

KENNETH W. BROWN, AICP
DANIEL ORTIZ
JAMES MCKNIGHT

BROWN & ORTIZ, P.C.
ATTORNEYS AT LAW

112 E. PECAN STREET
SUITE 1360
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

CAROLINE McDONALD
KEVIN DEANDA
MATTHEW T. GILBERT
LINDSAY K. YOUNG

PAUL M. JUAREZ
OF COUNSEL

November 1, 2022

Bridget White
Planning Department Director
City of San Antonio
111 W. Houston, City Tower 18th Floor
San Antonio, Texas 78205

VIA EMAIL

RE: Petition for Consent to the Creation of a Public Improvement District, in accordance with Chapters 372 and 382 of the Texas Local Government, for Property Generally Located Southwest of the Intersection of Interstate 10 and Highway 46, in the Extraterritorial Jurisdiction ("ETJ") of the City of San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9895.008*.

Dear Ms. White:


On behalf of Chesmar Homes, LLC (Petitioner and Property Owner), we respectfully submit the enclosed Petition to the City of San Antonio – Planning Department and, pursuant to the requirements of Texas Local Government Code Section 372.003, request the written consent of the City of San Antonio to the creation of a Chapter 382 public improvement district to be called the "Boerne Stage Road Special Improvement District", and the inclusion of the Subject Property therein.

Please do not hesitate to contact our office should you have any questions or need any additional information in connection with this Petition.

Thank you,

BROWN & ORTIZ, P.C.

BY:



Daniel Ortiz

BOERNE STAGE ROAD PUBLIC IMPROVEMENT DISTRICT
CITY OF SAN ANTONIO – PLANNING DEPARTMENT
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EXHIBIT “1”
COPY OF PETITION FOR CREATION OF THE BOERNE STAGE ROAD PID SUBMITTED
TO BEXAR COUNTY AND COSA CLERK



VG-76-2022-20220243726

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Recorded Date: October 11, 2022
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Total Fees: \$102.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
10/11/2022 1:42 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED
THE BOERNE STAGE ROAD SPECIAL IMPROVEMENT DISTRICT**

**STATE OF TEXAS §
 §
COUNTY OF BEXAR §**

TO: THE HONORABLE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS

The undersigned petitioner (the "Petitioner") acting pursuant to the provisions of Chapter 382 of the Texas Local Government Code, as amended (the "Code"), submits this petition ("Petition") to the Commissioners Court of Bexar County, Texas, to request the creation of a public improvement district, within the extraterritorial jurisdiction (the "ETJ") of the City of San Antonio (the "City"), Bexar County, Texas (the "County"). Specifically, the Petitioner requests that the County create a public improvement district and include the property described in **Exhibit "A"** attached hereto (the "Subject Property") within such public improvement district. In support of this Petition, the Petitioner presents the following:

I. NAME

A public improvement district is being requested, which will be named the "Boerne Stage Road Special Improvement District" (referred to herein as the "District").

II. PETITIONER

In compliance with the requirements of the Code, and as determined by the current tax roll of the Bexar County Appraisal District, the Petitioner constitutes: the owner representing more than fifty-percent (50%) of the appraised value of taxable real property proposed to be included within the public improvement district proposed in this Petition.

Attached to this Petition is a sworn statement, affirming the Petitioner is the holder of fee simple title to more than fifty-percent (50%) of the appraised value of taxable real property proposed to be included within the District (as defined below) and is the owner representing more than fifty-percent (50%) of all record owners of property within the proposed District. The Petitioner requests, and consents to, the creation of the District, as set forth in this Petition. The sworn statement of the Petitioner is attached hereto as **Exhibit "B"** and incorporated herein for all purposes.

III. BOUNDARIES

The proposed boundaries of the District shall include the Subject Property, more particularly described in **Exhibit "A"** attached hereto and incorporated herein for all purposes. The total acreage of the District is approximately 167.732 acres total. None of the land to be included in the District is within the corporate boundaries of any municipality and all of the land proposed to be included in the District is in the ETJ of the City and in the County.

IV. GENERAL NATURE OF THE PROPOSED PUBLIC IMPROVEMENTS

The Petitioner requests that the County create a public improvement district and authorize it to engage in economic development projects and grant to the District the powers requested in this Petition. The District proposes to enter into development agreements as are deemed advisable to promote state and local economic development and to stimulate residential and commercial activity in the District. The general nature of the work proposed to be done may include, but is not limited to: onsite roads (including, but not limited to, a collector road); offsite roads; offsite utility extension (including, but not limited to, extension of a water line); onsite public improvements for residential lots (septic system, water, streets, and drainage); the improvement and construction of water, septic system, dry utilities (gas and electric) detention ponds, storm sewer (if applicable), impact fees for capacity, road, landscaping in public right of ways, or sidewalks; right of way acquisition costs; easement acquisition costs; appraisal costs; geotechnical engineering costs; environmental inspection/testing and remediation costs; well plugging costs; demolition costs; water and sewer (if applicable) impact fees; floodplain reclamation costs; tree mitigation costs; park/entry/amenity improvement costs; including any cost or expense of purchasing, constructing, maintaining, acquiring, owning, operating, repairing, leasing, improving, extending, or paying for inside (i.e. onsite) and outside (i.e. offsite) the district boundaries flood plains and wetlands regulation and endangered species permits, stormwater permits, including mitigation; and all works, improvements, facilities, plants, equipment, appliances, interest in property, and contract rights needed thereof, and administrative facilities needed in connection therewith, related surveying, engineering, and legal fees, costs and expenses, and all rights of way and other interests in land necessary or convenient in connection therewith, as well as reasonable contingencies, associated with the costs of public improvements. Further, the public improvements financed by the District may include any public improvements in compliance with Chapter 382 of the Code, as amended, and in accordance with the governing laws.

V. ESTIMATED COSTS OF THE PROPOSED CONSTRUCTION OF THE PUBLIC IMPROVEMENTS

The total estimated capital cost for the District's public improvements is approximately \$10,315,208. Such costs can be partially offset with the imposition of taxes and the issuance of bonds by the District, as further described herein.

VI. NATURE OF THE DISTRICT AND AUTHORITY

The District is expressly requested pursuant to Chapter 382 of the Code. The District shall be created for the purposes of a district created and organized under Section 52, Article III, and Section 59, Article XVI of the Texas Constitution, Chapters 380, 381, and 382 of the Code, and for the purpose of creating a program for economic development as provided in Section 52, Article III of the Texas Constitution, and for any other lawful purpose authorized by the governing laws.

The Petitioner specifically requests that:

- (1) the County authorize the District to exercise the powers granted under Chapter 382 of the Code;
- (2) the County delegate to the District all powers that the County is granted pursuant to Chapter 382; and

- (3) the County authorize the District to engage in economic development projects, as the District may enter into development agreements which are deemed advisable to promote state and local economic development and to stimulate business and commercial activity in the District.

VII. ROAD IMPROVEMENTS

The Petitioner requests that pursuant to Section 382.109 of the Code the County designate and approve the proposed onsite and offsite road improvements as a "Road Improvement Project" and designate and approve such Road Improvement Project as a targeted economic development project, which is of an economic benefit to the District, to the Subject Property within the District, and to the County.

VIII. ADVISORY BOARD

As authorized by the Code, an advisory body may be established by the County to develop and recommend an improvement plan. However, an improvement plan is not necessary or applicable, as the Petitioner does not propose that the District be granted with the power to impose assessments.

IX. MANAGEMENT OF THE DISTRICT AND BOARD OF DIRECTORS

The Petitioner specifically requests the County appoint a seven (7) member Board of Directors to govern the District and approve their respective terms in accordance with Section 382.051 of the Code, as the population of the District is less than 1,000 persons. The Petitioner also requests that the County delegate to the District's Board of Directors the County's powers and duties provided by Chapter 382 of the Code, in order for the Board of Directors to oversee, manage, and govern the District to the fullest extent authorized by the Code.

X. TAXES AND BONDS

The Petitioner requests that the County authorize the District to accomplish its purposes and the costs of services and improvements by imposing an ad valorem tax and a sales and use tax. The District shall also have the authority to issue bonds, negotiate promissory notes, and other District obligations, as further described herein.

The Petitioners specifically request that:

- (1) the District's proposed improvements be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments;
- (2) the County grant the District authority to impose an ad valorem tax and sales and use tax to accomplish the economic development purposes prescribed by Section 52a, Article III, of the Texas Constitution;
- (3) the County grant the District authority, in accordance with Section 382.152 of the Code, to issue bonds, negotiable promissory notes and other District obligations, which may be secured by District revenue or any type of District taxes, or any combination of taxes and revenue pledged to the payment of bonds; and
- (4) the County grant the District authority as provided in Sections 382.158 and 382.159 of the Code, regarding borrowing and repayment of costs, respectively.

In regards to the proposed tax rates, the Petitioner specifically requests that the County authorize the District to:

- (1) impose an ad valorem tax not to exceed the City's tax rate; and
- (2) impose a sales and use tax with a rate not to exceed two-percent (2%).

XI. METHOD OF ASSESSMENT

The Petitioner does not propose that the District be granted the power to impose assessments, and accordingly, the Petitioner is not required to present a Service Plan, an Assessment Plan (including method of assessment), or to prepare an Assessment Roll. As stated above, the Petitioner requests that the District's proposed improvements be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments.

XII. APPORTIONMENT OF COST BETWEEN COUNTY AND THE DISTRICT

Approval and creation of the District will not obligate the County to provide any funds to finance the proposed public improvements. All costs of the District shall be paid by and apportioned to the District, and not to the County, as a whole.

XIII. ADVISABILITY AND FEASIBILITY OF THE DISTRICT AND BEST INTERESTS OF THE COUNTY

The District and its proposed improvements and economic development projects appear feasible and are necessary and advisable for the economy of the District and the County. Additionally, the County may create a public improvement district if the County determines it is in the best interest of the County. The area comprising the District is not presently developed, and therefore, the proposed District is necessary to pay for or finance public improvements and economic development within the District. Furthermore, the District will serve the public purpose of promoting and encouraging new residential development in the District and the County, which will encourage employment and economic activity within the District and the County. As such, the County's creation of the District is in the best interest of the County, as the District and the proposed improvements confer a special benefit on the District, the Subject Property within the District, and the County.

XIV. FILING WITH THE COUNTY CLERK

This Petition will be filed with the County Clerk in support of the creation of the District, as described herein.

XV. PRAYER

This Petition requests that the County create the District, include the Subject Property therein, and grant to the District the powers requested in the Petition. The Petitioner prays that this Petition be heard and the Commissioners Court set a hearing date, publish notice of, conduct a hearing, make certain findings,

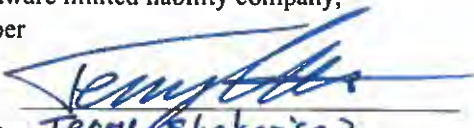
and enter an Order creating the District in a manner authorized under Chapter 382 of the Code and as described herein.

Signature(s) on the Following Page(s)

PETITIONER:

CHESMAR HOMES, LLC,
a Texas limited liability company

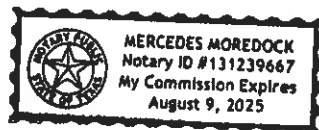
By: Chesmar Holdings, LLC,
a Delaware limited liability company,
Member

By: 
Name: Terry Shakarizat
Title: CFO

ACKNOWLEDGEMENT

STATE OF Texas §
§
COUNTY OF Montgomery §

On the 20th day of September, 2022, before me, the undersigned, personally appeared Terry Shakarizat, of CHESMAR HOMES, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the foregoing instrument and acknowledged to me they executed the same in the capacity and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.





Notary Public
My Commission Expires: 08-09-2025

EXHIBIT "A"
FIELD NOTES AND SURVEY OF THE SUBJECT PROPERTY

USPS LAND TITLE SURVEY

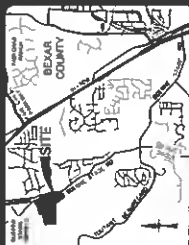
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 For: Publication-Related Expenses Inc. only
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PAPE-DAWSON
ENGINEERS

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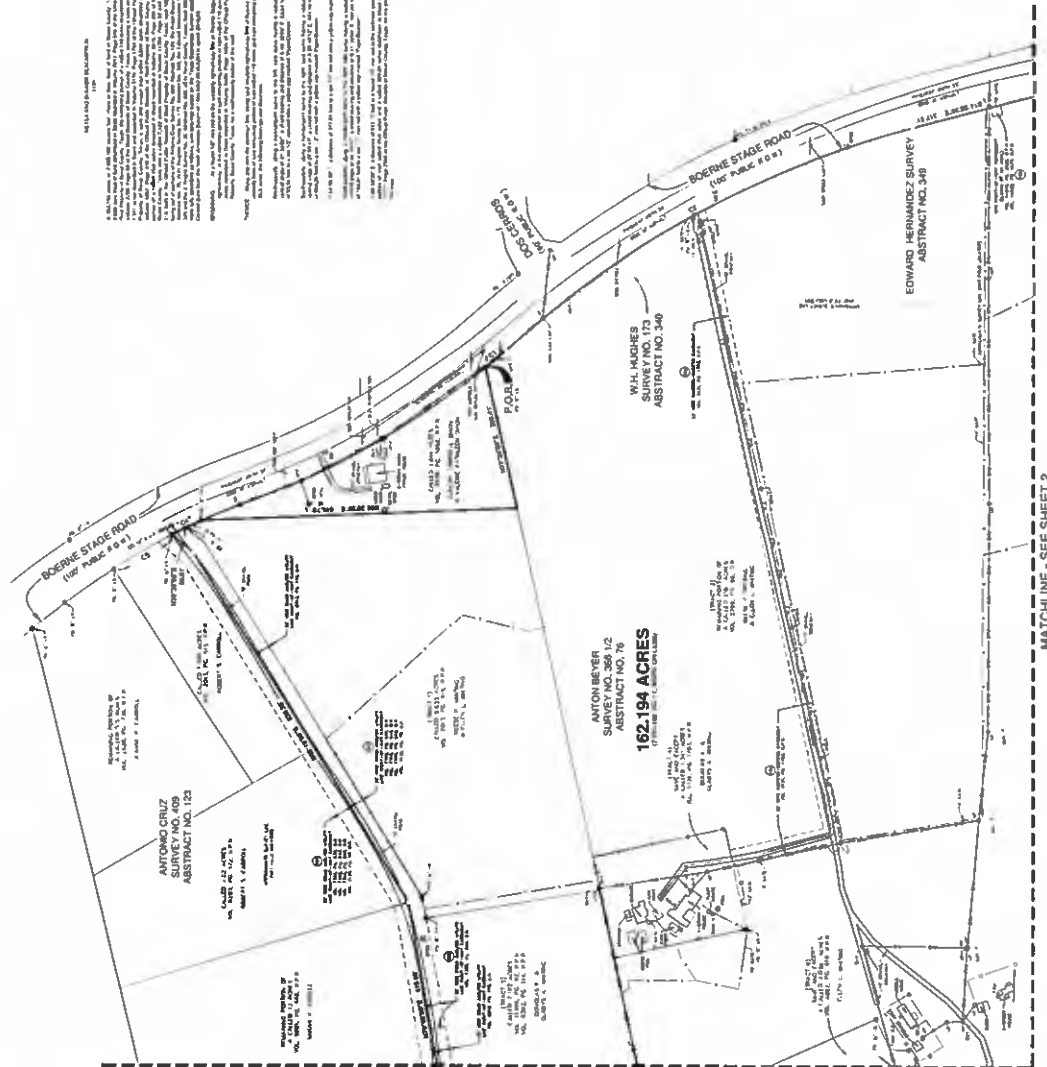
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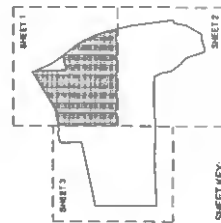
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2375-2379	2380-2384	2385-2389
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2405-2409	2410-2414	2415-2419
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2990-2994	2995-2999	3000-3004
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3065-3069	3070-3074	3075-3079
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3095-3099	3100-3104	3105-3109
3110-3114	3115-3119	3120-3124
3125-3129	3130-3134	



-----MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 3

SUPPLY NOTES:

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J. S. Hwang, *Department of Mathematics, University of California, San Diego, La Jolla, CA 92037, U.S.A.*

DATE: 12/28/00
 DRAWN BY: J. DAWSON
 CHECKED BY: J. DAWSON
 SCALE: 1" = 100'

TSPS LAND TITLE SURVEY

THIS SURVEY WAS MADE FOR THE PURPOSE OF DETERMINING THE BOUNDARIES OF THE LANDS DESCRIBED IN THE FOREGOING DEEDS AND TO SHOW THE LOCATION OF THE BOUNDARIES OF THE LANDS DESCRIBED IN THE FOREGOING DEEDS. THE SURVEY WAS MADE BY THE TSPS LAND TITLE SURVEYING COMPANY, INC., A PROFESSIONAL SURVEYING FIRM, AND THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS SURVEYING BOARD. THE SURVEY WAS MADE ON THE 28th day of December, 2000, and the results of the survey are shown on this plat.

J. DAWSON ENGINEERS
 10000 BOERNE STAGE ROAD, SUITE 100
 BOERNE, TEXAS 78002
 PHONE: (281) 291-1111
 FAX: (281) 291-1112
 E-MAIL: J. DAWSON@JDAWSONENGINEERS.COM

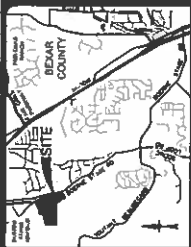
SYMBOL LEGEND

1	Survey Boundary
2	Property Boundary
3	Right of Way Boundary
4	Water Boundary
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LINE LEGEND

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LOCATION MAP

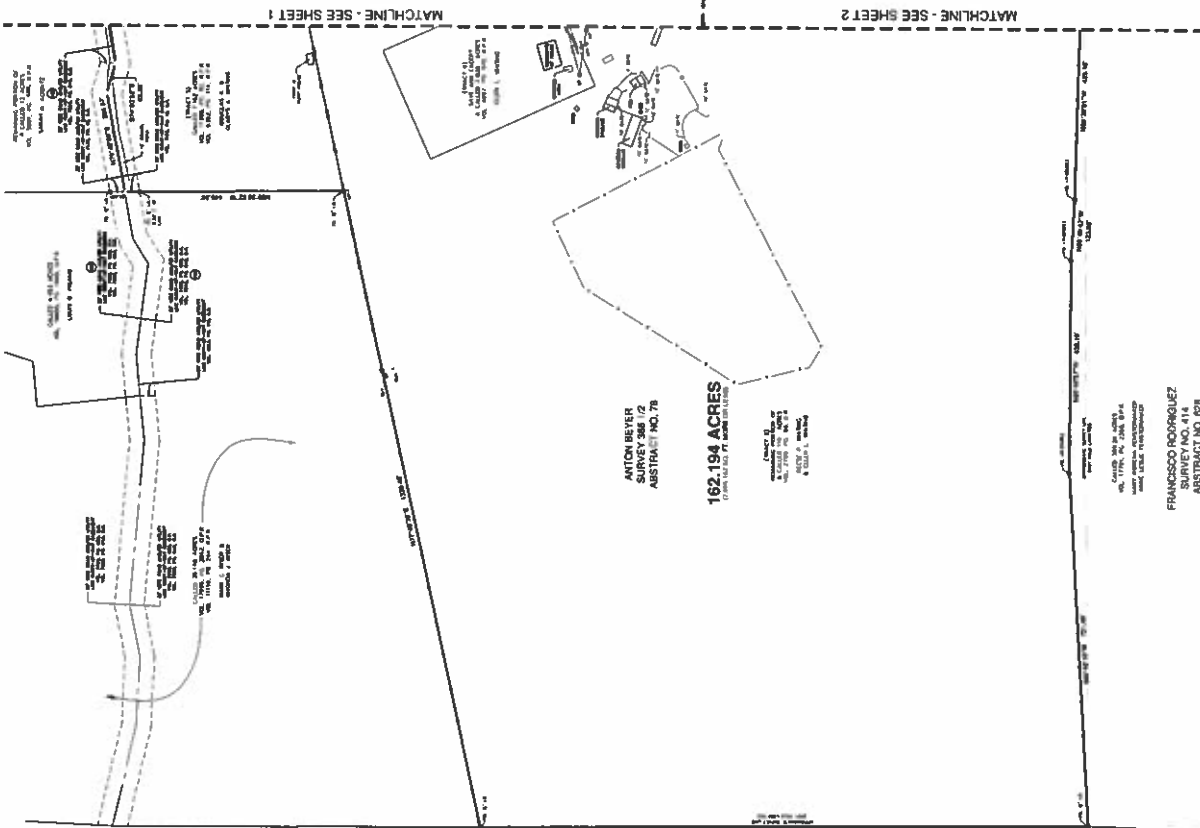


DEED/PLAT REFERENCE

1	Survey 386 1/2, Abstract No. 78
2	Survey 414, Abstract No. 628
3	Survey 519, Abstract No. 519

LEGEND

1	Survey Boundary
2	Property Boundary
3	Right of Way Boundary
4	Water Boundary
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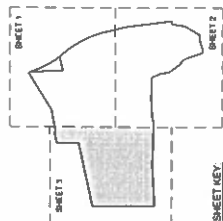
ANTON BEYER
 SURVEY 386 1/2
 ABSTRACT NO. 78

162.194 ACRES
 162.194 ACRES

FRANCISCO RODRIGUEZ
 SURVEY NO. 414
 ABSTRACT NO. 628

CASPER MARSHALL
 SURVEY NO. 519
 ABSTRACT NO. 519

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SHEET KEY

**METES AND BOUNDS DESCRIPTION
FOR**

A 162.194 acres or 7,065,162 square feet, more or less, tract of land in Bexar County, Texas, being a called 9.633 acre tract of land described in Deed recorded in Volume 2013, Page 515 of the Official Public Records of Real Property of Bexar County, Texas, the remaining portion of a called 110 acres described in Deed recorded in Volume 2799, Page 66 of the Deed Records of Bexar County, Texas, containing a save and except tract called 1.341 acres described in Deed and recorded in Volume 5131, Page 1783 of the Official Public Records of Real Property of Bexar County, Texas, a save and except tract called 2.038 acres described in Deed recorded in Volume 4097, Page 610 of the Official Public Records of Real Property of Bexar County, Texas, a remaining portion of a called 45.5 acres described in Deed recorded in Volume 3519, Page 290 of the Deed Records of Bexar County, Texas and a called 7.162 acres described in Volume 11399, Page 92 and Volume 6392, Page 114, both in the Official Public Records of Real Property of Bexar County, Texas, said 162.194 acre tract also being out of portions of the Antonio Cruz Survey No. 409, Abstract No. 123, the Anton Beyer Survey No. 366 1/2, Abstract No. 76, W.H. Hughes Survey No. 173, Abstract No. 340, the Edward Hernandez Survey, Abstract No. 349 and the J. Knight Survey No. 35, Abstract No. 409, all in Bexar County, Texas. Said 162.194 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found 1/2" iron rod on the westerly right-of-way line of Boerne Stage Road, a 100' public right-of-way, at the common corner of said remaining portion of said called 110 acres and a called 1.841 acres described in Deed recorded in Volume 5928, Page 1058 of the Official Public Record of Real Property, Bexar County, Texas, for a northeasterly corner of this tract;

THENCE: Along and with the common line, being said westerly right-of-way line of Boerne Stage Road and the easterly lines of said remaining portion of said called 110 acres and said remaining portion of said called 45.5 acres, the following bearings and distances:

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1600.00 feet, a central angle of 01°55'02", a chord bearing and distance of S 40°30'25" E, 53.54 feet, for an arc length of 53.54 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1993.96 feet, a central angle of 27°35'43", a chord bearing and distance of S 28°46'12" E, 951.10 feet, for an arc length of 960.35 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 14°55'38" E, a distance of 317.51 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1382.69 feet, a central angle of 06°45'02", a chord bearing and distance of S 11°33'09" E,

162.82 feet, for an arc length of 162.91 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 08°10'38" E, a distance of 911.77 feet to a found 1/2" iron rod at the common corner of said remaining portion of said called 45.5 acres and a called 309.26 acres described in Deed recorded in Volume 17791, Page 2368 of the Official Public Records of Bexar County, Texas, for the southeasterly corner of this tract;

THENCE: Departing said westerly right-of-way line of Boerne Stage Road, along and with the common line, being the southerly lines of said remaining portion of said called 45.5 acres and said remaining portion of said called 110 acres and the northerly line of said called 309.26 acres, the following bearings and distances:

S 80°18'52" W, a distance of 72.27 feet to a found 1/2" iron rod;

S 08°11'20" W, a distance of 245.04 feet to a found 1/2" iron rod;

S 30°33'58" W, a distance of 356.90 feet to a found 1/2" iron rod;

S 88°39'46" W, a distance of 86.56 feet to a point;

S 74°03'48" W, a distance of 243.73 feet to a found 1/2" iron rod;

N 71°36'14" W, a distance of 42.18 feet to a found 1/2" iron rod;

N 19°23'17" W, a distance of 307.81 feet to a found 1/2" iron rod;

N 25°54'02" W, a distance of 89.33 feet to a found 1/2" iron rod;

N 42°52'47" W, a distance of 102.06 feet to a found 1/2" iron rod;

S 58°38'20" W, a distance of 18.88 feet to a found 1/2" iron rod;

N 37°24'37" W, a distance of 292.36 feet to a found 1/2" iron rod with a "Cude" cap;

N 08°18'28" W, a distance of 169.01 feet to a found 1/2" iron rod with a "Cude" cap;

N 25°10'44" W, a distance of 187.19 feet to a found 1/2" iron rod, for an interior corner of this tract;

N 89°28'23" W, a distance of 262.69 feet to a found 60d nail;

N 88°09'34" W, a distance of 137.70 feet to a found 1/2" iron rod with a "Cude" cap;

S 88°34'34" W, a distance of 377.38 feet to a found 1/2" iron rod with a "Cude" cap;

S 77°38'32" W, a distance of 156.22 feet to a found 1/2" iron rod with a "Cude" cap;

N 88°29'01" W, a distance of 425.16 feet to a found 1/2" iron rod with a "Cude" cap;

N 86°49'42" W, a distance of 123.95 feet to a found 1/2" iron rod with a "Cude" cap;

N 89°44'57" W, a distance of 435.19 feet to a found 1/2" iron rod with a "Cude" cap;

S 86°49'10" W, a distance of 721.40 feet to a found 1/2" iron rod on the east line of a called 122.65 acres described in Deed recorded in Volume 17018, Page 1918 of the Official Public Records of Bexar County, Texas, for the common corner of said remaining portion of said called 110 acres and said called 309.26 acres, the southwesterly corner of this tract;

THENCE: N 00°25'07" W, along and with the common line, being the west line of said remaining portion of said called 110 acres and said east line of said called 122.65 acres, a distance of 1245.68 feet to a 1/2" rebar found at the common corner of said remaining portion of said called 110 acres and a called 26.148 acres described in Deed recorded in Volume 17996, Page 2042 of the Official Public Records of Bexar County, Texas and Volume 11156, Page 244 of the Official Public Records of Real Property of Bexar County, Texas, the northwesterly corner of this tract;

THENCE: N 77°49'39" E, along and with the common line, being the northerly line of said remaining portion of said called 110 acres and southerly line of said called 26.148 acres, a distance of 1329.45 feet to a found 1/2" iron rod at the common corner of said called 26.148 acres and said called 7.162 acres, for an interior corner of this tract;

THENCE: N 00°28'52" W, along and with the common line, being the east line of said called 26.148 acres and the west line of said called 7.162 acres, passing a found 1/2" iron rod at a distance of 419.16 feet, 0.33 feet east of said line, and continuing a total distance of 449.58 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" in the centerline of a 60' wide Road and/or Utility Line Right-of-Way Easement described in Volume 7365, Page 643, Volume 7365, Page 646 and Volume 7135, Page 18, all recorded in the Deed Records of Bexar County, Texas, said point also being the common corner of said called 26.148 acres, said called 7.162 acres, a remaining portion of a called 12 acres described in Deed recorded in Volume 5801, Page 448 of the Official Public Records of Real Property of Bexar County, Texas and a called 4.453 acres described in Deed recorded in Volume 18855, Page 1685 of the Official Public Records of Bexar County, Texas, for a northwest corner of this tract;

THENCE: Along and with the common line, being said centerline of the 60' wide Road and/or Utility Line Right-of-Way, said line also being the northerly line of said called 7.162 acres and the southerly line of said called remaining portion of said called 12 acres, the following bearings and distances:

N 79°42'08" E, a distance of 205.57 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 74°03'52" E, a distance of 62.26 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 79°55'08" E, a distance of 418.66 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", for the common corner of said called remaining portion of said called 12 acres and a called 4.02 acres described in Deed recorded in Volume 6203, Page 172 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 58°16'08" E, along and with the common line, continuing with said centerline of the 60' wide Road and/or Utility Line Right-of-Way, said line also being the northerly line of said called 7.162 acres and the southerly lines of said called 4.02 acres and a called 1.800 acres described in Deed recorded in Volume 2013, Page 515 of the Official Public Records of Real Property, Bexar County, Texas, a distance of 838.38 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 39°38'08" E, along and with the common line, continuing with said centerline of the 60' wide Road and/or Utility Line Right-of-Way, said line also being the northerly line of said called 7.162 acres and the southerly line of said called 1.800 acres, a distance of 58.01 feet to a 1/2" iron rod found on the aforementioned westerly right-of-way line of Boerne Stage Road, for a common corner of said called 7.162 acres and said called 1.800 acres and the northeasterly corner of this tract;

THENCE: Southeasterly, along and with said westerly right-of-way line of said Boerne Stage Road and a non-tangent curve to the right, said curve having a radius of 1484.78 feet, a central angle of 02°34'15", a chord bearing and distance of S 25°49'17" E, 66.62 feet, for an arc length of 66.62 feet to a found 1/2" iron rod at the common corner of said called 9.633 acres and said called 1.841 acres;

THENCE: S 02°20'29" E, departing said westerly right-of-way line of Boerne Stage Road, along and with the common line of said called 9.633 acres and said called 1.841 acres, a distance of 646.78 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson on the northerly line of said remaining portion of said called 110 acres, for an interior corner of this tract;

THENCE: N 77°24'08" E, along and with the common line, being the south line of said called 1.841 acres and north line of said remaining portion of said called 110 acres, a distance of 295.41 feet to the POINT OF BEGINNING and containing 162.194 acres Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12580-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
REVISED: May 12, 2022, November 19, 2021
DATE: November 17, 2021
JOB NO. 12580-00
DOC. ID. N:\Civil\12580-00\Word\12580-00 FN-162.194 AC.doc



G.E. Buchanan
**PAPE-DAWSON
ENGINEERS**

**METES AND BOUNDS DESCRIPTION
FOR**

A 5.538 acre or 241,223 square feet, more or less, tract of land in Bexar County, Texas, being out of the southeast portion of a called 26.148 acre tract of land described in Deed recorded in Volume 17996, Page 2042 of the Official Public Records of Bexar County, Texas, and Volume 11156, Page 244 of the Official Public Records of Real Property of Bexar County, Texas, also being out of a portion out of the Anton Beyer Survey No. 366 1/2, Abstract No. 76, Bexar County, Texas. Said 5.538 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00

BEGINNING: At a found 1/2" iron rod on the north line of a remaining portion of a called 110 acres described in Deed recorded in Volume 2799, Page 66 of the Deed Records of Bexar County, Texas, at the common corner of said called 26.148 acres and a called 7.162 acres described in Deed recorded in Volume 11399, Page 92 and Volume 6392, Page 114, both in the Official Public Records of Real Property of Bexar County, Texas, for the southeast corner of the herein described tract, from which the west right-of-way line of Boerne Stage Road, a 100-foot Public right-of-way, bears +/-1,806 feet;

THENCE: S 77°49'39" W, along and with the common line of said called 26.148 acres and said remaining portion of the called 110 acres, a distance of 657.16 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", for the southwest corner of the herein described easement, from which a found 1/2" iron rod at the common corner of said called 26.148 acres and said remaining portion of the called 110 acres bears S 77°49'39" W, 672.29 feet;

THENCE: Departing said common line, over and across said called 26.148 acres, the following bearings and distances:

N 12°10'21" W, a distance of 108.66 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 22°24'06" E, a distance of 197.12 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 48°37'46" E, a distance of 232.74 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 00°47'37" E, a distance of 16.44 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 79°42'08" E, a distance of 277.80 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at an angle point in the south line of a 30-foot wide Road and/or Utility Line right-of-way easement described in Volume 8313, Page 118, Volume 7365, Page 643 and Volume 7365, Page 636, all recorded in the Deed Records of Bexar County, Texas;

N 57°51'08" E, along and with said south line of said 30-foot wide Road and/or Utility Line right-of-way easement, a distance of 63.83 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at an angle point in said south line of the 30-foot wide Road and/or Utility Line right-of-way easement;

N 79°42'08" E, continuing along and with said 30-foot wide Road and/or Utility Line right-of-way easement, a distance of 85.78 feet to a point in the common line of said called 26.148 acres and the aforementioned called 7.162 acres, for the northeast corner of the herein described tract, from which a found 1/2" iron rod bears N 83°42'08" E, a distance of 0.33 feet;

THENCE: S 00°28'52" E, departing said south line of said 30-foot wide Road and/or Utility Line right-of-way easement, a distance of 419.13 feet to the POINT OF BEGINNING and containing 5.538 acres Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12580-01 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 12, 2022
JOB NO. 12580-01
DOC. ID. N:\CIVIL\12580-01\Word\12580-01 MB-5.538 AC.docx



EXHIBIT "B"
PETITIONER'S SWORN STATEMENT

**SWORN AFFIDAVIT OF FEE SIMPLE OWNER OF REAL PROPERTY REQUESTING
CREATION OF, AND CONSENTING TO INCLUSION IN, THE BOERNE STAGE ROAD
SPECIAL IMPROVEMENT DISTRICT**

Chesmar Homes, LLC (hereinafter "Owner") hereby affirms that they are the fee simple owner of real property located in Bexar County. Owner requests the creation of the Boerne Stage Road Special Improvement District (the "District") and consents to the inclusion of said real property within its boundaries. The description of the real property owned by Owner, and which Owner wishes to include within the proposed District is attached as **Exhibit "A"** to the Petition for the creation of the Boerne Stage Road Special Improvement District.

By the signatures below, Owner verifies, for purposes of Chapter 382 of the Texas Local Government Code that they are the owner of taxable real property, described in **Exhibit "A"** below, representing more than fifty-percent (50%) of the appraised value of taxable real property within the proposed District, and that they constitute more than fifty-percent (50%) of all record owners of property within the proposed District or that they own taxable real property that constitutes more than fifty-percent (50%) of the area of all taxable real property within the proposed District.

-Signature(s) on the Following Page(s)-

OWNER:

CHESMAR HOMES, LLC,
a Texas limited liability company

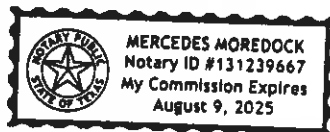
By: Chesmar Holdings, LLC,
a Delaware limited liability company,
Member

By: [Signature]
Name: Terry Shakanisae
Title: CFO

ACKNOWLEDGEMENT

STATE OF Texas §
COUNTY OF Montgomery §
§

On the 20th day of September, 2022, before me, the undersigned, personally appeared Terry Shakanisae, of CHESMAR HOMES, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the foregoing instrument and acknowledged to me they executed the same in the capacity and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



[Signature]
Notary Public
My Commission Expires: 08/09/2025



LUCY ADAME-CLARK

BEXAR COUNTY CLERK

100 Dolorosa, Suite 104
San Antonio, TX 78205

(210) 335-2216
Mon - Fri 8am - 5pm

Visit our website at:
www.Bexar.org

Receipt Number: 20221011000564

Status: ORIGINAL COPY

Description	Document Type	Document #	Book/Vol/Page	# Pages	GF/Serial #	Amount
Real Property Recordings	MISC	20220243726		21		\$102.00

Total Documents : 1

Total: \$102.00

Payment Method	Payment ID	Authorization #	Amount
Check	11060	WALK IN	\$102.00

Tender Subtotal:

Total Payments: \$102.00

Check: \$102.00

Change Due: \$0.00

BROWN AND ORTIZ PC

11060

10/4/2022 Bexar County Clerk

Check # 11060

Date	Type	Payee	Description	Payment
10/4/2022	Check	Bexar County Clerk	Record Petition for Creation of the Boerne Stage Road PID in the Bexar County Real Property Records	102.00

1025 - Frost Bank - Operating

102.00

Client Name: BROWN AND ORTIZ PC

Date: 10/11/2022 | 01:42PM
Clerk: Denise N

EXHIBIT “2”
BOERNE STAGE ROAD PID LAYOUT



Legend

-  Drainage/Greenbelt Area
-  Water Quality Pond
-  FEMA Floodplain
-  Proposed UD Floodplain
-  TCEQ Grassy Swale & Vegetative Strip
-  Natural Stream Features



Grassy Swale

Primarily stormwater conveyance system. Provide sufficient control under light to moderate runoff conditions.



Proposed UD Floodplain

The condition of the watershed after the entire watershed has undergone the ultimate development.



Drainage / Greenbelt

Areas of open land at the edge of the development that frequently are a part of a natural creek, river, or storm water drainage path, and as such are floodprone and ill-suited to development.



Vegetative Filter Strip

Land areas of either planted or indigenous vegetation, situated between a potential pollutant-source area and a surface-water body that receives runoff.



Proposed UD Floodplain

The condition of the watershed after the entire watershed has undergone the ultimate development.



Drainage / Greenbelt

Areas of open land at the edge of the development that frequently are a part of a natural creek, river, or storm water drainage path, and as such are floodprone and ill-suited to development.



Water Quality Pond

Having an orifice level at the bottom of the basin and not having a permanent pool of water, provides water quality control, as to peak flow rate controls and stream channel protections.



Vegetative Filter Strip

Land areas of either planted or indigenous vegetation, situated between a potential pollutant-source area and a surface-water body that receives runoff.



Water Quality Pond

Having an orifice level at the bottom of the basin and not having a permanent pool of water, provides water quality control, as to peak flow rate controls and stream channel protections.



FEMA Floodplain

The boundary of the flood that has a 1% chance of being equalled or exceeded in any given year.



Natural Stream Feature

A flow during certain times of the year when smaller upstream waters are flowing and when groundwater provides enough water for stream flow. Runoff from rainfall or other precipitation supplements the flow of seasonal stream. During dry periods, seasonal streams may not have flowing surface water. Larger seasonal streams are more common in dry areas.

EXHIBIT “3”
BOERNE STAGE ROAD PID SUMMARY & TIMELINE

112 E. PECAN STREET
SUITE 1360
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

PAUL M. JUAREZ
OF COUNSEL

BOERNE STAGE ROAD SPECIAL IMPROVEMENT DISTRICT

PID SUMMARY

1. Public Improvement District:

- Name: Boerne Stage Road Special Improvement District
- Location: Southwest of Interstate 10 and Highway 46
- Applicant/Developer: Chesmar Homes, LLC
- Jurisdiction: Bexar County (City of San Antonio's ETJ)
- Acreage: +/-167.732 acres
- Water CCN: SAWS
- Sewer CCN: N/A (septic will be utilized)
- Property is NOT located over ERZD and is NOT within the City's ETJ MPA

2. Statutory Authority, Taxing and Bond Powers:

- The Boerne Stage Road Special Improvement District (District) would be a public improvement district created pursuant to Chapter 382 of the Texas Local Government Code with the power to assess ad valorem taxes at a rate not to exceed the City's tax rate, a sales and use tax at a rate of 2% per taxable sale, subject to state and local sales and use tax rates, and the power to issue bonds.

3. Project:

- Project will be 100% SF residential
 - Approximately 131 total lots
 - Minimum ½ acre lot size
- Proposed On-Site and Off-Site Improvements:
 - Individual Lot Improvements;
 - Streets;
 - Utilities;
 - Drainage; and
 - Grading
- Improvements are dependent on phasing/adjacent platting, County obtaining the necessary ROW/easements, other development improvements, and reimbursements through the District

KENNETH W. BROWN, AICP
DANIEL ORTIZ
JAMES MCKNIGHT

BROWN & ORTIZ, P.C.
ATTORNEYS AT LAW

CAROLINE McDONALD
KEVIN DEANDA
MATTHEW T. GILBERT
LINDSAY K. YOUNG

112 E. PECAN STREET
SUITE 1360
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

PAUL M. JUAREZ
OF COUNSEL

**BOERNE STAGE ROAD SPECIAL IMPROVEMENT DISTRICT
TIMELINE**

Submit Petition Requesting Creation of the Boerne Stage Road PID to Bexar County (<i>provide electronic and hard copies of Petition to the City of San Antonio</i>)	October 11, 2022
Meet with County Commissioners and with City of San Antonio Staff / Negotiate Development Agreement with City	October 2022
Deadline to have Boerne Stage Road PID Development Agreement finalized and all Exhibits to City	November 2, 2022
County Meeting to Approve Resolutions of Intent (<i>Hearing to consider and accept the Petition and adopt a Resolution of Intent to establish the Boerne Stage Road PID</i>)	November 15, 2022
Planning Commission Meeting (<i>Briefing on proposed Boerne Stage Road PID</i>)	November 16, 2022
Planning Commission Meeting (<i>Hearing regarding proposed Boerne Stage Road PID</i>)	December 14, 2022
Deadline to Post Notice of Commissioners Court Creation of Boerne Stage Road PID in SA Express News and Mailed to Property Owners <i>TLGC 372.009(c) and (d)</i>	January 9, 2023
City Council Meeting (<i>adopt resolutions granting consent to the establishment of the Boerne Stage Road PID and an Ordinance approving Development Agreement</i>)	January 19, 2023
County Meeting to Create Boerne Stage Road PID and Appoint a Board of Directors (<i>the County must approve orders establishing the Boerne Stage Road PID and appointing Members to the Boerne Stage Road PID Board of Directors</i>)	January 24, 2023
Board of Directors Organizational Meeting to Call Election	January 25, 2023 – February 16, 2023
Last Day for Board to Call an Election	February 17, 2023
Election to Confirm PID and Approve Taxes and Bonds & Voters Affidavits Signed (<i>note that there are numerous election requirements, which are not included herein</i>)	May 6, 2023
Board Meeting to Canvass Election Results	May 7 – December 2023

EXHIBIT “4”
BOERNE STAGE ROAD PID FINACIAL PROJECTIONS

DRAFT

Chesmar Homes, LLC
Boerne Stage Rd - 30 Year Scenario at 20% & 10% O&M - 2% Inflation
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8/23/2022

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G	Homeowner Cost Comparison Summary	14

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Exhibit A
Chesmar Homes, LLC
Boerne Stage Rd - 30 Year Scenario at 20% & 10% O&M - 2% Inflation
Summary
8/23/2022

I. Key Conclusions & Assumptions [a]		
Capital Tax Rate - First 5 Years	\$	0.4466
O&M Tax Rate - First 5 Years	\$	0.1117
Total Equivalent Tax Rate - First 5 Years	\$	0.5583
Capital Tax Rate - Remaining Term	\$	0.5025
O&M Tax Rate - Remaining Term	\$	0.0558
Total Equivalent Tax Rate - Remaining Term	\$	0.5583
% of Total Costs Funded		100%
382 PID Term		30
Final Year Revenue Collections to Developer		2050

Calendar Year on Tax	Developer Interest	Net Bond Proceeds		Paygo Revenues		Total Revenues to Developer	O&M Revenues	Total Revenues
Rolls	Reimbursements							
2024	\$ -	\$ -	\$ -	\$ 39,025	\$ 39,025	\$ 39,025	\$ 9,756	\$ 48,781
2025	\$ 573,407	\$ 686,593	\$ -	\$ -	\$ 1,260,000	\$ 1,260,000	\$ 25,002	\$ 1,285,002
2026	\$ 55,393	\$ 2,380,607	\$ -	\$ -	\$ 2,436,000	\$ 2,436,000	\$ 72,844	\$ 2,508,844
2027	\$ -	\$ 1,974,000	\$ -	\$ -	\$ 1,974,000	\$ 1,974,000	\$ 111,463	\$ 2,085,463
2028	\$ -	\$ -	\$ -	\$ 50,613	\$ 50,613	\$ 50,613	\$ 124,116	\$ 174,729
2029	\$ -	\$ 1,575,000	\$ -	\$ -	\$ 1,575,000	\$ 1,575,000	\$ 63,299	\$ 1,638,299
2030	\$ -	\$ -	\$ -	\$ 11,394	\$ 11,394	\$ 11,394	\$ 64,565	\$ 75,959
2031	\$ -	\$ -	\$ -	\$ 23,016	\$ 23,016	\$ 23,016	\$ 65,856	\$ 88,872
2032	\$ -	\$ -	\$ -	\$ 34,870	\$ 34,870	\$ 34,870	\$ 67,173	\$ 102,043
2033	\$ -	\$ -	\$ -	\$ 46,961	\$ 46,961	\$ 46,961	\$ 68,517	\$ 115,478
2034	\$ -	\$ -	\$ -	\$ 59,294	\$ 59,294	\$ 59,294	\$ 69,887	\$ 129,181
2035	\$ -	\$ -	\$ -	\$ 71,874	\$ 71,874	\$ 71,874	\$ 71,285	\$ 143,159
2036	\$ -	\$ -	\$ -	\$ 84,705	\$ 84,705	\$ 84,705	\$ 72,711	\$ 157,416
2037	\$ -	\$ -	\$ -	\$ 97,793	\$ 97,793	\$ 97,793	\$ 74,165	\$ 171,958
2038	\$ -	\$ -	\$ -	\$ 111,143	\$ 111,143	\$ 111,143	\$ 75,648	\$ 186,791
2039	\$ -	\$ -	\$ -	\$ 124,759	\$ 124,759	\$ 124,759	\$ 77,161	\$ 201,920
2040	\$ -	\$ -	\$ -	\$ 138,648	\$ 138,648	\$ 138,648	\$ 78,704	\$ 217,353
2041	\$ -	\$ -	\$ -	\$ 152,815	\$ 152,815	\$ 152,815	\$ 80,278	\$ 233,094
2042	\$ -	\$ -	\$ -	\$ 167,265	\$ 167,265	\$ 167,265	\$ 81,884	\$ 249,149
2043	\$ -	\$ -	\$ -	\$ 182,004	\$ 182,004	\$ 182,004	\$ 83,522	\$ 265,526
2044	\$ -	\$ -	\$ -	\$ 197,038	\$ 197,038	\$ 197,038	\$ 85,192	\$ 282,230
2045	\$ -	\$ -	\$ -	\$ 212,373	\$ 212,373	\$ 212,373	\$ 86,896	\$ 299,269
2046	\$ -	\$ -	\$ -	\$ 228,014	\$ 228,014	\$ 228,014	\$ 88,634	\$ 316,648
2047	\$ -	\$ -	\$ -	\$ 243,968	\$ 243,968	\$ 243,968	\$ 90,407	\$ 334,375
2048	\$ -	\$ -	\$ -	\$ 260,241	\$ 260,241	\$ 260,241	\$ 92,215	\$ 352,456
2049	\$ -	\$ -	\$ -	\$ 276,840	\$ 276,840	\$ 276,840	\$ 94,059	\$ 370,899
2050	\$ -	\$ -	\$ -	\$ 255,555	\$ 255,555	\$ 255,555	\$ 95,940	\$ 351,496
2051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,859	\$ 97,859
2052	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,816	\$ 99,816
2053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,813	\$ 101,813
Total	\$ 628,799	\$ 6,616,201	\$ 3,070,208	\$ 10,315,208	\$ 10,315,208	\$ 10,315,208	\$ 2,370,668	\$ 12,685,875

Footnotes:

[a] For illustration purposes only. Amount subject to change.

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Year Number	1	2	3	4	5	6	7	8	9	10
Calendar Year of Closing	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]	2024	2025	3	2027	2028	2029	2030	2031	2032	2033

I. Home Closings [b]										
Single Family Lots	131	-	28	52	40	11	-	-	-	-
Total	131	-	28	52	40	11	-	-	-	-
Cumulative Home Closing	131	-	28	80	120	131	131	131	131	131

II. Values per Unit [c] w/2.00 % Inflation																				
Single Family Lots	\$	800,000	\$	816,000	\$	832,000	\$	849,000	\$	866,000	\$	883,000	\$	901,000	\$	919,000	\$	937,000	\$	956,000

III. Home Revenue		Total																				
Single Family Lots	\$	109,598,000	\$	-	\$	22,848,000	\$	43,264,000	\$	33,960,000	\$	9,526,000	\$	-	\$	-	\$	-	\$	-	\$	-
Total Property Value	\$	109,598,000	\$	-	\$	22,848,000	\$	43,264,000	\$	33,960,000	\$	9,526,000	\$	-	\$	-	\$	-	\$	-	\$	-
Total Cumulative Property Value	\$	186,083,349	\$	-	\$	22,848,000	\$	66,568,960	\$	101,860,339	\$	113,423,546	\$	115,692,017	\$	118,005,857	\$	120,365,974	\$	122,773,294	\$	125,228,760

Footnotes:

[a] For purposes of this analysis, it has been assumed that value additions will appear on the tax rolls 1 year following sale.

[b] Per project pro forma, prepared by Client.

[c] Assumes 2.0% annual inflation.

Exhibit B
Chesmar Homes, LLC
Boerne Stage Rd - 30 Year Scenario at 20% & 10% O&M - 2% In
Sales Value Analysis
8/23/2022

Year Number	11	12	13	14	15	16	17	18	19	20
Calendar Year of Closing	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043

I. Home Closings [b]										
Single Family Lots	131	-	-	-	-	-	-	-	-	-
Total	131	-	-	-	-	-	-	-	-	-
Cumulative Home Closing	131	131	131	131	131	131	131	131	131	131

II. Values per Unit [c] w/2.00 % Inflation																				
Single Family Lots	\$	975,000	\$	995,000	\$	1,015,000	\$	1,035,000	\$	1,056,000	\$	1,077,000	\$	1,099,000	\$	1,121,000	\$	1,143,000	\$	1,166,000

III. Home Revenue		Total																				
Single Family Lots	\$	109,598,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-						
Total Property Value	\$	109,598,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-						
Total Cumulative Property Value	\$	186,083,349	\$	127,733,335	\$	130,288,002	\$	132,893,762	\$	135,551,637	\$	138,262,670	\$	141,027,923	\$	143,848,482	\$	146,725,451	\$	149,659,960	\$	152,653,159

Footnotes:

- [a] For purposes of this analysis, it has been assumed that value additic
[b] Per project pro forma, prepared by Client.
[c] Assumes 2.0% annual inflation.

Exhibit B
Chesmar Homes, LLC
Boerne Stage Rd - 30 Year Scenario at 20% & 10% O&M - 2% In
Sales Value Analysis
8/23/2022

Year Number	21	22	23	24	25	26	27	28	29	30
Calendar Year of Closing	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053

I. Home Closings [b]										
Single Family Lots	131	-	-	-	-	-	-	-	-	-
Total	131	-	-	-	-	-	-	-	-	-
Cumulative Home Closing	131	131	131	131	131	131	131	131	131	131

II. Values per Unit [c] w/2.00 % Inflation																				
Single Family Lots	\$	1,189,000	\$	1,213,000	\$	1,237,000	\$	1,262,000	\$	1,287,000	\$	1,313,000	\$	1,339,000	\$	1,366,000	\$	1,393,000	\$	1,421,000

III. Home Revenue		Total																				
Single Family Lots	\$	109,598,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total Property Value	\$	109,598,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total Cumulative Property Value	\$	186,083,349	\$	155,706,223	\$	158,820,347	\$	161,996,754	\$	165,236,689	\$	168,541,423	\$	171,912,251	\$	175,350,496	\$	178,857,506	\$	182,434,656	\$	186,083,349

Footnotes:
[a] For purposes of this analysis, it has been assumed that value additic
[b] Per project pro forma, prepared by Client.
[c] Assumes 2.0% annual inflation.

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Year Number	1	2	3	4	5	6	7	8	9	10
Calendar Year of Closing	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033

I. Cumulative Home Value	Total													
Land Purchase Value	\$ 8,915,782	\$ 8,915,782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family Lots	\$ 186,083,349	\$ -	\$ 22,848,000	\$ 66,568,960	\$ 101,860,339	\$ 113,423,546	\$ 115,692,017	\$ 118,005,857	\$ 120,365,974	\$ 122,773,294	\$ 125,228,760			
Cumulative Home Value	\$ 186,083,349	\$ 8,915,782	\$ 22,848,000	\$ 66,568,960	\$ 101,860,339	\$ 113,423,546	\$ 115,692,017	\$ 118,005,857	\$ 120,365,974	\$ 122,773,294	\$ 125,228,760			

II. Capital Revenues	Total													
Capital Rate per \$100 AV		\$ 0.4466	\$ 0.4466	\$ 0.4466	\$ 0.4466	\$ 0.4466	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025
Land Purchase Value	\$ 39,821	\$ 39,821	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family Lots	\$ 19,980,695	\$ -	\$ 102,048	\$ 297,324	\$ 454,949	\$ 506,595	\$ 581,318	\$ 592,944	\$ 604,803	\$ 616,899	\$ 629,237			
Total Capital Revenues	\$ 20,020,517	\$ 39,821	\$ 102,048	\$ 297,324	\$ 454,949	\$ 506,595	\$ 581,318	\$ 592,944	\$ 604,803	\$ 616,899	\$ 629,237			
Total Capital Revenues Collected @ 98.0%	\$ 19,620,106	\$ 39,025	\$ 100,007	\$ 291,377	\$ 445,850	\$ 496,463	\$ 569,691	\$ 581,085	\$ 592,707	\$ 604,561	\$ 616,652			

III. O&M Revenues	Total													
O&M Rate per \$100 AV [b]		\$ 0.1117	\$ 0.1117	\$ 0.1117	\$ 0.1117	\$ 0.1117	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558
Land Purchase Value	\$ 9,955	\$ 9,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family Lots	\$ 2,409,093	\$ -	\$ 25,512	\$ 74,331	\$ 113,737	\$ 126,649	\$ 64,591	\$ 65,883	\$ 67,200	\$ 68,544	\$ 69,915			
Total O&M Revenues	\$ 2,419,049	\$ 9,955	\$ 25,512	\$ 74,331	\$ 113,737	\$ 126,649	\$ 64,591	\$ 65,883	\$ 67,200	\$ 68,544	\$ 69,915			
Total O&M Revenues Collected @ 98.0%	\$ 2,370,668	\$ 9,756	\$ 25,002	\$ 72,844	\$ 111,463	\$ 124,116	\$ 63,299	\$ 64,565	\$ 65,856	\$ 67,173	\$ 68,517			

Footnotes:

[a] For purposes of this analysis, it has been assumed that value additions will appear on the tax rolls 1 year following closing.

[b] Assumes O&M is collected at a rate of \$0.1117 for the first 5 years, and \$0.0558 for the remaining years. Actual rate is subject to change.

Exhibit C
Chesmar Homes, LLC
Boerne Stage Rd - 30 Year Scenario at 20% & 10% O&M - 2% Infla
Revenue Analysis
8/23/2022

Year Number	11	12	13	14	15	16	17	18	19	20
Calendar Year of Closing	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043

I. Cumulative Home Value	Total												
Land Purchase Value	\$ 8,915,782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family Lots	\$ 186,083,349	\$ 127,733,335	\$ 130,288,002	\$ 132,893,762	\$ 135,551,637	\$ 138,262,670	\$ 141,027,923	\$ 143,848,482	\$ 146,725,451	\$ 149,659,960	\$ 152,653,159		
Cumulative Home Value	\$ 186,083,349	\$ 127,733,335	\$ 130,288,002	\$ 132,893,762	\$ 135,551,637	\$ 138,262,670	\$ 141,027,923	\$ 143,848,482	\$ 146,725,451	\$ 149,659,960	\$ 152,653,159		

II. Capital Revenues		Total																			
Capital Rate per \$100 AV		\$	0.5025	\$	0.5025	\$	0.5025	\$	0.5025	\$	0.5025	\$	0.5025	\$	0.5025	\$	0.5025	\$	0.5025	\$	0.5025
Land Purchase Value	\$ 39,821	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Single Family Lots	\$ 19,980,695	\$	641,822	\$	654,658	\$	667,751	\$	681,106	\$	694,728	\$	708,623	\$	722,795	\$	737,251	\$	751,996	\$	767,036
Total Capital Revenues	\$ 20,020,517	\$	641,822	\$	654,658	\$	667,751	\$	681,106	\$	694,728	\$	708,623	\$	722,795	\$	737,251	\$	751,996	\$	767,036
Total Capital Revenues Collected @ 98.0%	\$ 19,620,106	\$	628,985	\$	641,565	\$	654,396	\$	667,484	\$	680,834	\$	694,451	\$	708,340	\$	722,506	\$	736,956	\$	751,696

III. O&M Revenues		Total	
O&M Rate per \$100 AV [b]		\$ 0.0558	\$ 0.0558
Land Purchase Value	\$ 9,955	\$ -	\$ -
Single Family Lots	\$ 2,409,093	\$ 71,314	\$ 72,740
Total O&M Revenues	\$ 2,419,049	\$ 71,314	\$ 72,740
Total O&M Revenues Collected @ 98.0%	\$ 2,370,668	\$ 69,887	\$ 71,285

Exhibit C
Chesmar Homes, LLC
Boerne Stage Rd - 30 Year Scenario at 20% & 10% O&M - 2% Infla
Revenue Analysis
8/23/2022

Year Number	21	22	23	24	25	26	27	28	29	30
Calendar Year of Closing	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053

I. Cumulative Home Value	Total											
Land Purchase Value	\$ 8,915,782											
Single Family Lots	\$ 186,083,349	\$ 155,706,223	\$ 158,820,347	\$ 161,996,754	\$ 165,236,689	\$ 168,541,423	\$ 171,912,251	\$ 175,350,496	\$ 178,857,506	\$ 182,434,656	\$ 186,083,349	
Cumulative Home Value	\$ 186,083,349	\$ 155,706,223	\$ 158,820,347	\$ 161,996,754	\$ 165,236,689	\$ 168,541,423	\$ 171,912,251	\$ 175,350,496	\$ 178,857,506	\$ 182,434,656	\$ 186,083,349	

[illegible]

III. O&M Revenues		Total																					
O&M Rate per \$100 AV [b]		\$		0.0558	\$	0.0558	\$	0.0558	\$	0.0558	\$	0.0558	\$	0.0558	\$	0.0558	\$	0.0558	\$	0.0558	\$	0.0558	
Land Purchase Value	\$		9,955																				
Single Family Lots	\$	2,409,093		\$	86,931	\$	88,669	\$	90,443	\$	92,252	\$	94,097	\$	95,979	\$	97,898	\$	99,856	\$	101,853	\$	103,890
Total O&M Revenues	\$	2,419,049		\$	86,931	\$	88,669	\$	90,443	\$	92,252	\$	94,097	\$	95,979	\$	97,898	\$	99,856	\$	101,853	\$	103,890
Total O&M Revenues Collected @ 98.0%	\$	2,370,668		\$	85,192	\$	86,896	\$	88,634	\$	90,407	\$	92,215	\$	94,059	\$	95,940	\$	97,859	\$	99,816	\$	101,813

Footnotes:

[a] For purposes of this analysis, it has been assumed that value additions will appear on the tax rolls 1 year following closing.

[b] Assumes O&M is collected at a rate of \$0.1117 for the first 5 years, and \$0.0558 for the remaining years. Actual rate is subject to change.

DRAFT

Year Number		1	2	3	4	5	6	7	8	9	10
Calendar Year of Closing		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
I. Cumulative Value Additions											
Land Purchase Value		\$ 8,915,782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family Lots		\$ 186,083,349	\$ -	\$ 22,848,000	\$ 66,568,960	\$ 101,860,339	\$ 113,423,546	\$ 115,692,017	\$ 118,005,857	\$ 120,365,974	\$ 122,773,294
Total		\$ 186,083,349	\$ 8,915,782	\$ 22,848,000	\$ 66,568,960	\$ 101,860,339	\$ 113,423,546	\$ 115,692,017	\$ 118,005,857	\$ 120,365,974	\$ 122,773,294
II. Bond Assumptions and Capacity Analysis											
Tax Rate	[b]	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583
Bond Term	[b]	30	30	30	30	30	30	30	30	30	30
Cost of Issuance	[b]	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Debt Service Tax Rate	[d]	\$ 0.4466	\$ 0.4466	\$ 0.4466	\$ 0.4466	\$ 0.4466	\$ 0.4466	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025
DSCR Requirement	[b]	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Maximum Value as % of AV	[c]	10.00%	10.00%	10.00%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%
Bond Issue Date		2025	2026	2027	2027	2029					
Bond Issue		First	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent
Annualized Revenue		39,821	102,048	297,324	454,949	506,595	581,318	592,944	604,803	616,899	629,237
Tax Collection Rate	[b]	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Net Annualized Revenue		\$ 39,025	\$ 100,007	\$ 291,377	\$ 445,850	\$ 496,463	\$ 569,691	\$ 581,085	\$ 592,707	\$ 604,561	\$ 616,652
Issue Bond?		N/D	YES	YES	YES	N/D	YES	N/D	N/D	N/D	N/D
Bond Interest Rate		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Capitalized Interest (Months)		12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months
Total Bond Capacity		\$ 575,000	\$ 1,500,000	\$ 4,400,000	\$ 6,750,000	\$ 7,500,000	\$ 8,625,000	\$ 8,775,000	\$ 8,950,000	\$ 9,150,000	\$ 9,325,000
Bond Issue		\$ 8,625,000	\$ -	\$ 1,500,000	\$ 2,900,000	\$ 2,350,000	\$ -	\$ 1,875,000	\$ -	\$ -	\$ -
Cumulative Bond Issues		\$ 8,625,000	\$ -	\$ 1,500,000	\$ 4,400,000	\$ 6,750,000	\$ 6,750,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000
Bond Facility Reimbursement		\$ 6,616,201	\$ -	\$ 686,593	\$ 2,380,607	\$ 1,974,000	\$ -	\$ 1,575,000	\$ -	\$ -	\$ -
Cumulative Facilities Reimbursement		\$ 6,616,201	\$ -	\$ 686,593	\$ 3,067,201	\$ 5,041,201	\$ 5,041,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201
Developer Interest Reimbursement (6.00%)	[b]	\$ 628,799	\$ -	\$ 573,407	\$ 55,393	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reimbursement	[e]	\$ 7,245,000	\$ -	\$ 1,260,000	\$ 2,436,000	\$ 1,974,000	\$ -	\$ 1,575,000	\$ -	\$ -	\$ -
Cumulative Reimbursement		\$ 7,245,000	\$ -	\$ 1,260,000	\$ 3,696,000	\$ 5,670,000	\$ 5,670,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000
III. Eligible Costs											
Hard Costs											
Environmental		\$ 280,000	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Demolition		\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clearing & Grubbing		\$ 56,925	\$ 39,885	\$ 17,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grading - Lots/Walls		\$ 851,916	\$ 417,600	\$ 434,316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water		\$ 1,220,809	\$ 879,549	\$ 341,260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Drainage		\$ 2,044,795	\$ 1,352,229	\$ 692,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Offsite Water		\$ 203,885	\$ 203,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paving		\$ 2,241,257	\$ 1,585,635	\$ -	\$ 655,622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Offsite Street		\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Testing		\$ 34,500	\$ 21,750	\$ -	\$ 12,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape & Irrigation		\$ 250,000	\$ -	\$ 200,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Monuments & Hardscape		\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trail System & Amenity Lake		\$ 150,000	\$ -	\$ 100,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site Maintenance		\$ 40,000	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous		\$ 10,173	\$ -	\$ 10,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency @ 10%		\$ 770,926	\$ 495,553	\$ 196,535	\$ 78,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Soft Costs											
Municipal Fees		\$ 54,298	\$ 37,748	\$ 16,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WS&D Engineering		\$ 591,725	\$ 517,525	\$ 74,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Geotechnical Investigation		\$ 44,200	\$ 44,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Development Fee		\$ 131,000	\$ -	\$ 80,000	\$ 51,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Fees		\$ 75,000	\$ 65,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOC Fees / Road Bond		\$ 10,000	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District Formation		\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Eligible Costs		\$ 9,686,408	\$ 6,420,559	\$ 2,342,640	\$ 923,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Eligible Costs		\$ 9,686,408	\$ 6,420,559	\$ 8,763,199	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408
IV. Annual PAYGO Revenues Available											
Annual PAYGO Revenues Available		\$ 4,055,714	\$ 39,025	\$ -	\$ -	\$ -	\$ 50,613	\$ -	\$ 11,394	\$ 23,016	\$ 34,870
Cumulative Available Reimbursement Revenues [f]		\$ 10,710,939	\$ 39,025	\$ 725,618	\$ 3,106,226	\$ 5,080,226	\$ 5,130,839	\$ 6,705,839	\$ 6,717,232	\$ 6,740,248	\$ 6,775,118
Cumulative Eligible Costs		\$ 9,686,408	\$ 6,420,559	\$ 8,763,199	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408
Actual PAYGO Revenues to Developer		\$ 3,070,208	\$ 39,025	\$ -	\$ -	\$ -	\$ 50,613	\$ -	\$ 11,394	\$ 23,016	\$ 34,870
Cumulative Actual Reimbursement Revenues to Developer		\$ 9,686,408	\$ 39,025	\$ 725,618	\$ 3,106,226	\$ 5,080,226	\$ 5,130,839	\$ 6,705,839	\$ 6,717,232	\$ 6,740,248	\$ 6,775,118
V. Operations and Maintenance											
O&M Tax Rate	[d]	\$ 0.1117	\$ 0.1117	\$ 0.1117	\$ 0.1117	\$ 0.1117	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558
Operations and Maintenance Revenues		\$ 2,419,049	\$ 9,955	\$ 25,512	\$ 74,331	\$ 113,737	\$ 126,649	\$ 64,591	\$ 65,883	\$ 67,200	\$ 68,544

Footnotes:

[a] For purposes of this analysis, it has been assumed that value additions will appear on the tax rolls 1 year following closing.

[b] For illustration purposes.

[c] Assumes a maximum value of 10.00% for the first 2 bond issuances, and a maximum value of 11.75% for all remaining bond issuances.

[d] For purposes of this analysis, we have assumed an initial debt service allocation of 80% for the first five years. The remaining term assumes a 90% debt service allocation.

[e] Net of Cost of Issuance.

[f] Includes Cumulative Bond Reimbursement Revenues and Available PAYGO Revenues. Actual Revenues to Developer not to exceed eligible costs.

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Year Number		11	12	13	14	15	16	17	18	19	20
Calendar Year of Closing		2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]		2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
I. Cumulative Value Additions											
Land Purchase Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family Lots		\$ 186,083,349	\$ 127,733,335	\$ 130,288,002	\$ 132,893,762	\$ 135,551,637	\$ 138,262,670	\$ 141,027,923	\$ 143,848,482	\$ 146,725,451	\$ 149,659,960
Total		\$ 186,083,349	\$ 127,733,335	\$ 130,288,002	\$ 132,893,762	\$ 135,551,637	\$ 138,262,670	\$ 141,027,923	\$ 143,848,482	\$ 146,725,451	\$ 149,659,960
II. Bond Assumptions and Capacity Analysis											
Tax Rate	[b]	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583
Bond Term	[b]	30	30	30	30	30	30	30	30	30	30
Cost of Issuance	[b]	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Debt Service Tax Rate	[d]	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025
DSCR Requirement	[b]	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Maximum Value as % of AV	[c]	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%
Bond Issue Date											
Bond Issue		Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent
Annualized Revenue		641,822	654,658	667,751	681,106	694,728	708,623	722,795	737,251	751,996	767,036
Tax Collection Rate	[b]	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Net Annualized Revenue		\$ 628,985	\$ 641,565	\$ 654,396	\$ 667,484	\$ 680,834	\$ 694,451	\$ 708,340	\$ 722,506	\$ 736,956	\$ 751,696
Issue Bond?		NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Bond Interest Rate		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Capitalized Interest (Months)		12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months
Total Bond Capacity		\$ 9,500,000	\$ 9,700,000	\$ 9,900,000	\$ 10,100,000	\$ 10,300,000	\$ 10,500,000	\$ 10,725,000	\$ 10,925,000	\$ 11,150,000	\$ 11,375,000
Bond Issue		\$ 8,625,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Bond Issues		\$ 8,625,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000
Bond Facility Reimbursement		\$ 6,616,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Facilities Reimbursement		\$ 6,616,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201
Developer Interest Reimbursement (6.00%)	[b]	\$ 628,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reimbursement	[e]	\$ 7,245,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Reimbursement		\$ 7,245,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000
III. Eligible Costs											
Hard Costs											
Environmental		\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Demolition		\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clearing & Grubbing		\$ 56,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grading - Lots/Walls		\$ 851,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water		\$ 1,220,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Drainage		\$ 2,044,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Offsite Water		\$ 203,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paving		\$ 2,241,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Offsite Street		\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Testing		\$ 34,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape & Irrigation		\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Monuments & Hardscape		\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trail System & Amenity Lake		\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site Maintenance		\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous		\$ 10,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency @ 10%		\$ 770,926	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Soft Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Fees		\$ 54,298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WS&D Engineering		\$ 591,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Geotechnical Investigation		\$ 44,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Development Fee		\$ 131,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Fees		\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOC Fees / Road Bond		\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District Formation		\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Eligible Costs		\$ 9,686,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Eligible Costs		\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408
IV. Annual PAYGO Revenues Available											
Annual PAYGO Revenues Available		\$ 4,055,714	\$ 59,294	\$ 71,874	\$ 84,705	\$ 97,793	\$ 111,143	\$ 124,759	\$ 138,648	\$ 152,815	\$ 167,265
Cumulative Available Reimbursement Revenues [f]		\$ 10,710,939	\$ 6,881,372	\$ 6,953,246	\$ 7,037,951	\$ 7,135,744	\$ 7,246,886	\$ 7,371,646	\$ 7,510,294	\$ 7,663,109	\$ 7,830,374
Cumulative Eligible Costs		\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408
Actual PAYGO Revenues to Developer		\$ 3,070,208	\$ 59,294	\$ 71,874	\$ 84,705	\$ 97,793	\$ 111,143	\$ 124,759	\$ 138,648	\$ 152,815	\$ 167,265
Cumulative Actual Reimbursement Revenues to Developer		\$ 9,686,408	\$ 6,881,372	\$ 6,953,246	\$ 7,037,951	\$ 7,135,744	\$ 7,246,886	\$ 7,371,646	\$ 7,510,294	\$ 7,663,109	\$ 7,830,374
V. Operations and Maintenance											
O&M Tax Rate	[d]	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558
Operations and Maintenance Revenues		\$ 2,419,049	\$ 71,314	\$ 72,740	\$ 74,195	\$ 75,678	\$ 77,192	\$ 78,736	\$ 80,311	\$ 81,917	\$ 83,555

Footnotes:

[a] For purposes of this analysis, it has been assumed that value additions will appear on the tax rolls 1 year following closing.

[b] For illustration purposes.

[c] Assumes a maximum value of 10.00% for the first 2 bond issuances, and a maximum value of 11.75% for all remaining bond issuances.

[d] For purposes of this analysis, we have assumed an initial debt service allocation of 80% for the first five years. The remaining term assumes a 90% debt service allocation.

[e] Net of Cost of Issuance.

[f] Includes Cumulative Bond Reimbursement Revenues and Available PAYGO Revenues. Actual Revenues to Developer not to exceed eligible costs.

DRAFT

Year Number		21	22	23	24	25	26	27	28	29	30
Calendar Year of Closing		2043	2044	2045	2046	2047	2047	2048	2049	2050	2051
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]		2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
I. Cumulative Value Additions											
Land Purchase Value											
Single Family Lots		\$ 186,083,349	\$ 155,706,223	\$ 158,820,347	\$ 161,996,754	\$ 165,236,689	\$ 168,541,423	\$ 171,912,251	\$ 175,350,496	\$ 178,857,506	\$ 182,434,656
Total		\$ 186,083,349	\$ 155,706,223	\$ 158,820,347	\$ 161,996,754	\$ 165,236,689	\$ 168,541,423	\$ 171,912,251	\$ 175,350,496	\$ 178,857,506	\$ 182,434,656
II. Bond Assumptions and Capacity Analysis											
Tax Rate	[b]	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583	\$ 0.5583
Bond Term	[b]	30	30	30	30	30	30	30	30	30	30
Cost of Issuance	[b]	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Debt Service Tax Rate	[d]	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025	\$ 0.5025
DSCR Requirement	[b]	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Maximum Value as % of AV	[c]	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%
Bond Issue Date											
Bond Issue		Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent
Annualized Revenue		782,377	798,025	813,985	830,265	846,870	863,807	881,084	898,705	916,679	935,013
Tax Collection Rate	[b]	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Net Annualized Revenue		\$ 766,730	\$ 782,064	\$ 797,705	\$ 813,659	\$ 829,933	\$ 846,531	\$ 863,462	\$ 880,731	\$ 898,346	\$ 916,313
Issue Bond?		NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Bond Interest Rate		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Capitalized Interest (Months)		12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months
Total Bond Capacity		\$ 11,600,000	\$ 11,825,000	\$ 12,075,000	\$ 12,300,000	\$ 12,550,000	\$ 12,800,000	\$ 13,050,000	\$ 13,325,000	\$ 13,600,000	\$ 13,850,000
Bond Issue		\$ 8,625,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Bond Issues		\$ 8,625,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000	\$ 8,625,000
Bond Facility Reimbursement		\$ 6,616,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Facilities Reimbursement		\$ 6,616,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201	\$ 6,616,201
Developer Interest Reimbursement (6.00%)	[b]	\$ 628,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reimbursement	[e]	\$ 7,245,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Reimbursement		\$ 7,245,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000	\$ 7,245,000
III. Eligible Costs											
Hard Costs											
Environmental		\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Demolition		\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clearing & Grubbing		\$ 56,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grading - Lots/Walls		\$ 851,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water		\$ 1,220,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Drainage		\$ 2,044,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Offsite Water		\$ 203,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paving		\$ 2,241,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Offsite Street		\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Testing		\$ 34,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape & Irrigation		\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Monuments & Hardscape		\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trail System & Amenity Lake		\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site Maintenance		\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous		\$ 10,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency @ 10%		\$ 770,926	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Soft Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Fees		\$ 54,298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WS&D Engineering		\$ 591,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Geotechnical Investigation		\$ 44,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Development Fee		\$ 131,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Fees		\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOC Fees / Road Bond		\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District Formation		\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Eligible Costs		\$ 9,686,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Eligible Costs		\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408
IV. Annual PAYGO Revenues Available											
Annual PAYGO Revenues Available		\$ 4,055,714	\$ 197,038	\$ 212,373	\$ 228,014	\$ 243,968	\$ 260,241	\$ 276,840	\$ 293,771	\$ 311,040	\$ 328,655
Cumulative Available Reimbursement Revenues [f]		\$ 10,710,939	\$ 8,209,417	\$ 8,421,789	\$ 8,649,803	\$ 8,893,772	\$ 9,154,013	\$ 9,430,853	\$ 9,724,624	\$ 10,035,663	\$ 10,364,318
Cumulative Eligible Costs		\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408
Actual PAYGO Revenues to Developer		\$ 3,070,208	\$ 197,038	\$ 212,373	\$ 228,014	\$ 243,968	\$ 260,241	\$ 276,840	\$ 255,555	\$ -	\$ -
Cumulative Actual Reimbursement Revenues to Developer		\$ 9,686,408	\$ 8,209,417	\$ 8,421,789	\$ 8,649,803	\$ 8,893,772	\$ 9,154,013	\$ 9,430,853	\$ 9,686,408	\$ 9,686,408	\$ 9,686,408
V. Operations and Maintenance											
O&M Tax Rate	[d]	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558	\$ 0.0558
Operations and Maintenance Revenues		\$ 2,419,049	\$ 86,931	\$ 88,669	\$ 90,443	\$ 92,252	\$ 94,097	\$ 95,979	\$ 97,898	\$ 99,856	\$ 101,853

Footnotes:

- [a] For purposes of this analysis, it has been assumed that value additions will appear on the tax rolls 1 year following closing.
[b] For illustration purposes.
[c] Assumes a maximum value of 10.00% for the first 2 bond issuances, and a maximum value of 11.75% for all remaining bond issuances.
[d] For purposes of this analysis, we have assumed an initial debt service allocation of 80% for the first five years. The remaining term assumes a 90% debt service allocation.
[e] Net of Cost of Issuance.
[f] Includes Cumulative Bond Reimbursement Revenues and Available PAYGO Revenues. Actual Revenues to Developer not to exceed eligible costs.

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Exhibit E
Chesmar Homes, LLC
Boerne Stage Rd - 30 Year Scenario at 20% & 10% O&M - 2% Inflation
Authorized Improvements
August 23, 2022

Authorized Improvements [a]	Total Costs
<i>Hard Costs</i>	
Environmental	\$ 280,000
Demolition	\$ 25,000
Water	\$ 1,220,809
Drainage	\$ 2,044,795
Offsite Water	\$ 203,885
Paving	\$ 2,241,257
Offsite Street	\$ 150,000
Construction Testing	\$ 34,500
Landscape & Irrigation	\$ 250,000
Entry Monuments & Hardscape	\$ 150,000
Trail System & Amenity Lake	\$ 150,000
Site Maintenance	\$ 40,000
Contingency @ 10%	\$ 770,926
Subtotal	\$ 8,480,185
<i>Soft Costs</i>	
Municipal Fees	\$ 54,298
WS&D Engineering	\$ 591,725
Geotechnical Investigation	\$ 44,200
Legal Fees	\$ 75,000
LOC Fees / Road Bond	\$ 10,000
District Formation	\$ 300,000
Subtotal	\$ 1,206,223
Total Authorized Improvements [c]	\$ 9,686,408
Total Reimbursable Proceeds [b]	\$ 9,686,408
Eligible Improvements Funded	100.00%
Developer Interest	\$ 628,799
Total Developer Costs for Public Improvements	\$ 10,315,208

[a] Per project pro forma, prepared by Client.

[b] Includes Net Bond Proceeds and Paygo Revenues.

[c] Excludes, dry utilities, fencing, taxes, and mailboxes as these items are non PID eligible expenses. Total project expenses are estimated at \$19.2 million

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Exhibit F
Chesmar Homes, LLC
Boerne Stage Rd - 30 Year Scenario at 20% & 10% O&M - 2% Inflation
Schedule of Key Assumptions
8/23/2022

Description	Assumption	Source
Single Family Lots	131	Client
Land Purchase Value	\$ 8,915,782	Client
Average Single Family Assessed Value per Unit	\$ 800,000	Client
Contingency	10%	DPFG
Home Price Escalator	2.00%	DPFG
Property Value Escalator	2.00%	DPFG

PID Bond	Assumption	Source
Maximum Value as % of AV for First Bond	10.00%	DPFG
Maximum Value as % of AV for Subsequent Bonds	11.75%	DPFG
Issuances before Maximum Value Adjustment	2	DPFG
City of San Antonio Tax Rate - FY 2021	\$ 0.5583	DPFG
Tax Rate Available for Debt Service - First Series @ 80%	\$ 0.4466	DPFG
First Series Duration (Years)	5	DPFG
Tax Rate Available for Debt Service - Subsequent Series @ 90%	\$ 0.5025	DPFG
382 PID O&M Rate - First 5 years	\$ 0.1117	DPFG
382 PID O&M Rate - Remaining Term	\$ 0.0558	DPFG
Minimum Bond Denomination	\$ 25,000	DPFG
Project Start	2023	Client
382 PID Term	30	DPFG
Months Capitalized Interest	12	DPFG
Bond Interest Rate	5.00%	Market
Collection Rate	98.00%	DPFG
Cost of Issuance	16.00%	DPFG
Years Delay Between Home Closing Year & Year on Tax Rolls	1	DPFG
Developer Interest Rate	6.00%	DPFG

Exhibit G
Chesmar Homes, LLC
Boerne Stage Rd - 30 Year Scenario at 20% & 10% O&M - 2% Inflation
Homeowner Cost Comparison Summary
PID vs. No PID
August 23, 2022

Item	Single Family Lots
PID Term	30
PID Assessment Equivalent Tax Rate	\$ 0.5583
Total Ad Valorem Tax Rate Before PID - City, County, ISD, etc.	\$ 2.00
Homeowner Mortgage Rate	5.0%
Mortgage Term	30
Mortgage Loan as % of Home Price	90.0%
Net Proceeds as % of Gross PID Bond	84.0%
PID Financed Infrastructure per Residential Lot	\$ 55,305
Additional Home Price as Multiple of Additional Lot Costs	4.00

PID Scenario	Single Family Lots
Home Price	\$ 800,000
Lot Price assuming PID	\$ 73,926
Mortgage with PID	\$ 720,000
Down Payment with PID (10% of Home Price)	\$ 80,000
Monthly Mortgage Payment	\$ 3,865
Monthly PID Installment	\$ 372
Total Monthly Homeowner Payment	\$ 4,237
Annual Mortgage Payment	\$ 46,381
Annual Ad Valorem Taxes	\$ 16,027
Annual PID Installment	\$ 4,466
Total Annual Homeowner Payment	\$ 66,875

No PID Scenario	Single Family Lots
Additional Lot Costs	\$ 55,305
Lot Price assuming No PID	\$ 129,231
Additional Home Price	\$ 221,221
Home Price without PID	\$ 1,021,221
Mortgage without PID	\$ 919,099
Down Payment without PID (10% of Home Price)	\$ 102,122
Monthly Mortgage Payment without PID	\$ 4,934
Annual Mortgage Payment	\$ 59,207
Annual Ad Valorem Taxes	\$ 20,459
Annual Homeowner Payment without PID	\$ 79,666

Summary	Single Family Lots
Home Price with PID	\$ 800,000
Home Price without PID	\$ 1,021,221
Additional Home Price	\$ 221,221
Incremental Annual Costs to Homeowner without PID	\$ 12,791
Additional Down Payment Required without PID	\$ 22,122
Life of PID - Total Increased Homeowner Costs without PID	\$ 405,856

Note: The No PID Scenario assumes that the additional lot development costs incurred by the developer, because there is no PID, will result in an increased home price to reflect the additional costs, the developer's additional financing and equity costs, and the homebuilder's additional return required due to a higher lot price.

Note: The No PID Scenario also does not take into account the potential impact on the marketability of both the residential and commercial components of the Project from the need to significantly reduce the scope and quality of community-wide amenities and quality of life features that will result from the lack of PID funding.

EXHIBIT “5”
BOERNE STAGE ROAD PID FIELD NOTES & SURVEY

SURVEY NOTES:

- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF NAD 83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH-CENTRAL ZONE.
- 1" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
- THE SURVEYOR DID NOT RESEARCH THE MINERAL TITLE OF THE SUBJECT PROPERTY OR ANY EXISTING OIL AND GAS LEASES WHICH MAY AFFECT THE USE OF SAID PROPERTY.
- THE EXISTENCE OR NONEXISTENCE OF A GRAVEYARD WITH RIGHTS OF INGRESS-EGRESS RECORDED IN VOLUME 174, PAGE 222 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS COULD NOT BE VERIFIED OR DETERMINED.

LINE LEGEND	
— x — x — x —	BARBED WIRE FENCE
— o — o — o —	CHAIN LINK FENCE
— □ — □ — □ —	POST & RAIL/NO WIRE FENCE
— // — // —	WOOD FENCE
— ○ — ○ — ○ —	WROUGHT IRON/ORNAMENTAL FENCE
— CHU — CHU —	OVERHEAD UTILITY
— TLE — TLE —	TELEPHONE LINE

SYMBOL LEGEND	
— CMP	CORRUGATED METAL PIPE
— CPED	COMMUNICATION, TELEPHONE, CABLE PEDESTAL
— EM	ELECTRIC METER
— FAU	FAUCET
— G	GATE
— LAMP POST	LAMP POST
— MAILBOX	MAILBOX
— SIGN-ADVERTISING/ROAD/UTILITY WITH DESCRIPTION	SIGN-ADVERTISING/ROAD/UTILITY WITH DESCRIPTION
— UP	UTILITY POLE
— UPT	UTILITY POLE W/TRANSFORMER
— W	WELL
— SET 1/2" I.R.(P.O.)	SET 1/2" I.R.(P.O.)
— FOUND	FOUND

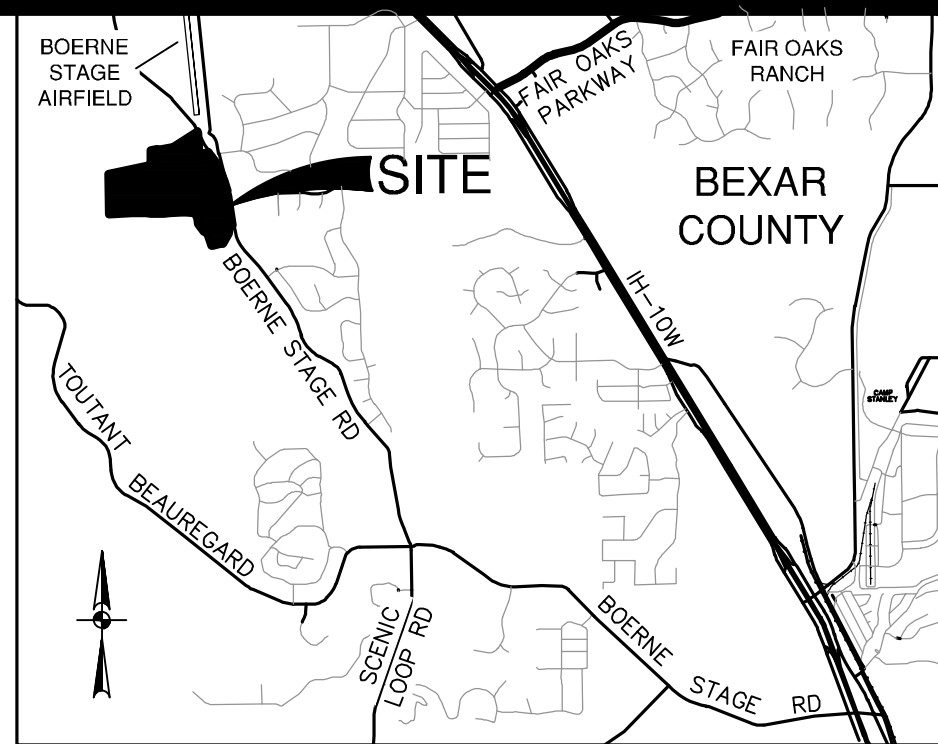
CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1600.00'	175°00'	S40°30'25"E	53.54'
C2	1993.96'	27°35'43"	S28°46'17"E	951.10'
C3	1382.69'	6°45'02"	S11°23'09"E	163.82'
C4	1484.78'	2°34'10"	S22°49'17"E	66.62'
C5	1484.78'	5°27'00"	N28°50'07"W	141.18'

LEGEND

TS FOUND
I.R. IRON ROD
P. IRON PIPE
(PD) PAPE-DAWSON CAP

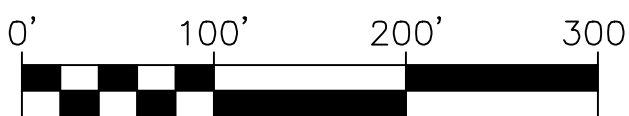
DEED/PLAT REFERENCE

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS



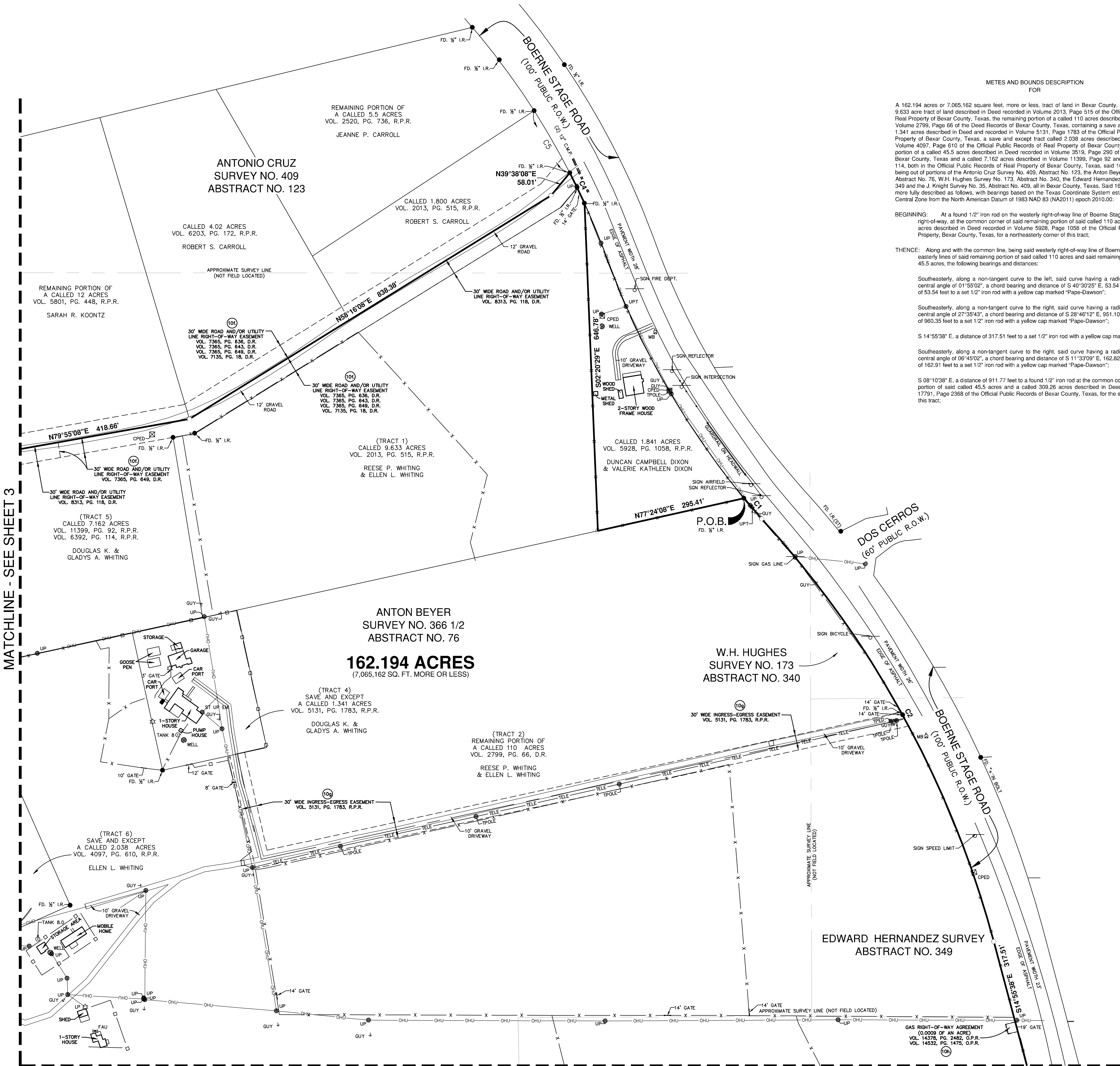
LOCATION MAP

NOT-TO-SCALE



THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE TITLE COMMITMENT LISTED BELOW.
TITLE COMMITMENT: C.F. # EF08-21747RSLD, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: AUGUST 26, 2021
DATE ISSUED: SEPTEMBER 3, 2021

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD (ITEMIZED BELOW) (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
ITEM NO. 1 IS HEREBY DELETED IN ITS ENTIRETY.
- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THEREIN, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED (PURSUANT TO PROCEDURAL RULE P-90) THE ABOVE EXCEPTION MUST APPEAR ON ANY CORRESPONDING POLICY (ISSUED IF A T-152 OR T-153 ENDORSEMENT THAT MEETS UNDERWRITING STANDARDS IS REQUESTED BY THE PROPOSED INSURED.) (SEE NOTE 4)
- (TRACT 5) INGRESS AND EGRESS TO AND FROM THE DALWIGG GRAVEYARD AS REFERENCED IN A DEED DATED APRIL 3, 1969, RECORDED IN VOLUME 4277, PAGE 491, DEED RECORDS, BEXAR COUNTY, TEXAS. (SEE NOTE 5)
- (TRACT 5) INGRESS AND EGRESS EASEMENT GRANTED TO GERALD W. SNEED AND SUSAN SNEED IN DEEDS RECORDED IN VOLUME 7365, PAGE 636, VOLUME 7365, PAGE 643, AND VOLUME 7365, PAGE 645, DEED RECORDS, BEXAR COUNTY, TEXAS. (APPLIES-SHOWN)
- (TRACT 4) INGRESS AND EGRESS EASEMENT GRANTED TO ELLEN L. WHITING AND DOUGLAS WHITING IN A DEED DATED MAY 24, 1991, RECORDED IN VOLUME 5131, PAGE 1783, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (APPLIES-SHOWN)
- (TRACT 3) GAS RIGHT-OF-WAY AGREEMENT BY AND BETWEEN DOUGLAS WHITING, ATTORNEY IN FACT FOR ELLEN WHITING, AND CITY PUBLIC SERVICE BOARD OF SAN ANTONIO, DATED FEBRUARY 22, 2010, FILED MARCH 1, 2010, RECORDED IN VOLUME 14378, PAGE 2482, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. SAID AGREEMENT BEING RE-RECORDED IN VOLUME 14532, PAGE 1475, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (APPLIES-SHOWN)



METES AND BOUNDS DESCRIPTION FOR

A 162.194 acres or 7,065,162 square feet, more or less, tract of land in Bexar County, Texas, being a called 9,633 acre tract of land described in Deed recorded in Volume 2013, Page 515 of the Official Public Records of Real Property of Bexar County, Texas, the remaining portion of a called 110 acres described in Deed recorded in Volume 2789, Page 66 of the Deed Records of Bexar County, Texas, containing a save and except tract called 1,341 acres described in Deed and recorded in Volume 5131, Page 1783 of the Official Public Records of Real Property of Bexar County, Texas, a save and except tract called 2,038 acres described in Deed recorded in Volume 4097, Page 610 of the Official Public Records of Real Property of Bexar County, Texas, a remaining portion of a called 45.5 acres described in Deed recorded in Volume 3519, Page 230 of the Deed Records of Bexar County, Texas and a called 7,162 acres described in Volume 11399, Page 92 and Volume 6392, Page 114, both in the Official Public Records of Real Property of Bexar County, Texas, said 162.194 acre tract also being out of portions of the Antonio Cruz Survey No. 409, Abstract No. 123, the Anton Beyer Survey No. 366 1/2, Abstract No. 76, W.H. Hughes Survey No. 173, Abstract No. 340, the Edward Hernandez Survey, Abstract No. 349 and the J. Knight Survey No. 35, Abstract No. 409, all in Bexar County, Texas. Said 162.194 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NAD2011) epoch 2010.00.

BEGINNING: At a found 1/2" iron rod on the westerly right-of-way line of Boerne Stage Road, a 100' public right-of-way, at the common corner of said remaining portion of said called 110 acres and a called 1,841 acres described in Deed recorded in Volume 5928, Page 1058 of the Official Public Record of Real Property, Bexar County, Texas, for a northeasterly corner of this tract.

THENCE: Along with the common line, being said westerly right-of-way line of Boerne Stage Road and the easterly lines of said remaining portion of said called 110 acres and said remaining portion of said called 45.5 acres, the following bearings and distances:
Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1600.00 feet, a central angle of 01°55'02", a chord bearing and distance of S 40°30'25" E, 53.54 feet, for an arc length of 53.54 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1993.96 feet, a central angle of 27°35'43", a chord bearing and distance of S 11°23'09" E, 163.82 feet, for an arc length of 163.82 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 14°55'38" E, a distance of 317.51 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1382.69 feet, a central angle of 06°45'02", a chord bearing and distance of S 11°23'09" E, 163.82 feet, for an arc length of 163.82 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 08°10'38" E, a distance of 911.77 feet to a found 1/2" iron rod at the common corner of said remaining portion of said called 45.5 acres and a called 309.26 acres described in Deed recorded in Volume 17701, Page 638 of the Official Public Records of Bexar County, Texas, for the southeasterly corner of this tract;

METES AND BOUNDS DESCRIPTION (continued) FOR

THENCE: Departing said westerly right-of-way line of Boerne Stage Road, along with the common line, being the southerly lines of said remaining portion of said called 45.5 acres and said remaining portion of said called 110 acres and the northerly line of said called 309.26 acres, the following bearings and distances:

S 80°18'52" W, a distance of 72.27 feet to a found 1/2" iron rod;

S 08°11'20" W, a distance of 245.60 feet to a found 1/2" iron rod;

S 30°35'58" W, a distance of 356.90 feet to a found 1/2" iron rod;

S 88°39'46" W, a distance of 86.56 feet to a point;

S 74°03'48" W, a distance of 243.73 feet to a found 1/2" iron rod;

N 71°36'14" W, a distance of 42.18 feet to a found 1/2" iron rod;

N 19°25'17" W, a distance of 307.81 feet to a found 1/2" iron rod;

N 25°54'02" W, a distance of 69.33 feet to a found 1/2" iron rod;

N 42°52'47" W, a distance of 102.06 feet to a found 1/2" iron rod;

S 58°38'20" W, a distance of 18.88 feet to a found 1/2" iron rod;

N 37°24'37" W, a distance of 292.36 feet to a found 1/2" iron rod with a "Cude" cap;

N 08°18'28" W, a distance of 169.01 feet to a found 1/2" iron rod with a "Cude" cap;

N 25°10'44" W, a distance of 187.19 feet to a found 1/2" iron rod, for an interior corner of this tract;

N 89°28'23" W, a distance of 262.69 feet to a found 60d nail;

N 88°09'34" W, a distance of 137.70 feet to a found 1/2" iron rod with a "Cude" cap;

S 88°34'34" W, a distance of 377.38 feet to a found 1/2" iron rod with a "Cude" cap;

S 77°38'32" W, a distance of 156.22 feet to a found 1/2" iron rod with a "Cude" cap;

N 88°29'01" W, a distance of 425.16 feet to a found 1/2" iron rod with a "Cude" cap;

N 66°49'42" W, a distance of 123.95 feet to a found 1/2" iron rod with a "Cude" cap;

N 89°44'57" W, a distance of 435.19 feet to a found 1/2" iron rod with a "Cude" cap;

THENCE: S 86°49'10" W, a distance of 721.40 feet to a found 1/2" iron rod on the east line of a called 122.65 acres described in Deed recorded in Volume 17701, Page 1918 of the Official Public Records of Bexar County, Texas, for the common corner of said remaining portion of said called 110 acres and said called 309.26 acres, the southeasterly corner of this tract;

THENCE: N 77°49'39" E, along with the common line, being the west line of said remaining portion of said called 110 acres and southerly line of said called 26.148 acres, a distance of 1329.45 feet to a found 1/2" iron rod at the common corner of said called 26.148 acres and said called 7,162 acres, for an interior corner of this tract;

THENCE: N 00°28'52" E, along with the common line, being the east line of said called 26.148 acres and the west line of said called 7,162 acres, passing a found 1/2" iron rod at a distance of 419.16 feet, 0.33 feet east of said line, and continuing a total distance of 449.56 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" in the centerline of a 60' wide Road and/or Utility Line Right-of-Way Easement described in Volume 7365, Page 643, Volume 7365, Page 646 and Volume 7135, Page 18, all recorded in the Deed Records of Bexar County, Texas, said point also being the common corner of said called 26.148 acres, said called 7,162 acres, a remaining portion of a called 12 acres described in Deed recorded in Volume 5801, Page 444 of the Official Public Records of Real Property of Bexar County, Texas and a called 4,453 acres described in Deed recorded in Volume 18885, Page 1685 of the Official Public Records of Bexar County, Texas, for a northwest corner of this tract;

THENCE: Along with the common line, being said centerline of the 60' wide Road and/or Utility Line Right-of-Way, said line also being the northerly line of said called 7,162 acres and the southerly line of said called remaining portion of said called 12 acres, the following bearings and distances:
N 77°42'08" E, a distance of 205.57 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";
S 74°03'52" E, a distance of 62.26 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 79°55'08" E, a distance of 416.66 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";
THENCE: N 58°16'09" E, along with the common line, continuing with said centerline of the 60' wide Road and/or Utility Line Right-of-Way, said line also being the northerly line of said called 7,162 acres and the southerly lines of said called 4.02 acres and a called 1,800 acres described in Deed recorded in Volume 2013, Page 515 of the Official Public Records of Real Property, Bexar County, Texas, a distance of 838.38 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 39°38'08" E, along with the common line, continuing with said centerline of the 60' wide Road and/or Utility Line Right-of-Way, said line also being the northerly line of said called 7,162 acres and the southerly lines of said called 1,800 acres and the northeasterly corner of this tract;

THENCE: Southeasterly, along with said westerly right-of-way line of said Boerne Stage Road and a non-tangent curve to the right, said curve having a radius of 1484.78 feet, a central angle of 02°34'15", a chord bearing and distance of S 25°49'17" E, 66.62 feet, for an arc length of 66.62 feet to a found 1/2" iron rod at the common corner of said called 9,633 acres and said called 1,841 acres;

THENCE: S 02°20'29" E, departing said westerly right-of-way line of Boerne Stage Road, along with the common line of said called 9,633 acres and said called 1,841 acres, a distance of 946.78 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" on the northerly line of said remaining portion of said called 110 acres, for an interior corner of this tract;

THENCE: N 77°24'08" E, along with the common line, being the south line of said called 1,841 acres and north line of said remaining portion of said called 110 acres, a distance of 555.41 feet to the POINT OF BEGINNING and containing 162.194 acres Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12580-00 by Pape-Dawson Engineers, Inc.

EDWARD HERNANDEZ SURVEY, ABSTRACT NO. 349
OAS RIGHT-OF-WAY AGREEMENT
VOL. 14378, PG. 2482, O.P.R.
VOL. 14532, PG. 1475, O.P.R.

To: Chasmer Homes, LLC, A Texas limited liability company, Douglas Whiting, Douglas and Gladys Whiting, Douglas Whiting, Ty Whiting, Valrie Billing, A Title, Inc. and Old Republic National Title Insurance Company

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. The fieldwork was completed on November 10, 2021.

This 17th day of November, 2021 A.D.

Signature: [Signature]
Registered Professional Land Surveyor No. 4999
duncan@pape-dawson.com



TPS LAND TITLE SURVEY

A 162.194 ACRES OR 7,065,162 SQUARE FEET, MORE OR LESS, TRACT OF LAND IN BEXAR COUNTY, TEXAS, BEING A CALLED 9,633 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 2013, PAGE 515 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE REMAINING PORTION OF A CALLED 110 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 2789, PAGE 66 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, CONTAINING A SAVE AND EXCEPT TRACT CALLED 1,341 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 5131, PAGE 1783 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A SAVE AND EXCEPT A CALLED 2,038 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 4097, PAGE 610 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A REMAINING PORTION OF A CALLED 45.5 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 3519, PAGE 230 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND A CALLED 7,162 ACRES DESCRIBED IN VOLUME 11399, PAGE 92 AND VOLUME 6392, PAGE 114, BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 162.194 ACRE TRACT ALSO BEING OUT OF PORTIONS OF THE ANTONIO CRUZ SURVEY NO. 409, ABSTRACT NO. 123, THE ANTON BEYER SURVEY NO. 366 1/2, ABSTRACT NO. 76, THE W.H. HUGHES SURVEY NO. 173, ABSTRACT NO. 340, AND THE EDWARD HERNANDEZ SURVEY, ABSTRACT NO. 349, ALL IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HWY. 120P 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #270 | TEXAS SURVEYING FIRM #00800

REVISION		NO.	DATE
1	2		
1	ADDED 7.162 ACRE TRACT TO SUBJECT, RECORDED SURVEY, A METES AND BOUNDS SURVEY	1	11-19-2021
2	SURVEYOR'S ERROR	2	5-12-2022

JOB NO. **12580-00**

DATE: **NOVEMBER 2021**

CHECKED: **GEB** DRAWN: **ERG**

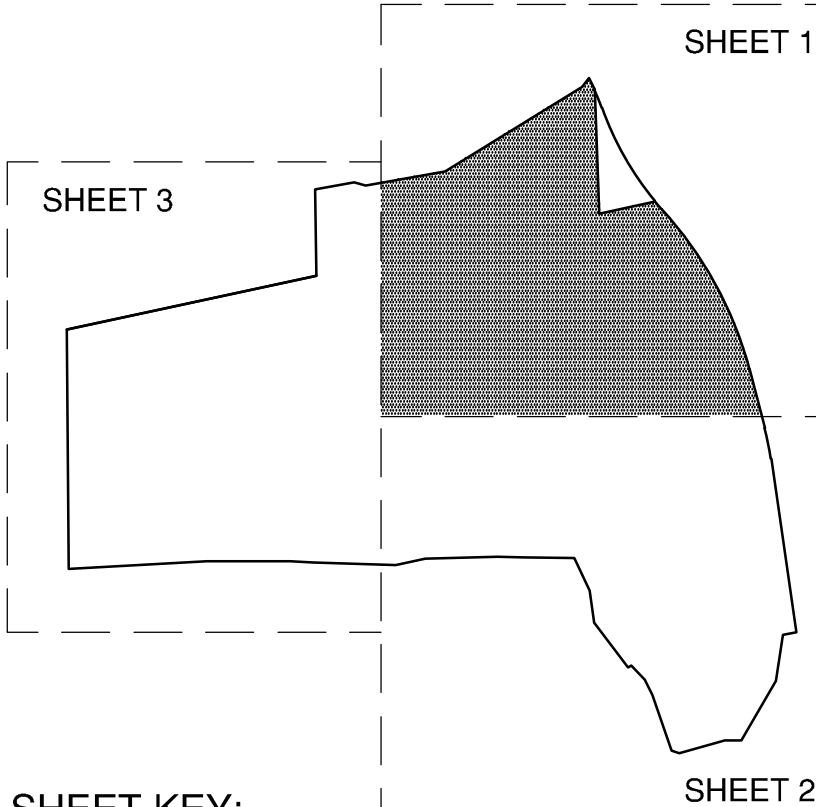
CIVIL JOB NO. ---

REFERENCE: ---

SHEET **1** OF **3**

PROJECT NAME: BOERNE STAGE ROAD

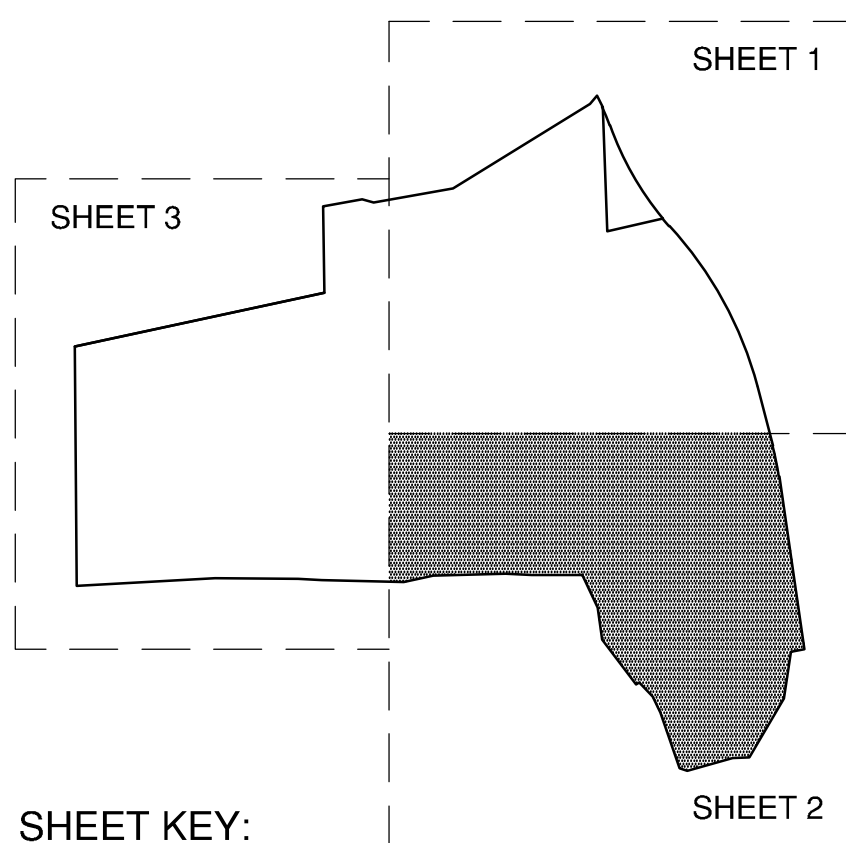
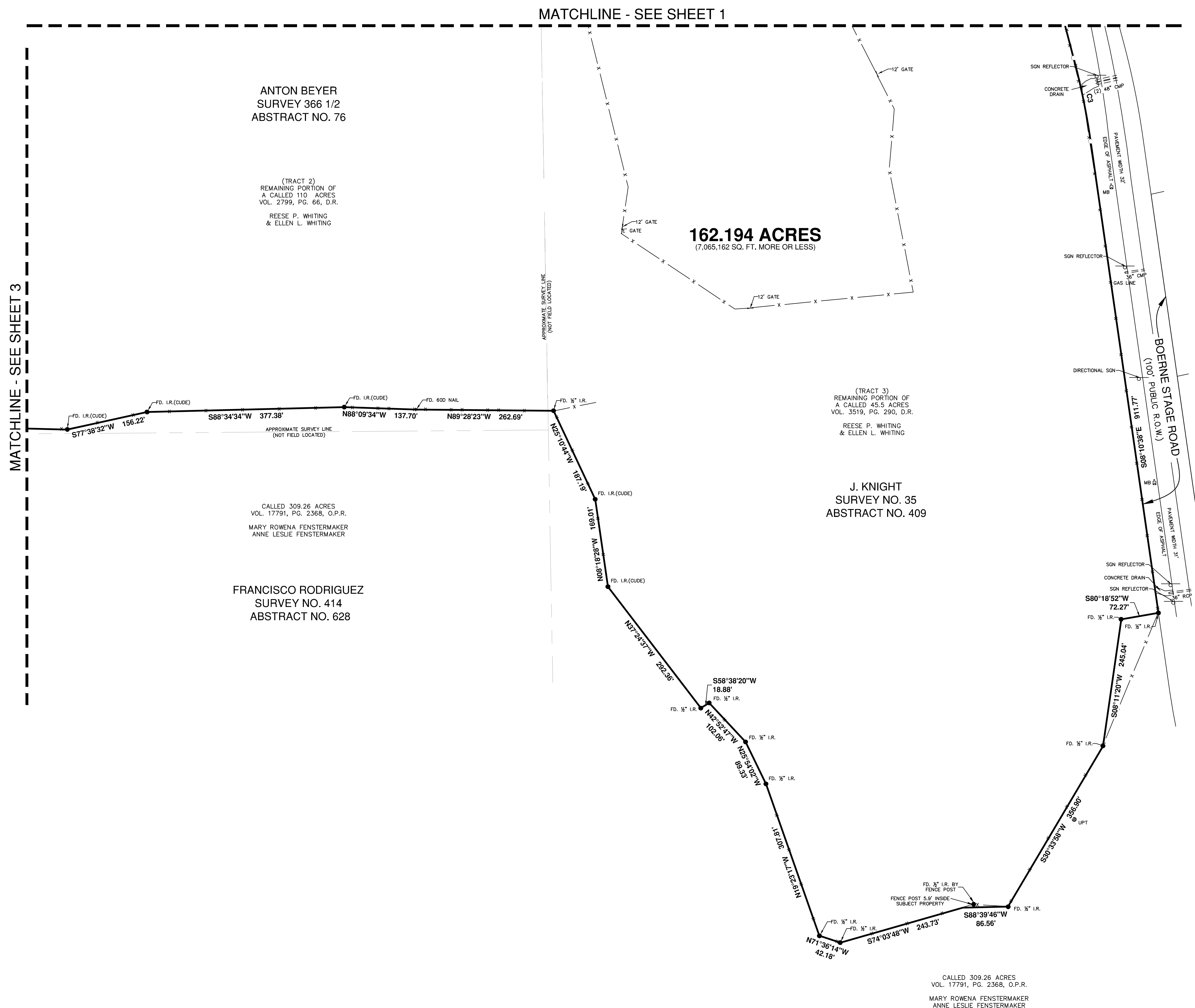
SHEET KEY:



MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 3

JOB NO. 12580-00
DATE NOVEMBER 2021
CHECKED GEB DRAWN ERG
CIVIL JOB NO. ---
REFERENCE: ---
SHEET 2 OF 3





CALLED 122.65 ACRES
 VOL. 17018, PG. 1918, O.P.R.
 POND FOUNDATION

162.194 ACRES
(7,065,162 SQ. FT. MORE OR LESS)

(TRACT 2)
REMAINING PORTION OF
A CALLED 110 ACRES
VOL. 2799, PG. 66, D.R.
REESE P. WHITING
& ELLEN L. WHITING

CALLED 309.26 ACRES
 VOL. 17791, PG. 2368, O.P.R.
 MARY ROWENA FENSTERMAKER
 ANNE LESLIE FENSTERMAKER

FD.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
(PD)	PAPE-DAWSON CAP

D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
P.R.	PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS



LINE LEGEND	
— x — x —	BARBED WIRE FENCE
— o — o —	CHAIN LINK FENCE
— □ — □ —	POST & RAIL/HOG WIRE FENCE
— // — // —	WOOD FENCE
— o — o —	WROUGHT IRON/ORNAMENTAL FENCE
— OH — OH —	OVERHEAD UTILITY
— TEL — TEL —	TELEPHONE LINE

**PAPE-DAWSON
ENGINEERS**

TSPS LAND TITLE SURVEY

[illegible]

JOB NO. **12580-00**
DATE **NOVEMBER 2021**
CHECKED **GEB** DRAWN **ERG**
CIVIL JOB NO. **---**
REFERENCE: **---**
SHEET **3** OF **3**

PROJECT NAME: BOERNE STAGE ROAD

**METES AND BOUNDS DESCRIPTION
FOR**

A 162.194 acres or 7,065,162 square feet, more or less, tract of land in Bexar County, Texas, being a called 9.633 acre tract of land described in Deed recorded in Volume 2013, Page 515 of the Official Public Records of Real Property of Bexar County, Texas, the remaining portion of a called 110 acres described in Deed recorded in Volume 2799, Page 66 of the Deed Records of Bexar County, Texas, containing a save and except tract called 1.341 acres described in Deed and recorded in Volume 5131, Page 1783 of the Official Public Records of Real Property of Bexar County, Texas, a save and except tract called 2.038 acres described in Deed recorded in Volume 4097, Page 610 of the Official Public Records of Real Property of Bexar County, Texas, a remaining portion of a called 45.5 acres described in Deed recorded in Volume 3519, Page 290 of the Deed Records of Bexar County, Texas and a called 7.162 acres described in Volume 11399, Page 92 and Volume 6392, Page 114, both in the Official Public Records of Real Property of Bexar County, Texas, said 162.194 acre tract also being out of portions of the Antonio Cruz Survey No. 409, Abstract No. 123, the Anton Beyer Survey No. 366 1/2, Abstract No. 76, W.H. Hughes Survey No. 173, Abstract No. 340, the Edward Hernandez Survey, Abstract No. 349 and the J. Knight Survey No. 35, Abstract No. 409, all in Bexar County, Texas. Said 162.194 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found 1/2" iron rod on the westerly right-of-way line of Boerne Stage Road, a 100' public right-of-way, at the common corner of said remaining portion of said called 110 acres and a called 1.841 acres described in Deed recorded in Volume 5928, Page 1058 of the Official Public Record of Real Property, Bexar County, Texas, for a northeasterly corner of this tract;

THENCE: Along and with the common line, being said westerly right-of-way line of Boerne Stage Road and the easterly lines of said remaining portion of said called 110 acres and said remaining portion of said called 45.5 acres, the following bearings and distances:

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1600.00 feet, a central angle of 01°55'02", a chord bearing and distance of S 40°30'25" E, 53.54 feet, for an arc length of 53.54 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1993.96 feet, a central angle of 27°35'43", a chord bearing and distance of S 28°46'12" E, 951.10 feet, for an arc length of 960.35 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 14°55'38" E, a distance of 317.51 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1382.69 feet, a central angle of 06°45'02", a chord bearing and distance of S 11°33'09" E,

162.82 feet, for an arc length of 162.91 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 08°10'38" E, a distance of 911.77 feet to a found 1/2" iron rod at the common corner of said remaining portion of said called 45.5 acres and a called 309.26 acres described in Deed recorded in Volume 17791, Page 2368 of the Official Public Records of Bexar County, Texas, for the southeasterly corner of this tract;

THENCE: Departing said westerly right-of-way line of Boerne Stage Road, along and with the common line, being the southerly lines of said remaining portion of said called 45.5 acres and said remaining portion of said called 110 acres and the northerly line of said called 309.26 acres, the following bearings and distances:

S 80°18'52" W, a distance of 72.27 feet to a found 1/2" iron rod;

S 08°11'20" W, a distance of 245.04 feet to a found 1/2" iron rod;

S 30°33'58" W, a distance of 356.90 feet to a found 1/2" iron rod;

S 88°39'46" W, a distance of 86.56 feet to a point;

S 74°03'48" W, a distance of 243.73 feet to a found 1/2" iron rod;

N 71°36'14" W, a distance of 42.18 feet to a found 1/2" iron rod;

N 19°23'17" W, a distance of 307.81 feet to a found 1/2" iron rod;

N 25°54'02" W, a distance of 89.33 feet to a found 1/2" iron rod;

N 42°52'47" W, a distance of 102.06 feet to a found 1/2" iron rod;

S 58°38'20" W, a distance of 18.88 feet to a found 1/2" iron rod;

N 37°24'37" W, a distance of 292.36 feet to a found 1/2" iron rod with a "Cude" cap;

N 08°18'28" W, a distance of 169.01 feet to a found 1/2" iron rod with a "Cude" cap;

N 25°10'44" W, a distance of 187.19 feet to a found 1/2" iron rod, for an interior corner of this tract;

N 89°28'23" W, a distance of 262.69 feet to a found 60d nail;

N 88°09'34" W, a distance of 137.70 feet to a found 1/2" iron rod with a "Cude" cap;

S 88°34'34" W, a distance of 377.38 feet to a found 1/2" iron rod with a "Cude" cap;

S 77°38'32" W, a distance of 156.22 feet to a found 1/2" iron rod with a "Cude" cap;

N 88°29'01" W, a distance of 425.16 feet to a found 1/2" iron rod with a "Cude" cap;

N 86°49'42" W, a distance of 123.95 feet to a found 1/2" iron rod with a "Cude" cap;

N 89°44'57" W, a distance of 435.19 feet to a found 1/2" iron rod with a "Cude" cap;

S 86°49'10" W, a distance of 721.40 feet to a found 1/2" iron rod on the east line of a called 122.65 acres described in Deed recorded in Volume 17018, Page 1918 of the Official Public Records of Bexar County, Texas, for the common corner of said remaining portion of said called 110 acres and said called 309.26 acres, the southwesterly corner of this tract;

THENCE: N 00°25'07" W, along and with the common line, being the west line of said remaining portion of said called 110 acres and said east line of said called 122.65 acres, a distance of 1245.68 feet to a 1/2" rebar found at the common corner of said remaining portion of said called 110 acres and a called 26.148 acres described in Deed recorded in Volume 17996, Page 2042 of the Official Public Records of Bexar County, Texas and Volume 11156, Page 244 of the Official Public Records of Real Property of Bexar County, Texas, the northwesterly corner of this tract;

THENCE: N 77°49'39" E, along and with the common line, being the northerly line of said remaining portion of said called 110 acres and southerly line of said called 26.148 acres, a distance of 1329.45 feet to a found 1/2" iron rod at the common corner of said called 26.148 acres and said called 7.162 acres, for an interior corner of this tract;

THENCE: N 00°28'52" W, along and with the common line, being the east line of said called 26.148 acres and the west line of said called 7.162 acres, passing a found 1/2" iron rod at a distance of 419.16 feet, 0.33 feet east of said line, and continuing a total distance of 449.58 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" in the centerline of a 60' wide Road and/or Utility Line Right-of-Way Easement described in Volume 7365, Page 643, Volume 7365, Page 646 and Volume 7135, Page 18, all recorded in the Deed Records of Bexar County, Texas, said point also being the common corner of said called 26.148 acres, said called 7.162 acres, a remaining portion of a called 12 acres described in Deed recorded in Volume 5801, Page 448 of the Official Public Records of Real Property of Bexar County, Texas and a called 4.453 acres described in Deed recorded in Volume 18855, Page 1685 of the Official Public Records of Bexar County, Texas, for a northwest corner of this tract;

THENCE: Along and with the common line, being said centerline of the 60' wide Road and/or Utility Line Right-of-Way, said line also being the northerly line of said called 7.162 acres and the southerly line of said called remaining portion of said called 12 acres, the following bearings and distances:

N 79°42'08" E, a distance of 205.57 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 74°03'52" E, a distance of 62.26 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 79°55'08" E, a distance of 418.66 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", for the common corner of said called remaining portion of said called 12 acres and a called 4.02 acres described in Deed recorded in Volume 6203, Page 172 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 58°16'08" E, along and with the common line, continuing with said centerline of the 60' wide Road and/or Utility Line Right-of-Way, said line also being the northerly line of said called 7.162 acres and the southerly lines of said called 4.02 acres and a called 1.800 acres described in Deed recorded in Volume 2013, Page 515 of the Official Public Records of Real Property, Bexar County, Texas, a distance of 838.38 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

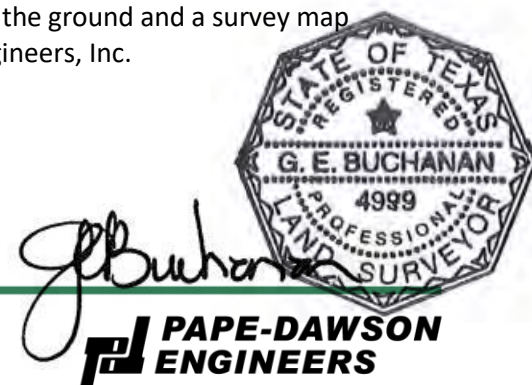
THENCE: N 39°38'08" E, along and with the common line, continuing with said centerline of the 60' wide Road and/or Utility Line Right-of-Way, said line also being the northerly line of said called 7.162 acres and the southerly line of said called 1.800 acres, a distance of 58.01 feet to a 1/2" iron rod found on the aforementioned westerly right-of-way line of Boerne Stage Road, for a common corner of said called 7.162 acres and said called 1.800 acres and the northeasterly corner of this tract;

THENCE: Southeasterly, along and with said westerly right-of-way line of said Boerne Stage Road and a non-tangent curve to the right, said curve having a radius of 1484.78 feet, a central angle of 02°34'15", a chord bearing and distance of S 25°49'17" E, 66.62 feet, for an arc length of 66.62 feet to a found 1/2" iron rod at the common corner of said called 9.633 acres and said called 1.841 acres;

THENCE: S 02°20'29" E, departing said westerly right-of-way line of Boerne Stage Road, along and with the common line of said called 9.633 acres and said called 1.841 acres, a distance of 646.78 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson on the northerly line of said remaining portion of said called 110 acres, for an interior corner of this tract;

THENCE: N 77°24'08" E, along and with the common line, being the south line of said called 1.841 acres and north line of said remaining portion of said called 110 acres, a distance of 295.41 feet to the POINT OF BEGINNING and containing 162.194 acres Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12580-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
REVISED: May 12, 2022, November 19, 2021
DATE: November 17, 2021
JOB NO. 12580-00
DOC. ID. N:\Civil\12580-00\Word\12580-00_FN-162.194 AC.doc



SURVEY NOTES:

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF NAD 83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- 3) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
- 4) THE SURVEYOR DID NOT RESEARCH THE MINERAL TITLE OF THE SUBJECT PROPERTY OR ANY EXISTING OIL AND GAS LEASES WHICH MAY AFFECT THE USE OF SAID PROPERTY.

ALTA/NSPS TABLE A NOTES:

- ITEM 2: SUBJECT PROPERTY ADDRESS: 29155 BOERNE STAGE RD., BOERNE, TX 78008
- ITEM 3: THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C00080F DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.
- ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
- FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
- ITEM 4: GROSS LAND AREA IS 5.538 ACRES.
- ITEM 8: SUBSTANTIAL FEATURES SHOWN.
- ITEM 9: THERE ARE NO IDENTIFIABLE PARKING SPACES, PARKING AREA, LOTS OR PARKING STRUCTURES ON SUBJECT TRACT.

LINE LEGEND

—○— OVERHEAD UTILITY

SYMBOL LEGEND

+ GUY GUY ANCHOR

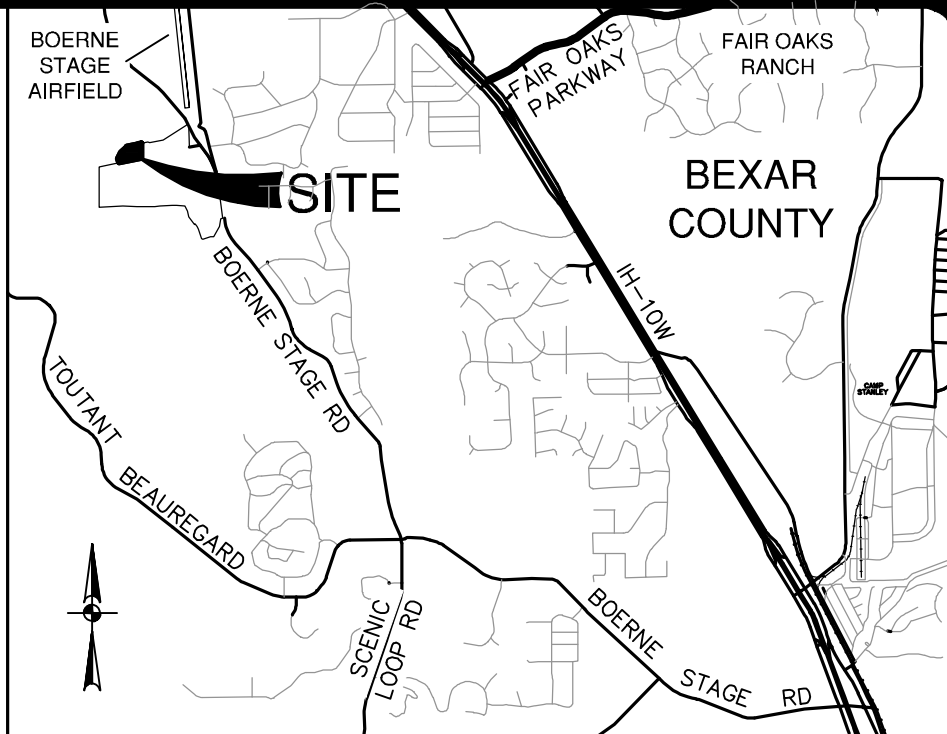
● UP UTILITY POLE

LEGEND

FD. FOUND
I.R. IRON ROD
I.P. IRON PIPE
(PD) PAPE-DAWSON CAP

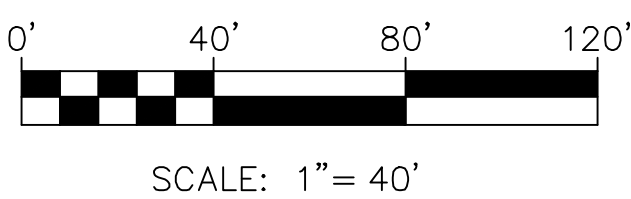
DEED/PLAT REFERENCE

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS



LOCATION MAP

NOT-TO-SCALE



METES AND BOUNDS DESCRIPTION FOR

A 5.538 acre or 241,223 square feet, more or less, tract of land in Bexar County, Texas, being out of the southeast portion of a called 26.148 acre tract of land described in Deed recorded in Volume 17996, Page 2042 of the Official Public Records of Bexar County, Texas, and Volume 11156, Page 244 of the Official Public Records of Real Property of Bexar County, Texas, also being out of a portion out of the Anton Beyer Survey No. 366 1/2, Abstract No. 76, Bexar County, Texas. Said 5.538 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NAD2011) epoch 2010.00

BEGINNING: At a found 1/2" iron rod on the north line of a remaining portion of a called 110 acres described in Deed recorded in Volume 2799, Page 66 of the Deed Records of Bexar County, Texas, at the common corner of said called 26.148 acres and a called 7.162 acres described in Deed recorded in Volume 11995, Page 92 and Volume 6392, Page 114, both in the Official Public Records of Real Property of Bexar County, Texas, for the southeast corner of the herein described tract, from which the west right-of-way line of Boerne Stage Road, a 100-foot Public right-of-way, bears +/-1,806 feet;

THENCE: S 77°49'39" W, along and with the common line of said called 26.148 acres and said remaining portion of the called 110 acres, a distance of 577.16 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", for the southwest corner of the herein described easement, from which a found 1/2" iron rod at the common corner of said called 26.148 acres and said remaining portion of the called 110 acres bears S 77°49'39" W, 672.29 feet;

THENCE: Departing said common line, over and across said called 26.148 acres, the following bearings and distances:

N 12°10'21" W, a distance of 108.66 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 22°24'06" E, a distance of 197.12 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 48°37'46" E, a distance of 232.74 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 00°47'37" E, a distance of 16.44 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 79°42'08" E, a distance of 277.80 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at an angle point in the south line of a 30-foot wide Road and/or Utility Line right-of-way easement described in Volume 8313, Page 118, Volume 7365, Page 643 and Volume 7365, Page 636, all recorded in the Deed Records of Bexar County, Texas;

N 57°51'08" E, along and with said south line of said 30-foot wide Road and/or Utility Line right-of-way easement, a distance of 63.83 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at an angle point in said south line of the 30-foot wide Road and/or Utility Line right-of-way easement;

N 79°42'08" E, continuing along and with said 30-foot wide Road and/or Utility Line right-of-way easement, a distance of 85.78 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" in the common line of said called 26.148 acres and the aforementioned called 7.162 acres, for the northeast corner of the herein described tract;

THENCE: S 00°28'52" E, departing said south line of said 30-foot wide Road and/or Utility Line right-of-way easement, a distance of 419.13 feet to the POINT OF BEGINNING and containing 5.538 acres Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12580-01 by Pape-Dawson Engineers, Inc.

TO: CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, MARK G. AND RHONDA J. RISER,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8 AND 9 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 26, 2022.

DATE OF MAP OR PLAT: MAY 12, 2022

G.E. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999
BUCHANAN@PAPE-DAWSON.COM



ALTA/NSPS LAND TITLE SURVEY

5.538 ACRES OR 241,223 SQUARE FEET OF LAND,
BEING OUT OF THE SOUTHEAST PORTION OF A CALLED 26.148 ACRES DESCRIBED IN DEED TO MARK G.
RISER AND RHONDA J. RISER, RECORDED IN VOLUME 17996, PAGE 2042 OF THE OFFICIAL PUBLIC RECORDS
OF BEXAR COUNTY, TEXAS AND VOLUME 11156, PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE ANTON BEYER SURVEY NO. 366 1/2,
ABSTRACT NO. 76, COUNTY BLOCK 4681, BEXAR COUNTY, TEXAS

JOB NO. 12580-01
DATE MAY 2022
CHECKED: GEB DRAWN: ERG
CIVIL JOB NO. 12580-01
REFERENCE: 12580-00
SHEET 1 OF 1

PROJECT NAME: BOERNE STAGE ROAD UNIT 1

**METES AND BOUNDS DESCRIPTION
FOR**

A 5.538 acre or 241,223 square feet, more or less, tract of land in Bexar County, Texas, being out of the southeast portion of a called 26.148 acre tract of land described in Deed recorded in Volume 17996, Page 2042 of the Official Public Records of Bexar County, Texas, and Volume 11156, Page 244 of the Official Public Records of Real Property of Bexar County, Texas, also being out of a portion out of the Anton Beyer Survey No. 366 1/2, Abstract No. 76, Bexar County, Texas. Said 5.538 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00

BEGINNING: At a found 1/2" iron rod on the north line of a remaining portion of a called 110 acres described in Deed recorded in Volume 2799, Page 66 of the Deed Records of Bexar County, Texas, at the common corner of said called 26.148 acres and a called 7.162 acres described in Deed recorded in Volume 11399, Page 92 and Volume 6392, Page 114, both in the Official Public Records of Real Property of Bexar County, Texas, for the southeast corner of the herein described tract, from which the west right-of-way line of Boerne Stage Road, a 100-foot Public right-of-way, bears +/-1,806 feet;

THENCE: S 77°49'39" W, along and with the common line of said called 26.148 acres and said remaining portion of the called 110 acres, a distance of 657.16 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", for the southwest corner of the herein described easement, from which a found 1/2" iron rod at the common corner of said called 26.148 acres and said remaining portion of the called 110 acres bears S 77°49'39" W, 672.29 feet;

THENCE: Departing said common line, over and across said called 26.148 acres, the following bearings and distances:

N 12°10'21" W, a distance of 108.66 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 22°24'06" E, a distance of 197.12 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 48°37'46" E, a distance of 232.74 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 00°47'37" E, a distance of 16.44 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 79°42'08" E, a distance of 277.80 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at an angle point in the south line of a 30-foot wide Road and/or Utility Line right-of-way easement described in Volume 8313, Page 118, Volume 7365, Page 643 and Volume 7365, Page 636, all recorded in the Deed Records of Bexar County, Texas;

N 57°51'08" E, along and with said south line of said 30-foot wide Road and/or Utility Line right-of-way easement, a distance of 63.83 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at an angle point in said south line of the 30-foot wide Road and/or Utility Line right-of-way easement;

N 79°42'08" E, continuing along and with said 30-foot wide Road and/or Utility Line right-of-way easement, a distance of 85.78 feet to a point in the common line of said called 26.148 acres and the aforementioned called 7.162 acres, for the northeast corner of the herein described tract, from which a found 1/2" iron rod bears N 83°42'08" E, a distance of 0.33 feet;

THENCE: S 00°28'52" E, departing said south line of said 30-foot wide Road and/or Utility Line right-of-way easement, a distance of 419.13 feet to the POINT OF BEGINNING and containing 5.538 acres Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12580-01 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 12, 2022
JOB NO. 12580-01
DOC. ID. N:\CIVIL\12580-01\Word\12580-01 MB-5.538 AC.docx



EXHIBIT “6”
BOERNE STAGE ROAD PID DRAFT DA PROVISION MATRIX

City of San Antonio
Development Agreement Provisions Matrix for Special Districts

Special District	Petition Information	Status -Date Submitted
Name Special District	Boerne Stage Road PID	
Type of Special District or Request	Ch. 382 PID	

Information Regarding District and Request	Petition Information	Status – Date Submitted
Applicant(s) & Property Owner(s)	Chesmar Homes, LLC	
Representatives or Contacts	Brown & Ortiz, PC	
Location	Generally located SE of Interstate 10 and State Highway 46	
Total Acres	+/- 167.732 acres	
Water CCN	SAWS	
Wastewater/ Sewer CCN	N/A (septic will be utilized)	
Commercial Acres	N/A	
Single Family Units	131 units (+/- 167.732 acres)	
Multi-Family Units	N/A	
Proposed Improvement Costs (per submitted petition - # subject to change)* * The Proposed Improvement Cost reflects all public improvements within the Boerne Stage Road PID including interest	\$10,315,208	
Proposed PID Revenue** (per financial analysis – # is subject to change) ** The Proposed PID Revenue reflects projected revenues within the Boerne Stage Road PID that can be utilized for public improvements and does not include interest.	\$9,686,408	

Petition/Application Documents		
County Petition Submitted	October 11, 2022	
County's Resolution of Intent to Create the PID	Anticipated 11/29/22	
PID Petition Submitted to City	October 12, 2022	
Field Notes/ Legal Description and Exhibit	October 12, 2022	
Master Development Plan MDP or Site Plan (approved or status)	October 12, 2022	
GIS Shapefiles	October 12, 2022	
Proforma and financial documents	October 12, 2022	
The City of San Antonio Contract Disclosure Form and the Certificate of Interested Parties (Form 1295) to be completed by Property Owners, Applicants and Representatives	October 12, 2022	
County's Order to Create PID	Anticipated January 24, 2023	

City Application & Operations Fees		
Application Fee - \$7,500 per request	✓	
Operations Assessment - \$175/built residential units based on annual report Fees shall be paid for phases (cluster of units) at time of plat recordation of such units	\$22,925 (\$175*131 units)	
Total Fees	30,425 (\$22,925 Operations Assessment + \$7,500 Application Fee)	
Cost reimbursement for recording of Development Agreement with County Real Property Records	✓	

Proposed PID Ad Valorem tax rate and fees set by CoSA		
Ad Valorem Tax Rate	not to exceed to the City of San Antonio's ad-valorem tax rate within the municipal boundaries	
Hotel Occupancy Tax Rate	N/A	
Sales and Use Tax Rate	Not to exceed 2%	
Bonds	yes	

Strategic Partnership Agreement (SPA)		
Proposed SPA (City/District - 75%- 25%)	Yes, SPA will govern the terms of limited and full purpose annexation of commercial property within the PID	
Cost reimbursement for limited purpose annexation and SPA, i.e., newspaper publications of public hearings, zoning, plan amendment, ordinance & polling locations and land recording of SPA with County Real Property Records	✓	

General Development Agreement Terms		
Owner's consent to annexation	✓ To be effective upon expiration of 30-year non-annexation term as outlined in the Development Agreement	
Waiver of vested right effective at the time of agreement	✓	
No eminent domain, annexation or expansion	✓	
30-year development agreement term	✓	
Annual updates by January 30 of each year - Plat for the subdivision, development document and permit required by the UDC is submitted, Number of built-out single-family unit and multi-family, built-out percentages for commercial, infrastructure or improvements, Recalculated built-out numbers and percentages, if applicable, Annual PID revenue & expenditures, etc.	✓	
Renegotiate new provisions if the development agreement is extended	✓	

Compliance with City Codes		
Ch. 28 - Signs	✓	
Ch. 34 - Water & Sewers , Category 3 pollution prevention criteria requirements (impervious cover) if over ERZD	If applicable	
Ch. 35 - UDC & other Chapters provisions that applicable in ETJ – (No City building permits or inspections required)	Excluding any provisions or building standards triggered by the City's zoning regulations (including setbacks, buffers, and parking requirements)	
Comply with SAWS water restrictions	If applicable	

Infrastructure & Improvement Provisions		
Streetlights per Inside City Limits requirements as outlined in the Chapter 35	✓	
Identify Schools, emergency services & community centers Sites	Boerne ISD and ESD #4	
Maintenance & operation of infrastructures & facilities per CoSA/SAWS standards	✓	
SWMD infrastructure standards & requirement [See DSD (IB) 576] Ch. 14 and 35	✓	

Land Use & Development Regulations		
Located in 5-mile buffer of a JBSA military installation	Camp Bullis MNA	
Located in Military Protection Area (MPA) of JBSA Camp Bullis-Camp Stanley or JBSA Lackland AFB - Medina Training Annex	Not located within MPA	
Applicable MPA regulations		
"MSAO" Military Sound Attenuation Overlay District, if applicable	N/A	
"AHOD" Airport Hazard Overlay District, if applicable	N/A	
Dark sky protection practices in all outdoor lighting	N/A	
City's Major Thoroughfare Plan - proposed alignments, road width & ROW requirements	N/A	

Environmental Protection		
ERZD (Edwards Recharge Zone District) Overlay, if located in the Edwards Aquifer Recharge Zone	Contributing Zone	
TCEQ Edwards Aquifer Best Management Practices , if located in the Edwards Aquifer Recharge Zone	✓	
Tree planting/replacement programs ; pollinator & community gardens, See Appendix E San Antonio Recommended Plant List - All Suited to Xeriscape Planting Methods of the UDC, Ch. 35 of the City Code	✓	
Historical, Archeological or Cultural Protection	To be completed at part of MDP approval process	

The above is intended to be the City's best-faith effort to streamline the required business points for the consent of a special district.

The City may require compliance with additional protections based on the type of special district proposed by the petitioner.

EXHIBIT “7”
SIGNED FORM 1295 & CONTRACTS DISCLOSURE FORM OF PETITIONERS

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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:
2022-928011

Date Filed:
08/30/2022

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Chesmar Homes, LLC by Chesmar Holdings, LLC
211 North Loop 1604 E, Suite 179, San Antonio, TX 78232, 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 San Antonio

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.

Boerne Stage Road PID
Boerne Stage Road PID

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Chesmar Homes, LLC	San Antonio, TX, United States	X	
	Brown & Ortiz, P.C.	San Antonio, TX United States		X
	Ortiz, Daniel	San Antonio, TX United States		X
	DeAnda, Kevin	San Antonio, TX United States		X

5 Check only if there is NO Interested Party.



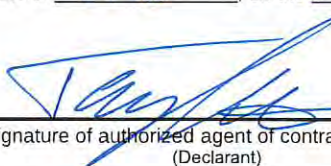
6 UNSWORN DECLARATION

My name is Terry Shakarisaz, and my date of birth is 12/3/56.

My address is 480 Wildwood Forest Drive #803, The Woodlands, TX, 77380.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Montgomery County, State of Texas, on the 20th day of September, 2022.
(month) (year)


Signature of authorized agent of contracting business entity
(Declarant)



Contracts Disclosure Form

This form can be completed online at www.sanantonio.gov/ethics.
If form cannot be completed online, please print, complete and submit
with proposal. All questions must be answered.

For details on use of this form, see Section 2-59 through 2-61 of the City's Ethics Code.

* This is a: ☒ New Submission ☐ Correction ☐ Update to previous submission

* 1) Name of person submitting this disclosure form.

*First _____ *M.I. _____ *Last _____ Suffix _____

* 2) Contract Information

a) Contract or Project Name: Boerne Stage Road Special Improvement District

b) Originating Department: City of San Antonio - Planning Department

* 3) Disclosure of parties, owners, and closely related persons.

a) Name of individual(s) or entity(ies) seeking a contract with the city.
(NOTE: Give exact legal name as it will appear on the contract, if awarded.)

Chesmar Homes, LLC, a Texas limited liability company (by Chesmar Holdings, LLC a Delaware limited liability company)

b) Name and title of contract signatory

c) Name of all owners, board members, executive committee members, and officers of entities listed in question 3a.

Please see attached Business Organization Report from the Texas Secretary of State

*** 4) List any individual(s) or entity(ies) that is a partner, parent, joint venture, or subsidiary entity(ies) of the individual or entity listed in Question 3.**

☐ Not applicable. Contracting party(ies) does not have partner, parent, joint venture, or subsidiary entities.

If applicable, list below names and type of relationship (partner, parent, joint venture or subsidiary entities, and all the owners, board members, executive committee members, officers of each entity):

Chesmar Holdings, LLC, a Delaware limited liability company
SH Residential Holdings, LLC
Sekisui House US Holdings, LLC
Sekisui House, Ltd.

*** 5) List any individuals or entities that will be subcontractors on this contract.**

☐ Not applicable. No subcontractors will be retained for this contract.

☒ Subcontractors may be retained, but have not been selected at the time of this submission.

If applicable, list below subcontractors, including the name of the owner(s), and business name:

*** 6) List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3, 4, or 5 to assist in seeking this contract.**

☐ Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.

If applicable, list below names and type (attorneys, lobbyists, or consultants) retained to assist in seeking this contract:

Daniel Ortiz, Brown & Ortiz, PC
Kevin DeAnda, Brown & Ortiz, PC

*** 7) Disclosure of political contributions.**

List any campaign or officeholder contributions made by the following individuals in the past 24 months to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections:

- a. any individual seeking contract with the city (Question 3)
- b. any owner or officer of entity seeking contract with the city (Question 3)
- c. any individual or owner or officer of an entity listed above as a partner, parent, or subsidiary business (Question 4)
- d. any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)
- e. the spouse of any individual listed in response to (a) through (d) above
- f. any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

☐ Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.

If applicable, list below name of contributor; to whom; date; and amount:

Please see attached

Updates on Contributions Required

Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

Notice Regarding Contribution Prohibitions for "High-Profile" Contracts

Under Section 2-309 of the Municipal Campaign Finance Code, the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of City Council, candidate for City Council or political action committee that contributes to City Council elections from the 10th business day after a contract solicitation has been released until 30 calendar days after the contract has been awarded:

- a. Any individual seeking a high-profile contract;
- b. Any owner, officer, officer of board, and executive committee member of an entity seeking a high-profile contract, excluding board officers and executive committee members of 501(c)(3), 501(c)(4) and 501(c)(6) non-profit organizations not created or controlled by the City whose board service is done strictly as a volunteer with no financial compensation and no economic gain from the non-profit entity;
- c. The legal signatory of the high-profile contract;
- d. Any attorney, lobbyist or consultant hired or retained to assist the individual or entity in seeking a high-profile contract;
- e. Subcontractors hired or retained to provide services under the high-profile contract; and
- f. Any first-degree member of the household of any person listed in (1), (2), (3) or (5) of this subsection.

Penalty. A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.

* 8) Disclosure of conflict of interest.

Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Sections 2-43 or 2-44 of the City Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials?

☒ **I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.**

If applicable, provide the conflict(s) of interest below:

* 9) Prohibited Interest in Contracts.

Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity served on a City board or commission?

☐ Yes ☒ No

Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?

☐ Yes ☒ No

Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity who owns 10% or more of the voting stock or shares, or 10% or more of the fair market value, that will be a subcontractor for this contract, served on a City board or commission?

☐ Yes ☒ No

If you answered Yes to any questions in Question 9, please list the name of the individual, name of board/commission, and start/end date of service (for each instance).

Notice Regarding Prohibited Interest in Contracts.

Please be aware, the City's Charter and Ethics Code prohibits members of certain more-than-advisory boards and commissions, as well as their close family members and any businesses they or their families hold a 10% or greater ownership interest from obtaining a contract with the City during their board or commission service. The prohibition extends to subcontracts on City contracts, and would also apply to parent, subsidiary or partner businesses owned by the member of the board or commission and their family. Please see Section 141 of the City Charter and Section 2-52 of the City Ethics Code (Prohibited Interests in Contracts) for complete information.

Former members of certain more-than-advisory boards and commissions, their family members and the businesses they own will continue to be prohibited from obtaining any discretionary contracts for one year after leaving City service. Please see Section 2-58 of the City Ethics Code (Prohibited Interest in Discretionary Contracts) for complete information.

Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.

If you have any questions, please contact the Office of the City Attorney to request to speak with a member of the Ethics staff. (210) 207-8940

Acknowledgments

*1. Updates Required.

- ☒ I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

*2. No Contract with City Officials or Staff during Contract Evaluation

- ☒ I understand that a person or entity who seeks or applies for a city contract or any other person acting on behalf of that person or entity is prohibited from contacting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualification (RFQ), or other solicitation has been released.

This no-contact provision shall conclude when the contract is posted as a City Council agenda item. If contact is required with city officials or employees, the contact will take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in Section 2-61 of the City Ethics Code by respondents or their agents may lead to disqualification of their offer from consideration.

*3. Contribution Prohibitions for "High-Profile" Contracts

☒ This is not a high-profile contract.

If this is a high-profile contract please complete the following questions:

- ☐ I acknowledge that this contract has been designated as a high-profile contract by the city. I further acknowledge that the following individuals are prohibited from making campaign or officeholder contributions to members of City Council, candidates for City Council, or political action committees that make contributions to City Council elections from the 10th business day after the solicitation has been released until 30 calendar days after the contract has been awarded: legal signatory to contract individual(s) seeking the contract, owner or officer of an entity seeking the contract, the spouse of any of these individuals, and any attorney, lobbyist, or consultant retained to assist in seeking the contract.
- ☐ I warrant that no contributions have been made by these individuals in violation of Section 2-309 of the Municipal Campaign Finance Code.

*4. Conflicts of Interest Questionnaire (CIQ)

Chapter 176 of the Local Government Code requires all contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

☒ I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

*** Oath**

☒ I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

*Print Name: Terry Shanks

*Signature: 

Title: CFO

*Date: 9/15/2022

*Company Name or DBA: Chesmar Homes, LLC by Chesmar Holdings, LLC

This form can be completed online at www.sanantonio.gov/ethics.
If form cannot be completed online, please print, complete and submit with proposal. All questions must be answered.

If submitting via regular mail, send to:

Purchasing Department
P.O. Box 839966
San Antonio, Texas 78283-3966

TEXAS SECRETARY of STATE
JOHN B. SCOTT

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 803161138
Original Date of Filing: November 7, 2018
Formation Date: N/A
Tax ID: 32035414203
Duration: Perpetual
Entity Type: Domestic Limited Liability Company (LLC)
Entity Status: In existence
FEIN:
Name: Chesmar Homes, LLC
Address: 480 WILDWOOD FOREST DR STE 803
Spring, TX 77380-4120 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>	<u>INITIAL ADDRESS</u>
Last Update	Name	Title	Address			
July 25, 2022	Chesmar Holdings, LLC	Member	480 Wildwood Forest Dr. Suite 803 The Woodlands, TX 77380 USA			

Order

Return to Search

Instructions:

🔍 To place an order for additional information about a filing press the 'Order' button.

EXHIBIT “8”
BOERNE STAGE ROAD PID DEED INFORMATION

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: January 19, 2022

Grantor: DOUGLAS WHITING and GLADYS WHITING

Grantor's Mailing Address: 27895 Boerne Stage Rd. Boerne, Texas 78006

Grantee: CHESMAR HOMES, LLC, a Texas limited liability company

Grantee's Mailing Address: 211 N Loop 1604 E, Ste. 175 San Antonio, Texas 78232

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

Property (including any improvements): A 162.194 acre or 7,065,160 square feet, more or less, tract of land in Bexar County, Texas, being a called 9.633 acre tract of land described in Deed recorded in Volume 2013, Page 515 of the Official Public Records of Real Property of Bexar County, Texas, the remaining portion of a called 110 acres described in Deed recorded in Volume 2799, Page 66 of the Deed Records of Bexar County, Texas, containing a save and except tract called 1.341 acres described in Deed and recorded in Volume 5131, Page 1783 of the Official Public Records of Real Property of Bexar County, Texas, a remaining portion of a called 45.5 acres described in Deed recorded in Volume 3519, Page 290 of the Deed Records of Bexar County, Texas and a called 7.162 acres described in Volume 11399, Page 92 and Volume 6392, Page 114, both in the Official Public Records of Real Property of Bexar County, Texas, said 162.194 acre tract also being out of portions of the Antonio Cruz Survey No. 409, Abstract No. 123, the Anton Beyer Survey No. 366 1/2, Abstract No. 76, W.H. Hughes Survey No. 173, Abstract No. 340, the Edward Hernandez Survey, Abstract No. 349 and the J. Knight Survey No. 35, Abstract No. 409, all in Bexar County, Texas. Said 162.194 acre tract being more fully described by metes and bounds in Exhibit "A" attached hereto, together with any improvements situated thereon; and all rights, title and interests of Grantor in and to: (a) any easements, leases, rights-of-way, rights of ingress or egress or other interests in, on or to any land, highway, street, road or avenue, open or proposed, in, on, in front of, abutting, adjoining or benefiting the land, (b) all utilities, sewage treatment capacity and water capacity serving or which will serve the land, (c) all strips or gores, if any, between the land and abutting properties, (d) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the land, (e) all oil, gas, hydrocarbons and minerals in, on, under or that may be produced from the land and (f) all other rights, privileges and appurtenances owned by Grantor and in any way related to the land and other rights and interests of Grantor hereunder conveyed.

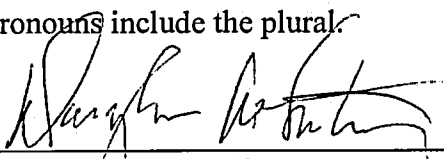
Reservations and Exceptions to Conveyance and Warranty:

- a. Ingress and Egress Easement granted to Gerald W. Sneed and Susan Sneed in Deeds recorded in Volume 7117, Page 29; Volume 7135, Page 18; Volume 7365, Page 636; Volume 7365, Page 643; Volume 7365, Page 649; and Volume 8131, Page 118; Deed Records, Bexar County, Texas but only to the extent that such easement is valid, subsisting and, in fact, affects the Property.
- b. Ingress and Egress Easement granted to Ellen L. Whiting and Douglas Whiting in a deed dated May 24, 1991, recorded in Volume 5131, Page 1783, Real Property Records, Bexar County, Texas but only to the extent that such easement is valid, subsisting and, in fact, affects the Property.
- c. Gas Right-of-Way Agreement by and between Douglas Whiting, Attorney in Fact for Ellen Whiting, and City Public Service Board of San Antonio, dated February 22, 2010, filed March 1, 2010, recorded in Volume 14378, Page 2482, Real Property Records, Bexar County, Texas. Said Agreement being re-recorded in Volume 14532, Page 1475, Real Property Records, Bexar County, Texas but only to the extent that such easement is valid, subsisting and, in fact, affects the Property.
- d. Taxes, fees and assessments by any taxing authority for the year 2021 and subsequent years.


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, by, through and under Grantor, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The representations and warranties of Grantor in the contract and the special warranty of title contained herein are the sole representations and warranties of Grantor with respect to the transaction contemplated herein. Grantor makes no representation or warranty other than those expressly set forth herein and, except for the warranties and representations expressly set forth herein, the sale of the Property is made on an "as-is" basis, without warranty.

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



DOUGLAS WHITING

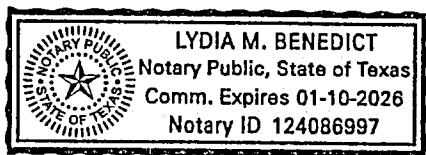


GLADYS WHITING

STATE OF TEXAS §

COUNTY OF Bandera §

This instrument was acknowledged before me on January 19, 2022,
by DOUGLAS WHITING and GLADYS WHITING.



Lydia M. Benedict
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

TAYLOR & RUHNKE, P.C.
3392 Hwy 16 S
Bandera, Texas 78003
830-460-7976

AFTER RECORDING RETURN TO:

CHESMAR HOMES, LLC
211 N Loop 1604 E, Ste. 175
San Antonio, Texas 78232

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20220019811
Recorded Date: January 25, 2022
Recorded Time: 1:58 PM
Total Pages: 4
Total Fees: \$34.00

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 1/25/2022 1:58 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk