

PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
SCHLATHER RANCH SUBDIVISION

A 117.626 ACRE (5,123,781.94 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARCIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1", AND BEING ALL OF A 70 ACRE TRACT, DESIGNATED AS "TRACT II", BOTH AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73-79, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS,

107 SINGLE FAMILY RESIDENTIAL LOTS IN 4 BLOCKS. 4 VARIABLE WIDTH OPEN SPACE/DRAINAGE EASEMENT LOTS. 3 DRAINAGE EASEMENT LOTS. 2 VARIABLE WIDTH OPEN SPACE/DRAINAGE/SEWER/ACCESS EASEMENT LOT. 1 VARIABLE WIDTH GREENBELT LOT, VARIABLE WIDTH OPEN SPACE/SEWER/DRAINAGE EASEMENTS AND PEDESTRIAN EASEMENTS. 1 VARIABLE WIDTH OPEN SPACE/DRAINAGE/SEWER EASEMENT LOT. 1 OPEN SPACE LOT. 1 VARIABLE WIDTH DETENTION POND/OPEN SPACE/DRAINAGE/SEWER & ACCESS EASEMENT LOT. 1 VARIABLE WIDTH DETENTION POND/OPEN SPACE/DRAINAGE EASEMENT LOT.

DEVELOPER: KF SCHLATHER LP
SHAD SCHMID GEN. PARTNER
2722 W. BITTERS ROAD, SUITE 106
SAN ANTONIO, TX 78248
PH NO. (210) 882-6800

MTR • Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING: F-5297, SURVEYING: NO. 10131500
5723 UNIVERSITY HEIGHTS BLVD, SUITE 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: December 1, 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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
KF SCHLATHER LP
SHAD SCHMID GEN. PARTNER
2722 W. BITTERS ROAD, SUITE 106
SAN ANTONIO, TX 78248
PH NO. (210) 882-6800

STATE OF TEXAS §
COUNTY OF GUADALUPE §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, _____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

THIS PLAT OF SCHLATHER RANCH SUBDIVISION SUBMITTED AND APPROVED
BY GUADALUPE VALLEY ELECTRIC COOPERATIVE INC., FOR EASEMENTS

AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE INC.

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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

CITY ENGINEER, CITY OF CIBOLO

THIS PLAT OF SCHLATHER RANCH SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

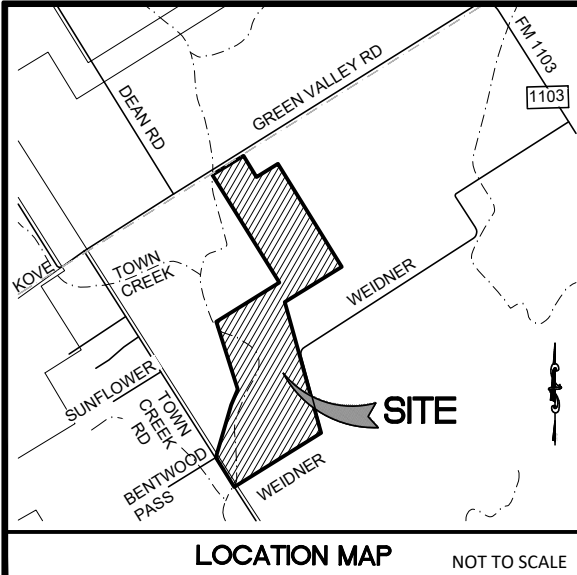
DATED THIS _____ DAY OF _____, _____.

BY: _____ BY: _____
CHAIR VICE CHAIR

THIS PLAT OF SCHLATHER RANCH SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS _____ DAY OF _____, _____.

BY: _____ BY: _____
MAYOR CITY SECRETARY



LEGEND

- 856 --- EXISTING CONTOURS
- AC. ACRES
- B.S.L. BUILDING SETBACK LINE
- C. CENTER LINE
- DOC. DOCUMENT
- E.G.T.CA. ELECTRIC, GAS, TELEPHONE & CABLE TV
- ESMT. EASEMENT
- NO. NUMBER
- N.T.S. NOT TO SCALE
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE
- PGS. PAGES
- MIN. F.F. MINIMUM FINISHED FLOOR ELEVATION
- 1% A.C. ZONE AE EFFECTIVE FEMA FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 48187C230F EFFECTIVE DATE NOVEMBER 2, 2007.
- 1% A.C. ZONE AE EFFECTIVE FEMA FLOODWAY PER FLOOD INSURANCE RATE MAP NO. 48187C230F EFFECTIVE DATE NOVEMBER 2, 2007.
- 1% A.C. ZONE AE PROPOSED FLOODPLAIN PER LETTER OF MAP REVISION CASE NO. _____

KEYNOTES

- (A) 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (B) 35' BUILDING SETBACK LINE
- (C) 20' BUILDING SETBACK LINE
- (D) 30' RIGHT OF WAY DEDICATION TO THE PUBLIC (0.388 ACRES)
- (E) LOT 900, BLOCK 1 VARIABLE WIDTH OPEN SPACE/DRAINAGE EASEMENT (2.410 ACRES)
- (F) LOT 900, BLOCK 2 VARIABLE WIDTH OPEN SPACE/DRAINAGE EASEMENT (3.247 ACRES)
- (G) LOT 900, BLOCK 3 25' DRAINAGE EASEMENT (0.230 ACRES)
- (H) LOT 901, BLOCK 1 25' DRAINAGE EASEMENT (0.115 ACRES)

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.

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
5723 UNIVERSITY HEIGHTS BLVD, SUITE 103
SAN ANTONIO, TEXAS 78249
PH NO. (210) 698-5051

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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF GUADALUPE §

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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.

PAUL LANDA, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 100182
MOY TARIN RAMIREZ ENGINEERS, LLC
5723 UNIVERSITY HEIGHTS BLVD, SUITE 103
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

GENERAL NOTES:

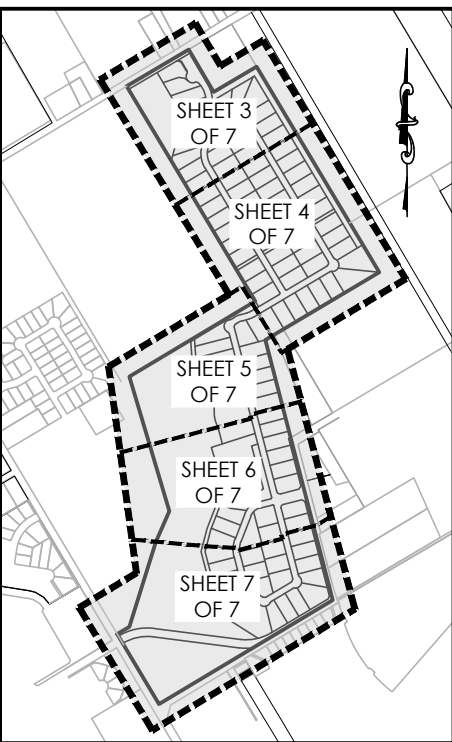
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO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

UTILITY PROVIDERS:

- WATER - CITY OF CIBOLO
- SEWER - CITY OF CIBOLO
- ELECTRIC - GUADALUPE VALLEY ELECTRIC COOPERATIVE

KEYNOTES

- (J) 17' RIGHT OF WAY DEDICATION TO THE PUBLIC (0.150 ACRES)
- (K) LOT 902, BLOCK 2 25' DRAINAGE EASEMENT (0.114 ACRES)
- (L) LOT 903, BLOCK 2 VARIABLE WIDTH OPEN SPACE/DRAINAGE EASEMENT (0.224 ACRES)
- (M) LOT 904, BLOCK 2 VARIABLE WIDTH OPEN SPACE/DRAINAGE EASEMENT (0.164 ACRES)
- (P) LOT 905, BLOCK 2 VARIABLE WIDTH OPEN SPACE/ DRAINAGE/SEWER EASEMENT (25.454 ACRES)
- (R) 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (S) 17' RIGHT OF WAY DEDICATION TO THE PUBLIC (0.297 ACRES)
- (T) LOT 908, BLOCK 2 VARIABLE WIDTH OPEN SPACE/ DRAINAGE/SEWER EASEMENT (0.662 ACRES)
- (W) LOT 901, BLOCK 2 VARIABLE WIDTH OPEN SPACE/ SEWER/DRAINAGE EASEMENTS (0.013 AC.)
- (X) LOT 910, BLOCK 2 VARIABLE WIDTH OPEN SPACE/ DRAINAGE/SEWER EASEMENT (6.058 ACRES)
- (Y) VARIABLE WIDTH R.O.W. DEDICATION TO THE PUBLIC (2.080 ACRES)
- (Z) 1' VEHICULAR NON-ACCESS ESM'T.
- (AA) 55' BUILDING SETBACK LINE
- (BB) 25' BUILDING SETBACK LINE
- (1) 15' UTILITY EASEMENT (VOL. 8, PG. 131, O.P.R.G.C.T.)
- (2) 10' SIDE BUILDING SETBACK LINE (VOL. 8, PG. 131, O.P.R.G.C.T.)
- (3) 25' REAR BUILDING SETBACK LINE (VOL. 8, PG. 131, O.P.R.G.C.T.)
- (4) 35' FRONT BUILDING SETBACK LINE (VOL. 8, PG. 131, O.P.R.G.C.T.)
- (5) 10' UTILITY EASEMENT (VOL. 5, PG. 90, O.P.R.G.C.T.)
- (6) 25' REAR BUILDING SETBACK LINE (VOL. 5, PG. 90, O.P.R.G.C.T.)
- (7) 14' UTILITY EASEMENT (VOL. 9, PGS. 269-270, O.P.R.G.C.T.)
- (8) LOT 901, BLOCK G 15' ~ ACCESS EASEMENT & UTILITY EASEMENT (GAS, ELECT. CATV & TEL) (VOL. 9, PGS. 269-270, O.P.R.G.C.T.)
- (9) 7.5' UTILITY EASEMENT (VOL. 9, PGS. 269-270, O.P.R.G.C.T.)
- (10) LOT 902, BLOCK G 12' ~ GREENBELT & SANITARY SEWER EASEMENT (VOL. 9, PGS. 269-270, O.P.R.G.C.T.)
- (11) LOT 35, BLOCK J 15' ~ OPEN SPACE TO BE DEDICATED TO THE HOA (VOL. 8, PGS. 49-50, O.P.R.G.C.T.)
- (12) 10' UTILITY EASEMENT (VOL. 8, PGS. 49-50, O.P.R.G.C.T.)
- (13) 20' BUILDING SET BACK LINE (VOL. 8, PGS. 49-50, O.P.R.G.C.T.)
- (14) 20' UTILITY EASEMENT (VOL. 2316, PG. 117, O.P.R.G.C.T.)
- (15) 25' TEMPORARY CONSTRUCTION EASEMENT (VOL. 2316, PG. 117, O.P.R.G.C.T.)



INDEX MAP
NOT TO SCALE

NOTE:
SEE SHEET 2 OF 7 FOR
CURVE AND LINE TABLE

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

NOTES:

- ACCORDING TO FIRM MAP NO. 48187C230F, EFFECTIVE DATE NOVEMBER 2, 2007. ALL RESIDENTIAL LOTS WITHIN THE SUBJECT PROJECT SHOWN HEREON APPEARS TO LIE OUTSIDE ZONE "AE" (AREAS OUTSIDE THE 1.0% ANNUAL CHANCE FLOODPLAIN).
- ELEVATIONS ARE BASES U.S.G.S. DATUM
- THE PROPERTY SHOWN HEREON IS LIES WITHIN THE CITY OF CIBOLO
- GVEC TO HAVE 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSING IN WHICH ELECTRIC OR COMMUNICATION LINES ARE LOCATED.
- ALL UTILITIES EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- THIS PROPERTY IS ZONED SF-2
- ANY EASEMENT DESIGNATED AS A GVEC 20'X20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS ARE ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREAS.
- THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THE PROPERTY SHOWN HEREON IS LOCATED INSIDE THE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
- ALL 8,497 LINEAR FEET OF PROPOSED STREETS WILL BE PRIVATE AND MAINTAINED BY THE HOA.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
JULIE CHRISTINE SCHLATHER
IRREVOCABLE TRUST JULIE SCHLATHER
131 LAUREL GRACE
NEW BRAUNFELS, TX 78130

STATE OF TEXAS §
COUNTY OF GUADALUPE §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, _____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

GVEC PLAT NOTES AND EASEMENT REQUIREMENTS

UNDERGROUND SUBDIVISION PLAT NOTES

DEVELOPER/PROJECT ENGINEER TO INCLUDE THE FOLLOWING NOTES WITH NO EXCLUSIONS:

- TYPICAL FOR METER LOCATIONS (TYPICAL FOR PLAT CAN BE OBTAINED BY EMAILING PLATS@GVEC.ORG).
- 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, UPGRADE, 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 SCHLATHER RANCH SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
SCHLATHER RANCH SUBDIVISION

A 117.626 ACRE (5,123,781.94 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1", AND BEING ALL OF A 70 ACRE TRACT, DESIGNATED AS "TRACT II", BOTH AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73-79, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS,

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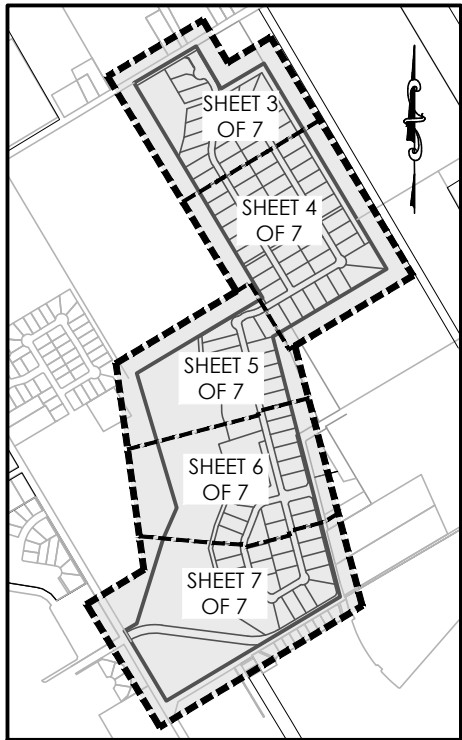
DEVELOPER: KF SCHLATHER LP
SHAD SCHMID GEN. PARTNER
2722 W. BITTERS ROAD, SUITE 106
SAN ANTONIO, TX 78248
PH NO. (210) 882-6800



Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING: F-5297, SURVEYING: NO. 10131500
5723 UNIVERSITY HEIGHTS BLVD, SUITE 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: December 1, 2025



INDEX MAP
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	110.21'	N59°11'31"E
L2	115.96'	N59°28'37"E
L3	10.00'	N30°24'32"W
L4	14.16'	S14°32'03"W
L5	263.82'	S30°24'32"E
L6	87.28'	S05°33'53"W
L7	66.41'	N59°20'27"E
L8	52.38'	S74°05'14"W
L9	13.05'	S59°17'02"W
L10	148.00'	N75°25'49"E
L11	28.27'	N30°27'14"E
L12	17.00'	N75°28'40"E
L13	126.00'	S14°31'20"E
L14	17.00'	S75°28'40"W
L15	28.30'	N59°32'46"W
L16	148.00'	S75°25'49"W
L17	196.24'	N59°06'26"E
L18	72.27'	N57°00'51"W
L19	226.13'	N14°31'20"W
L20	101.53'	N75°25'49"E
L21	27.82'	N59°17'02"E
L22	52.38'	N74°05'14"E
L23	68.68'	S59°17'02"W
L24	85.17'	N30°24'32"W
L25	28.23'	N75°24'32"W
L26	66.41'	N59°20'27"E
L27	101.47'	N75°25'49"E
L28	227.10'	N59°06'26"E
L29	89.82'	S57°00'51"E
L30	226.13'	S14°31'20"E
L31	7.06'	S59°28'37"W
L32	31.14'	S75°24'32"E
L33	83.10'	S30°24'32"E
L34	5.00'	N59°35'47"E
L35	37.49'	S55°07'42"E
L36	44.67'	S81°49'37"E
L37	50.31'	S30°55'02"E
L38	19.04'	N30°53'17"W
L39	19.04'	S30°53'17"E
L40	9.04'	S30°53'17"E

LINE TABLE		
LINE	LENGTH	BEARING
L41	333.75'	N59°06'43"E
L42	381.45'	N59°06'43"E
L43	136.45'	N04°12'51"W
L44	48.94'	N36°09'41"W
L45	58.26'	N00°04'42"W
L46	56.22'	S00°04'42"E
L47	47.76'	S36°09'41"E
L48	129.96'	S04°12'51"E
L49	31.27'	N59°06'43"E
L50	46.93'	S14°31'20"E
L51	114.23'	S16°34'56"E
L52	86.23'	S35°09'18"E
L53	75.96'	N17°21'22"E
L54	23.24'	N17°21'22"E
L55	9.85'	S59°11'31"W
L56	30.00'	N30°48'29"W
L57	9.85'	N59°11'31"E
L58	1.95'	S17°21'22"W
L59	80.38'	S17°21'22"W
L60	86.23'	N35°09'18"W
L61	114.23'	N16°34'56"W
L62	38.12'	N14°31'20"W
L63	90.45'	S00°15'33"E
L64	35.97'	S10°51'21"E
L65	94.17'	S18°53'19"E
L66	100.54'	S14°31'20"E
L67	89.66'	S72°17'07"W
L68	82.07'	N68°45'41"W
L69	129.11'	N82°15'19"W
L70	83.37'	S20°03'35"E
L71	98.99'	S42°34'31"E
L72	23.97'	S22°17'33"W
L73	17.00'	S75°28'40"W
L74	38.00'	S14°31'20"E
L75	17.00'	S75°28'40"W
L76	208.79'	S62°56'27"W
L77	20.00'	N14°31'20"W

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	250.00'	35°58'25"	81.17'	156.96'	154.40'	S12°25'19"E
C2	10.00'	92°56'35"	10.53'	16.22'	14.50'	S40°54'24"E
C3	100.00'	33°16'51"	29.89'	58.09'	57.27'	N75°58'52"E
C4	125.00'	89°44'31"	124.44'	195.79'	176.38'	S75°47'18"E
C5	26.00'	36°37'04"	8.60'	16.62'	16.34'	S49°13'34"E
C6	50.00'	163°26'13"	343.51'	142.63'	98.96'	S14°11'00"W
C7	26.00'	36°37'04"	8.60'	16.62'	16.34'	S77°35'34"W
C8	175.00'	14°48'12"	22.73'	45.21'	45.09'	S66°41'08"W
C9	175.00'	14°48'12"	22.73'	45.21'	45.09'	S66°41'08"W
C10	26.00'	73°48'22"	19.52'	33.49'	31.22'	S22°22'51"W
C11	25.00'	90°02'51"	25.02'	39.29'	35.37'	S59°32'46"E
C12	25.00'	89°57'09"	24.98'	39.25'	35.34'	S30°27'14"W
C13	26.00'	33°59'51"	7.95'	15.43'	15.20'	N31°31'16"W
C14	50.00'	141°37'28"	143.68'	123.59'	94.44'	N22°17'33"E
C15	26.00'	33°59'51"	7.95'	15.43'	15.20'	N76°06'22"E
C16	26.00'	33°00'49"	7.70'	14.98'	14.77'	N42°36'01"E
C17	50.00'	129°54'21"	107.00'	113.36'	90.60'	S88°57'12"E
C18	26.00'	33°00'49"	7.70'	14.98'	14.77'	N40°30'26"W
C19	150.00'	42°29'31"	58.32'	111.24'	108.71'	N35°46'05"W
C20	224.81'	35°47'28"	72.59'	140.44'	138.16'	S03°21'29"W
C21	150.03'	54°10'43"	76.74'	141.87'	136.64'	S48°20'04"W
C22	10.00'	89°57'09"	9.99'	15.70'	14.14'	N30°27'14"E
C23	26.00'	47°51'06"	11.54'	21.71'	21.09'	N38°26'53"W
C24	50.00'	144°10'28"	154.68'	125.82'	95.15'	N09°42'48"E
C25	26.00'	22°30'59"	5.18'	10.22'	10.15'	N70°32'32"E
C26	225.00'	14°48'12"	29.23'	58.13'	57.97'	N66°41'08"E
C27	125.00'	14°48'12"	16.24'	32.30'	32.21'	N66°41'08"E
C28	10.00'	90°12'04"	10.04'	15.74'	14.17'	N14°11'00"E
C29	225.00'	36°28'55"	74.15'	143.26'	140.86'	N12°40'34"W
C30	200.00'	50°18'40"	93.92'	175.62'	170.03'	N19°35'27"W
C31	25.00'	66°19'11"	16.33'	28.94'	27.35'	S77°54'24"E
C32	50.00'	136°36'11"	125.65'	119.21'	92.91'	S42°45'53"E
C33	25.00'	55°56'40"	13.28'	24.41'	23.45'	S02°26'08"E
C34	150.00'	34°34'09"	46.68'	90.50'	89.14'	N76°37'31"E
C35	75.00'	89°44'31"	74.66'	117.47'	105.83'	S75°47'18"E
C36	26.00'	90°12'04"	26.09'	40.93'	36.83'	S14°11'00"W
C37	10.00'	89°47'56"	9.96'	15.67'	14.12'	N75°49'00"W
C38	175.00'	36°28'55"	57.68'	111.43'	109.56'	N12°40'35"W
C39	10.00'	88°20'42"	9.72'	15.42'	13.94'	N49°44'14"E
C40	10.00'	90°02'51"	10.01'	15.72'	14.15'	N59°32'46"W
C41	26.00'	73°37'46"	19.46'	33.41'	31.16'	N22°17'33"E
C42	26.00'	63°52'43"	16.21'	28.99'	27.51'	S88°57'12"E
C43	100.00'	42°29'31"	38.88'	74.16'	72.47'	S35°46'05"E
C44	175.00'	35°45'39"	56.46'	109.22'	107.46'	S03°21'29"W
C45	100.00'	54°11'30"	51.16'	94.58'	91.10'	S48°20'04"W
C46	215.00'	32°03'55"	61.78'	120.32'	118.76'	S01°30'38"W
C47	385.00'	34°07'31"	118.17'	229.31'	225.93'	S00°28'49"W
C48	185.00'	18°34'21"	30.25'	59.97'	59.71'	S25°52'07"E
C49	195.00'	58°51'02"	109.99'	200.29'	191.60'	S05°43'47"E
C50	85.00'	6°20'22"	4.71'	9.40'	9.40'	S20°31'33"W
C51	115.00'	41°50'09"	43.96'	83.97'	82.12'	S38°16'27"W
C52	85.00'	41°50'09"	32.49'	62.06'	60.70'	N38°16'27"E
C53	115.00'	6°20'22"	6.37'	12.72'	12.72'	N20°31'33"E
C54	165.00'	58°51'02"	93.07'	169.48'	162.13'	N05°43'47"W
C55	215.00'	18°34'21"	35.15'	69.69'	69.39'	N25°52'07"W
C56	415.00'	34°07'31"	127.38'	247.17'	243.54'	N00°28'49"E
C57	185.00'	32°03'55"	53.16'	103.53'	102.19'	N01°30'38"E
C58	433.00'	38°53'37"	152.88'	293.93'	288.32'	S78°00'51"W
C59	367.00'	38°09'34"	126.94'	244.42'	239.93'	N78°11'13"E
C60	433.00'	13°37'12"	51.71'	102.93'	102.69'	N89°32'36"W
C61	367.00'	39°01'21"	130.04'	249.95'	245.15'	S77°57'59"W

PRIVATE STREETS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

1. THAT _____, ("OWNER"), ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS _____, AN ADDITION TO THE CITY OF CIBOLO, TEXAS (THE "CITY"), AND DOES HEREBY DEDICATE TO THE CITY: (I) EASEMENTS FOR THE PURPOSES SHOWN ON THIS PLAT AND FOR THE MUTUAL BENEFIT, USE, AND ACCOMMODATION OF ALL PUBLIC UTILITY ENTITIES INCLUDING THE CITY PROVIDING SERVICES TO THE ADDITION CREATED HEREBY AND DESIRING TO USE OR USING THE SAME, AND ALSO AN EASEMENT AND RIGHT-OF-WAY, UNDER, ACROSS, AND UPON BLOCK _____, LOT _____ SHOWN HEREON FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, INSPECTION, REMOVAL, AND RECONSTRUCTION OF THE FACILITIES, EQUIPMENT, AND SYSTEMS OF SUCH PUBLIC UTILITY ENTITIES; AND (II) FOR THE USE, BENEFIT, AND ACCOMMODATION OF THE CITY, AN EASEMENT AND RIGHT-OF-WAY, UNDER, ACROSS, AND UPON BLOCK _____, LOT _____ SHOWN HEREON FOR ANY PURPOSE RELATED TO THE EXERCISE OF A GOVERNMENTAL SERVICE OR FUNCTION INCLUDING, BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, GARBAGE COLLECTION, INSPECTION AND CODE ENFORCEMENT, AND THE REMOVAL OF ANY VEHICLE OR OBSTACLE THAT IMPAIRS EMERGENCY ACCESS. BLOCK _____, LOT _____ AND ALL STREETS SHOWN HEREON ARE PRIVATE STREETS AND ARE NOT DEDICATED FOR USE AS PUBLIC STREETS, OR RIGHTS-OF-WAY AND THE PUBLIC SHALL HAVE NO RIGHT TO USE ANY PORTION OF SUCH PRIVATE STREETS. OWNER ACKNOWLEDGES THAT SO LONG AS THE STREETS AND RELATED IMPROVEMENTS CONSTRUCTED ON BLOCK _____, LOT _____ SHOWN HEREON SHALL REMAIN PRIVATE, CERTAIN CITY SERVICES SHALL NOT BE PROVIDED ON SAID PRIVATE STREETS INCLUDING, BUT NOT LIMITED TO, STREET CLEANING, ROUTINE POLICE PATROLS, ENFORCEMENT OF TRAFFIC AND PARKING ORDINANCES, AND PREPARATION OF ACCIDENT REPORTS. EXCEPT FOR PRIVATE STREETS AND RELATED IMPROVEMENTS, NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OR ACROSS THE EASEMENTS DEDICATED HEREIN. THE CITY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER PROHIBITED IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THEIR RESPECTIVE EASEMENTS. IN ADDITION, THE CITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ANY VEHICLE OR OBSTACLE THAT IMPAIRS EMERGENCY ACCESS TO ITS EASEMENT. THE CITY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM THEIR RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE. THE USE, BY THE CITY AND PUBLIC UTILITY ENTITIES, OF THEIR RESPECTIVE EASEMENTS SHALL NOT UNREASONABLY INTERFERE WITH THE RIGHTS OF PROPERTY OWNERS AND THE HOMEOWNERS ASSOCIATION (THE "ASSOCIATION") IN AND TO BLOCK _____, LOT _____ SHOWN HEREON AS SET FORTH IN THE "DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR THE _____", DATED _____, RECORDED IN GUADALUPE COUNTY RECORDER VOLUME _____, PAGE _____, OF THE OFFICIAL LAND RECORDS OF GUADALUPE COUNTY, TEXAS (THE "DECLARATION").

2. THAT THE ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY AND ANY GOVERNMENTAL ENTITY OR PUBLIC UTILITY ENTITY THAT OWNS PUBLIC IMPROVEMENTS WITHIN THE ADDITION CREATED BY THIS PLAT (COLLECTIVELY, THE "INDEMNITIES") FROM AND AGAINST ANY CLAIMS FOR DAMAGES TO THE PRIVATE STREETS, RESTRICTED ACCESS GATES AND ENTRANCES, AND RELATED APPURTENANCES (COLLECTIVELY, THE "PRIVATE STREETS") CAUSED BY THE REASONABLE USE OF THE PRIVATE STREETS BY THE INDEMNITIES. THIS PARAGRAPH 2 DOES NOT APPLY TO DAMAGES TO THE PRIVATE STREETS CAUSED BY THE DESIGN, CONSTRUCTION, OR MAINTENANCE, OR ANY PUBLIC IMPROVEMENTS OWNED BY ANY OF THE INDEMNITIES.

3. THAT THE ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE INDEMNITIES FROM AND AGAINST ANY CLAIMS FOR DAMAGES TO PROPERTY AND INJURY TO PERSONS (INCLUDING DEATH) THAT ARISE OUT OF THE USE OF THE PRIVATE STREETS BY THE INDEMNITIES AND THAT ARE CAUSED BY THE FAILURE OF THE ASSOCIATION TO DESIGN, CONSTRUCT, OR MAINTAIN THE PRIVATE STREETS IN ACCORDANCE WITH CITY STANDARDS. THE INDEMNIFICATION CONTAINED IN THIS PARAGRAPH 3 SHALL APPLY REGARDLESS OF WHETHER A CONTRIBUTING FACTOR TO SUCH DAMAGES OR INJURY WAS THE NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNITIES OR THEIR RESPECTIVE OFFICERS, EMPLOYEES, OR AGENTS.

4. THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT AGREES TO RELEASE THE INDEMNITIES FROM CLAIMS FOR DAMAGES TO PROPERTY AND INJURY TO PERSONS (INCLUDING DEATH) THAT ARISE OUT OF THE USE OF THE PRIVATE STREETS BY THE INDEMNITIES AND THAT ARE CAUSED BY THE FAILURE OF THE ASSOCIATION TO DESIGN, CONSTRUCT, OR MAINTAIN THE PRIVATE STREETS IN ACCORDANCE WITH CITY STANDARDS.

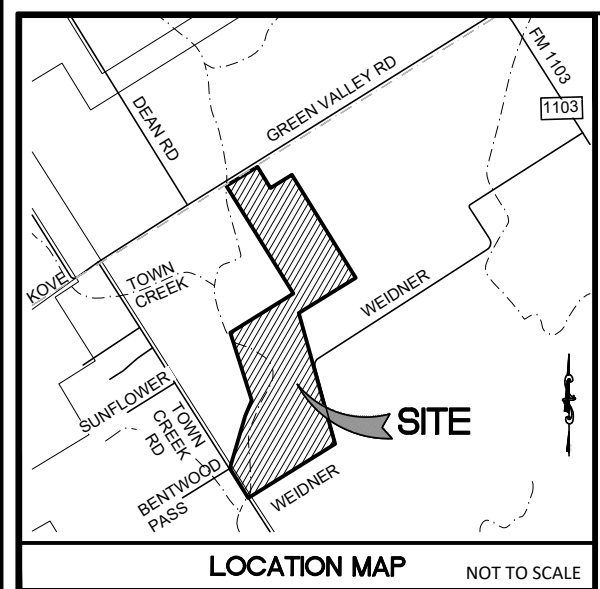
5. THAT THE OBLIGATIONS OF THE ASSOCIATION AND LOT OWNERS SET FORTH IN PARAGRAPHS 2, 3, AND 4 ABOVE SHALL IMMEDIATELY AND AUTOMATICALLY TERMINATE WHEN THE STREETS AND OTHER RIGHTS-OF-WAY HAVE BEEN DEDICATED TO AND ACCEPTED BY THE CITY.

6. THAT NO IMPROVEMENTS SHALL BE CONSTRUCTED OR INSTALLED IN THE _____ WALL AND WALL MAINTENANCE EASEMENT ON BLOCK _____, LOT _____ EXCEPT FOR FENCING, LANDSCAPING, UNDERGROUND DRAINAGE PIPES, AND UNDERGROUND SPRINKLER SYSTEM.

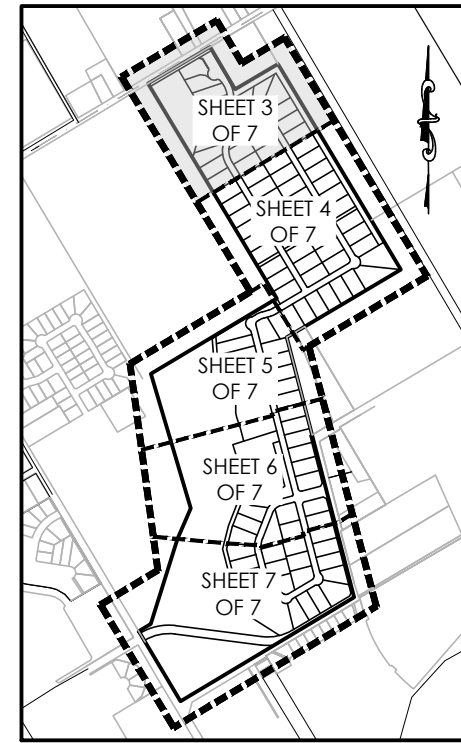
7. THAT IF BLOCK _____, LOT _____ IN THE FUTURE BECOMES A PUBLIC STREET AS PROVIDED IN THE DECLARATION, OWNER DEDICATES TO THE CITY A SIDEWALK EASEMENT ON THE PORTIONS OF BLOCK _____, LOT _____ ON WHICH A SIDEWALK IS INSTALLED CONNECTING THE SIDEWALK ON BLOCK _____, LOT _____ INTO PUBLIC SIDEWALKS ON _____, TOGETHER WITH (A) THE AREA LYING BETWEEN SUCH SIDEWALKS AND THE LOT LINE OF BLOCK _____, LOT _____, AND (B) THE AREA LYING WITHIN TWO FEET OF THE OTHER SIDE OF THE SIDEWALKS.

NOTE:
SEE THIS SHEET FOR
CURVE AND LINE TABLE

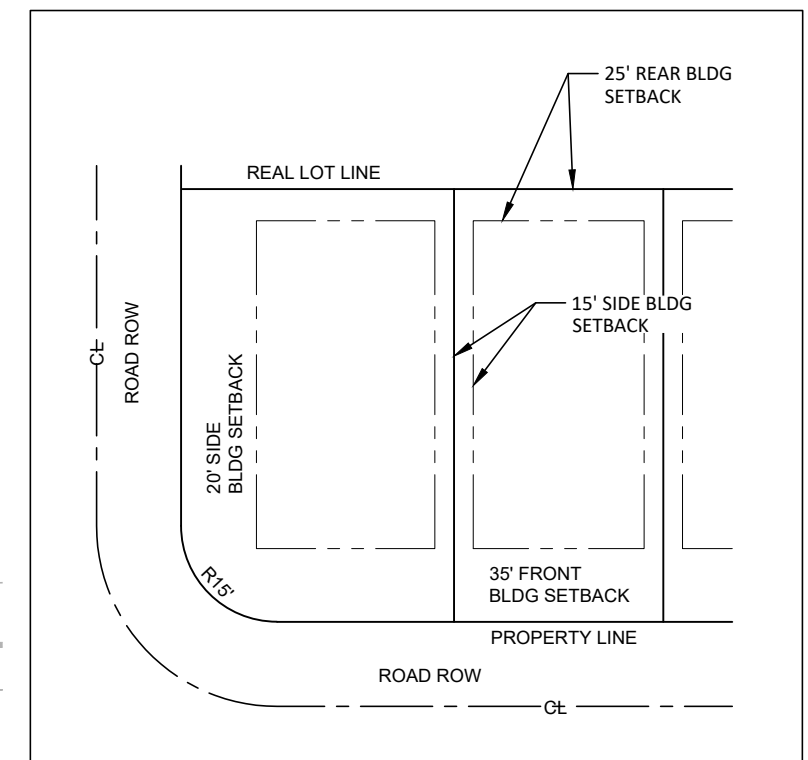
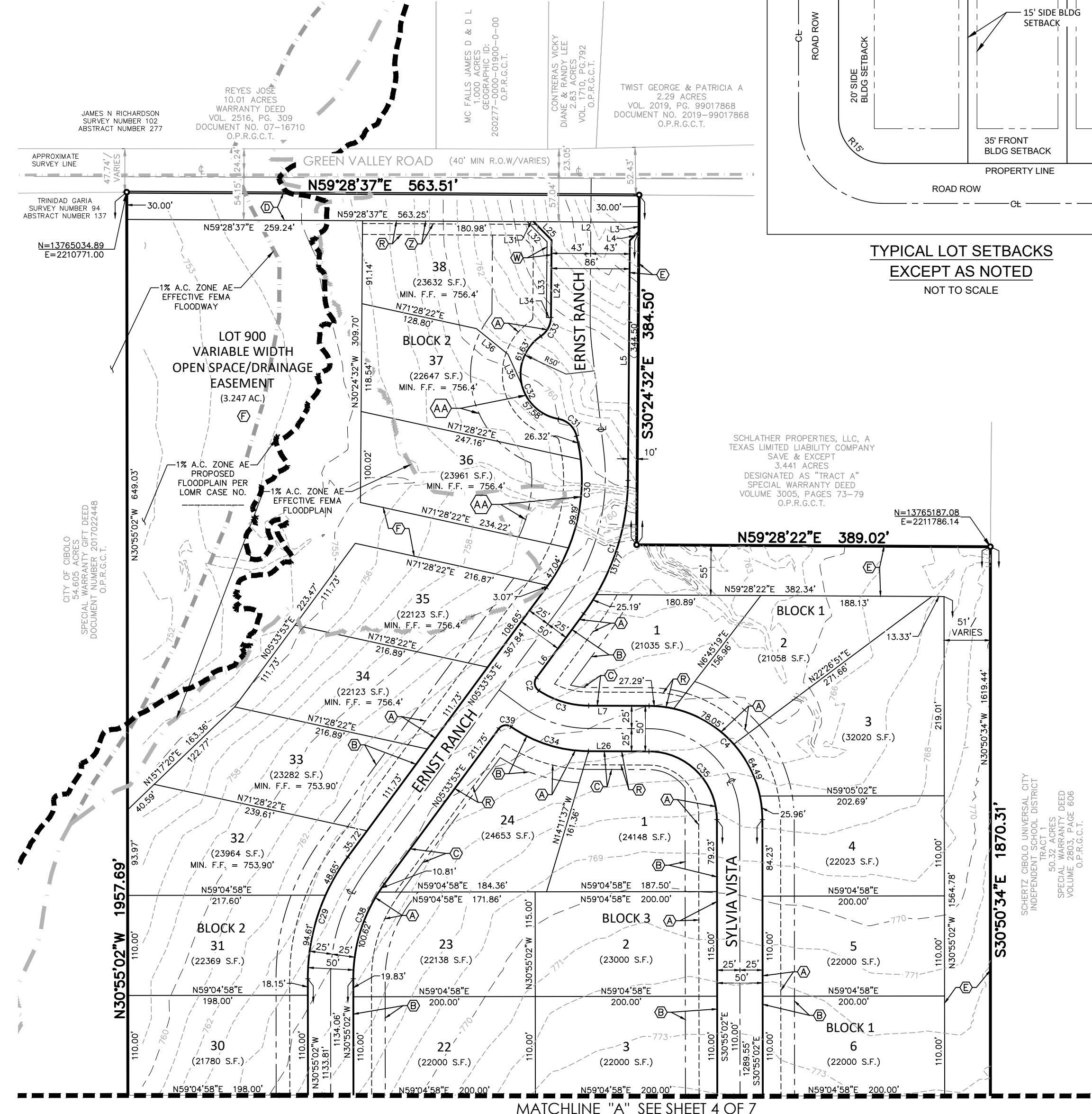
NOTE:
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT.



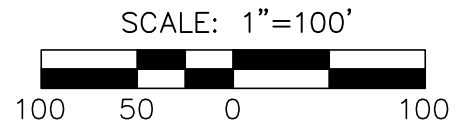
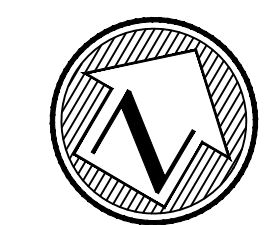
- LEGEND**
- 856 --- EXISTING CONTOURS
 - AC. ACRES
 - B.S.L. BUILDING SETBACK LINE
 - CL CENTER LINE
 - DOC. DOCUMENT
 - E.G.T.CA. ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - NO. NUMBER
 - N.T.S. NOT TO SCALE
 - O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
 - R.O.W. RIGHT OF WAY
 - VOL. VOLUME
 - PG. PAGE
 - PGS. PAGES
 - MIN. F.F. MINIMUM FINISHED FLOOR ELEVATION
 - 1% A.C. ZONE AE EFFECTIVE FEMA FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 48187C230F EFFECTIVE DATE NOVEMBER 2, 2007.
 - 1% A.C. ZONE AE EFFECTIVE FEMA FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 48187C230F EFFECTIVE DATE NOVEMBER 2, 2007.
 - 1% A.C. ZONE AE PROPOSED FLOODPLAIN PER LETTER OF MAP REVISION CASE NO.



INDEX MAP
NOT TO SCALE

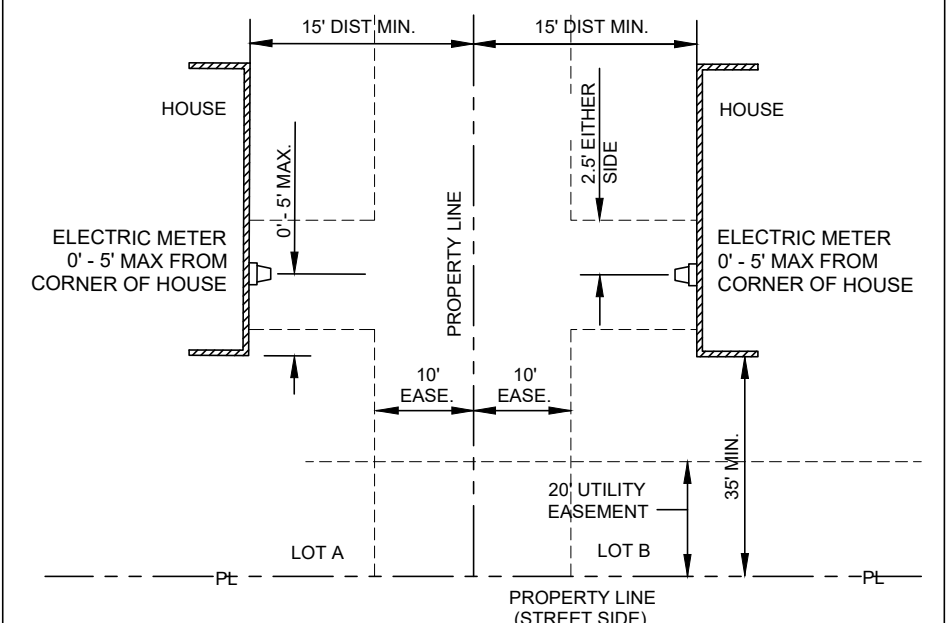


TYPICAL LOT SETBACKS
EXCEPT AS NOTED
NOT TO SCALE

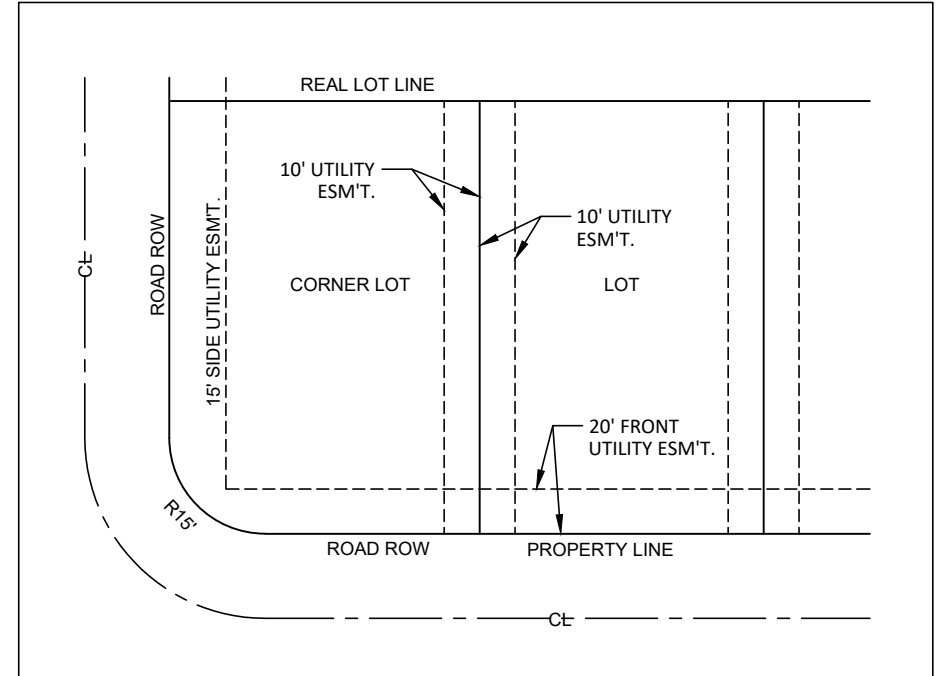


NOTE: G.V.E.C. WILL POSSESS A 5' WIDE EASEMENT TO THE SERVICE METER LOCATION, EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE

NOTE: G.V.E.C. SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.



TYPICAL EASEMENT ON
INTERIOR PROPERTY LINE
NOT TO SCALE



TYPICAL LOT UTILITY EASEMENTS
EXCEPT AS NOTED
NOT TO SCALE

NOTE:
SEE SHEETS 1 & 2 OF 7 FOR PLAT NOTES, CURVE AND LINE TABLE

A 117,626 ACRES ±, 5,123,781.94 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1", AND BEING ALL OF A 70 ACRE TRACT, DESIGNATED AS "TRACT II", BOTH AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73-79, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS,

107 SINGLE FAMILY RESIDENTIAL LOTS IN 4 BLOCKS. 4 VARIABLE WIDTH OPEN SPACE/DRAINAGE EASEMENT LOTS. 3 DRAINAGE EASEMENT LOTS. 2 VARIABLE WIDTH OPEN SPACE/DRAINAGE/SEWER/ACCESS EASEMENT LOT. 1 VARIABLE WIDTH GREENBELT LOT, VARIABLE WIDTH OPEN SPACE/SEWER/DRAINAGE EASEMENTS AND PEDESTRIAN EASEMENTS. 1 VARIABLE WIDTH OPEN SPACE/DRAINAGE/SEWER EASEMENT LOT. 1 OPEN SPACE LOT. 1 VARIABLE WIDTH DETENTION POND/OPEN SPACE/DRAINAGE/SEWER & ACCESS EASEMENT LOT. 1 VARIABLE WIDTH DETENTION POND/OPEN SPACE/DRAINAGE EASEMENT LOT.

DEVELOPER: KF SCHLATHER LP
SHAD SCHMID GEN. PARTNER
2722 W. BITTERS ROAD, SUITE 106
SAN ANTONIO, TX 78248
PH NO. (210) 882-6800

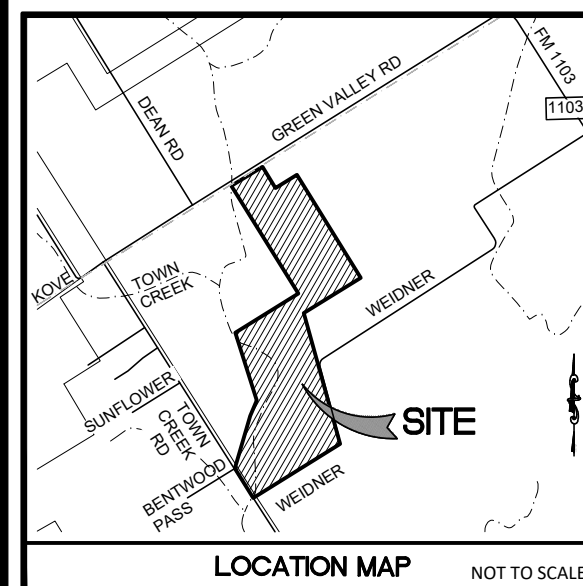
MTR

- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING: F-5297, SURVEYING: NO. 10131500
5723 UNIVERSITY HEIGHTS BLVD, SUITE 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: December 1, 2025



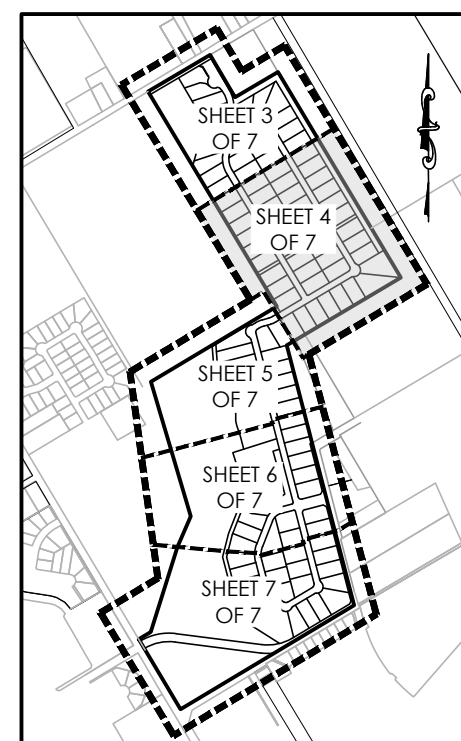
LEGEND

-- 856 --	EXISTING CONTOURS
AC.	ACRES
B.S.L.	BUILDING SETBACK LINE
C	CENTER LINE
DOC.	DOCUMENT
E.G.T.CA.	ELECTRIC, GAS, TELEPHONE & CABLE TV
ESM'T.	EASEMENT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
PGS.	PAGES
MIN. F.F.	MINIMUM FINISHED FLOOR ELEVATION

1% A.C. ZONE AE EFFECTIVE FEMA
FLOODPLAIN PER FLOOD INSURANCE
RATE MAP NO. 48187C230F
EFFECTIVE DATE NOVEMBER 2, 2007.

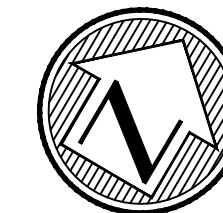
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FLOODWAY PER FLOOD INSURANCE
RATE MAP NO. 48187C230F
EFFECTIVE DATE NOVEMBER 2, 2007.

1% A.C. ZONE AE PROPOSED
FLOODPLAIN PER LETTER OF MAP
REVISION CASE NO. _____

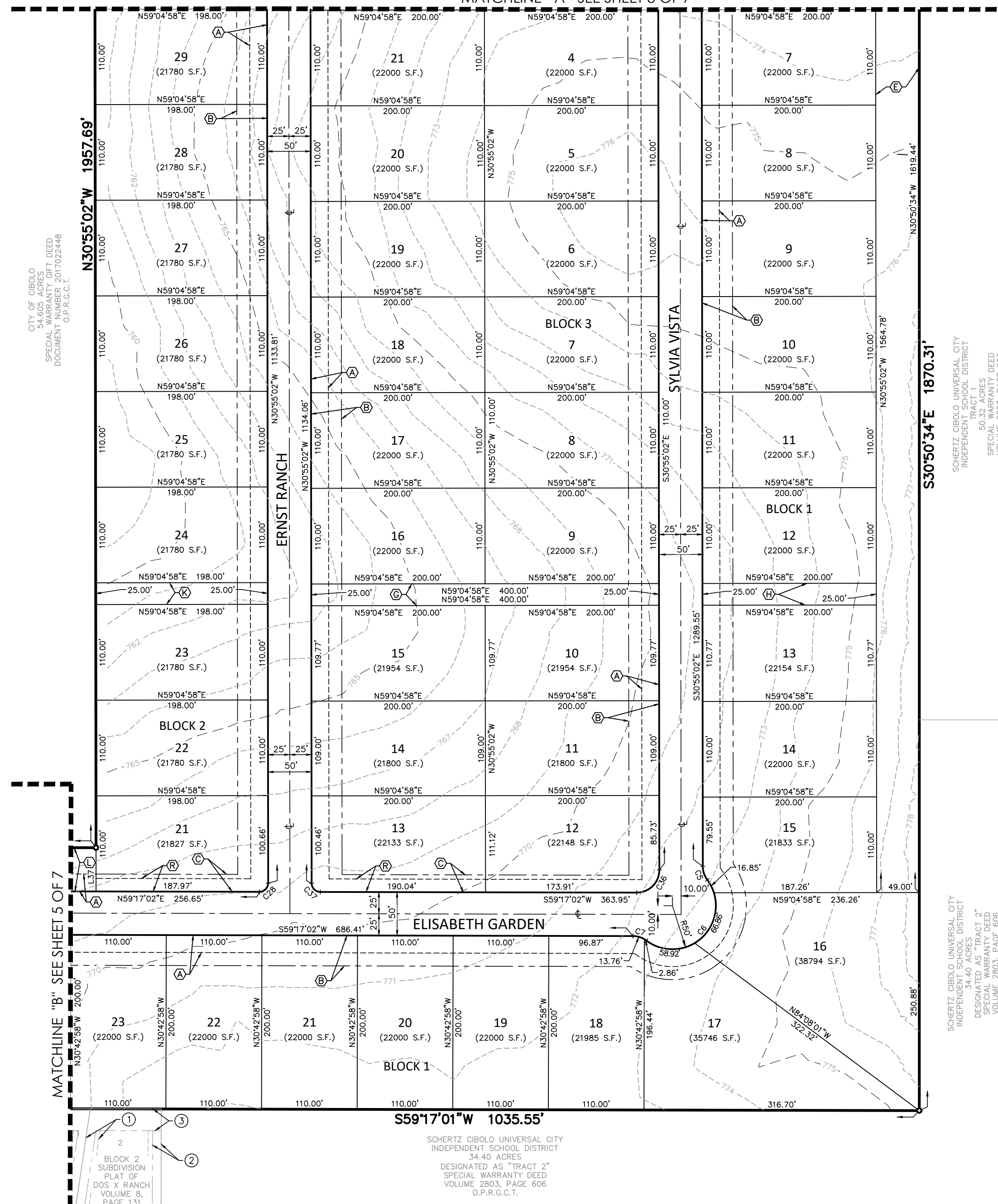
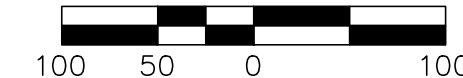


INDEX MAP
NOT TO SCALE

MATCHLINE "A" SEE SHEET 3 OF 7



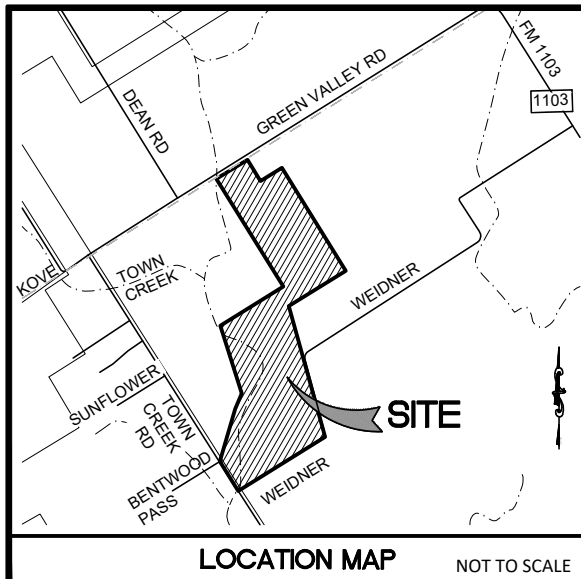
SCALE: 1"=100'



SCHERTZ CIBOLO UNIVERSAL CITY
INDEPENDENT SCHOOL DISTRICT
TRACT 1
50.32 ACRES
SPECIAL WARRANTY DEED
VOLUME 2803, PAGE 606

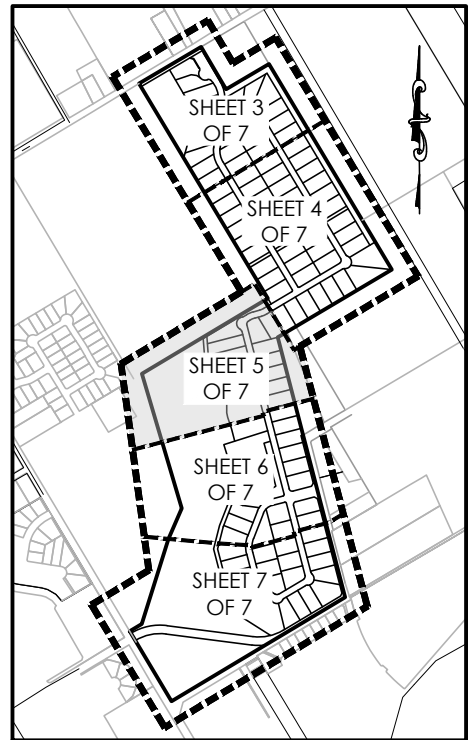
CHERTZ CIBOLO UNIVERSAL CITY
INDEPENDENT SCHOOL DISTRICT
34.40 ACRES
DESIGNATED AS "TRACT 2"
SPECIAL WARRANTY DEED
VOLUME 2803, PAGE 606
OPRGCT

NOTE:
SEE SHEETS 1 & 2 OF 7 FOR PLAT
NOTES. CURVE AND LINE TABLE

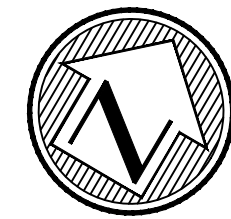
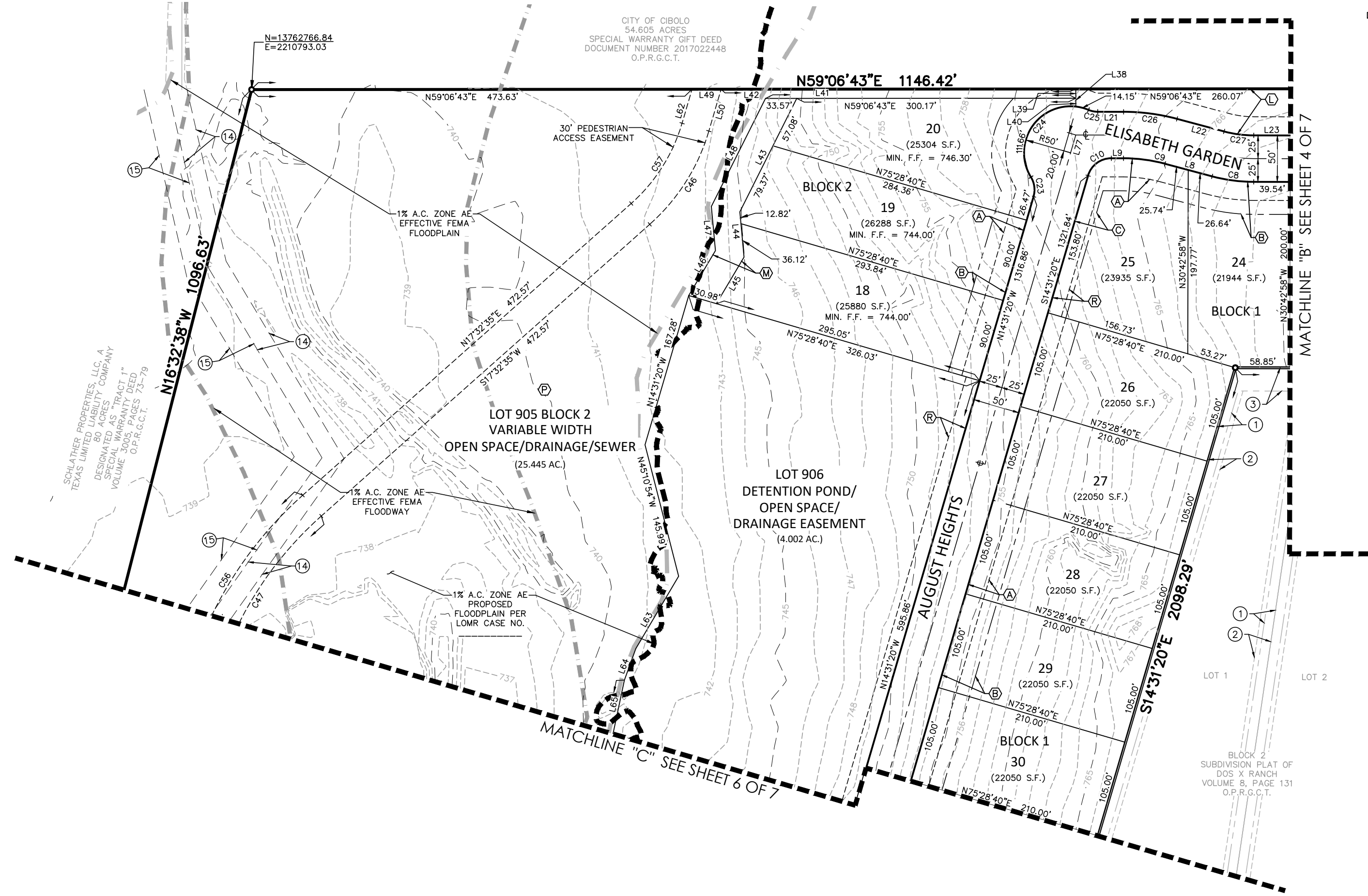


- LEGEND**
- 856 --- EXISTING CONTOURS
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INDEX MAP
NOT TO SCALE



SCALE: 1"=100'

100 50 0 100

**PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
SCHLATHER RANCH SUBDIVISION**

A 117.626 ACRE (5,123,781.94 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARCIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1", AND BEING ALL OF A 70 ACRE TRACT, DESIGNATED AS "TRACT II", BOTH AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73-79, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS,

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DEVELOPER: KF SCHLATHER LP
SHAD SCHMID GEN. PARTNER
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MTR
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• Engineers
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TBPELS ENGINEERING: F-5297, SURVEYING: NO. 10131500
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DATE OF PREPARATION: December 1, 2025

NOTE:
SEE SHEETS 1 & 2 OF 7 FOR PLAT NOTES, CURVE AND LINE TABLE

A 117.626 ACRES (5,123,781.94 SQUARE FEET) TRACT OF LAND SITUATED IN THE TRINIDAD GARCIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1", AND BEING ALL OF A 70 ACRE TRACT, DESIGNATED AS "TRACT II", BOTH AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73-79, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS,

107 SINGLE FAMILY RESIDENTIAL LOTS IN 4 BLOCKS. 4 VARIABLE WIDTH OPEN SPACE/DRAINAGE EASEMENT LOTS. 3 DRAINAGE EASEMENT LOTS. 2 VARIABLE WIDTH OPEN SPACE/DRAINAGE/SEWER/ACCESS EASEMENT LOT. 1 VARIABLE WIDTH GREENBELT LOT, VARIABLE WIDTH OPEN SPACE/SEWER/DRAINAGE EASEMENTS AND PEDESTRIAN EASEMENTS. 1 VARIABLE WIDTH OPEN SPACE/DRAINAGE/SEWER EASEMENT LOT. 1 OPEN SPACE LOT. 1 VARIABLE WIDTH DETENTION POND/OPEN SPACE/DRAINAGE/SEWER & ACCESS EASEMENT LOT. 1 VARIABLE WIDTH DETENTION POND/OPEN SPACE/DRAINAGE EASEMENT LOT.

DEVELOPER: KF SCHLATHER LP
SHAD SCHMID GEN. PARTNER
2722 W. BITTERS ROAD, SUITE 106
SAN ANTONIO, TX 78248
PH NO. (210) 882-6800

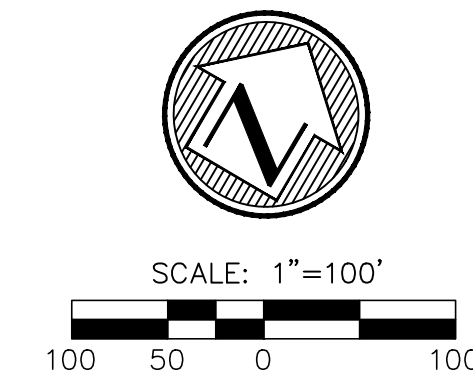
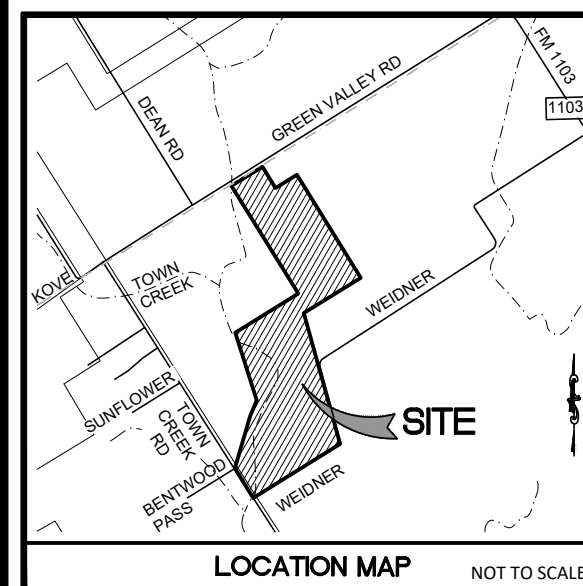





- Engineers
- Surveyors
- Planners

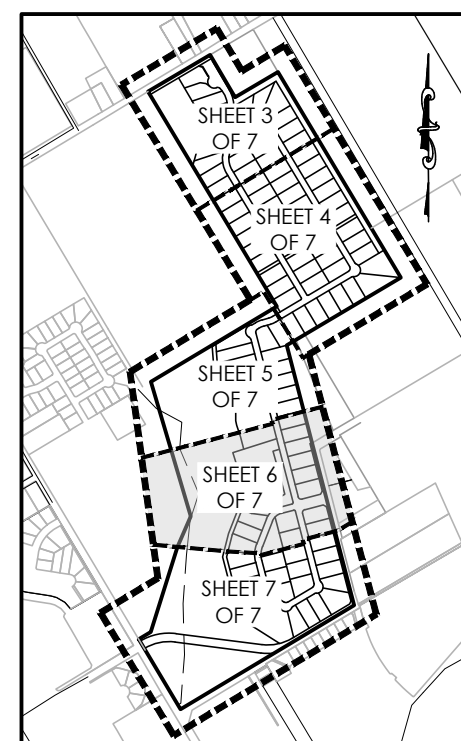
Moy Tarin Ramirez Engineers, LLC

5723 UNIVERSITY HEIGHTS BLVD, SUITE 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

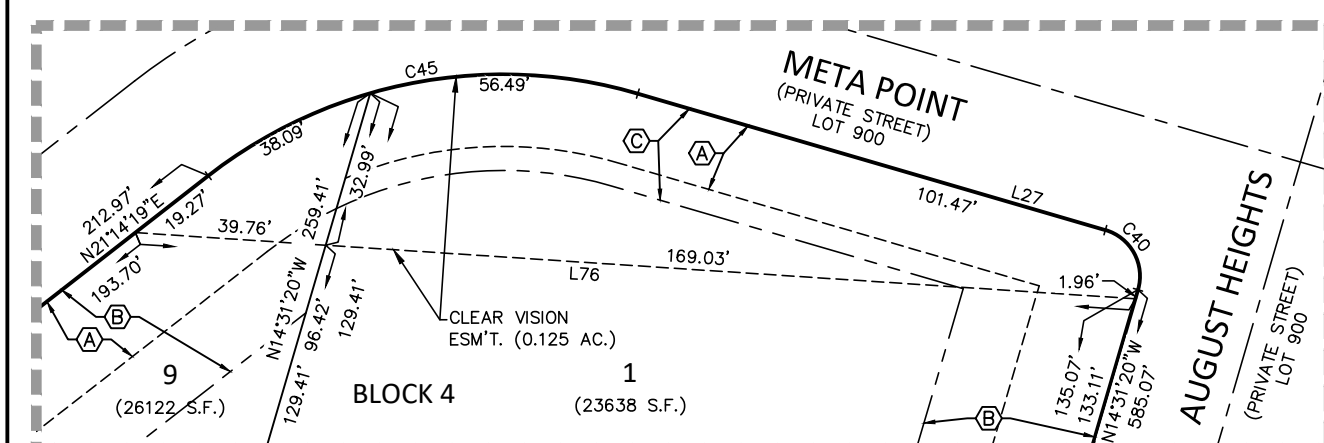
DATE OF PREPARATION: December 1, 2025



- | | |
|---|--|
| <u>LEGEND</u> | |
| — 856 — | EXISTING CONTOURS |
| AC. | ACRES |
| B.S.L. | BUILDING SETBACK LINE |
| ☉ | CENTER LINE |
| D.O.C. | DOCUMENT |
| E.G.T.CA. | ELECTRIC, GAS, TELEPHONE & CABLE TV |
| ESM.T. | EASEMENT |
| NO. | NUMBER |
| N.T.S. | NOT TO SCALE |
| O.P.R.G.C.T. | OFFICIAL PUBLIC RECORDS
GUADALUPE COUNTY, TEXAS |
| R.O.W. | RIGHT OF WAY |
| VOL. | VOLUME |
| P.G. | PAGE |
| P.G.S. | PAGES |
| MIN. F.F. | MINIMUM FINISHED FLOOR ELEVATION |
|  | 1 st A.C. ZONE AE EFFECTIVE FEMA
FLOODPLAIN PER FLOOD INSURANCE
RATE MAP NO. 48187C230F
EFFECTIVE DATE NOVEMBER 2, 2007. |
|  | 1 st A.C. ZONE AE EFFECTIVE FEMA
FLOODWAY PER FLOOD INSURANCE
RATE MAP NO. 48187C230F
EFFECTIVE DATE NOVEMBER 2, 2007. |
|  | 1 st A.C. ZONE AE PROPOSED
FLOODPLAIN PER LETTER OF MAP
REVISION CASE NO. _____. |



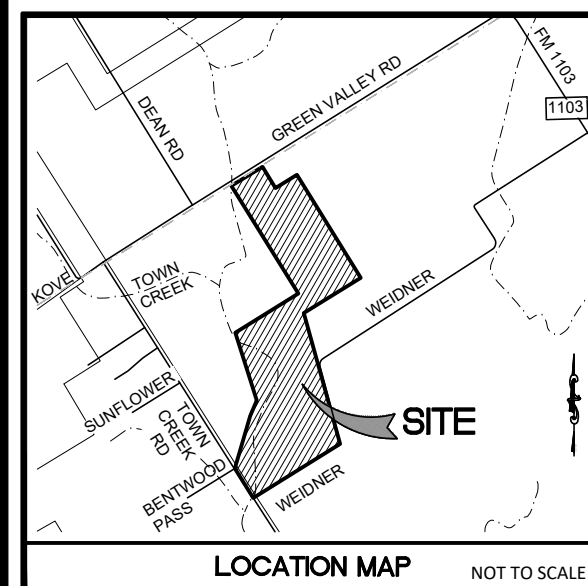
INDEX MAP
NOT TO SCALE



CLEAR VISION EASEMENT
INSET DETAIL 1
N.T.S.

N.T.S.

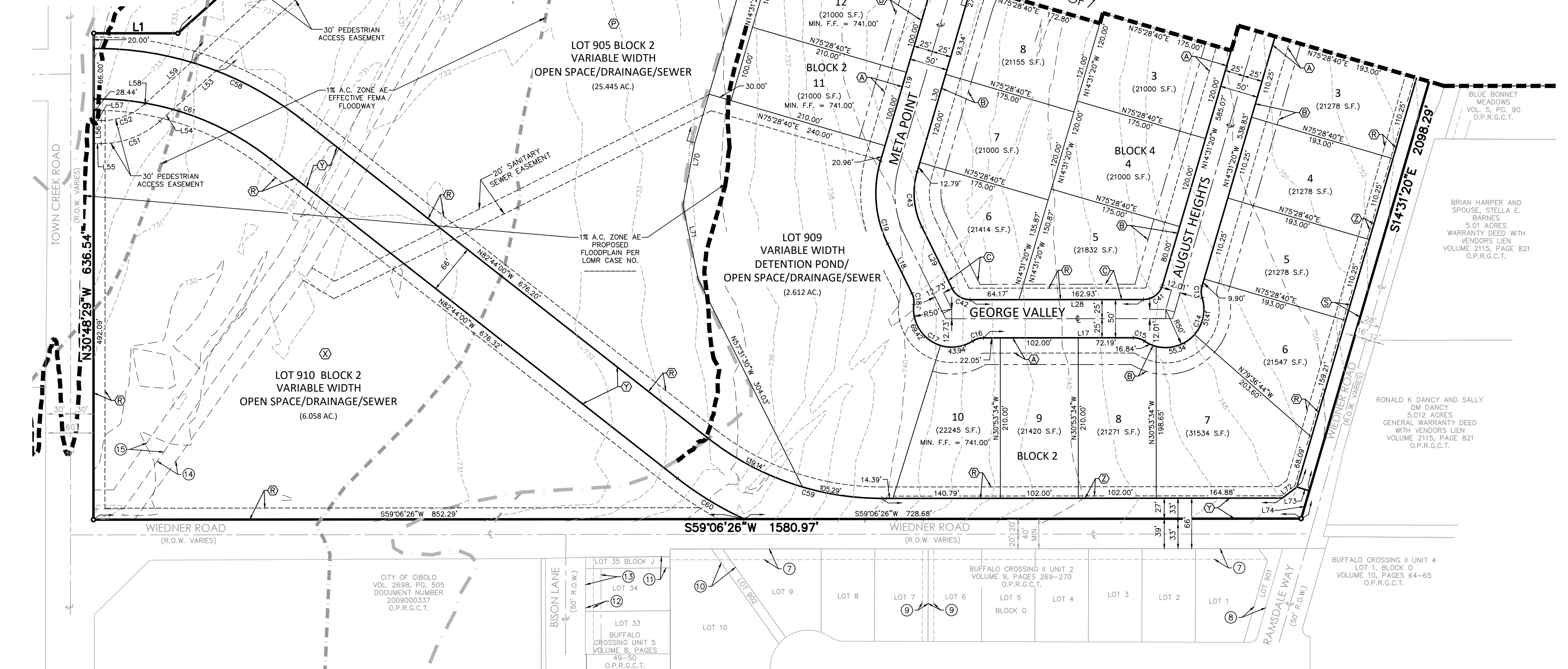
NOTE:
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NOTES, CURVE AND LINE TABLE



LOCATION MAP
NOT TO SCALE

- LEGEND**
- 856 --- EXISTING CONTOURS
 - AC. ACRES
 - B.S.L. BUILDING SETBACK LINE
 - C. CENTER LINE
 - DOC. DOCUMENT
 - E.G.T.C.A. ELECTRIC, GAS, TELEPHONE & CABLE TV
 - ESMT. EASEMENT
 - NO. NUMBER
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 - O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
 - R.O.W. RIGHT OF WAY
 - VOL. VOLUME
 - PG. PAGE
 - PGS. PAGES
 - MIN. F.F. MINIMUM FINISHED FLOOR ELEVATION

- 1% A.C. ZONE AE EFFECTIVE FEMA FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 48187C230F EFFECTIVE DATE NOVEMBER 2, 2007.
- 1% A.C. ZONE AE EFFECTIVE FEMA FLOODWAY PER FLOOD INSURANCE RATE MAP NO. 48187C230F EFFECTIVE DATE NOVEMBER 2, 2007.
- 1% A.C. ZONE AE PROPOSED FLOODPLAIN PER LETTER OF MAP REVISION CASE NO.



**PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
SCHLATHER RANCH SUBDIVISION**

A 117.626 ACRE (5,123,781.94 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARCIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS 'TRACT 1', AND BEING ALL OF A 70 ACRE TRACT, DESIGNATED AS 'TRACT II', BOTH AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73-79, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS,

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MTR
Moy Tarin Ramirez Engineers, LLC
• Engineers
• Surveyors
• Planners

TBPELS ENGINEERING: F-5297, SURVEYING: NO. 10131500
5723 UNIVERSITY HEIGHTS BLVD, SUITE 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: December 1, 2025

NOTE:
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