders for work or products under this award. For purposes of this section:

(1) "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

(2) "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

11. Procurement of Recovered Materials: (applies only if the work involves the use of materials) (2 CRF 200.323)

(A) In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired:

i. Competitively within a timeframe providing for compliance with the contract performance schedule;

ii. Meeting contract performance requirements; or

iii. At a reasonable price.

(B) Information about this requirement, along with the list of EPA- designated items, is available at EPA's Comprehensive Procurement Guidelines web site, https://www.epa.gov/smm/comprehensive- procurement-guideline-cpg-program.

(C) The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act.

12. Record Retention

Financial records, supporting documents, statistical records, and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a recipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. The only exceptions are the following:

(a) If any litigation, claim, or audit is started before the expiration of the 3-year period, the records must be retained until all litigation, claims, or audit findings involving the records have been resolved and final action taken.

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(b) When the non-Federal entity is notified in writing by the Federal awarding agency, cognizant agency for audit, oversight agency for audit, cognizant agency for indirect costs, or pass-through entity to extend the retention period.

(c) Records for real property and equipment acquired with Federal funds must be retained for 3 years after final disposition.
(d) When records are transferred to or maintained by the Federal awarding agency or pass-through entity, the 3-year retention requirement is not applicable to the non-Federal entity.

(e) Records for program income transactions after the period of performance. In some cases, recipients must report program income after the period of performance. Where there is such a requirement, the retention period for the records pertaining to the earning of the program income starts from the end of the non-Federal entity's fiscal year in which the program income is earned.

(f) Indirect cost rate proposals and cost allocations plans. This paragraph applies to the following types of documents and their supporting records: indirect cost rate computations or proposals, cost allocation plans, and any similar accounting computations of the rate at which a particular group of costs is chargeable (such as computer usage chargeback rates or composite fringe benefit rates).

(1) If submitted for negotiation. If the proposal, plan, or other computation is required to be submitted to the Federal Government (or to the pass-through entity) to form the basis for negotiation of the rate, then the 3-year retention period for its supporting records starts from the date of such submission.

(2) If not submitted for negotiation. If the proposal, plan, or other computation is not required to be submitted to the Federal Government (or to the pass-through entity) for negotiation purposes, then the 3-year retention period for the proposal, plan, or computation and its supporting records starts from the end of the fiscal year (or other accounting period) covered by the proposal, plan, or other computation.

13. Generally Applicable Federal Environmental Laws and Regulation. (2 CFR 200 APPENDIX II (G)). Pursuant to Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of $150,000 agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

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14. **Publications**. Any publications produced with funds from this award must display the following language: "This project [is being] [was] supported, in whole or in part, by federal award number [enter project FAIN] awarded to [name of Recipient] by the U.S. Department of the Treasury."

15. **Increasing Seat Belt Use in the United States**. Pursuant to Executive Order 13043, 62 FR 19217 (Apr. 18, 1997), Contractor is encouraged to adopt and enforce on-the-job seat belt policies and programs for your employees when operating company-owned, rented or personally owned vehicles.

16. **Reducing Text Messaging While Driving**. Pursuant to Executive Order 13513, 74 FR 51225 (Oct. 6, 2009), Contractor is encouraged to adopt and enforce policies that ban text messaging while driving, and establish workplace safety policies to decrease accidents caused by distracted drivers.

17. **Termination Rights (2 CFR §200.326 Appendix II to Part 200 (B)).**

(a) Termination for Convenience: Whenever the interests of the City so require, City may terminate the parties' Agreement, in whole or in part, for the convenience of the City. City shall give Contractor thirty (30) days prior written notice of termination specifying the portions of the Agreement to be terminated and when such termination will become effective. In the event of a termination for convenience by City, Contractor shall be entitled to payment for all work and services performed by it up to the effective date of such termination. Contractor shall not be paid or compensated for lost profit on uncompleted work or any other consequential loss based on a similar theory.

(b) Termination for Cause: The City may, by written notice of default to Contractor, terminate the parties' Agreement, in whole or in part, if the Contractor fails to satisfactorily perform any provisions of the parties' agreement after a period of ten (10) following Contractor's receipt of a Notice of Deficiency provided by City.

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- This form is required only for purchases of more than $100,000 -

31 CFR Part 21 – New Restrictions on Lobbying - CERTIFICATION REGARDING LOBBYING

The undersigned certifies, to the best of their knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all contractors shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Ch. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

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Date: DocuSigned by: Christopher Otto A9D45DC94661459...

Signature of Contractor's authorized official

Christopher Otto

(Print name of person signing above)

Geographic Discipline Lead

(Print title of person signing above)

City of Cibolo

City Council Regular Meeting Staff Report

K. Discussion/Action on Celebrating America's 250th Birthday. (Mr. McGlothin)

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Discussion/Action Item: 12K.

From
Wayne Reed, City Manager

PRIOR CITY COUNCIL ACTION:

None.

BACKGROUND:

As the Nation commemorates the 250th anniversary of the United States, the City of Cibolo should recognize this historic milestone through communications and possible signs, flags and/or banners. The City Council can pass a proclamation as well to commemorate the milestone.

On July 4, 2026, American independence reaches an important milestone of 250 years. The City of Cibolo is home to many veterans (retired, active, and former). This anniversary is an opportunity to reflect on the enduring values that unite us as a Nation, and recognize the service and sacrifice of those who have defended our freedoms across generations.

This support underscores the United States of America military's enduring commitment to the American people and highlights the professionalism, readiness, and excellence of today’s men and women who serve to protect as they carry forward a legacy of service begun in 1776.

As America marks 250 years of independence, the City of Cibolo should discuss how it can honor our Nation’s history, values, and all those who have served in defense of freedom.

STAFF RECOMMENDATION:

None.

FINANCIAL IMPACT:

This depends on what the City Council elects to do to celebrate the 250th anniversary of the United States.

MOTION(S):

If City Council decides to move forward with a recognition of the 250th anniversary of the United States, the City staff can work to estimate costs and return to City Council or City Council can direct staff to move forward up to am amount, not to exceed.

City of Cibolo

City Council Regular Meeting Staff Report

L. Discussion/Presentation on Council's Trend Analysis and the Strategic Management Workshop. (Mr. Reed)

Meeting	Agenda Group
Tuesday, March 24, 2026, 6:30 PM	Discussion/Action Item: 12L.

From
Wayne Reed, City Manager

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

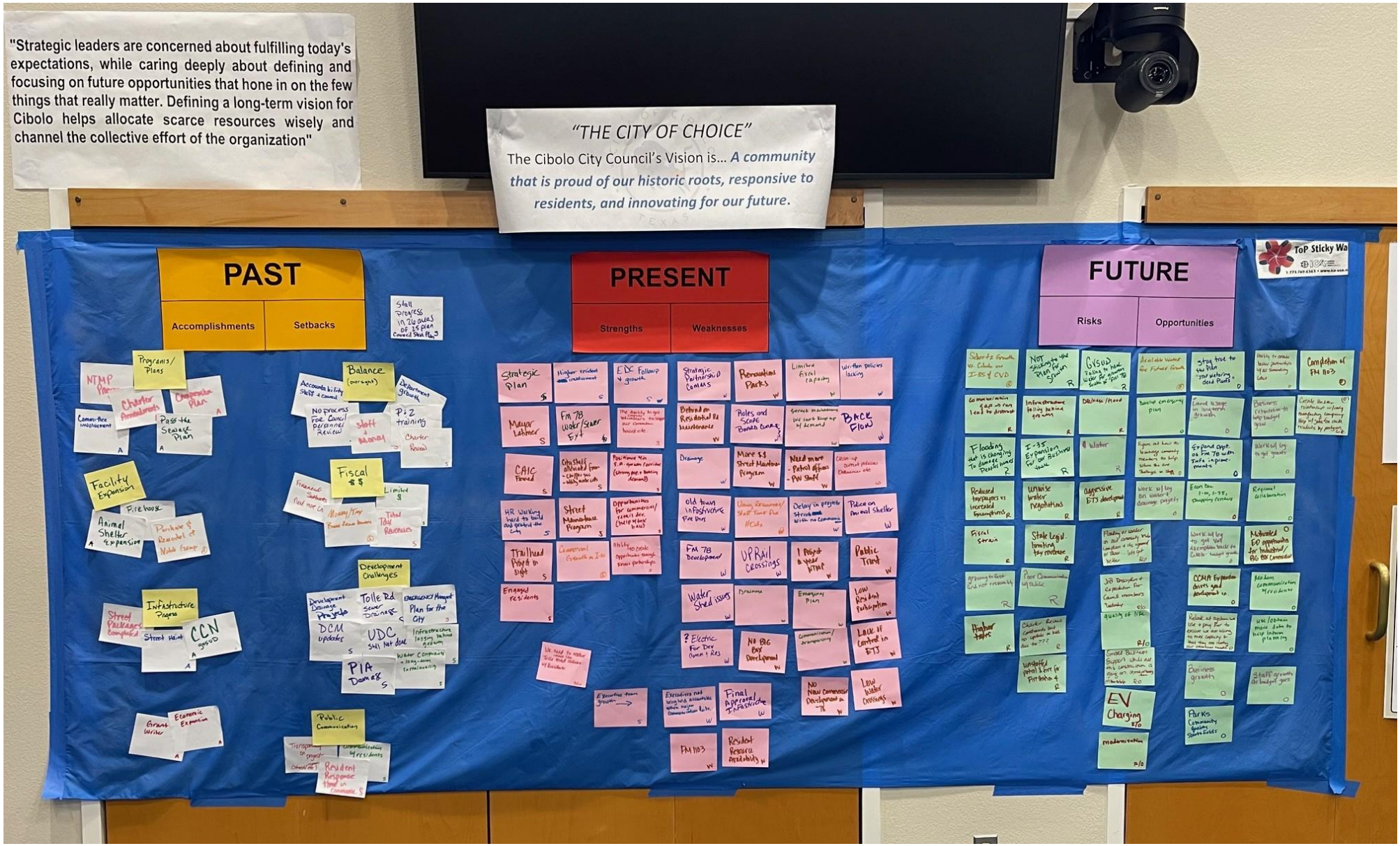
Attachments

Council Workshop Trend Analysis_Past_Present_Future Exercise 2026.pdf
Councilwoman Cunningham Trend Analysis Results 2026.pdf
Councilman McGlothin Trend Analysis Results 2026.pdf

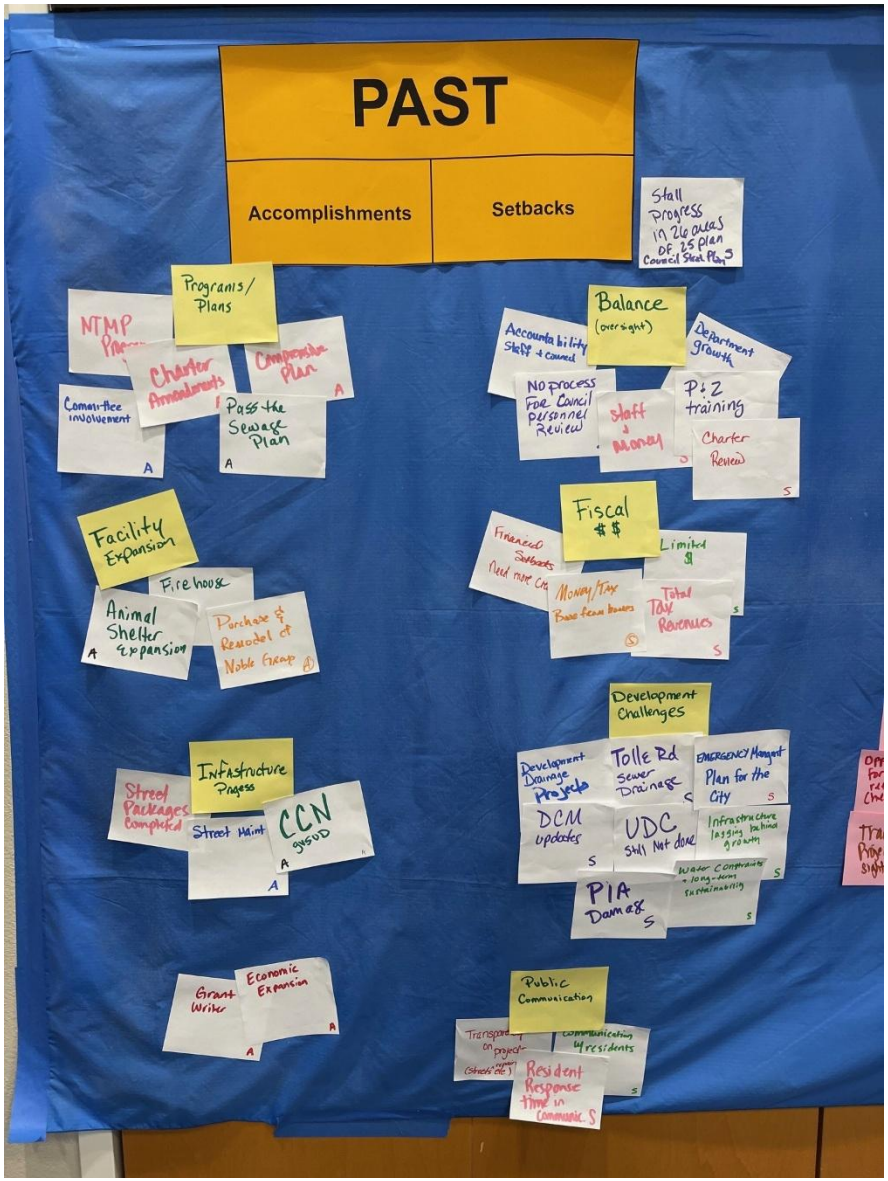
Council Workshop – Trend Analysis
Council Chambers
03/07/2026

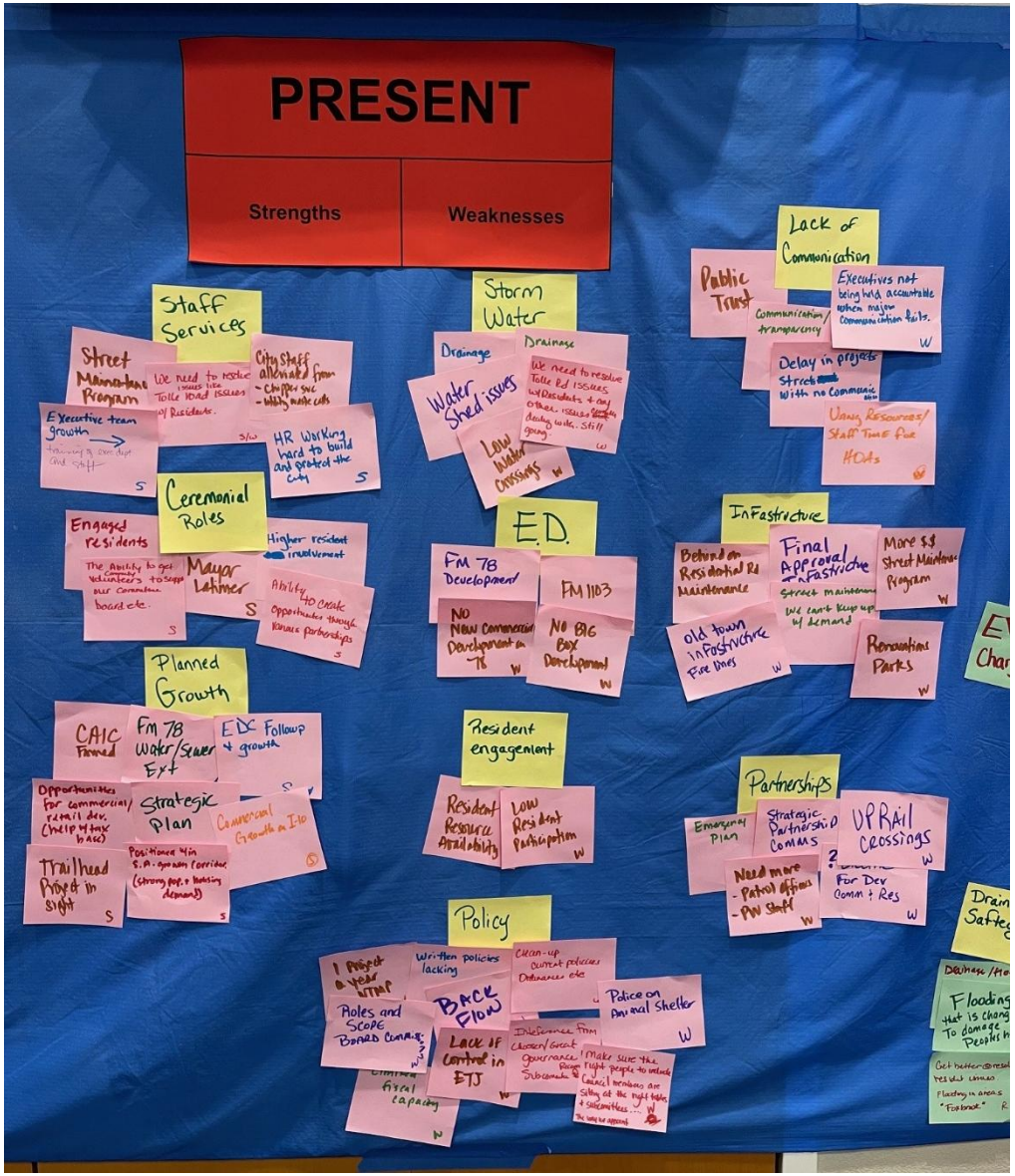
PAST		PRESENT		FUTURE	
Accomplishments	***Setbacks***	***Strengths***	***Weaknesses***	**Risk**	**Opportunities**
As illustrated by:		***As illustrated by:***		***As illustrated by:***	
• Facility Expansion • Programs/Plans • Infrastructure Progress • Economic Expansion • Grant Writer	• Public Communication • Development Challenges • Fiscal $$ • Balance (oversite) • Stalled progress in 26 actions of the Council Strategic Plan/Report	• Planned Growth • Ceremonial Roles • Staff Service s	• Partnerships • Infrastructure • Lack of Communication • Policy • Resident Engagement • Economic Development • Storm Water	• Transparent Communication • Drainage Safety • Growth • E.D. • Revenue • Job Description for Council member "Leadership……expectations"	• Smart Growth • Legislative Opportunities for growth • Expansion Opportunities • Corridor Opportunities • Engage (tools) • E.D. Support for Existing

Participants: Mayor Latimer, Council Members R. Roberts, M-E. Patterson, N. Sanchez-Stephens, D. Roberts, and S. Brown
Facilitated By: City Manager's Office

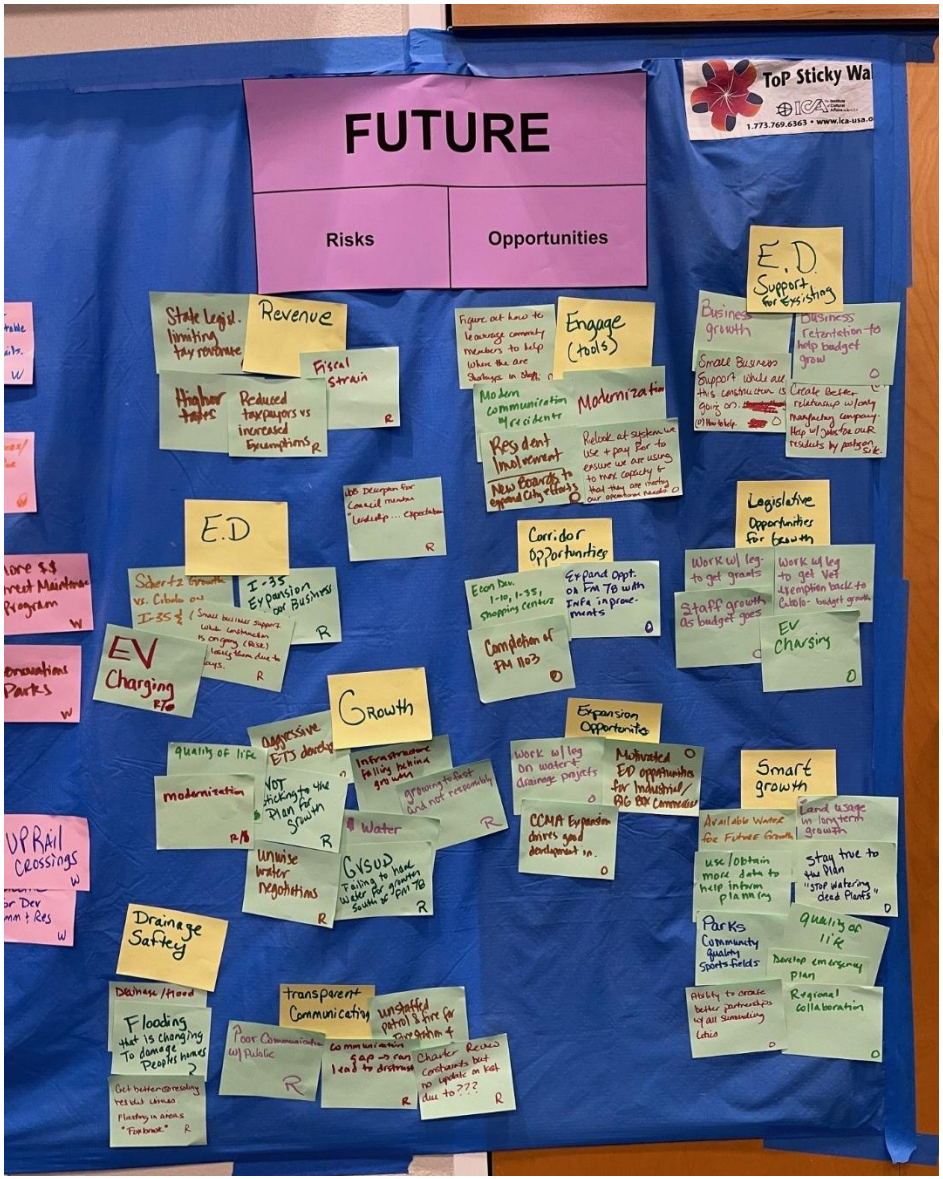

"Strategic leaders are concerned about fulfilling today's expectations, while caring deeply about defining and focusing on future opportunities that hone in on the few things that really matter. Defining a long-term vision for Cibolo helps allocate scarce resources wisely and channel the collective effort of the organization"
"THE CITY OF CHOICE"
The Cibolo City Council's Vision is... A community that is proud of our historic roots, responsive to residents, and innovating for our future.
PAST
Accomplishments
Setbacks
PRESENT
Strengths
Weaknesses
FUTURE
Risks
Opportunities
ToP Sticky Wall

Council Workshop – Trend Analysis
Council Chambers
03/07/2026





Participants: Mayor Latimer, Council Members R. Roberts, M-E. Patterson, N. Sanchez-Stephens, D. Roberts, and S. Brown
Facilitated By: City Manager's Office


FUTURE
Risks
Opportunities
ToP Sticky Wa
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E.D
Support for Existing
Revenue
Fiscal strain
Reduced taxpayers vs increased Exemptions
Engage (tools)
Modernization
E.D
I-35 Expansion for Business
EV Charging
Corridor Opportunities
Legislative Opportunities for Growth
Growth
Expansion Opportunities
Smart growth
Drainage Safety
Flooding
transparent Communicating
Poor Communication w/ Public
Parks
Regional collaboration

Councilwoman Cunningham's Trend Analysis
March 4, 2026

PAST		PRESENT		FUTURE	
Accomplishments	***Setbacks***	***Strengths***	***Weaknesses***	**Risk**	**Opportunities**
As illustrated by:		***As illustrated by:***		***As illustrated by:***	
• Bond for Animal Shelter • New Offices for Animal Services • New Space for Senior Program • Safety Facility Bond • New Attorneys • Updated Charter • Updated Comp Plan • Water assessment – we have enough • Change in trash with minimal issues • Kept 1x week recycling • Economic Development on 10 & Santikos area • Youth Council Summit • City Secretary transition was fairly smooth • Committee apps have increased • More council subcommittees	• Economic Dev. (sales tax low) • ETJ development • Technology issues • Still some vacancies • Money – not enough for everything • 1103 started again but cause major traffic • Developers • City processes – still have bad reputation • Tolle Rd • Drainage/runoff/water detention	• 1103 is progressing • ISD relationship has improved • TxDOT relationship is steady • PIA improvement – ex: Schlather trail benefits all • Youth council • EDC group is doing well	• From my kids l "more places like Andy's" • 1103 traffic • Senior Center funding • Partnerships with nonprofits • Parks – improvements needed to make "destination" (like Pickrell Park) • Website – hard to navigate, not user friendly • Council email – residents sent to junk mail • UDC is taking forever • Need pavement study for street plan • Citizen/Developer – City responsiveness • Trust • Lack of high paying jobs	• ETJ Development • Lack of control outside of city limits • Old PIAs not moving (knights crossing) • Texas Laws • Ending property tax (state) • Street degrading faster than we can fix • Flooding/drainage • 1103 • Railroad crossings • Communications with residents, between council and staff • Not enough money • Treating each other with respect • Still a commuter city • Mega region growth • High home costs	• Internships • Committees – lots of new applicants, need training • Youth Council – implementing new ideas • University partnership for survey/data • Trail system • Sports fields to potentially lead to tournaments (sports tourism) • Motivated council • UDC update • Developable land • Military • Youth ideas

Councilman McGlothin's Trend Analysis
March 5, 2026

PAST		PRESENT		FUTURE	
Accomplishments	***Setbacks***	***Strengths***	***Weaknesses***	**Risk**	**Opportunities**
As illustrated by:		***As illustrated by:***		***As illustrated by:***	
• Commercial Development	• Short staffed • Limited budget	• CIP Progress	• Sour reputation	• Council's behavior	• I-10 Expansion with South WW Treatment Plant