



KILLEN, GRIFFIN
& FARRIMOND
ATTORNEYS AT LAW

JAMES B. GRIFFIN
210.641.5736
james@kgftx.com

January 13, 2025

Ms. Debbie Racca-Sittre
City Clerk
City of San Antonio
Office of the City Clerk - City Tower
100 W. Houston Street
San Antonio, Texas 78205

VIA Hand Delivery

RE: **RESUBMITTAL of Petition for City of San Antonio Consent to the Creation of the Espino Special Improvement District** (the "Espino PID"), in accordance with Chapter 382 of the Texas Local Government Code, for Approximately 241.815 Acres of Undeveloped Real Property (the "Subject Property"), Generally Located at 7580 Masterson Road, in the Extraterritorial Jurisdiction ("ETJ") of the City of San Antonio ("City"), Bexar County ("County"), Texas (BCAD Property ID Nos. 348255; 348251; and 348255); *our File No. 1666.001.*

Dear Ms. Racca-Sittre:

On behalf of the petitioner (and sole property owner), Masterson 90 Investors, LP ("Petitioner"), we are respectfully (re)submitting the enclosed Petition to the City, requesting the City's consent to the County's creation of the Espino PID and the inclusion of the Subject Property therein (as further described in the Petition). The enclosed Petition is pursuant to (and in compliance with) Texas Local Government Code Chapter 382. The City's consent (and the subsequent creation of the Espino PID) will help mitigate the costs for the public improvements required to develop the Subject Property.

The Petition, request for the City's consent to creation of the Espino PID and supporting documents were previously submitted to the City on October 9, 2024. Pursuant to discussions with, and as requested by, the City Planning Department and City Attorney's Office, we are formally resubmitting the aforementioned Petition and request for the City's consent along with updated supporting documents/exhibits as described in more detail below.

The documents submitted to the City on October 9, 2024 included a cover letter describing our request along with the following items attached as exhibits as described in such cover letter (the complete, date-stamped package submitted to the City on October 9, 2024 is attached hereto as **Exhibit 1**):

1. a signed Petition;

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2. a signed and sealed boundary description in the form of metes and bounds;
3. a signed and sealed survey map;
4. a signed, sworn affidavit by the Petitioner;
5. a completed Espino PID Provision Matrix;
6. a Project Summary of the Espino PID;
7. an Espino PID Pro-Forma and Financial Analysis (including the Proposed Public Improvement Costs and Approximate Espino PID Revenue);
8. a Preliminary Master Development Plan and Preliminary Land Plan for Espino PID;
9. an executed Contracts Disclosure Form and Form 1295 by the Petitioner/Property Owner; *and*
10. the applicable Deeds and Bexar County Appraisal District information.

As stated above, the purpose of this submittal is to provide such previously submitted documents as well as current versions of a few of these same documents that have been revised and updated since the October 9, 2024 submittal. Specifically, updates have been made to the previously submitted Espino PID Provision Matrix, Project Summary, Preliminary Master Development Plan and Preliminary Land Plan. We've also included with this resubmittal a recorded copy of the Petition and the Resolution of Intent to Create the Espino PID as approved by the Bexar County Commissioners Court on October 29, 2024. The complete list of documents attached hereto, in support of the City's consent for the Espino PID, are as follows:

1. Initial Request for the City's Consent to PID Creation, submitted to the City on October 9, 2024 (**Exhibit 1**);
2. Signed and recorded Petition (Amended and Restated) for the Creation of the Espino Special Improvement District (**Exhibit 2**);
3. Copy of previously submitted signed and sealed legal description of the Subject Property in the form of metes and bounds and accompanying signed and sealed survey exhibit (combined as **Exhibit 3**);
4. Copy of previously submitted sworn affidavit signed by the Petitioner (**Exhibit 4**);
5. Updated/Revised Espino PID Provision Matrix (**Exhibit 5**);
6. Updated/Revised Project Summary of the Espino PID (**Exhibit 6**);
7. Copy of previously submitted Espino PID Pro-Forma and Financial Analysis (including the Proposed Public Improvement Costs and Approximate Espino PID Revenue) (**Exhibit 7**);
8. Updated/Revised Preliminary Espino Master Development Plan (**Exhibit 8**);
9. Updated/Revised Preliminary Land Plan for Espino PID (**Exhibit 9**);
10. Copy of previously submitted Contracts Disclosure Form and Form 1295 executed by the Petitioner/Property Owner (**Exhibit 10**);
11. Copy of previously submitted vesting deeds and Bexar County Appraisal District information for the Subject Property (**Exhibit 11**); *and*
12. Resolution of Intent to Create the Espino PID approved by Bexar County on October 29, 2024 (**Exhibit 12**).

Please do not hesitate to contact our office should you have any questions or need any additional information in connection with this request. We appreciate your time and attention to this project.

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

BY: 
James B. Griffin

Enclosures: As Stated

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EXHIBIT 1

Initial Request for the City's Consent to PID Creation, submitted to the
City on October 9, 2024

COSA - CITY CLERK
2025 JAN 15 PM 04:21:26



KILLEN, GRIFFIN
& FARRIMOND
ATTORNEYS AT LAW

NINA PRADO
713.206.8647
nina@kgftx.com

005A - CITY CLERK
2024 OCT 09 AM 11:49

October 9, 2024

Debbie Racca-Sittre
City Clerk, City of San Antonio
City Tower
100 W. Houston Street
San Antonio, Texas 78205

VIA Hand Delivery

RE: Petition for City of San Antonio Consent to the Creation of the Espino Special Improvement District (the "Espino PID"), in accordance with Chapter 382 of the Texas Local Government Code, for Approximately 241.815 Acres of Undeveloped Real Property (the "Subject Property"), Generally Located at 7580 Masterson Road, in the Extraterritorial Jurisdiction ("ETJ") of the City of San Antonio ("City"), Bexar County ("County"), Texas (BCAD Property ID Nos. 348255; 348251; and 348255); *our File No. 1666.001.*

Dear Ms. Racca-Sittre:

On behalf of the petitioner (and sole property owner), Masterson 90 Investors, LP ("Petitioner"), we are respectfully submitting the enclosed Petition to the City, requesting the City's consent to the County's creation of the Espino PID and the inclusion of the Subject Property therein (as further described in the Petition). The enclosed Petition is pursuant to (and in compliance with) Texas Local Government Code Chapter 382. The City's consent (and the subsequent creation of the Espino PID) will help mitigate the costs of the public improvements required for developing the Subject Property.

In support of the City's consent for the Espino PID, please find enclosed:

1. a signed Petition (**Exhibit 1**);
2. a signed and sealed Metes and Bounds description (**Exhibit A**);
3. a signed and sealed Survey map (**Exhibit B**);
4. a Sworn Affidavit by the Petitioner (**Exhibit C**);
5. a completed Provision Matrix (**Exhibit 2**);
6. a Project Summary (**Exhibit 3**);
7. a Pro-Forma and Financial Analysis (including the approximate Public Improvement Costs and Espino PID Revenue) (**Exhibit 4**);
8. a Preliminary Master Development Plan and Preliminary Land Plan (**Exhibit 5**);

10101 Reunion Pl., Suite 250, San Antonio, TX 78216

9. an executed Contracts Disclosure Form and Form 1295 by the Petitioner/Property Owner (**Exhibit 6**);
and
10. the applicable Deeds and Bexar County Appraisal District information (**Exhibit 7**).

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

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

By: *Nina Prado*
Nina Prado

Enclosures: As Stated

CC: The Honorable City Council of the City of San Antonio, Texas
Planning Department, City of San Antonio
City Attorney, City of San Antonio

EXHIBIT 1

ESPINO PID PETITION

**PETITION FOR CONSENT
TO THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT
TO BE NAMED THE ESPINO SPECIAL IMPROVEMENT DISTRICT**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

TO: THE HONORABLE CITY COUNCIL OF THE CITY OF SAN ANTONIO, TEXAS

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

Section 1. 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 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 of the Petitioner, affirming the Petitioner (1) 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 (2) represents more than 50% of all record owners of property within the proposed District or owns taxable real property constituting more than 50% of the area of all taxable real property within the proposed District. Additionally, the sworn statement affirms that the Petitioner requests for, 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 "C"** and incorporated herein for all purposes.

Section 2. Name. A public improvement district is being requested, which shall be named the "Espino Special Improvement District" (referred to herein as the "District").

Section 3. Boundaries. The proposed boundaries of the District shall include the Subject Property, which is more particularly described in **Exhibit "A"** and **Exhibit "B"** attached hereto and incorporated herein for all purposes. The total acreage of the District is approximately 241.815 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 extraterritorial jurisdiction of the City and in the County.

Section 4. 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 the 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; onsite public improvements for residential lots (sewer, water,

streets, and drainage); the improvement and construction of water, sanitary sewer, dry utilities (gas and electric), detention ponds, storm sewer, 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 cost; environmental inspection/testing and remediation costs; well plugging costs; demolition costs; water and sewer impact fees; floodplain reclamation costs; tree mitigation cost; 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 and in accordance with the governing laws.

Section 5. Estimated Cost of the Public Improvements. The total estimated capital cost of the proposed public improvements is approximately \$68,100,000.00. Such costs can be partially off-set with the imposition of taxes and the issuance of bonds by the District, as further described herein.

Section 6. Nature of the District & 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, 382, and 383 of the Code, and for the purposes of creating a program for economic development as provided in Section 52-a, Article III of the Texas Constitution, and for any other lawful purpose authorized by the governing laws.

The Petitioner specifically requests:

- (1) that the County authorize the District to exercise the powers granted under Chapter 382 of the Code;
- (2) that the County delegate to the District all powers that the County is granted pursuant to Chapter 382; and
- (3) that the County authorize the District to engage in economic development projects, as the District may enter into economic development agreements which are deemed advisable to promote state and local economic development and to stimulate business and commercial activity in the District.

Section 7. Road Improvements: The Petitioner requests that the County designate and approve the proposed 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.

Section 8. Advisory Board. As authorized by the Code, an advisory board 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.

Section 9. Management of the District & Board of Directors. The Petitioner specifically requests that 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.

Section 10. Ad Valorem Tax & Bonds. The Petitioner requests that the County authorize the District to accomplish its purposes and the cost of services and improvements by imposing an ad valorem tax within the District. The District shall also have the authority to issue bonds, negotiate promissory notes, and other District obligations, as further described herein.

The Petitioner specifically requests:

- (1) that the District's proposed improvements be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments;
- (2) that the County grant the District authority to impose an ad valorem tax to accomplish the economic development purposes prescribed by Section 52a, Article III of the Texas Constitution; and
- (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) that 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 rate, the Petitioner specifically requests that the County authorize the District to impose an ad valorem tax at a rate not to exceed the lesser of the tax rate set by the City, as set from time to time, or a rate of \$1.00 per \$100 valuation, in compliance with all applicable laws.

Section 11. 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 a 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 ad valorem taxes (and bond issuances) authorized by Chapter 382 of the Code instead of assessments.

Section 12. Apportionment of Cost between County, City, and District. Approval and creation of the District will not obligate the County or City 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 or City, as a whole.

Section 13. Advisability and Feasibility of the District & 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 Subject Property comprising the District is mostly undeveloped, 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, in turn, will encourage economic activity within the District and the County. Therefore, 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 to the District, to the Subject Property within the District, and to the County.

Section 14. Filing with City Clerk. This Petition will be filed with the City Clerk in support of the creation of the District (and the City's consent thereto), as further described herein.

Section 15. Prayer. This Petition requests that the City consent to County creation of 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 that the City Council sets a hearing date, publishes notice of, conducts a hearing, makes certain findings, and enters an Ordinance or Resolution consenting to the creation of the District in a manner authorized under Chapter 382 of the Code and as described herein.

[Signatures on the Following Pages]

WHEREFORE, THIS PETITION SATISFIES APPLICABLE LAW AND THE UNDERSIGNED PETITIONER RESPECTFULLY REQUESTS THAT THE CITY CONSENT TO THE CREATION OF THE ESPINO SPECIAL IMPROVEMENT DISTRICT AND THE INCLUSION OF THE SUBJECT PROPERTY WITHIN SAID DISTRICT.

RESPECTFULLY SUBMITTED, THIS 9th DAY OF October 2024.

PETITIONER:

Masterson 90 Investors, LP,
a Texas Limited Partnership

BY:

Sulco Investors GP, LLC,
a Texas Limited Liability Company,
its General Partner

BY: [Signature]

Print Name: James B. Sullivan

Title: Manager

Date: 9-30-24

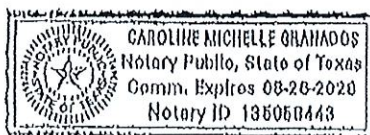
ACKNOWLEDGMENT

STATE OF Texas §
§
COUNTY OF Bexar §

This instrument was acknowledged before me on this 30th day of September 2024, by James B. Sullivan, Manager of Sulco Investors GP, LLC, a Texas limited liability company, general partner of Masterson 90 Investors, LP, a Texas limited partnership, on behalf of said limited partnership.

[SEAL]

Date: 9-30-2024



Caroline Ghanados
Notary Public, State of Texas

My commission expires: 8-26-2028

EXHIBIT A

METES AND BOUNDS DESCRIPTION

METES AND BOUNDS DESCRIPTION
FOR A

A 191.769 acre tract of land being all of a called 191.768 acre tract, also known as Tract 1, described in Special Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20230221154 in the Official Public Records of Bexar County, Texas, situated in the E.V. Dale Survey Number 13, Abstract 1000, County Block 4321, and the Isaac Garner Survey Number 13 ¼, Abstract 1004, County Block 5681, in Bexar County, Texas. Aforementioned tract being more particularly described below. Bearings reported herein are 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; distances reported herein are surface US Survey Feet (Surface Adjustment Factor of 1.00017).

BEGINNING: At a ½" Iron Rod found on the East Right-Of-Way line of Masterson Road, a variable width public Right-Of-Way, at the Southwest corner of a called 49.922 acre tract, also known as Tract 2, described in General Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20240032235 in said Official Public Records, and for the Northwest corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1 and said Tract 2, the following Two (2) courses:

1. S 89°35'50" E — 896.47 feet, to a ½" Iron Rod with a red cap stamped "Koch & Koch" found for an angle point of this herein described tract;
2. S 89°32'10" E — 3540.46 feet, to a ½" Iron Rod with a yellow cap stamped "Howland" found at an exterior ell corner of a called 750.379 acre tract described in Special Warranty Deed to Lago Rio Vista LLC., recorded as Document Number 20180146592 in said Official Public Records, and for an angle point of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1, and said 750.379 acre tract, the following Two (2) courses:

1. N 89°46'16" E — 7.51 feet, to a ½" Iron Rod with a yellow cap stamped "Howland" found for the Northeast corner of this herein described tract;
2. S 00°14'17" E — 1945.76 feet, to a 1" Iron Pipe found at the Northeast corner of a called 1,786.698 acre tract described in Special Warranty Deed with Vendor's Lien to U-Bar Ranch Inc. as recorded in Volume 7423, Pages 2059-2067 in said Official Public Records, and for the Southeast corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1, and said 1,786.698 acre tract the following Three (3) courses:

1. S 89°37'22" W — 2303.98 feet, to a ½" Iron Rod with a yellow cap stamped "Pape-Dawson" found for an angle point of this herein described tract;
2. N 73°56'58" W — 820.12 feet, to a ½" Iron Rod with a yellow cap stamped "Pape-Dawson" found for an angle point of this herein described tract;
3. N 89°12'56" W — 1341.09 feet, to a TxDOT (Type I) monument found on the East Right-Of-Way line of Masterson Road, and for the Southwest corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1 and the East Right-Of-Way line of Masterson Road the following Five (5) courses:

1. N 00°26'21" W — 253.71 feet, to a Mag nail with metal washer found for an angle point of this herein described tract;
2. N 06°31'53" E — 100.83 feet, to a TxDOT (Type I) monument found for an angle point of this herein described tract;
3. N 00°30'32" W — 199.88 feet, to an angle point of this herein described tract;
4. N 09°06'50" W — 100.69 feet, to a 60D nail found for an angle point of this herein described tract;
5. N 00°34'54" W — 1097.62 feet to the POINT OF BEGINNING and containing 191.769 acres, (8,353,446 square feet) more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 13240-03 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: September 23, 2024
JOB NO. 13240-03
DOC. ID. N:\CIVIL\13240-03\Word\13240-03 FNBS 191.769 AC-TRACT 1.docx

Jordan R. Garrett



METES AND BOUNDS DESCRIPTION
FOR A

A 50.046 acre tract of land being all of called 49.922 acre tract, also known as Tract 2, described in General Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20240032235 in the Official Public Records of Bexar County, Texas, situated in the E.V. Dale Survey Number 13, Abstract 1000, County Block 4321, and the Isaac Garner Survey Number 13 ¼, Abstract 1004, County Block 5681, in Bexar County, Texas. Aforementioned tract being more particularly described below. Bearings reported herein are 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; distances reported herein are surface US Survey Feet (Surface Adjustment Factor of 1.00017).

BEGINNING: At a ½" Iron Rod found on the East Right-Of-Way line of Masterson Road, a variable width public Right-Of-Way, at the Northwest corner of a called 191.768 acre tract, also known as Tract 1, described in Special Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20230221154 in said Official Public Records, and for the Southwest corner of this herein described tract;

THENCE: N 00°26'58" W — 491.08 feet, along and with the common boundary line of said Tract 2, and Masterson Road, to the Southwest corner of a called 154.255 acre tract described in Special Warranty Deed to Florida Rock Industries, Inc., recorded as Document Number 20180066654 in said Official Public Records, and for the Northwest corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 2, and said 154.255 acre tract the following Two (2) courses:

1. S 89°33'37" E — 902.10 feet, to a ½" Iron Rod with an orange cap stamped "MOY" found for an angle point of this herein described tract;
2. S 89°34'03" E — 3535.98 feet, to a ½" Iron Rod with an orange cap stamped "MOY" found in the West line of a called 750.379 acre tract described in Special Warranty Deed to Lago Rio Vista LLC., recorded as Document Number 20180146592 in said Official Public Records, and for an angle point of this herein described tract;

THENCE: S 00°18'51" E — 492.42 feet, along and with the common boundary line of said Tract 2, and said 750.379 acre tract, to a ½" Iron Rod with a yellow cap stamped "Howland" found in the North line of said Tract 1, and for the Southeast corner of this herein described tract from which a ½" Iron Rod with a yellow cap stamped "Howland" found for the Northeast corner of said Tract 1, Bears: N 89°46'16" E — 7.51 feet;

THENCE: Along and with the common boundary line of said Tract 2, and said Tract 1 the following Two (2) courses:

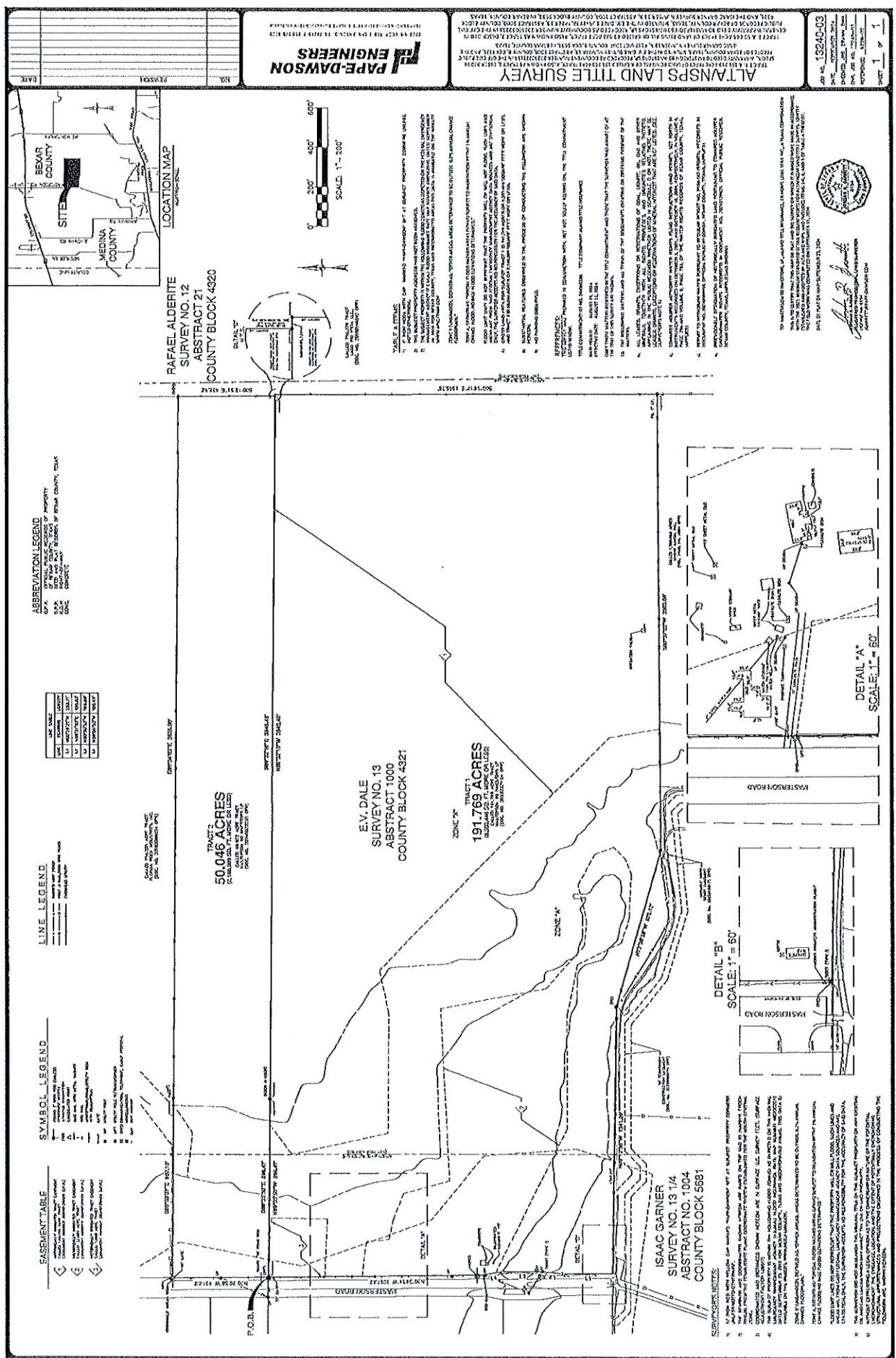
1. N 89°32'10" W — 3540.46 feet, to a ½" Iron Rod with a red cap stamped "Koch & Koch" found for an angle point of this herein described tract;
2. N 89°35'50" W — 896.47 feet, to the POINT OF BEGINNING and containing 50.046 acres, (2,180,009 square feet) more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 13240-03 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: September 23, 2024
JOB NO. 13240-03
DOC. ID. N:\CIVIL\13240-03\Word\13240-03 FNBS 50.046 AC.docx



EXHIBIT B

SURVEY DESCRIPTION



ABBREVIATION LEGEND

1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION

LINE LEGEND

1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION

SYMBOL LEGEND

1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION

TABLE A: ITEMS

ITEM	DESCRIPTION
1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION

TABLE B: ITEMS

ITEM	DESCRIPTION
1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION

TABLE C: ITEMS

ITEM	DESCRIPTION
1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION

TABLE D: ITEMS

ITEM	DESCRIPTION
1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION

TABLE E: ITEMS

ITEM	DESCRIPTION
1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION

TABLE F: ITEMS

ITEM	DESCRIPTION
1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION

EXHIBIT C
SWORN AFFIDAVIT

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

I, the undersigned, hereby affirm that I am the fee simple owner of real property located in Bexar County, Texas. I request the creation of the Espino Special Improvement District ("District") and consent to the inclusion of said real property within its boundaries. The description, by metes and bounds, of the real property that I own, and wish to include within the proposed District, is attached as Exhibit "A" to the petition for creation of the Espino Special Improvement District.

I am verifying, for purposes of Chapter 382 of the Texas Local Government Code, that I am the fee simple title owner of taxable real property described in Exhibit "A," representing more than fifty-percent (50%) of the appraised value of taxable real property within the proposed District, and that I constitute more than fifty-percent (50%) of all record owners of property within the proposed District or that I own taxable real property constituting more than fifty-percent (50%) of the area of all taxable real property within the proposed District.

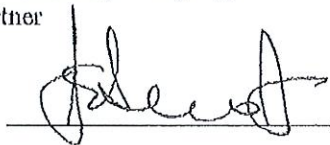
OWNER:

Masterson 90 Investors, LP,
a Texas Limited Partnership

BY:

Sulco Investors GP, LLC,
a Texas Limited Liability Company,
its General Partner

BY:



Print Name: James E. Sullivan

Title: Manager

Date:

9-30-24

ACKNOWLEDGMENT

STATE OF Texas §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on this 30th day of September 2024, by James E. Sullivan, Manager of Sulco Investors GP, LLC, a Texas limited liability company, general partner of Masterson 90 Investors, LP, a Texas limited partnership, on behalf of said limited partnership.

[SEAL]

Date: 9-30-2024

Caroline Granados
Notary Public, State of Texas

My commission expires: 8-26-2028

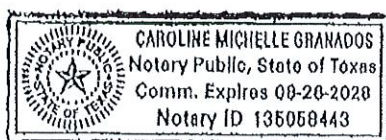


EXHIBIT 2

ESPINO PID PROVISION MATRIX

Espino Special Improvement District

Provision Matrix

Special Districts	Petition Information	Status -Date Submitted
Name of the Special District	Espino Special Improvement District	
Type of Special District and Request	Texas Local Government Code Chapter 382 Public Improvement District (PID) Request for City's consent to the County's creation of the PID	
Other information about the District and Request	PID to impose an ad valorem tax to finance certain public infrastructure for the development of the PID boundaries (as further described in the attached petition)	
Applicant(s) & Property Owner(s)	Masterson 90 Investors, LP (Applicant/Property Owner)	
Representatives or Contacts	Killen, Griffin & Farrimond, PLLC	
Location	Generally Located Southeast of Intersection of Hwy 90 and Masterson Road, wholly within the City's ETJ, Bexar County (7580 Masterson Road; BCAD Property ID Nos. 348255; 348251; and 348255)	
Total Acres	Approximately 241.815 Acres (as further described in attached field notes and survey description)	
Water CCN	SAWS	
Wastewater/ Sewer CCN	SAWS	
Commercial Acres	Not currently proposed	
Single Family Units	Approximately 1,010 SF Units (subject to change)	
Multi-Family Units	Not currently proposed	
Proposed Improvement Costs (per submitted petition and proforma analysis)	Approximately \$68.1M (as further described in the attached petition and proforma)	
Proposed PID Revenue (per submitted petition and proforma analysis)	Approximately \$31.4M (as further described in attached proforma)	
Petition/Application Documents		
Petition Submitted to the County requesting the Creation of the Special District	County Petition Filed 9.13.2024; Amended & Restated County Petition Filed 10.1.2024	
County's Resolution of Intent to Create the Special District	Scheduled for 10.29.2024	
Petition Submitted to City requesting consent to create or expand the PID/District	Attached (filed 10.9.2024)	
Master Development Plan MDP or Site Plan (approved or status)	Preliminary MDP Attached (MPD No. 24-111-00012) (subject to change)	

GIS Shapefiles	Submitted to City 10.9.2024	
Proforma showing projected revenue of the PID/District	Attached	
City Disclosure Forms and the Certificate of Interested Parties (Form 1295) for Property Owners, Applicants and Representatives completed by the property owners within the boundaries of the proposed District	Attached	
County's Resolution Consent to the creation of the District/PID	TBD	
City Application & Operations Fees		
Application Fee - \$7,500 per request	To Be Paid per City Resolution	
Operations Assessment - \$175/built residential units based on an annual report. Fees shall be paid for phases (cluster of units) at the time of plat recordation of such units	To Be Paid per City Resolution (Approximately \$176,750)	
Total Fees	Approximately \$184,250 (\$7,500 + \$176,750) (To Be Paid per City Resolution)	
Cost reimbursement to the City of San Antonio for the recording of the Development Agreement with the County Real Property Records	To Be Paid per City Resolution	
Proposed PID Ad Valorem tax rate and fees set by CoSA		
Ad Valorem Tax Rate	A rate not to exceed the lesser of the tax rate set by the City, as set from time to time, or a rate of \$1.00 per \$100 valuation, in compliance with applicable law	
Hotel Occupancy Tax Rate	N/A	
Sales and Use Tax Rate	N/A	
Bonds	✓	
Strategic Partnership Agreement (SPA)		
Proposed SPA (City/District - 75%- 25%)	If applicable	
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 the County Real Property Records.	If applicable	
General Development Agreement Terms		
Owner's consent to annexation	✓ (per Development Agreement)	
Waiver of vested right effective at the time of agreement	✓ (only waiver of vested rights acquired prior to effective date of Development Agreement)	

No eminent domain, annexation, or expansion	✓ (no eminent domain, annexation, expansion, division, and exclusion of property from the PID, unless with prior consent from City)	
30-year development agreement term	✓ (with ability to extend with City consent)	
Annual updates by January 30 of each year - Plat for the subdivision, Submitted, development documents and permits required by the UDC, Number of built-out single-family and multi-family units, built-out percentages for commercial, infrastructure or improvements; Recalculated built-out numbers and percentages, if applicable, Annual District's 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 provision that are applicable in the ETJ (no building permits or inspections)	✓ (excluding any provisions or building standards triggered by the City's zoning regulations, including but not limited to 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	Medina Valley ISD; Bexar County ESD No. 5	
Maintenance & operation of infrastructures & facilities per CoSA/SAWS standards	✓	
Solid Waste Management department (SWMD) infrastructure standards and requirements [See DSD (IB) 576] Ch. 14 and 35	If applicable	
Land Use & Development Regulations		
Located in 5-mile buffer of a JBSA military installation	✓	
Located in a Military Protection Area (MPA) of JBSA Camp Bullis - Camp Stanley or JBSA Lackland AFB - Chapman (formerly Medina) Training Annex	N/A	
Applicable MPA regulations	N/A	
"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	If applicable	

City's Major Thoroughfare Plan - proposed alignments, road width & ROW requirements	✓	
Environmental Protection		
ERZD (Edwards Recharge Zone District) Overlay, if located in Edwards Aquifer Recharge Zone	N/A	
TCEQ Edwards Aquifer Best Management Practices, if located in Edwards Aquifer Recharge Zone	N/A	
Tree planting/replacement programs; pollinator and 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	If applicable	
Historical, Archeological or Cultural Protection	None currently known (will be reviewed through MDP 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 3

ESPINO PID PROJECT SUMMARY

ESPINO PID SUMMARY

1. **Espino Special Improvement District** (a public improvement district created pursuant to Texas Local Government Code Chapter 382, with authority to assess an ad valorem tax at a rate not to exceed the City's tax rate and to issue bonds)
 - a. Property Owner: Masterson 90 Investors, LP
 - b. Jurisdiction/Location: Bexar County (City of San Antonio's Extraterritorial Jurisdiction)
 - i. Bexar County Precinct No. 1
 - ii. San Antonio City Council District No. 4 (nearest)
 - iii. Generally, located southeast of the intersection of Hwy 90 and Masterson Road (situated address being 7580 Masterson Road)
 - c. Acreage: Approximately 241.815 Acres Total (BCAD Property ID Nos. 348255; 348251; and 348255)
2. **Proposed Project**
 - a. Approximately 1,010 Single-Family Homes in 6 Phases/ Units
 - i. Lot Size: Lots may range from 35' to 45'
 - o Lot Mix: 304 total 35' Lots; 506 total 40' Lots; and 200 total 45' Lots (approximately)
 - o Lot Depth/Square Footage: approximately 120' lot depth; square footage - minimum approximately 4200 sf and maximum approximately 5400 sf (but varies depending on location in land plan)
 - ii. Proposed Amenities: two separate playscapes, community park, walking trails (including walking trails around the perimeter of the creek), pavilions, over approximately 30 acres of open space/greenspace, and other outdoor amenities maintained by the proposed property owners' association
 - b. Proposed Public Improvements:
 - i. Onsite Public Neighborhood Improvements for Approximately 1,010 Residential Lots (sewer, water, streets, drains, and other utilities)
 - ii. Onsite Collector Roads
 - iii. Onsite Park and Amenities
 - iv. Offsite Masterson Road Improvements: turn lane improvements, signal improvements, sidewalk improvements, all-way stop control improvements, pedestrian crosswalk improvements, and other right-of-way improvements
 - v. Offsite Water Line Extension
 - c. Total Public Improvement Costs (Onsite and Offsite): Approximately \$68.1M Total (approximately \$64.8M total onsite and \$3.3M total offsite)
 - d. *Improvements are dependent on several variables such as phasing/platting, obtaining the necessary easements, and being reimbursable through the District
3. **Preliminary Financial Analysis**
 - a. Ad Valorem Tax Rate: 0.54161/\$100 (as of 2024, but subject to change - at a rate not to exceed the City's tax rate)
 - b. District Revenue: Approximately \$31.4M (over 30 years, and based on a no-growth rate)
 - c. District Revenue to County, University Health System, and Alamo Community College: Approximately \$44.2M (over 30 years, and based on a no-growth rate)

EXHIBIT 4

ESPINO PID PROFORMA AND FINANCIAL ANALYSIS

Espino Special Improvement District - Public Improvement Costs

Item	Masterson Road Improvements: Offsite Major Public Improvements (Mitigation, Turn lanes and ROW Improvements)	Offsite Major Improvements (Water Line Extension)	Onsite Major Public Improvements (Collector Road / Local C)	Onsite Major Public Improvements (Parks and Amenities)	Public Neighborhood Improvements for 1010 Residential Lots Onsite (Sewer, Water, Streets, and Drains)
Masterson Road Improvements	\$1,793,813.00				
Offsite Water Extension (0.77 mi)		\$1,510,918.00			
Collector Road (Local C, 0.23 mi)			\$2,115,332.00		
Parks and Recreation				\$2,100,000.00	
Residential Subdivision 1010 Lots @ \$59,975 Each					\$60,575,145.00
TOTAL:			\$68,095,208.00		

Total Costs (Onsite and Offsite): **Approx. \$68.1 M** (as referenced in PID Petition)
Total Offsite Costs: **Approx. \$3.3 M** (\$1,793,813.00 + \$1,510,918.00)
Total Onsite Costs: **Approx. \$64.8 M** (\$2,100,000.00 + \$2,115,332.00 + \$60,575,145.00)



**ESPINO SPECIAL IMPROVEMENT DISTRICT
Masterson Road Improvements**

**OPINION OF PROBABLE COST
SUMMARY
9/12/2024**

Total Lot Count		1010 Lots
		241 Acres
I.	STREET IMPROVEMENTS	\$1,328,750
II.	DRAINAGE IMPROVEMENTS	\$0
III.	SANITARY SEWER COLLECTION SYSTEM	\$0
IV.	WATER DISTRIBUTION SYSTEM	\$0
V.	ELECTRICAL DISTRIBUTION & GAS	\$0
VI.	STREET LIGHTS	\$0
VII.	PLATTING & MISC. FEES (DEVELOPER)	\$0
VIII.	UTILITY IMPACT & MISC. FEES (HOMEBUILDER)	\$0
IX.	ENGINEERING FEES	\$132,875
X.	CONTINGENCY (25% OF ITEMS I-IV)	\$332,188
PROJECT TOTAL (W/O HOMEBUILDER FEES)		\$1,793,813
GRAND PROJECT TOTAL (W/ HOMEBUILDER FEES)		\$1,793,813
UNIT COST ANALYSIS (W/O HOMEBUILDER FEES)		
	Cost per Lot =	\$1,776
	Cost per Acre =	\$7,443
UNIT COST ANALYSIS (W/ HOMEBUILDER FEES)		
	Cost per Lot =	\$1,776
	Cost per Acre =	\$7,443

<input checked="" type="checkbox"/>	NO DESIGN COMPLETED
<input type="checkbox"/>	PRELIMINARY DESIGN (Grading Only)
<input type="checkbox"/>	FINAL DESIGN
<input type="checkbox"/>	OTHER

Notes:

1. Please note that the numbers presented herein are without the benefit of actual engineering design. The numbers are based on the master plan, research, communication, and experience.
2. Quantities could be subject to change based on final design pending agency review.
3. Unit prices within this OPC are primarily based on recent projects in same geographic region.
4. Tree planting costs and/or mitigation are excluded from this OPC.
5. This OPC reflects the property to be developed into 9 phases.

Transportation | Water Resources | Land Development | Surveying | Environmental

telephone: 210-375-9000 address: 2000 NW LOOP 410 SAN ANTONIO, TX 78213 website: PAPE-DAWSON.COM
San Antonio | Austin | Houston | Fort Worth | Dallas Texas Engineering Firm #470 Texas Surveying Firm #10028800



**ESPINO SPECIAL IMPROVEMENT DISTRICT
Offsite Water Extension**

**OPINION OF PROBABLE COST
SUMMARY
9/12/2024**

Total Lot Count		1010 Lots 241 Acres	
I.	STREET IMPROVEMENTS		\$0
II.	DRAINAGE IMPROVEMENTS		\$0
III.	SANITARY SEWER COLLECTION SYSTEM		\$0
IV.	WATER DISTRIBUTION SYSTEM		\$1,119,199
V.	ELECTRICAL DISTRIBUTION & GAS		\$0
VI.	STREET LIGHTS		\$0
VII.	PLATTING & MISC. FEES (DEVELOPER)		\$0
VIII.	UTILITY IMPACT & MISC. FEES (HOMEBUILDER)		\$0
IX.	ENGINEERING FEES		\$111,920
X.	CONTINGENCY (25% OF ITEMS I-IV)		\$279,800
PROJECT TOTAL (W/O HOMEBUILDER FEES)			\$1,510,918
GRAND PROJECT TOTAL (W/ HOMEBUILDER FEES)			\$1,510,918
UNIT COST ANALYSIS (W/O HOMEBUILDER FEES)			
	Cost per Lot =	\$1,496	<input checked="" type="checkbox"/> NO DESIGN COMPLETED
	Cost per Acre =	\$6,269	<input type="checkbox"/> PRELIMINARY DESIGN (Grading Only)
			<input type="checkbox"/> FINAL DESIGN
			<input type="checkbox"/> OTHER
UNIT COST ANALYSIS (W/ HOMEBUILDER FEES)			
	Cost per Lot =	\$1,496	
	Cost per Acre =	\$6,269	

Notes:

1. Please note that the numbers presented herein are without the benefit of actual engineering design. The numbers are based on the master plan, research, communication, and experience.
2. Quantities could be subject to change based on final design pending agency review.
3. Unit prices within this OPC are primarily based on recent projects in same geographic region.
4. Tree planting costs and/or mitigation are excluded from this OPC.
5. This OPC reflects the property to be developed into 9 phases.

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San Antonio | Austin | Houston | Fort Worth | Dallas Texas Engineering Firm #470 Texas Surveying Firm #10028800



ESPINO TRACT
Collector (Local C)

OPINION OF PROBABLE COST
SUMMARY
9/12/2024

Total Lot Count		1010 Lots
		1.3 Acres
I.	STREET IMPROVEMENTS	\$514,377
II.	DRAINAGE IMPROVEMENTS	\$1,039,573
III.	SANITARY SEWER COLLECTION SYSTEM	\$0
IV.	WATER DISTRIBUTION SYSTEM	\$0
V.	ELECTRICAL DISTRIBUTION & GAS	\$0
VI.	STREET LIGHTS	\$17,500
VII.	PLATTING & MISC. FEES (DEVELOPER)	\$0
VIII.	UTILITY IMPACT & MISC. FEES (HOMEBUILDER)	\$0
IX.	ENGINEERING FEES	\$155,395
X.	CONTINGENCY (25% OF ITEMS I-IV)	\$388,487
PROJECT TOTAL (W/O HOMEBUILDER FEES)		\$2,115,332
GRAND PROJECT TOTAL (W/ HOMEBUILDER FEES)		\$2,115,332
UNIT COST ANALYSIS (W/O HOMEBUILDER FEES)		
Cost per Lot =	\$2,094	<input checked="" type="checkbox"/> NO DESIGN COMPLETED
Cost per Acre =	\$1,627,178	<input type="checkbox"/> PRELIMINARY DESIGN (Grading Only)
		<input type="checkbox"/> FINAL DESIGN
		<input type="checkbox"/> OTHER
UNIT COST ANALYSIS (W/ HOMEBUILDER FEES)		
Cost per Lot =	\$2,094	
Cost per Acre =	\$1,627,178	

Notes:

1. Please note that the numbers presented herein are without the benefit of actual engineering design. The numbers are based on the master plan, research, communication, and experience.
2. Quantities could be subject to change based on final design pending agency review.
3. Unit prices within this OPC are primarily based on recent projects in same geographic region.
4. Tree planting costs and/or mitigation are excluded from this OPC.
5. This OPC reflects the property to be developed into 9 phases.

Transportation | Water Resources | Land Development | Surveying | Environmental

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ESPINO SPECIAL IMPROVEMENT DISTRICT
Public Neighborhood Improvements

OPINION OF PROBABLE COST
SUMMARY
9/12/2024

Total Lot Count		1010 Lots
		241 Acres
I.	STREET IMPROVEMENTS	\$12,126,144
II.	DRAINAGE IMPROVEMENTS	\$5,271,454
III.	SANITARY SEWER COLLECTION SYSTEM	\$6,520,631
IV.	WATER DISTRIBUTION SYSTEM	\$5,863,805
V.	ELECTRICAL DISTRIBUTION & GAS	\$5,051,600
VI.	STREET LIGHTS	\$280,000
VII.	PLATTING & MISC. FEES (DEVELOPER)	\$535,113
VIII.	UTILITY IMPACT & MISC. FEES (HOMEBUILDER)	\$13,062,141
IX.	ENGINEERING FEES	\$4,418,750
X.	CONTINGENCY (25% OF ITEMS I-IV)	\$7,445,508
PROJECT TOTAL (W/O HOMEBUILDER FEES)		\$47,513,004
GRAND PROJECT TOTAL (W/ HOMEBUILDER FEES)		\$60,575,145
UNIT COST ANALYSIS (W/O HOMEBUILDER FEES)		
	Cost per Lot =	\$47,043 <input checked="" type="checkbox"/> NO DESIGN COMPLETED
	Cost per Acre =	\$197,149 <input type="checkbox"/> PRELIMINARY DESIGN (Grading Only)
		<input type="checkbox"/> FINAL DESIGN
		<input type="checkbox"/> OTHER
UNIT COST ANALYSIS (W/ HOMEBUILDER FEES)		
	Cost per Lot =	\$59,975
	Cost per Acre =	\$251,349

Notes:

- Please note that the numbers presented herein are without the benefit of actual engineering design. The numbers are based on the master plan, research, communication, and experience.

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PRELIMINARY
(as of 9.5.2024; subject to change)

Biodiversity Development											
Project 212: Protected Indigenous Environment											
Year	Site at Houses	Value at Houses	Site at Houses	Value at Houses	Site at Houses	Value at Houses	Site at Houses	Value at Houses	Site at Houses	Value at Houses	Site at Houses
2020	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2021	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2022	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2023	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2024	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2025	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2026	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2027	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2028	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2029	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2030	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2031	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2032	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2033	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2034	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2035	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2036	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2037	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2038	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2039	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2040	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2041	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2042	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2043	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2044	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2045	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2046	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2047	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2048	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2049	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2050	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2051	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1
2052	1	21,566	1	21,566	1	21,566	1	21,566	1	21,566	1

Study Year	Year	Study	Total Traveler Age	Adjusted Traveler Age	Adjusted Traveler Age	Rate Per 1,000
1995	1995	1995	2,242	2,242	2,242	1.0
1996	1996	1996	2,242	2,242	2,242	1.0
1997	1997	1997	2,242	2,242	2,242	1.0
1998	1998	1998	2,242	2,242	2,242	1.0
1999	1999	1999	2,242	2,242	2,242	1.0
2000	2000	2000	2,242	2,242	2,242	1.0
2001	2001	2001	2,242	2,242	2,242	1.0
2002	2002	2002	2,242	2,242	2,242	1.0
2003	2003	2003	2,242	2,242	2,242	1.0
2004	2004	2004	2,242	2,242	2,242	1.0
2005	2005	2005	2,242	2,242	2,242	1.0
2006	2006	2006	2,242	2,242	2,242	1.0
2007	2007	2007	2,242	2,242	2,242	1.0
2008	2008	2008	2,242	2,242	2,242	1.0
2009	2009	2009	2,242	2,242	2,242	1.0
2010	2010	2010	2,242	2,242	2,242	1.0

NOTES: Assumptions provided by the Project Developer and are subject to change.
Any changes in the school lease agreement will impact the financial results provided.
Projected Distributions will occur in the actual share as eligible public infrastructure balances and related interest amortizing amounts for CDNA 1 in 2016 remain constant. Changes in the CDNA 1a Rate will impact the margins of the asset.

Calculation of Ad Valorem Tax Value - Espino PMD

[illegible]

Calculation of Impact on Taxable Assessed Valuation - Espino PID

Calculation of Projected Residential Development - 35' Lots

1st Tax Roll	No. of Homes	Value of Homes	% on Tax Rolls	Annual Impact	Comm Impact	FYE Year Impact
2024	0	\$ 0	95%	-	-	2025
2025	0	-	95%	-	-	2026
2026	0	-	95%	-	-	2027
2027	9	215,000	95%	1,838,250	1,838,250	2028
2028	41	231,714	95%	8,635,771	10,474,021	2029
2029	42	238,429	95%	9,114,300	19,588,321	2030
2030	44	235,145	95%	9,838,971	29,427,293	2031
2031	45	241,857	95%	10,339,393	39,766,686	2032
2032	45	248,571	95%	10,626,429	50,393,114	2033
2033	39	235,286	95%	9,458,336	59,841,450	2034
2034	39	262,000	95%	9,707,100	69,548,550	2035
2035	0	-	95%	-	69,548,550	2036
2036	0	-	95%	-	69,548,550	2037
2037	0	-	95%	-	69,548,550	2038
2038	0	-	95%	-	69,548,550	2039
2039	0	-	95%	-	69,548,550	2040
2040	0	-	95%	-	69,548,550	2041
2041	0	-	95%	-	69,548,550	2042
2042	0	-	95%	-	69,548,550	2043
2043	0	-	95%	-	69,548,550	2044
2044	0	-	95%	-	69,548,550	2045
2045	0	-	95%	-	69,548,550	2046
2046	0	-	95%	-	69,548,550	2047
2047	0	-	95%	-	69,548,550	2048
2048	0	-	95%	-	69,548,550	2049
2049	0	-	95%	-	69,548,550	2050
2050	0	-	95%	-	69,548,550	2051
2051	0	-	95%	-	69,548,550	2052
2052	0	-	95%	-	69,548,550	2053
2053	0	-	95%	-	69,548,550	2054
2054	0	-	95%	-	69,548,550	2055
2055	0	-	95%	-	69,548,550	2056

Calculation of Projected Residential Development - 40' Lots

1st Tax Roll	No. of Homes	Value of Homes	% on Tax Rolls	Annual Impact	Comm Impact	FYE Year Impact
2024	0	\$ 0	95%	-	-	2025
2025	0	-	95%	-	-	2026
2026	0	-	95%	-	-	2027
2027	15	238,000	95%	3,391,500	3,391,500	2028
2028	68	247,000	95%	15,956,500	19,347,700	2029
2029	70	256,000	95%	17,054,000	36,371,700	2030
2030	73	265,000	95%	18,377,750	54,749,450	2031
2031	75	274,000	95%	19,552,500	74,271,950	2032
2032	75	283,000	95%	20,163,750	94,435,700	2033
2033	65	292,000	95%	18,031,000	112,466,700	2034
2034	65	301,000	95%	18,586,750	131,053,450	2035
2035	0	-	95%	-	131,053,450	2036
2036	0	-	95%	-	131,053,450	2037
2037	0	-	95%	-	131,053,450	2038
2038	0	-	95%	-	131,053,450	2039
2039	0	-	95%	-	131,053,450	2040
2040	0	-	95%	-	131,053,450	2041
2041	0	-	95%	-	131,053,450	2042
2042	0	-	95%	-	131,053,450	2043
2043	0	-	95%	-	131,053,450	2044
2044	0	-	95%	-	131,053,450	2045
2045	0	-	95%	-	131,053,450	2046
2046	0	-	95%	-	131,053,450	2047
2047	0	-	95%	-	131,053,450	2048
2048	0	-	95%	-	131,053,450	2049
2049	0	-	95%	-	131,053,450	2050
2050	0	-	95%	-	131,053,450	2051
2051	0	-	95%	-	131,053,450	2052
2052	0	-	95%	-	131,053,450	2053
2053	0	-	95%	-	131,053,450	2054
2054	0	-	95%	-	131,053,450	2055
2055	0	-	95%	-	131,053,450	2056

Calculation of Projected Residential Development - 45' Lots

1st Tax Roll	No. of Homes	Value of Homes	% on Tax Rolls	Annual Impact	Comm Impact	FYE Year Impact
2024	0	\$ 0	95%	-	-	2025
2025	0	-	95%	-	-	2026
2026	0	-	95%	-	-	2027
2027	6	270,000	95%	1,539,000	1,539,000	2028
2028	26	276,837	95%	6,838,371	8,377,371	2029
2029	28	283,714	95%	7,546,800	15,924,171	2030
2030	28	290,571	95%	7,729,200	23,653,371	2031
2031	30	297,429	95%	8,476,714	32,130,086	2032
2032	30	304,286	95%	8,672,145	40,802,229	2033
2033	26	311,143	95%	7,682,229	48,487,457	2034
2034	26	318,000	95%	7,854,600	56,342,057	2035
2035	0	-	95%	-	56,342,057	2036
2036	0	-	95%	-	56,342,057	2037
2037	0	-	95%	-	56,342,057	2038
2038	0	-	95%	-	56,342,057	2039
2039	0	-	95%	-	56,342,057	2040
2040	0	-	95%	-	56,342,057	2041
2041	0	-	95%	-	56,342,057	2042
2042	0	-	95%	-	56,342,057	2043
2043	0	-	95%	-	56,342,057	2044
2044	0	-	95%	-	56,342,057	2045
2045	0	-	95%	-	56,342,057	2046
2046	0	-	95%	-	56,342,057	2047
2047	0	-	95%	-	56,342,057	2048
2048	0	-	95%	-	56,342,057	2049
2049	0	-	95%	-	56,342,057	2050
2050	0	-	95%	-	56,342,057	2051
2051	0	-	95%	-	56,342,057	2052
2052	0	-	95%	-	56,342,057	2053
2053	0	-	95%	-	56,342,057	2054
2054	0	-	95%	-	56,342,057	2055
2055	0	-	95%	-	56,342,057	2056

Calculation of _____

1st Tax Roll	No. of Homes	Value of Homes	% on Tax Rolls	Annual Impact	Comm Impact	FYE Year Impact
2024	0	\$ 0	95%	-	-	2025
2025	0	-	95%	-	-	2026
2026	0	-	95%	-	-	2027
2027	0	-	95%	-	-	2028
2028	0	-	95%	-	-	2029
2029	0	-	95%	-	-	2030
2030	0	-	95%	-	-	2031
2031	0	-	95%	-	-	2032
2032	0	-	95%	-	-	2033
2033	0	-	95%	-	-	2034
2034	0	-	95%	-	-	2035
2035	0	-	95%	-	-	2036
2036	0	-	95%	-	-	2037
2037	0	-	95%	-	-	2038
2038	0	-	95%	-	-	2039
2039	0	-	95%	-	-	2040
2040	0	-	95%	-	-	2041
2041	0	-	95%	-	-	2042
2042	0	-	95%	-	-	2043
2043	0	-	95%	-	-	2044
2044	0	-	95%	-	-	2045
2045	0	-	95%	-	-	2046
2046	0	-	95%	-	-	2047
2047	0	-	95%	-	-	2048
2048	0	-	95%	-	-	2049
2049	0	-	95%	-	-	2050
2050	0	-	95%	-	-	2051
2051	0	-	95%	-	-	2052
2052	0	-	95%	-	-	2053
2053	0	-	95%	-	-	2054
2054	0	-	95%	-	-	2055
2055	0	-	95%	-	-	2056

Total Bonds Issued (1)(2): \$417,000,000
Estimated Net Proceeds (3): \$30,550,000
Tax Collection %: 98.0%
Estimated Interest Rate: 5.75%
Maximum Premiums: 1% Tax Rate: \$9,361
Maximum Premiums: 1% Tax Rate: \$9,361

Tax Year	Fiscal Year	Projected Taxable Assessed Valuation	Proforma Bond Tax Collections @ 98.0%	Available for Debt Service	Series 2029 Bonds	Series 2030 Bonds	Series 2031 Bonds	Series 2032 Bonds	Series 2033 Bonds	Series 2034 Bonds	Series 2035 Bonds	Series 2036 Bonds	Series 2037 Bonds	Series 2038 Bonds	Series 2039 Bonds	Total Projected Debt Service (COS)	Projected Ending I&S Fund Balance
2024	2025	-	0.3611	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2025	2026	-	0.3611	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2026	2027	-	0.3611	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2027	2028	5,768,750	0.3611	23,951	-	-	-	-	-	-	-	-	-	-	-	-	23,951
2028	2029	39,199,093	0.3611	135,168	-	-	-	-	-	-	-	-	-	-	-	-	135,168
2029	2030	71,884,153	0.3611	254,364	-	-	-	-	-	-	-	-	-	-	-	-	254,364
2030	2031	107,820,114	0.3611	391,522	-	-	-	-	-	-	-	-	-	-	-	-	391,522
2031	2032	145,189,721	0.3611	517,165	-	-	-	-	-	-	-	-	-	-	-	-	517,165
2032	2033	185,521,043	0.3611	658,924	-	-	-	-	-	-	-	-	-	-	-	-	658,924
2033	2034	226,785,607	0.3611	781,229	-	-	-	-	-	-	-	-	-	-	-	-	781,229
2034	2035	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2035	2036	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2036	2037	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2037	2038	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2038	2039	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2039	2040	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2040	2041	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2041	2042	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2042	2043	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2043	2044	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2044	2045	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2045	2046	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2046	2047	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2047	2048	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2048	2049	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2049	2050	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2050	2051	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2051	2052	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2052	2053	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2053	2054	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2054	2055	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2055	2056	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201
2056	2057	255,944,057	0.3611	909,201	-	-	-	-	-	-	-	-	-	-	-	-	909,201

(1) Bonds dated September 1 of year shown.

(2) Includes: Financial Advisory Fees, Bond Counsel Fees, Underwriter's Discount and Other Issuance related costs. Does not include Engineering Costs.

CONFIDENTIAL DRAFT

PROJECTIONS FOR ESPINO PID DATED 9/6/24 - ASSUMES COSA FYE 2025
TAX RATE

PREPARED BY HULLTOP

Calculation of Net Available For Debt Service - Espino PID

Year	Revenues		Maintenance & Operations		Net		Debt Service		Potential Bond Proceeds and Other Funds Distribution ⁽³⁾			
	Taxable Assessed Value	Ad Valorem Tax @ 0.54161 Total ⁽¹⁾	M&O Tax Rate Calculated @ 0.18054	M&O for Operations \$ 0.04000	M&O for Waterfall 0.14054	Net Available For Debt Service	Debt Service (2)	Net Available After Debt Service	Projected Net Bond Proceeds ⁽²⁾	Potential Excess M&O Ad Valorem Tax Distribution ⁽⁴⁾	Potential Excess I&S Ad Valorem Tax Distribution	Potential Bond Proceeds & Other Funds Distribution
2025												
2026												
2027												
2028	\$ 6,784,750	\$ 35,977	\$ 11,976	\$ 2,653	\$ 9,323	\$ 23,951	\$ -	\$ 23,951	\$ -	\$ -	\$ -	\$ -
2029	38,199,093	202,752	67,584	14,974	52,610	135,168	-	135,168	-	-	-	-
2030	71,884,199	381,545	127,182	28,179	99,003	254,364	-	254,364	4,500,000	-	-	4,500,000
2031	107,824,114	572,285	190,762	42,265	148,496	381,523	375,195	6,330	-	90,762	-	90,762
2032	146,138,721	775,778	258,593	57,294	201,298	517,185	375,195	141,992	3,150,000	158,593	-	3,308,593
2033	185,621,043	985,235	338,412	72,763	265,648	656,824	647,660	9,163	-	228,412	-	228,412
2034	220,755,607	1,171,074	390,645	86,552	304,093	781,289	647,660	133,629	2,880,000	290,645	-	3,170,645
2035	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	-	354,601
2036	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	-	354,601
2037	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	-	354,601
2038	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	-	354,601
2039	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	-	354,601
2040	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	-	354,601
2041	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	1,543	356,144
2042	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	1,543	356,144
2043	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	1,543	356,144
2044	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	1,543	356,144
2045	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	1,543	356,144
2046	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	1,543	356,144
2047	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	1,543	356,144
2048	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	1,543	356,144
2049	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	1,543	356,144
2050	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	1,543	356,144
2051	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	1,543	356,144
2052	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	1,543	356,144
2053	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	1,543	356,144
2054	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	354,601	1,543	356,144
Total		\$ 31,401,498	\$ 10,467,165	\$ 8,148,043	\$ 20,934,332	\$ 20,198,870	\$ 20,198,870	\$ 735,462	\$ 10,530,000	\$ 7,860,424	\$ 21,604	\$ 18,412,029

- (1) Assumes collection ratio of: 98%
(2) Calculated at: 5.75%
(3) Calculated at: 90.00%
(4) Calculated less: \$ 100,000
(5) Projected Distributions only occur to the extent there are eligible public infrastructure balances and related interest outstanding.

Development Assumptions provided by Developer

Espino PID Analysis 9 5 24 COSA Current Tax Rate Incremental Home Value

PROJECTIONS FOR ESPINO PID DATED 9/6/24 - ASSUMES COSA FYE 2025
TAX RATE

Espino PID - Calculation of Direct Economic Impact From Date Property Goes On Tax Roll

FYE	Bexar County			University Health System			Alamo Community College		
	Ad Value Tax	Total	Cumul.	Ad Value Tax	Total	Cumul.	Ad Value Tax	Total	Cumul.
Year	\$	\$	\$	\$	\$	\$	\$	\$	\$
2025	0.276231	-	-	0.276235	-	-	0.119915	-	-
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-

SUMMARY OF CUMULATIVE IMPACT				
Bexar County		University Health System		Alamo Comm Coll
Year	\$	Year	\$	Aggregate
Year 2031	\$ 608,422	Year 2031	\$ 608,211	\$ 328,397
Year 2036	\$ 3,496,452	Year 2036	\$ 3,495,237	\$ 1,887,214
Year 2041	\$ 6,975,531	Year 2041	\$ 6,973,107	\$ 3,765,051
Year 2046	\$ 10,454,609	Year 2046	\$ 10,450,977	\$ 5,644,888
Year 2051	\$ 13,953,688	Year 2051	\$ 13,928,848	\$ 7,520,726
Year 2056	\$ 17,412,767	Year 2056	\$ 17,406,718	\$ 9,598,563

Note: Tax rates shown are for the 2023-2024 tax year and tax collections have been calculated at a collection ratio of:

98%

EXHIBIT 5

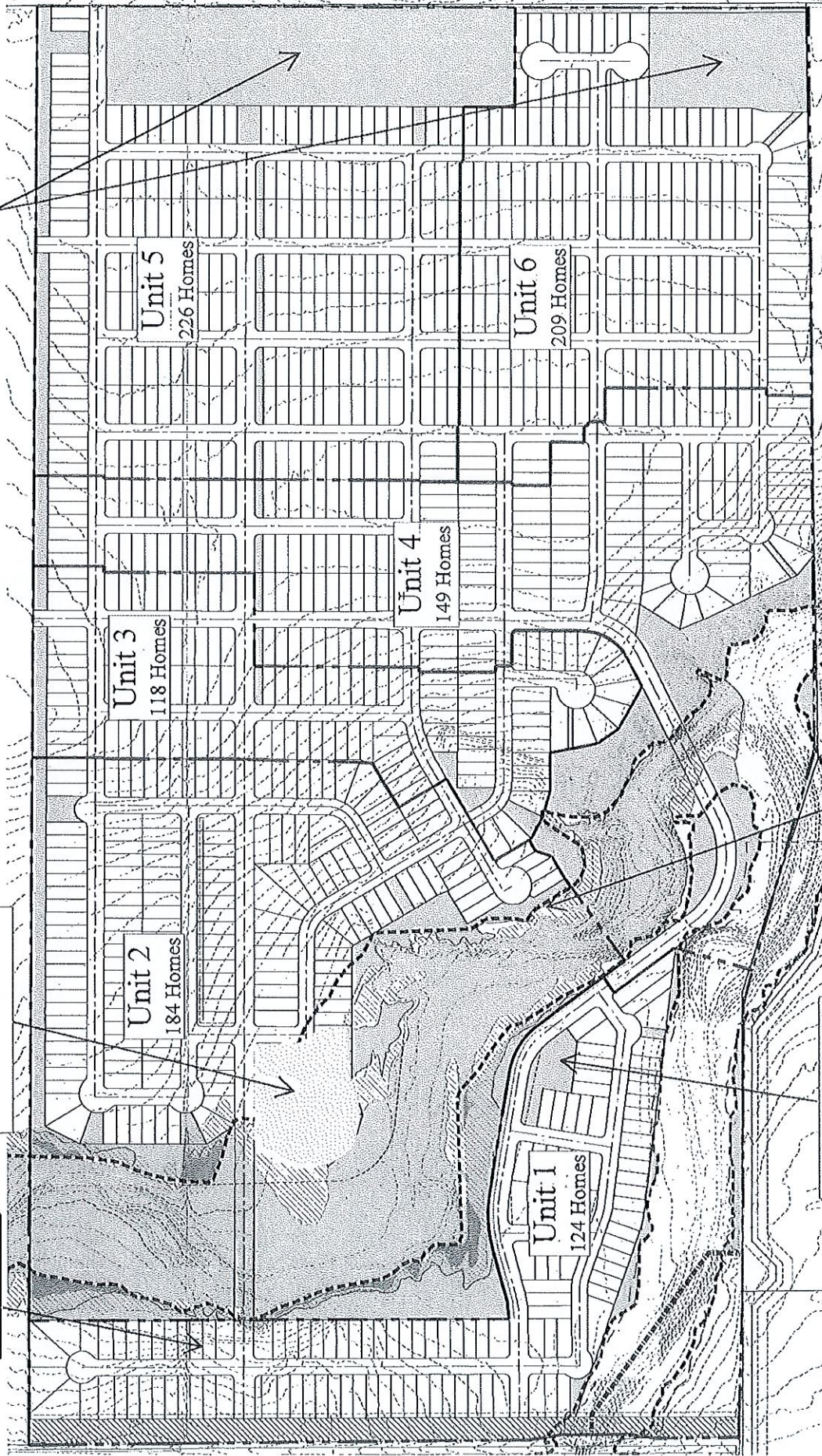
PRELIMINARY MDP AND PRELIMINARY LANDPLAN

Model Home
Park

Amenity area with Pool,
Playscape and Pavillion

Greenspace/Detention

PRELIMINARY LAND PLAN
(as of 9.6.2024 - subject to change)



Walking Trails Around
Creek

Community Park with
Additional Play Scope

ESPINO TRACT
LAND PLAN
REVISED OPTION 2
1010 LOTS
SAN ANTONIO, TEXAS



PAPE-DAWSON
ENGINEERS

EXHIBIT 6

CONTRACTS DISCLOSURE FORM AND FORM 1295



CITY OF SAN ANTONIO Contract Disclosure Form

Please print completed form and submit with proposal.
All questions must be answered and sections must be completed.

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

Inaccurate or incomplete disclosures may affect eligibility.

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

*1) Contract Information

a) Contract or Project Name:

Explo Special Improvement District (City Consent and Development Agreement)

b) Department:

Planning

*2) Disclosure of parties, owners, and closely related persons

a) LEGAL NAME (must match the name that will appear on the contract, if awarded).

Name

Masterson 90 Investors, LP

b) Name and Title of Authorized Signatory (person who will sign the contract)

Name

Title

James E. Sullivan

Manager

c) Name of all Owners.

Name

Sulco Investors GP, LLC

d) Name of all Board Members.

Name

n/a

e) Name of all Executive Committee Members.

Name

n/a

f) Name of all Officers.

Name

n/a

*3) List any individual (a) or entity (b) that is a partner, parent company, joint venture, or subsidiary entity (a) of the individual or entity listed in Section 2 above.

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

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

Type

Name

Partner

Sulco Investors GP, LLC (General Partner of Masterson 90 Investors, LP)

Names of owners, executive committee members, officers, partners, and directors:

Type

Name

Officer

James E. Sullivan

Officer

Zachry H. Davis, Jr.

Officer

Pete S. Tassos

Officer

Karrie Dzulak

4) Subcontractor Information:

- ☐ 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.
☐ The following subcontractors have been retained for this contract (please list information below):

5) List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 2, 3, or 4 to assist in seeking this contract.

- ☐ Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.
☒ List of attorneys, lobbyists, or consultants retained to assist in seeking this contract:

Type	Name
Attorney	Killen, Griffin, and Farrimond, PLLC
Attorney	James Griffin (c/o Killen, Griffin, and Farrimond, PLLC)
Attorney	Nina Prado (c/o Killen, Griffin, and Farrimond, PLLC)
Lobbyist	Killen, Griffin, and Farrimond, PLLC
Lobbyist	James Griffin (c/o Killen, Griffin, and Farrimond, PLLC)
Lobbyist	Nina Prado (c/o Killen, Griffin, and Farrimond, PLLC)

6) Disclosure of political contributions.

List any campaign or officeholder contributions made in the past 24 months by individuals listed in Sections 2, 3, 4 or 5 to any current or former City Council member, candidate for City Council, or political action committee that contributes to City Council elections. Please include any indirect contributions made by a spouse (statutory or common-law) of any individual listed in Sections 2, 3 or 4:

- ☐ Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.
☒ If applicable, list below name of contributor; to whom; date; and amount:

Name of Contributor	To Whom	Date of Contribution	Total Amount of Contribution
Killen, Griffin and Farrimond Political Committee	Ron Nirenberg Campaign	11/16/2022	\$1,000.00
Killen, Griffin and Farrimond Political Committee	John Courage	12/02/2022	\$500.00
Killen, Griffin and Farrimond Political Committee	Phyllis Viagran	05/01/2023	\$500.00
Killen, Griffin and Farrimond Political Committee	Marina Aldrete Gavito	05/31/2023	\$500.00
Killen, Griffin and Farrimond Political Committee	Phyllis Viagran	06/28/2023	\$500.00
Killen, Griffin and Farrimond Political Committee	Marc Whyte	06/27/2023	\$500.00
Killen, Griffin and Farrimond Political Committee	Ron Nirenberg Campaign	11/28/2023	\$1,000.00
Killen, Griffin and Farrimond Political Committee	Manny Pelaez Campaign	02/23/2024	\$500.00
Killen, Griffin and Farrimond Political Committee	Marina Aldrete Gavito	04/02/2024	\$500.00
Killen, Griffin and Farrimond Political Committee	Marina Aldrete Gavito	09/25/2024	\$500.00

7) 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?

- ☒ 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.
☐ I am aware of the following conflict(s) of interest:

8) Service on a City Board or Commission.

Currently, or within the past twelve (12) months, have any individuals listed in Sections 2, 3, or 4, or their spouse, sibling, parent, child, or other first-degree family member by consanguinity or affinity, served on a City board or commission?

- ☐ Yes ☒ No

If yes, do any of the individuals own 10% or more of the voting stock or shares, or 10% or more of the fair market value of the entity seeking a contract with the City?

- ☐ Yes ☒ No

Acknowledgements

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 Contact 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.

3. Contribution Prohibitions for "High-Profile" Contracts

☒ This is not a high-profile contract.

☐ This is a high-profile contract. If this is a high-profile contract, please acknowledge the following:

- ☐ I acknowledge that this contract has been designated as a high-profile contract by the city. I further acknowledge that certain individuals as outlined in Section 2-309 of the Municipal Campaign Finance Code 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.
- ☐ I warrant that no contributions have been made by these individuals in violation of Section 2-309 of the Municipal Campaign Finance Code.
- ☐ **PENALTY:** I acknowledge that if any of the individuals or entities identified in Section 2-309 of the Municipal Campaign Finance Code make a prohibited contribution during the blackout period, the City cannot award the contract to them. Additionally, City Council may void any contract awarded in violation of this provision.

4. Prohibited Interest in Contracts

- ☒ I acknowledge that under the City Charter and Ethics Code, City Officers (including members of certain boards and commissions considered "more than advisory" in nature) and certain City Employees, as well as their close family members, and businesses they or their family own (with a 10% or greater interest) are prohibited from obtaining contracts with the City during their service. This includes subcontracts and applies to related businesses. These individuals and their families remain prohibited from obtaining discretionary contracts for one year after leaving City service.

5. Conflicts of Interest Questionnaire (CIO)

- ☒ I understand Chapter 176 of the Local Government Code requires certain contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIO) to the Office of the City Clerk, even if the contract is not designated as "High Profile". I acknowledge that I have been advised of the requirement.

*Oath

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

* Print Name:

James E. Sullivan

* Signature:

James E. Sullivan

Title:

Manager

Date:

8/30/2024

* Company Name:

Masterson 60 Investors, LP (c/o Sullico Investors GP, LLC)

Please print completed form and submit with proposal.
All questions must be answered and sections must be completed.
If necessary to mail, send to:
Purchasing
P.O. Box 839866
San Antonio, Texas 78283-3986

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: 2024-1221071 Date Filed: 09/30/2024 Date Acknowledged:
1 Name of business entity filing form, and the city, state and country of the business entity's place of business. Masterson 90 Investors, LP San Antonio, TX United States	
2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed. City of San Antonio, Texas	

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.
 Espino PID DA
 Development Regulations for the Espino PID Property

4	Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
			Controlling	Intermediary
	Sulco Investors GP, LLC	San Antonio, TX United States	X	
	Sullivan, James E.	San Antonio, TX United States	X	
	Davis, Zachry H.	San Antonio, TX United States	X	
	Tassos, Pete S.	San Antonio, TX United States	X	
	Dziuk, Karle	San Antonio, TX United States	X	
	Killen, Griffin & Farrimond, PLLC	San Antonio, TX United States		X
	(c/o Nina Prado, Attorney), Killen, Griffin & Farrimond, PLLC	San Antonio, TX United States		X
	(c/o James Griffin, Attorney), Killen, Griffin & Farrimond, PLLC	San Antonio, TX United States		X

5 Check only if there is NO interested party. ☐

6 UNSWORN DECLARATION

My name is James E. Sullivan, Jr., and my date of birth is 5/21/1958.

My address is 802 E. El Prado Dr. San Antonio Tx 78212 US.
(street) (city) (state) (zip code) (country)

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

Executed in Bexar County, State of Texas, on the 3rd day of 10, 2024.
(month) (year)



 Signature of authorized agent of contracting business entity
(Declarant)

EXHIBIT 7

DEEDS AND BCAD INFORMATION

BCAD Property ID No. 348255

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

SPECIAL WARRANTY DEED

Date: December 5, 2023

Grantor: Les Katona, Jr., Receiver appointed pursuant to an Order of Partition by Sale signed August 26, 2022, in Cause No. 2012-PC-3179, Probate Court No. 1, Bexar County, Texas; and pursuant to an Order of Sale of Real Property, signed July 20, 2023 in Cause No. 2012-PC-3179, Probate Court No. 1, Bexar County, Texas and a Decree Confirming/Approving Sale signed November 3, 2023, in Cause No. 2012-PC-3179, Probate Court No. 1, Bexar County, Texas.

Grantor's Mailing Addresses:

Les Katona, Jr., Receiver 700 N. St. Mary's Street, Suite 1500, San Antonio, Bexar County, Texas 78205.

Grantee: MASTERSON 90 INVESTORS, LP

Grantee's Mailing Address: 200 Concord Plaza Drive, Suite 440, San Antonio, Texas 78216

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All that certain tract or parcel of land, lying and being situated in the E.V. DALE SURVEY No. 13, Abstract No. 1000, and the I. GARNER SURVEY No. 13-1/4, Abstract No. 1004, Bexar County, Texas, and being 191.86 acres of land, being known as Tract No. 10, of Masterson Farms, according to the plat thereof recorded in Volume 642, Page 298, Plat Records of Bexar County, Texas, SAVE & EXCEPT THEREFROM, that certain 0.096 acre tract described in a deed to County of Bexar, recorded July 8, 1942 in Volume 1897, Page 629, Deed Records of Bexar County, Texas; more fully described by metes and bounds as shown on **Exhibit A**.

Grantor conveys to Grantee all unrestricted and base irrigation groundwater withdrawal rights derived from EAA Permit No. P100-182(BE00073) recorded at Volume 9, Page 793 and as Document No. 20080221798 in the Official Public Records.

CHICAGO TITLE GF# 4300112307197 DB

Also known by its address: 7580 Masterson Road, San Antonio, Texas 78252.

Exceptions and Reservations to Conveyance and Warranty:

All matters of record and all terms of the documents creating or offering evidence of the matters including without limitation encumbrances, easements, rights-of-way, prescriptive rights, restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral and royalty interests being outstanding and all other matters concerning title as may appear of record in the office of the County Clerk of Bexar County, Texas; all matters visible on the ground and all matters which would be disclosed by a survey compliant with the current standards and specifications as published by the Texas Society of Professional Surveyors for the Survey Category.

Grantor, for the consideration, the receipt of which is acknowledged, and subject to the Exceptions and Reservations to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

Special Conditions: None.

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

THE CONTRACT FOR THE SALE OF THE PROPERTY BETWEEN GRANTOR AND GRANTEE (THE "CONTRACT") IS AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE PURCHASE PRICE WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS, DISCLOSURES, OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE EXPRESSLY SET FORTH IN THIS DEED AND THE CLOSING DOCUMENTS (THE "EXPRESS REPRESENTATIONS").

GRANTEE IS NOT RELYING ON ANY REPRESENTATIONS, DISCLOSURES, OR EXPRESS OR IMPLIED WARRANTIES OTHER THAN THE EXPRESS REPRESENTATIONS. GRANTEE IS NOT RELYING ON ANY INFORMATION

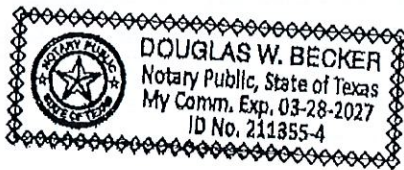
REGARDING THE PROPERTY PROVIDED BY ANY PERSON, OTHER THAN GRANTEE'S OWN INSPECTION AND THE EXPRESS REPRESENTATIONS.

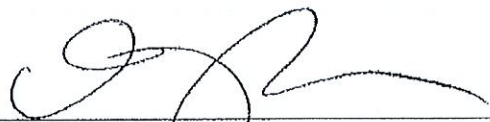
SUBJECT TO THE EXPRESS REPRESENTATIONS, AFTER THE DATE HEREOF, GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, OR THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCTS LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE THAT WOULD OTHERWISE IMPOSE ON SELLERS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.


LES KATONA, JR., AS RECEIVER

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 5th day of December, 2023, by Les Katona, Jr. for the consideration and in the capacity therein stated.




Notary Public, State of Texas

After recorded return to:
Hornberger Fuller Garza & Cohen, Inc.
7373 Broadway, Suite 300

San Antonio, Texas 78209
Attn: Andrew S. Cohen, Esq.

EXHIBIT A

Legal Description

Said 191.768 acre tract of land lying and being situated on and east of Masterson Road, 7.4 miles east of Castroville, in Bexar County, Texas; about 16.7 miles S 76° W of the City of San Antonio, the County Seat; and containing 174.160 acres lying within Sur. No. 13, E. V. Dale, Original Grantee, Abstract No. 1000; and 17.608 acres lying within Sur. No. 13-1/4, Isaac Garner, Original Grantee, Abstract No. 1004. Said 191.768 acre tract being the major portion of Tract No. 10, of the Masterson Farms, as recorded in Vol. 642, Page 298, of the Plat Records of said County; and the major portion of the same lands as referred to and conveyed to Manuel Espino & Jose Espino, by Jose D. Espino, et al., by Special Warranty Deed dated December 7, 1939, and recorded in Vol. 1733, Pages 404-406, of the Deed Records of said County. Said 191.768 acre tract being all of said Tract No. 10, of said Masterson Farms, save and except a 0.096 acre tract conveyed to the County of Bexar, as recorded in Vol. 1897, Pages 629-631, of the Deed Records of said County. Said 191.768 acre tract being bounded on the west by the east R.O.W. line of said Masterson Road; on the north by the WPGL, LLC 49.922 acre tract (south portion of Tract No. 8 of said Masterson Farms), as recorded in Document No. 20200040014, of the Official Public Records of said County; on the east by the Lago Rio Vista, L.L.C. 750.379 acre tract, as recorded in Document No. 20180146592, of the Official Public Records of said County; and on the south by the U-Bar Ranch, Inc. 1786.698 acre tract, as recorded in Vol. 7423, Pages 2059-2067, of the Official Public Records of said County. Said 191.768 acre tract fully encompassing two water wells and numerous other improvements, with no overlapping thereof, and being more fully described by metes and bounds, as follows:

BEGINNING at a 4" x 4" concrete marker found near the east end of a rock wall entrance, at the S.E. corner and south terminal of said Masterson Road; in the north side of said U-Bar Ranch 1786.698 acre tract; at the S.W. corner of said Espino Tract No. 10, for the S.W. corner of this tract;

THENCE leaving the north side of said U-Bar Ranch 1786.698 acre tract; and with the east R.O.W. line of said Masterson Road; with the west side of said Espino Tract No. 10 (unless noted), and the west side of this tract, as follows:

N 00° 19' 39" W, along fence and the east side of overhead electric transmission lines; at 10.18 ft. pass a point on line 2.06 ft. east of a leaning "Work Projects Administration" concrete marker; total 253.74 ft. (record = N 00° 40' W 253.6 ft.) to a PK Nail found in a mutilated 4" x 4" concrete marker, at a cedar post, at the north terminal of said fence; same being the South corner of said Bexar Co. 0.096 acre tract, for corner;

N 06° 40' 10" E, unfenced, leaving the west side of said Tract No. 10 and said electric transmission lines; and now and continuing with the east side of said Bexar Co. 0.096 acre tract (until noted), 100.83 ft. (record = N 06° 56' E 100.8 ft.) to a 4" x 4" concrete marker found for corner;

N 00° 22' 15" W, unfenced, crossing Big Sous Creek, 199.88 ft. (record = N 00° 18' W 200.0 ft.) to a 5/8" Steel Pin found in a mutilated 4" x 4" concrete marker, for corner;

N 08° 58' 16" W, unfenced, 100.75 ft. (record = N 09° 00' W 101.2 ft.) to an 8" Nail Spike found in a mutilated 4" x 4" concrete marker, in the west side of said Espino Tract No. 10, at the North corner of said Bexar Co. 0.096 acre tract, for corner; and

THENCE N 00° 27' 55" W, again with fence, the west side of said Tract No. 10, and said electric transmission lines, 1097.64 ft. to a capped 5/8" Steel Pin found at a 2-way cedar fence corner post, 3.0 ft. north of a creosoted gate post; in the east R.O.W. line of said Masterson Road; at the S.W. corner of said Tract No. 8, the N.W. corner of said Espino Tract No. 10; for the S.W. corner of said WPGL, LLC 49.922 acre tract, and the N.W. corner of this tract;

THENCE leaving said electric transmission lines and the east R.O.W. line of said Masterson Road; and with the south side of said WPGL, LLC 49.922 acre tract and an upper south side of said Lago Rio Vista 750.379 acre tract, respectively; with the south side of said Tract No. 8, the north side of said Espino Tract No. 10, and the north side of this tract, as follows:

S 89° 28' 56" E, with fence, at 447.72 ft. cross the east line of said Sur. No. 13-1/4, the west line of said Sur. No. 13; crossing the East Branch of Sous Creek; total 896.51 ft. to a capped 5/8" Steel Pin (stamped "Koch & Koch 2082/6919") set at a cedar fence post, at the east terminal of said fence, for corner;

S 89° 25' 10" E, unfenced, 3540.31 ft. to a capped 1/2" Steel Pin (stamped "Howland Surveying") found at the S.E. corner of said WPGL, LLC 49.922 acre tract, the upper S.W. corner of said Lago Rio Vista 750.379 acre tract, for corner; and

THENCE N 89° 39' 53" E 7.52 ft. (record for the last three calls = S 89° 11' E 4447.2 ft.) to a capped 1/2" Steel Pin (stamped "Howland Surveying") found in the east line of said Sur. No. 13, the west line of Sur. No. 12, Rafael Alderite; at a southwest re-entrant corner of said Lago Rio Vista 750.379 acre tract; for the S.E. corner of said Tract No. 8, the N.E. corner of said Espino Tract No. 10, and the N.E. corner of this tract;

THENCE along fence; and with said survey line, a west side of said Lago Rio Vista 750.379 acre tract, the east side of said Espino Tract No. 10, and the east side of this tract, S 00° 07' 28" E 1945.76 ft. (record = SOUTH 1946.8 ft.) to a 1" Iron Pipe found at a 3-way creosoted fence corner post, in said survey line and a west side of said Lago Rio Vista 750.379 acre tract; at the N.E. corner of said U-Bar Ranch 1786.698 acre tract, for the S.E. corner of said Espino Tract No. 10, and the S.E. corner of this tract;

THENCE leaving said survey line and a west side of said Lago Rio Vista 750.379 acre tract; and along fence; with the north side of said U-Bar Ranch 1786.698 acre tract, the south side of said Espino Tract No. 10, and the south side of this tract, as follows:

S 89° 44' 21" W, re-crossing said Big Sous Creek, 2303.93 ft. (record = WEST 2303.9 ft.) to a capped 1/2" Steel Pin (stamped "Pape Dawson") found 1.5 ft. southwest of a treated 2-way fence corner post, for corner;

N 73° 50' 04" W, re-crossing said Big Sous Creek (twice), 820.11 ft. (record = N 73° 28' W 818.0 ft.) to a capped 1/2" Steel Pin (stamped "Pape Dawson") found 1.0 ft. north of fence, 2.5 ft. west of a treated 2-way fence corner post, for corner; and

THENCE N 89° 06' 14" W, at 909.17 ft. re-cross the west line of said Sur. No. 13, the east line of said Sur. No. 13-1/4; total 1341.26 ft. (record = N 88° 51' W 1345.9 ft.) to the place of BEGINNING.

File Information

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

Document Number: 20230221154
Recorded Date: December 05, 2023
Recorded Time: 4:01 PM
Total Pages: 6
Total Fees: \$42.00

**** 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 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: 12/5/2023 4:01 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

BCAD Property ID Nos. 348251 and 348252

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.

GENERAL WARRANTY DEED

Date: February 21, 2024

Grantor: WPGL, LLC, a Texas limited liability company

Grantor's Mailing Address: 9215 Solon Road, Suite D1
Houston, Texas 77064

Grantee: Masterson 90 Investors, LP, a Texas limited partnership

Grantee's Mailing Address: 200 Concord Plaza Drive, Suite 440
San Antonio, Texas 78216

Consideration:

Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING 49.922 ACRES OF LAND SITUATED ABOUT 16.8 MILES S 74° E OF SAN ANTONIO, IN BEXAR COUNTY, TEXAS, BEING 44.295 ACRES OUT OF SURVEY NO. 13, ABSTRACT NO. 1000, COUNTY BLOCK 5681, E. V. DALE, ORIGINAL GRANTEE, AND 5.627 ACRES OUT OF SURVEY NO. 13 1/4, ABSTRACT NO. 1004, COUNTY BLOCK 4233, ISAAC GARNER, ORIGINAL GRANTEE, BEING A PORTION OF TRACT NO. 8 OF MASTERSON FARMS SUBDIVISION, A SUBDIVISION AS SHOWN ON A PLAT THEREOF RECORDED IN VOLUME 642 ON PAGE 298 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 50 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BERNARD ECHTLE, ET UX, ET AL FROM HENRY J. ECHTLE, INDEPENDENT EXECUTOR OF THE ESTATE OF GEORGE ECHTLE, SR., DECEASED, DATED APRIL 5, 1963, AS RECORDED IN VOLUME 4919 ON PAGE 529 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2" IRON PIN FOUND BY A 6" DIAMETER CEDAR CORNER POST ON THE EAST LINE OF MASTERSON ROAD FOR THE SOUTHWEST CORNER OF THAT CERTAIN 154.392 ACRE TRACT OF LAND DESCRIBED IN A DEED TO EDMUNDO O. GARCIA, M.D. FROM MARIE L. MARCHIORI, INDEPENDENT EXECUTRIX OF THE ESTATE OF JOSEPHINE R. ECHTLE, DATED DECEMBER 22, 2005, AS RECORDED IN VOLUME 11849 ON PAGE 89 OF THE OFFICIAL PUBLIC

RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND THE NORTHWEST CORNER OF THIS SURVEY FROM WHICH A 1/2" IRON PIN FOUND AT THE POINT-OF-INTERSECTION OF THE EAST LINE OF SAID MASTERSON ROAD AND THE SOUTH R.O.W. LINE OF U.S. HIGHWAY 90 BEARS N 00-16-58 W 4414.28 FEET;

THENCE: ALONG FENCE AND THE SOUTH LINE OF SAID 154.392 ACRE TRACT OF LAND, S 89- 27-10 E 902.10 FEET TO A 1/2" IRON PIN FOUND S 84-12-56 W 8.72 FEET FROM A LEANING 8" DIAMETER CEDAR POST AT THE END OF A FENCE FOR AN ANGLE POINT;

THENCE: ALONG THE SOUTH LINE OF SAID 154.392 ACRE TRACT OF LAND, S 89-27-36 E 3535.88 FEET TO A 1/2" IRON PIN FOUND IN FENCE ON THE RECOGNIZED EAST LINE OF SAID SURVEY NO. 13, THE RECOGNIZED WEST LINE OF SURVEY NO. 12, ABSTRACT NO. 21, RAFAEL ALDERITE, ORIGINAL GRANTEE, AND THE WEST LINE OF THAT CERTAIN 750.379 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ANTONIO MARIO FERNANDEZ FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION, DATED JULY 9, 1991, AS RECORDED IN VOLUME 5106 ON PAGE 571 OF THE AFOREMENTIONED OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEAST CORNER OF SAID 154.392 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF THIS SURVEY;

THENCE: ALONG FENCE, THE RECOGNIZED EAST LINE OF SAID SURVEY NO. 13, THE RECOGNIZED WEST LINE OF SAID SURVEY NO. 12, AND THE WEST LINE OF SAID 750.379 ACRE TRACT OF LAND, S 00-06-00 E 490.69 FEET TO A 10" DIAMETER CEDAR CORNER POST 1.77 FEET NORTH OF A FOUND 5/8" IRON PIN FOR THE NORTHEAST CORNER OF THAT CERTAIN 191.86 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOSE D. ESPINO, ET AL FROM THOMAS W. MASTERSON, DATED DECEMBER 3, 1928, AS RECORDED IN VOLUME 1107 ON PAGE 235 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF THIS SURVEY;

THENCE: ALONG THE NORTH LINE OF SAID 191.86 ACRE TRACT OF LAND, N 89-26-34 W 3539.56 FEET TO A 6" DIAMETER CEDAR POST AT THE END OF A FENCE FOR AN ANGLE POINT AND GENERALLY ALONG FENCE, N 89-30-13 W 896.67 FEET TO A 5/8" IRON PIN SET BY A 6" DIAMETER CEDAR CORNER POST ON THE EAST LINE OF SAID MASTERSON ROAD FOR THE NORTHWEST CORNER OF SAID 191.86 ACRE TRACT OF LAND AND THE SOUTHWEST CORNER OF THIS SURVEY;

THENCE: GENERALLY ALONG FENCE AND THE EAST LINE OF SAID MASTERSON ROAD, N 00- 18-16 W 490.43 FEET TO THE POINT OF BEGINNING.

Reservations from Conveyance and Warranty: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to those certain matters set forth on Exhibit A attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

Grantor, for the consideration and subject to the Permitted Exceptions, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors and administrators forever. Grantor binds Grantor and Grantor's heirs, executors and administrators to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

Ad valorem taxes and assessments attributable to the year 2024 have been prorated between Grantor and Grantee as of the date of this General Warranty Deed and Grantee hereby expressly assumes and agrees to pay the same for the current year and subsequent years.

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

GRANTOR:


WPGL, LLC, a Texas limited liability company

By: Stacey McHenry
Stacey McHenry, Manager

Connecticut
THE STATE OF TEXAS §
COUNTY OF Hartford §

The foregoing instrument was acknowledged before me this 21 day of February 2024 by Stacey McHenry, as Manager of WPGL, LLC, a Texas limited liability company, on behalf of said limited liability company.





Notary Public, State of Texas CT ⑤
Sabrina Sehl

AFTER RECORDING, PLEASE RETURN TO:

Chicago Title of Texas, LLC
Attn: Kriezi Gutierrez
15727 Anthem Parkway, Suite 210
San Antonio, Texas 78249

Exhibits:

Exhibit A – Permitted Exceptions

EXHIBIT A

Permitted Exceptions

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
2. Standby fees, taxes and assessments by any taxing authority for the year 2024 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

File Information

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

Document Number: 20240032235
Recorded Date: February 23, 2024
Recorded Time: 1:25 PM
Total Pages: 6
Total Fees: \$41.00

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

**** Do Not Remove ****

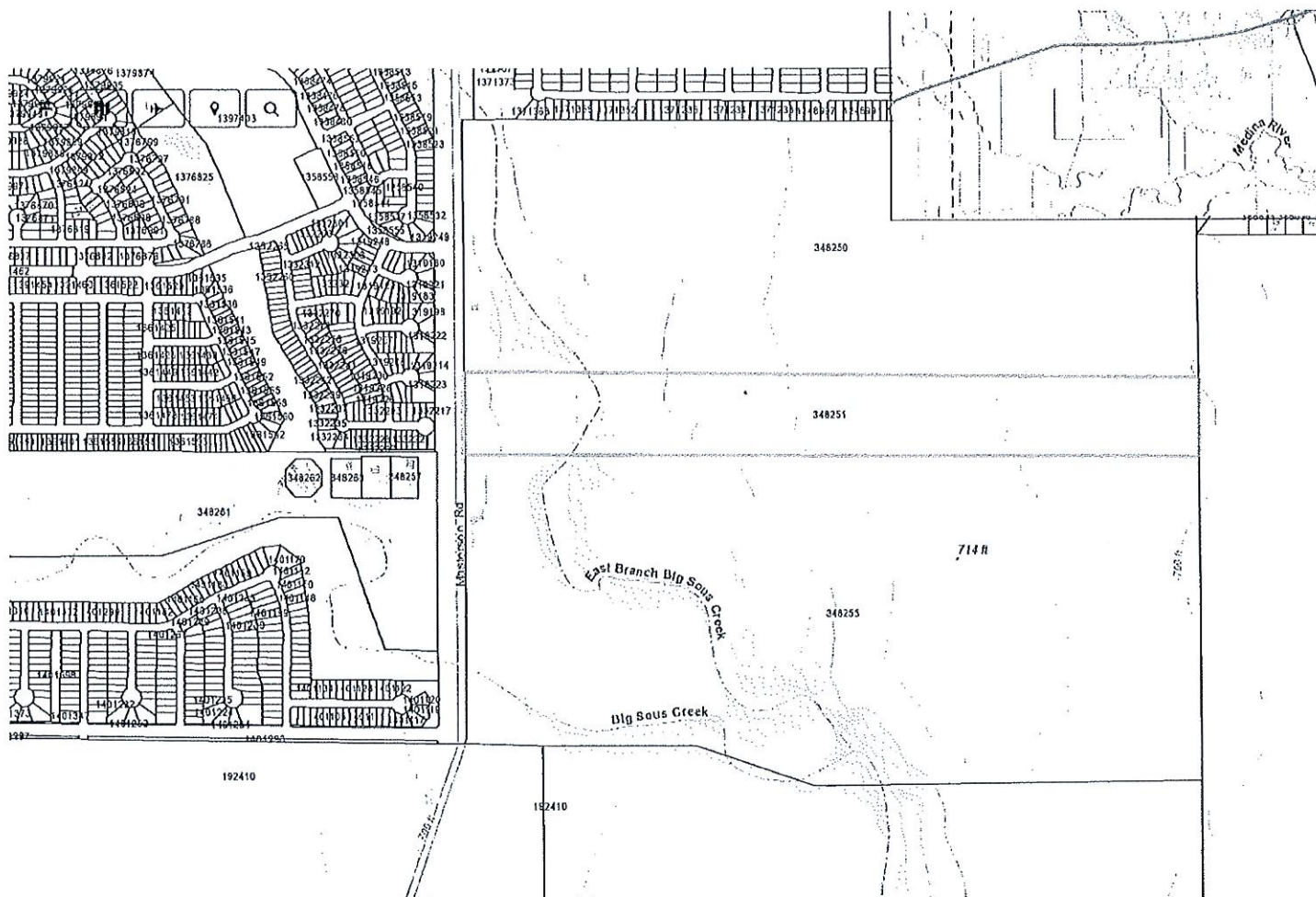
Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was 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: 2/23/2024 1:25 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk



BCAD Property ID Nos. 348251 and 348252

Bexar CAD

Property Search > 348251 MASTERSON 90 INVESTORS LP for Year 2024 Tax Year: 2024

Property**Account**

Property ID:	348251	Legal Description:	CB 5681 P-8 & 8A 1/2 INT 50.000
Geographic ID:	05681-000-0080	Zoning:	OCL
Type:	Real	Agent Code:	3233372
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	MASTERSON RD SAN ANTONIO, TX 78252	Mapsco:	645A7
Neighborhood:	MEDINA ISD Rural HWY 90 West (NS/SW)	Map ID:	
Neighborhood CD:	21098	E-File Eligible	

Owner

Name:	MASTERSON 90 INVESTORS LP	Owner ID:	3478051
Mailing Address:	200 CONCORD PLAZA DR STE 440 SAN ANTONIO, TX 78216	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$919,620	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$919,620	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$919,620	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$817,128	

Taxing Jurisdiction

Owner: MASTERSON 90 INVESTORS LP

% Ownership: 100.000000000000%

Total Value: \$919,620

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.023668	\$919,620	\$817,128	\$193.40	
08	SA RIVER AUTH	0.018000	\$919,620	\$817,128	\$147.08	
09	ALAMO COM COLLEGE	0.149150	\$919,620	\$817,128	\$1,218.75	
10	UNIVERSITY HEALTH	0.276235	\$919,620	\$817,128	\$2,257.19	
11	BEXAR COUNTY	0.276331	\$919,620	\$817,128	\$2,257.98	
68	MEDINA VALLEY ISD	1.169200	\$919,620	\$817,128	\$9,553.86	
76	BEXAR CO EMERG DIST #5	0.100000	\$919,620	\$817,128	\$817.13	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$919,620	\$817,128	\$0.00	
Total Tax Rate:		2.012584				
Taxes w/Current Exemptions:					\$16,445.39	
Taxes w/o Exemptions:					\$18,508.12	

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	20.7310	903042.36	0.00	0.00	\$850,230	\$0
2	BSE	Base Rate Lot	4.2300	184258.80	0.00	0.00	\$69,390	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$0	\$919,620	0	919,620	\$0	\$817,128
2023	\$0	\$680,940	0	680,940	\$0	\$680,940
2022	\$0	\$619,040	0	619,040	\$0	\$619,040
2021	\$0	\$494,970	0	494,970	\$0	\$494,970
2020	\$0	\$494,970	0	494,970	\$0	\$494,970

2024 data current as of Apr 18 2024 2:32AM.**2023 and prior year data current as of Apr 5 2024 7:35AM****For property information, contact (210) 242-2432 or (210) 224-8511 or email.****For website information, contact (210) 242-2500.**

Bexar CAD

Property Search Results > 348252 MASTERSON 90 INVESTORS LP for Year 2024

Tax Year: 2024

Property

Account

Property ID: 348252
Geographic ID: 05681-000-0082
Type: Real
Property Use Code: 009
Property Use Description: LAND (potential development land)
Legal Description: CB 5681 P-8 & 8A 1/2 UND INT 50.000
Zoning: OCL
Agent Code: 3233372

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: MASTERSON RD
SAN ANTONIO, TX 78252
Mapsco: 645A7
Neighborhood: MEDINA ISD Rural HWY 90 West (NS/SW)
Map ID:
Neighborhood CD: 21098
E-File Eligible

Owner

Name: MASTERSON 90 INVESTORS LP
Mailing Address: 200 CONCORD PLAZA DR STE 440
SAN ANTONIO, TX 78216
Owner ID: 3478051
% Ownership: 100.000000000000%
Exemptions:

Values

(+) Improvement Homesite Value: + \$0
(+) Improvement Non-Homesite Value: + \$0
(+) Land Homesite Value: + \$0
(+) Land Non-Homesite Value: + \$549,140 Ag / Timber Use Value
(+) Agricultural Market Valuation: + \$0 \$0
(+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$549,140
(-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$549,140
(-) HS Cap: - \$0

(=) Assessed Value: = \$549,140

Taxing Jurisdiction

Owner: MASTERSON 90 INVESTORS LP
% Ownership: 100.000000000000%
Total Value: \$549,140

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$549,140	\$549,140	\$129.97
08	SA RIVER AUTH	0.018000	\$549,140	\$549,140	\$98.85
09	ALAMO COM COLLEGE	0.149150	\$549,140	\$549,140	\$819.04
10	UNIVERSITY HEALTH	0.276235	\$549,140	\$549,140	\$1,516.92
11	BEXAR COUNTY	0.276331	\$549,140	\$549,140	\$1,517.45
68	MEDINA VALLEY ISD	1.169200	\$549,140	\$549,140	\$6,420.54
76	BEXAR CO EMERG DIST #5	0.100000	\$549,140	\$549,140	\$549.14
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$549,140	\$549,140	\$0.00
Total Tax Rate:		2.012584			
Taxes w/Current Exemptions:					\$11,051.91
Taxes w/o Exemptions:					\$11,051.91

Improvement / Building

No Improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	TDF	Tillable Dry (Farm)	24.9610	1087301.16	0.00	0.00	\$549,140	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$0	\$549,140	0	\$549,140	\$0	\$549,140
2023	\$0	\$758,020	0	\$758,020	\$0	\$758,020
2022	\$0	\$689,110	0	\$689,110	\$0	\$689,110
2021	\$0	\$370,670	0	\$370,670	\$0	\$370,670
2020	\$0	\$370,670	0	\$370,670	\$0	\$370,670

Deed History - (Last 3 Deed Transactions)

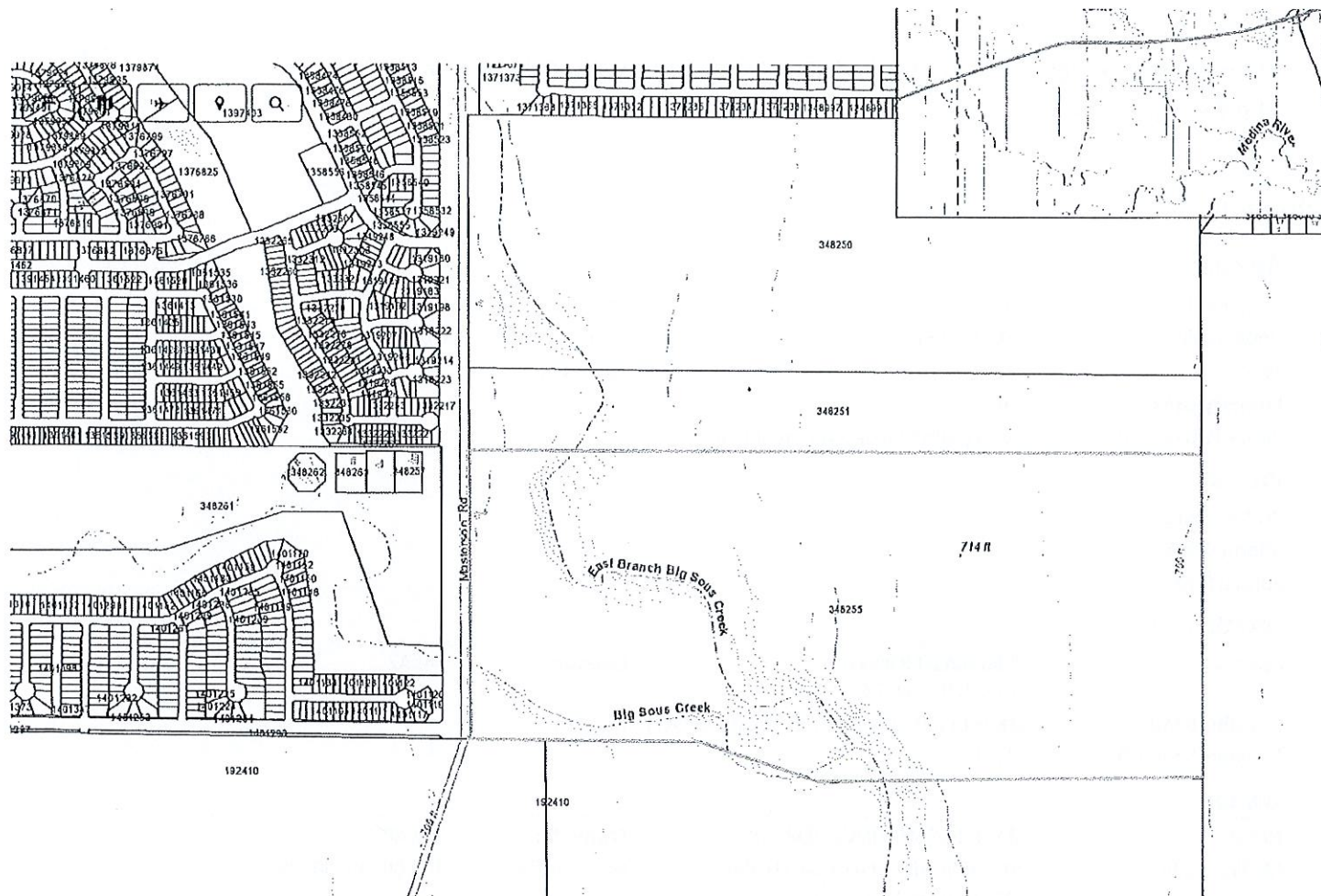
#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/21/2024	GWD	General Warranty Deed	WPGL LLC	MASTERSON 90 INVESTORS LP			20240032235
2	2/20/2020	WD	Warranty Deed	ADE 864 LLC	WPGL LLC			20200040014
3	10/24/2019	GWD	General Warranty Deed	KELLER DWAYNE T & KATHY D ETAL	ADE 864 LLC			20190216304

Protest status and date information current as of Aug 28 2024 2:28AM.
2024 and prior year appraisal data current as of Aug 9 2024 7:17AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

Website version: 1.2.2.33

Database last updated on: 8/28/2024 7:28 PM

© H. Harris Computer Corporation



BCAD Property ID No. 348255

0.2km
600ft

Bexar CAD**Property Search > 348255 MASTERSON 90 INVESTORS** Tax Year: 2024**LP for Year 2024****Property****Account**

Property ID:	348255	Legal Description:	CB 5681 P-9
Geographic ID:	05681-000-0090	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	7580 MASTERSON RD SAN ANTONIO, TX 78252	Mapsc0:	645A7
Neighborhood:	MEDINA ISD Rural HWY 90 West (NS/SW)	Map ID:	
Neighborhood CD:	21098		

Owner

Name:	MASTERSON 90 INVESTORS LP	Owner ID:	3478051
Mailing Address:	200 CONCORD PLAZA DR STE 440 SAN ANTONIO, TX 78216	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: MASTERSON 90 INVESTORS LP

% Ownership: 100.000000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A	
08	SA RIVER AUTH	N/A	N/A	N/A	N/A	
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A	
10	UNIVERSITY HEALTH	N/A	N/A	N/A	N/A	
11	BEXAR COUNTY	N/A	N/A	N/A	N/A	
68	MEDINA VALLEY ISD	N/A	N/A	N/A	N/A	
76	BEXAR CO EMERG DIST #5	N/A	N/A	N/A	N/A	
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A	
Total Tax Rate:		N/A				
Taxes w/Current Exemptions:					N/A	
Taxes w/o Exemptions:					N/A	

Improvement / Building

Improvement #1: Residential State Code: D2 Living Area: 1920.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - BW		1945	1920.0
OP	Attached Open Porch	F - NO		1945	112.0

Improvement #2: Residential State Code: D2 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHI	Implement Shed	A - D		0	1440.0

Improvement #3: Residential State Code: D2 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	A - NO		0	288.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IRCP	PTD Land Type - Irrigated Cropland	122.4500	5333922.00	0.00	0.00	N/A	N/A
2	IRCP	PTD Land Type - Irrigated Cropland	37.4100	1629579.60	0.00	0.00	N/A	N/A
3	IRCP	PTD Land Type - Irrigated Cropland	31.0000	1350360.00	0.00	0.00	N/A	N/A
4	RHS	R/1 Family Homesite Single	1.0000	43560.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A

2023	\$70,780	\$4,166,300	109,530	207,940	\$0	\$207,940
2022	\$66,380	\$3,787,530	77,100	168,590	\$0	\$168,590
2021	\$57,570	\$3,397,810	77,100	159,430	\$0	\$159,430
2020	\$53,450	\$3,397,810	77,100	155,310	\$0	\$155,310

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/5/2023	SWD	Special Warranty Deed	ESPINO GILBERTO ETAL	MASTERTSON 90 INVESTORS LP			20230221154

2024 data current as of Apr 18 2024 2:32AM.

2023 and prior year data current as of Apr 5 2024 7:35AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

EXHIBIT 2

Signed and recorded Petition (Amended and Restated) for the Creation
of the Espino Special Improvement District

AMENDED AND RESTATED
PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT
TO BE NAMED THE ESPINO SPECIAL IMPROVEMENT DISTRICT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

TO: THE HONORABLE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS

The undersigned petitioner ("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 ("ETJ") of the City of San Antonio ("City"), Bexar County, Texas ("County"). Specifically, the Petitioner requests that the County create a public improvement district and include the property described in **Exhibit "A"** and **Exhibit "B"** attached hereto ("Subject Property") within such public improvement district. In support of this Petition, the Petitioner presents the following:

Section 1. 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 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 of the Petitioner, affirming the Petitioner (1) 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 (2) represents more than 50% of all record owners of property within the proposed District or owns taxable real property constituting more than 50% of the area of all taxable real property within the proposed District. Additionally, the sworn statement affirms that the Petitioner requests for, 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 "C"** and incorporated herein for all purposes.

Section 2. Name. A public improvement district is being requested, which shall be named the "Espino Special Improvement District" (referred to herein as the "District").

Section 3. Boundaries. The proposed boundaries of the District shall include the Subject Property, which is more particularly described in **Exhibit "A"** and **Exhibit "B"** attached hereto and incorporated herein for all purposes. The total acreage of the District is approximately 241.815 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 extraterritorial jurisdiction of the City and in the County.

Section 4. 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 the 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; onsite public improvements for residential lots (sewer, water, streets, and drainage); the improvement and construction of water, sanitary sewer, dry utilities (gas and

electric), detention ponds, storm sewer, 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 cost; environmental inspection/testing and remediation costs; well plugging costs; demolition costs; water and sewer impact fees; floodplain reclamation costs; tree mitigation cost; 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 and in accordance with the governing laws.

Section 5. Estimated Cost of the Public Improvements. The total estimated capital cost of the proposed public improvements is approximately \$68,100,000.00. Such costs can be partially off-set with the imposition of taxes and the issuance of bonds by the District, as further described herein.

Section 6. Nature of the District & 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, 382, and 383 of the Code, and for the purposes of creating a program for economic development as provided in Section 52-a, Article III of the Texas Constitution, and for any other lawful purpose authorized by the governing laws.

The Petitioner specifically requests:

- (1) that the County authorize the District to exercise the powers granted under Chapter 382 of the Code;
- (2) that the County delegate to the District all powers that the County is granted pursuant to Chapter 382; and
- (3) that the County authorize the District to engage in economic development projects, as the District may enter into economic development agreements which are deemed advisable to promote state and local economic development and to stimulate business and commercial activity in the District.

Section 7. Road Improvements: The Petitioner requests that the County designate and approve the proposed 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.

Section 8. Advisory Board. As authorized by the Code, an advisory board 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.

Section 9. Management of the District & Board of Directors. The Petitioner specifically requests that 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.

Section 10. Ad Valorem Tax & Bonds. The Petitioner requests that the County authorize the District to accomplish its purposes and the cost of services and improvements by imposing an ad valorem tax within the District. The District shall also have the authority to issue bonds, negotiate promissory notes, and other District obligations, as further described herein.

The Petitioner specifically requests:

- (1) that the District's proposed improvements be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments;
- (2) that the County grant the District authority to impose an ad valorem tax to accomplish the economic development purposes prescribed by Section 52a, Article III of the Texas Constitution; and
- (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) that 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 rate, the Petitioner specifically requests that the County authorize the District to impose an ad valorem tax at a rate not to exceed the lesser of the tax rate set by the City as set from time to time, or a rate of \$1.00 per \$100 valuation, in compliance with all applicable laws.

Section 11. 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 a 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 ad valorem taxes (and bond issuances) authorized by Chapter 382 of the Code instead of assessments.

Section 12. Apportionment of Cost between the 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.

Section 13. Advisability and Feasibility of the District & 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 Subject Property comprising the District is mostly undeveloped, 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, in turn, will encourage economic activity within the District and the County. Therefore, 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 to the District, to the Subject Property within the District, and to the County.

Section 14. Filing with County Clerk. This Petition will be filed with the County Clerk in support of the creation of the District, as described herein.

Section 15. 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 that the Commissioners Court sets a hearing date, publishes notice of, conducts a hearing, makes certain findings, and enters an Order creating the District in a manner authorized under Chapter 382 of the Code and as described herein.

Respectfully submitted this 1st day of October 2024.

[Signature on the Following Page]

WHEREFORE, THIS PETITION SATISFIES APPLICABLE LAW FOR THE CREATION OF THE ESPINO SPECIAL IMPROVEMENT DISTRICT AND THE UNDERSIGNED PETITIONER RESPECTFULLY REQUESTS THAT THE COUNTY CREATE SAID DISTRICT AND INCLUDE THE SUBJECT PROPERTY WITHIN ITS BOUNDARIES, AS STATED IN THE ATTACHED PETITION.

RESPECTFULLY SUBMITTED, THIS 1st DAY OF October 2024.

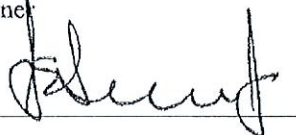
PETITIONER:

Masterson 90 Investors, LP,
a Texas Limited Partnership

BY:

Sulco Investors GP, LLC,
a Texas Limited Liability Company,
its General Partner

BY:



Print Name: James E. Sullivan

Title: Manager

Date:

9-30-24

ACKNOWLEDGMENT

STATE OF Texas §
§
COUNTY OF Bexar §

This instrument was acknowledged before me on this 30th day of September 2024, by James E. Sullivan, Manager of Sulco Investors GP, LLC, a Texas limited liability company, general partner of Masterson 90 Investors, LP, a Texas limited partnership, on behalf of said limited partnership.

[SEAL]

Date: 9-30-2024

Caroline Granados
Notary Public, State of Texas

My commission expires: 8-26-2028

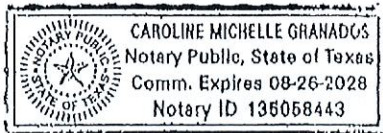


EXHIBIT A

LEGAL DESCRIPTION



METES AND BOUNDS DESCRIPTION
FOR A

A 191.769 acre tract of land being all of a called 191.768 acre tract, also known as Tract 1, described in Special Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20230221154 in the Official Public Records of Bexar County, Texas, situated in the E.V. Dale Survey Number 13, Abstract 1000, County Block 4321, and the Isaac Garner Survey Number 13 ¼, Abstract 1004, County Block 5681, in Bexar County, Texas. Aforementioned tract being more particularly described below. Bearings reported herein are 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; distances reported herein are surface US Survey Feet (Surface Adjustment Factor of 1.00017).

BEGINNING: At a ½" Iron Rod found on the East Right-Of-Way line of Masterson Road, a variable width public Right-Of-Way, at the Southwest corner of a called 49.922 acre tract, also known as Tract 2, described in General Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20240032235 in said Official Public Records, and for the Northwest corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1 and said Tract 2, the following Two (2) courses:

1. S 89°35'50" E — 896.47 feet, to a ½" Iron Rod with a red cap stamped "Koch & Koch" found for an angle point of this herein described tract;
2. S 89°32'10" E — 3540.46 feet, to a ½" Iron Rod with a yellow cap stamped "Howland" found at an exterior ell corner of a called 750.379 acre tract described in Special Warranty Deed to Lago Rio Vista LLC., recorded as Document Number 20180146592 in said Official Public Records, and for an angle point of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1, and said 750.379 acre tract, the following Two (2) courses:

1. N 89°46'16" E — 7.51 feet, to a ½" Iron Rod with a yellow cap stamped "Howland" found for the Northeast corner of this herein described tract;
2. S 00°14'17" E — 1945.76 feet, to a 1" Iron Pipe found at the Northeast corner of a called 1,786.698 acre tract described in Special Warranty Deed with Vendor's Lien to U-Bar Ranch Inc. as recorded in Volume 7423, Pages 2059-2067 in said Official Public Records, and for the Southeast corner of this herein described tract;

Job No: 13240-03
191.769 Acres
Page 2 of 2

THENCE: Along and with the common boundary line of said Tract 1, and said 1,786.698 acre tract the following Three (3) courses:

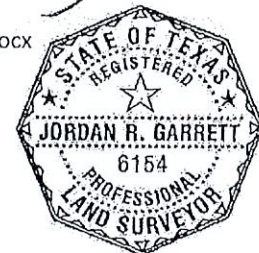
1. S 89°37'22" W — 2303.98 feet, to a ½" Iron Rod with a yellow cap stamped "Pape-Dawson" found for an angle point of this herein described tract;
2. N 73°56'58" W — 820.12 feet, to a ½" Iron Rod with a yellow cap stamped "Pape-Dawson" found for an angle point of this herein described tract;
3. N 89°12'56" W — 1341.09 feet, to a TxDOT (Type I) monument found on the East Right-Of-Way line of Masterson Road, and for the Southwest corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1 and the East Right-Of-Way line of Masterson Road the following Five (5) courses:

1. N 00°26'21" W — 253.71 feet, to a Mag nail with metal washer found for an angle point of this herein described tract;
2. N 06°31'53" E — 100.83 feet, to a TxDOT (Type I) monument found for an angle point of this herein described tract;
3. N 00°30'32" W — 199.88 feet, to an angle point of this herein described tract;
4. N 09°06'50" W — 100.69 feet, to a 60D nail found for an angle point of this herein described tract;
5. N 00°34'54" W — 1097.62 feet to the POINT OF BEGINNING and containing 191.769 acres, (8,353,446 square feet) more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 13240-03 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: September 23, 2024
JOB NO. 13240-03
DOC. ID. N:\CIVIL\13240-03\Word\13240-03 FNBS 191.769 AC-TRACT 1.docx

Jordan R. Garrett





METES AND BOUNDS DESCRIPTION
FOR A

A 50.046 acre tract of land being all of called 49.922 acre tract, also known as Tract 2, described in General Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20240032235 in the Official Public Records of Bexar County, Texas, situated in the E.V. Dale Survey Number 13, Abstract 1000, County Block 4321, and the Isaac Garner Survey Number 13 ¼, Abstract 1004, County Block 5681, in Bexar County, Texas. Aforementioned tract being more particularly described below. Bearings reported herein are 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; distances reported herein are surface US Survey Feet (Surface Adjustment Factor of 1.00017).

BEGINNING: At a ½" Iron Rod found on the East Right-Of-Way line of Masterson Road, a variable width public Right-Of-Way, at the Northwest corner of a called 191.768 acre tract, also known as Tract 1, described in Special Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20230221154 in said Official Public Records, and for the Southwest corner of this herein described tract;

THENCE: N 00°26'58" W — 491.08 feet, along and with the common boundary line of said Tract 2, and Masterson Road, to the Southwest corner of a called 154.255 acre tract described in Special Warranty Deed to Florida Rock Industries, Inc., recorded as Document Number 20180066654 in said Official Public Records, and for the Northwest corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 2, and said 154.255 acre tract the following Two (2) courses:

1. S 89°33'37" E — 902.10 feet, to a ½" Iron Rod with an orange cap stamped "MOY" found for an angle point of this herein described tract;
2. S 89°34'03" E — 3535.98 feet, to a ½" Iron Rod with an orange cap stamped "MOY" found in the West line of a called 750.379 acre tract described in Special Warranty Deed to Lago Rio Vista LLC., recorded as Document Number 20180146592 in said Official Public Records, and for an angle point of this herein described tract;

Job No: 13240-03
50.046 Acres
Page 2 of 2

THENCE: S 00°18'51" E — 492.42 feet, along and with the common boundary line of said Tract 2, and said 750.379 acre tract, to a ½" Iron Rod with a yellow cap stamped "Howland" found in the North line of said Tract 1, and for the Southeast corner of this herein described tract from which a ½" Iron Rod with a yellow cap stamped "Howland" found for the Northeast corner of said Tract 1, Bears: N 89°46'16" E — 7.51 feet;

THENCE: Along and with the common boundary line of said Tract 2, and said Tract 1 the following Two (2) courses:

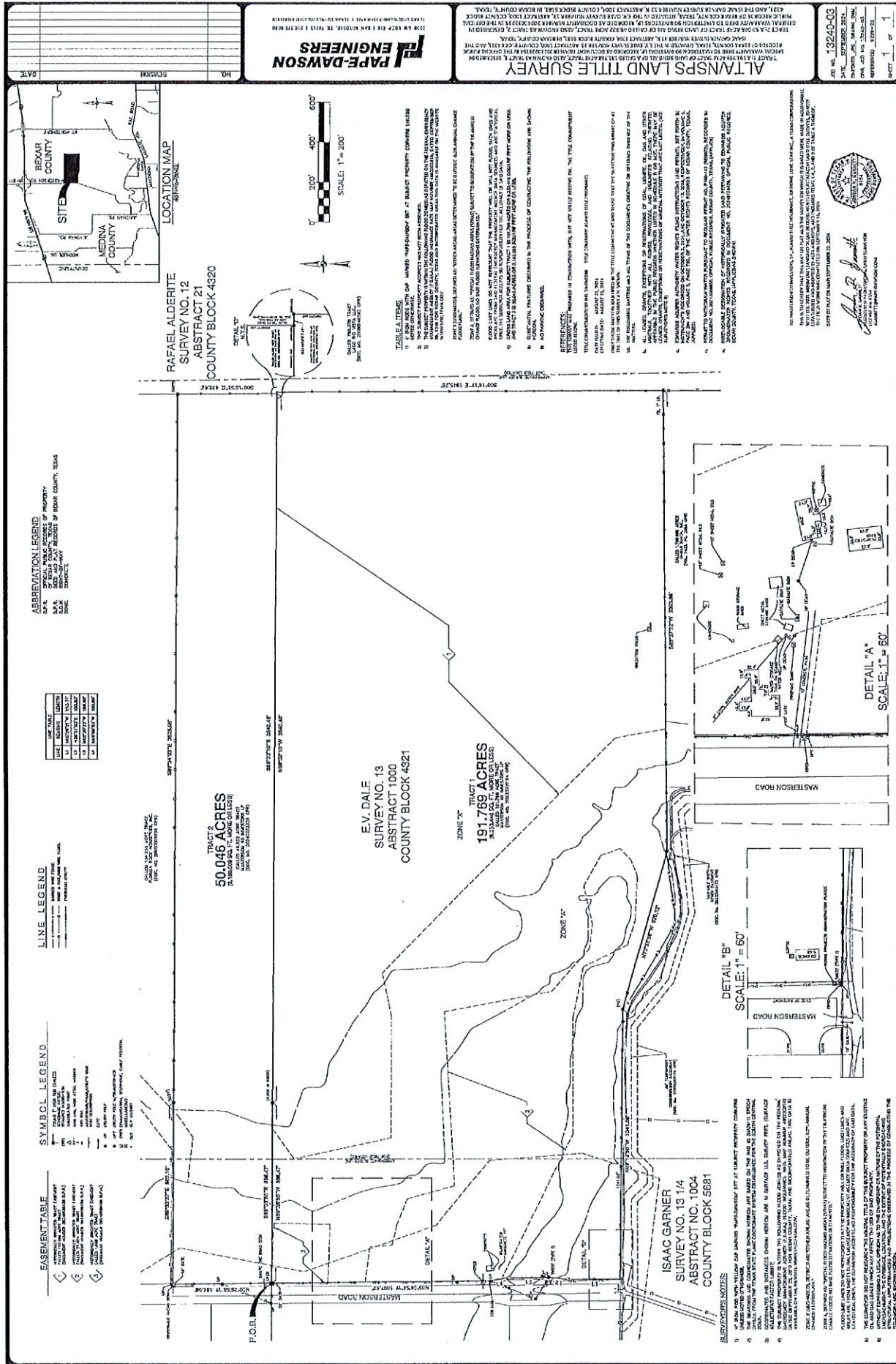
1. N 89°32'10" W — 3540.46 feet, to a ½" Iron Rod with a red cap stamped "Koch & Koch" found for an angle point of this herein described tract;
2. N 89°35'50" W — 896.47 feet, to the POINT OF BEGINNING and containing 50.046 acres, (2,180,009 square feet) more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 13240-03 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: September 23, 2024
JOB NO. 13240-03
DOC. ID. N:\CIVIL\13240-03\Word\13240-03 FNBS 50.046 AC.docx



EXHIBIT B

SURVEY MAP



PROJECT NAME: ESPINO TRACT

Page 12 of 14

REFERENCE

EXHIBIT C

SWORN AFFIDAVIT OF PETITIONER

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

I, the undersigned, hereby affirm that I am the fee simple owner of real property located in Bexar County, Texas. I request the creation of the Espino Special Improvement District ("District") and consent to the inclusion of said real property within its boundaries. The description, by metes and bounds, of the real property that I own, and wish to include within the proposed District, is attached as Exhibit "A" to the petition for creation of the Espino Special Improvement District.

I am verifying, for purposes of Chapter 382 of the Texas Local Government Code, that I am the fee simple title owner of taxable real property described in Exhibit "A," representing more than fifty-percent (50%) of the appraised value of taxable real property within the proposed District, and that I constitute more than fifty-percent (50%) of all record owners of property within the proposed District or that I own taxable real property constituting more than fifty-percent (50%) of the area of all taxable real property within the proposed District.

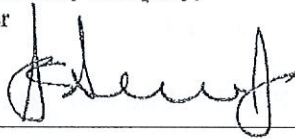
OWNER:

Masterson 90 Investors, LP,
a Texas Limited Partnership

BY:

Sulco Investors GP, LLC,
a Texas Limited Liability Company,
its General Partner

BY:



Print Name: James E. Sullivan

Title: Manager

Date:

9-30-24

ACKNOWLEDGMENT

STATE OF Texas §

COUNTY OF Bexar §

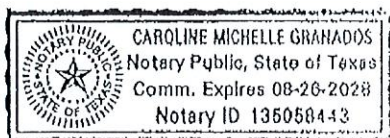
This instrument was acknowledged before me on this 30th day of September 2024, by James E. Sullivan, Manager of Sulco Investors GP, LLC, a Texas limited liability company, general partner of Masterson 90 Investors, LP, a Texas limited partnership, on behalf of said limited partnership.

[SEAL]

Date: 9-30-2024

Caroline Hernandez
Notary Public, State of Texas

My commission expires: 8-26-2028



File Information

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

Document Number: 20240180207
Recorded Date: October 01, 2024
Recorded Time: 2:04 PM
Total Pages: 15
Total Fees: \$77.00

**** 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 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: 10/1/2024 2:04 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

EXHIBIT 3

Copy of previously submitted signed and sealed legal description of
the Subject Property in the form of metes and bounds and
accompanying signed and sealed survey exhibit

METES AND BOUNDS DESCRIPTION
FOR A

A 191.769 acre tract of land being all of a called 191.768 acre tract, also known as Tract 1, described in Special Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20230221154 in the Official Public Records of Bexar County, Texas, situated in the E.V. Dale Survey Number 13, Abstract 1000, County Block 4321, and the Isaac Garner Survey Number 13 ¼, Abstract 1004, County Block 5681, in Bexar County, Texas. Aforementioned tract being more particularly described below. Bearings reported herein are 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; distances reported herein are surface US Survey Feet (Surface Adjustment Factor of 1.00017).

BEGINNING: At a ½" Iron Rod found on the East Right-Of-Way line of Masterson Road, a variable width public Right-Of-Way, at the Southwest corner of a called 49.922 acre tract, also known as Tract 2, described in General Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20240032235 in said Official Public Records, and for the Northwest corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1 and said Tract 2, the following Two (2) courses:

1. S 89°35'50" E — 896.47 feet, to a ½" Iron Rod with a red cap stamped "Koch & Koch" found for an angle point of this herein described tract;
2. S 89°32'10" E — 3540.46 feet, to a ½" Iron Rod with a yellow cap stamped "Howland" found at an exterior ell corner of a called 750.379 acre tract described in Special Warranty Deed to Lago Rio Vista LLC., recorded as Document Number 20180146592 in said Official Public Records, and for an angle point of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1, and said 750.379 acre tract, the following Two (2) courses:

1. N 89°46'16" E — 7.51 feet, to a ½" Iron Rod with a yellow cap stamped "Howland" found for the Northeast corner of this herein described tract;
2. S 00°14'17" E — 1945.76 feet, to a 1" Iron Pipe found at the Northeast corner of a called 1,786.698 acre tract described in Special Warranty Deed with Vendor's Lien to U-Bar Ranch Inc. as recorded in Volume 7423, Pages 2059-2067 in said Official Public Records, and for the Southeast corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1, and said 1,786.698 acre tract the following Three (3) courses:

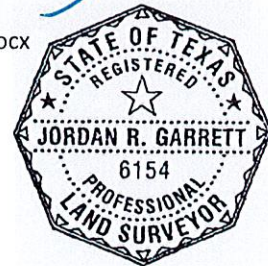
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2. N 73°56'58" W — 820.12 feet, to a ½" Iron Rod with a yellow cap stamped "Pape-Dawson" found for an angle point of this herein described tract;
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2. N 06°31'53" E — 100.83 feet, to a TxDOT (Type I) monument found for an angle point of this herein described tract;
3. N 00°30'32" W — 199.88 feet, to an angle point of this herein described tract;
4. N 09°06'50" W — 100.69 feet, to a 60D nail found for an angle point of this herein described tract;
5. N 00°34'54" W — 1097.62 feet to the POINT OF BEGINNING and containing 191.769 acres, (8,353,446 square feet) more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 13240-03 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: September 23, 2024
JOB NO. 13240-03
DOC. ID. N:\CIVIL\13240-03\Word\13240-03 FNBS 191.769 AC-TRACT 1.docx

Jordan R. Garrett



METES AND BOUNDS DESCRIPTION
FOR A

A 50.046 acre tract of land being all of called 49.922 acre tract, also known as Tract 2, described in General Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20240032235 in the Official Public Records of Bexar County, Texas, situated in the E.V. Dale Survey Number 13, Abstract 1000, County Block 4321, and the Isaac Garner Survey Number 13 ¼, Abstract 1004, County Block 5681, in Bexar County, Texas. Aforementioned tract being more particularly described below. Bearings reported herein are 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; distances reported herein are surface US Survey Feet (Surface Adjustment Factor of 1.00017).

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THENCE: N 00°26'58" W — 491.08 feet, along and with the common boundary line of said Tract 2, and Masterson Road, to the Southwest corner of a called 154.255 acre tract described in Special Warranty Deed to Florida Rock Industries, Inc., recorded as Document Number 20180066654 in said Official Public Records, and for the Northwest corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 2, and said 154.255 acre tract the following Two (2) courses:

1. S 89°33'37" E — 902.10 feet, to a ½" Iron Rod with an orange cap stamped "MOY" found for an angle point of this herein described tract;
2. S 89°34'03" E — 3535.98 feet, to a ½" Iron Rod with an orange cap stamped "MOY" found in the West line of a called 750.379 acre tract described in Special Warranty Deed to Lago Rio Vista LLC., recorded as Document Number 20180146592 in said Official Public Records, and for an angle point of this herein described tract;

THENCE: S 00°18'51" E — 492.42 feet, along and with the common boundary line of said Tract 2, and said 750.379 acre tract, to a ½" Iron Rod with a yellow cap stamped "Howland" found in the North line of said Tract 1, and for the Southeast corner of this herein described tract from which a ½" Iron Rod with a yellow cap stamped "Howland" found for the Northeast corner of said Tract 1, Bears: N 89°46'16" E — 7.51 feet;

THENCE: Along and with the common boundary line of said Tract 2, and said Tract 1 the following Two (2) courses:

1. N 89°32'10" W — 3540.46 feet, to a ½" Iron Rod with a red cap stamped "Koch & Koch" found for an angle point of this herein described tract;
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PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: September 23, 2024
JOB NO. 13240-03
DOC. ID. N:\CIVIL\13240-03\Word\13240-03 FNBS 50.046 AC.docx

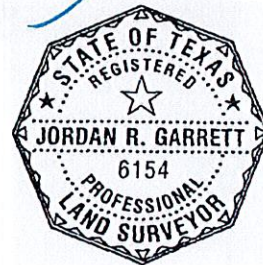
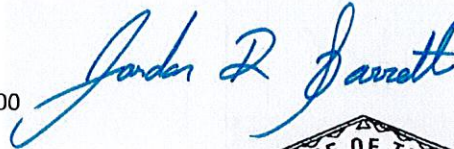


EXHIBIT 4

Copy of previously submitted sworn affidavit signed by the
Petitioner

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

I, the undersigned, hereby affirm that I am the fee simple owner of real property located in Bexar County, Texas. I request the creation of the Espino Special Improvement District ("District") and consent to the inclusion of said real property within its boundaries. The description, by metes and bounds, of the real property that I own, and wish to include within the proposed District, is attached as **Exhibit "A"** to the petition for creation of the Espino Special Improvement District.

I am verifying, for purposes of Chapter 382 of the Texas Local Government Code, that I am the fee simple title owner of taxable real property described in **Exhibit "A,"** representing more than fifty-percent (50%) of the appraised value of taxable real property within the proposed District, and that I constitute more than fifty-percent (50%) of all record owners of property within the proposed District or that I own taxable real property constituting more than fifty-percent (50%) of the area of all taxable real property within the proposed District.

OWNER:

Masterson 90 Investors, LP,
a Texas Limited Partnership

BY:

Sulco Investors GP, LLC,
a Texas Limited Liability Company,
its General Partner

BY:



Print Name: James E. Sullivan

Title: Manager

Date: 9-30-24

ACKNOWLEDGMENT

STATE OF Texas §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on this 30th day of September 2024, by James E. Sullivan, Manager of Sulco Investors GP, LLC, a Texas limited liability company, general partner of Masterson 90 Investors, LP, a Texas limited partnership, on behalf of said limited partnership.

[SEAL]

Date: 9-30-2024

Caroline Granados
Notary Public, State of Texas

My commission expires: 8-26-2028

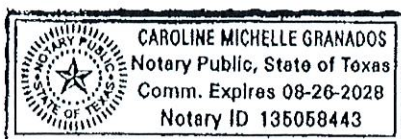


EXHIBIT 5

Updated/Revised Espino PID Provision Matrix

Espino Special Improvement District

Provision Matrix

Special Districts	Petition Information	Status -Date Submitted
Name of the Special District	Espino Special Improvement District	
Type of Special District and Request	Texas Local Government Code Chapter 382 Public Improvement District (PID) Request for City's consent to the County's creation of the PID	
Other information about the District and Request	PID to impose an ad valorem tax to finance certain public infrastructure for the development of the PID boundaries (as further described in the attached petition)	
Applicant(s) & Property Owner(s)	Masterson 90 Investors, LP (Applicant/Property Owner)	
Representatives or Contacts	Killen, Griffin & Farrimond, PLLC	
Location	Generally Located Southeast of Intersection of Hwy 90 and Masterson Road, wholly within the City's ETJ, Bexar County (7580 Masterson Road; BCAD Property ID Nos. 348255; 348251; and 348255)	
Total Acres	Approximately 241.815 Acres (as further described in attached field notes and survey description)	
Water CCN	SAWS	
Wastewater/ Sewer CCN	SAWS	
Commercial Acres	Not currently proposed	
Single Family Units	Approximately 1,010 SF Units (subject to change)	Approximately 986 up to 1,010 SF units
Multi-Family Units	Not currently proposed	
Proposed Improvement Costs (per submitted petition and proforma analysis)	Approximately \$68.1M (as further described in the attached petition and proforma)	
Proposed PID Revenue (per submitted petition and proforma analysis)	Approximately \$31.4M (as further described in attached proforma)	
Petition/Application Documents		
Petition Submitted to the County requesting the Creation of the Special District	County Petition Filed 9.13.2024; Amended & Restated County Petition Filed 10.1.2024	
County's Resolution of Intent to Create the Special District	Scheduled for 10.29.2024	Approved 10.29.24
Petition Submitted to City requesting consent to create or expand the PID/District	Attached (filed 10.9.2024)	

Master Development Plan MDP or Site Plan (approved or status)	Preliminary MDP Attached (MPD No. 24-111-00012) (subject to change)	Preliminary MDP and PID exhibit revised/updated (ongoing updates and subject to change)
GIS Shapefiles	Submitted to City 10.9.2024	
Proforma showing projected revenue of the PID/District	Attached	
City Disclosure Forms and the Certificate of Interested Parties (Form 1295) for Property Owners, Applicants and Representatives completed by the property owners within the boundaries of the proposed District	Attached	
County's Resolution Consent to the creation of the District/PID	TBD	
City Application & Operations Fees		
Application Fee - \$7,500 per request	To Be Paid per City Resolution	
Operations Assessment - \$175/built residential units based on an annual report. Fees shall be paid for phases (cluster of units) at the time of plat recordation of such units	To Be Paid per City Resolution (Estimated to be approximately \$172,550.00 up to \$176,750.00 based on approximately 986 up to 1,010 SF units)	
Total Fees	Approximately \$180,050 to \$184,250 (\$7,500 + \$172,550.00 up to \$176,750.00) (To Be Paid per City Resolution)	
Cost reimbursement to the City of San Antonio for the recording of the Development Agreement with the County Real Property Records	To Be Paid per City Resolution	
Proposed PID Ad Valorem tax rate and fees set by CoSA		
Ad Valorem Tax Rate	A rate not to exceed the lesser of the tax rate set by the City, as set from time to time, or a rate of \$1.00 per \$100 valuation, in compliance with applicable law	
Hotel Occupancy Tax Rate	N/A	
Sales and Use Tax Rate	N/A	
Bonds	✓	
Strategic Partnership Agreement (SPA)		
Proposed SPA (City/District - 75%- 25%)	If applicable	
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 the County Real Property Records.	If applicable	

General Development Agreement Terms		
Owner's consent to annexation	✓ (per Development Agreement)	
Waiver of vested right effective at the time of agreement	✓ (only waiver of vested rights acquired prior to effective date of Development Agreement)	
No eminent domain, annexation, or expansion	✓ (no eminent domain, annexation, expansion, division, and exclusion of property from the PID, unless with prior consent from City)	
30-year development agreement term	✓ (with ability to extend with City consent)	
Annual updates by January 30 of each year - Plat for the subdivision, Submitted, development documents and permits required by the UDC, Number of built-out single-family and multi-family units, built-out percentages for commercial, infrastructure or improvements; Recalculated built-out numbers and percentages, if applicable, Annual District's 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 provision that are applicable in the ETJ (no building permits or inspections)	✓ (excluding any provisions or building standards triggered by the City's zoning regulations, including but not limited to 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	Medina Valley ISD; Bexar County ESD No. 5	
Maintenance & operation of infrastructures & facilities per CoSA/SAWS standards	✓	
Solid Waste Management department (SWMD) infrastructure standards and requirements [See DSD (IB) 576] Ch. 14 and 35	If applicable	
Land Use & Development Regulations		
Located in 5-mile buffer of a JBSA military installation	✓	

Located in a Military Protection Area (MPA) of JBSA Camp Bullis - Camp Stanley or JBSA Lackland AFB – Chapman (formerly Medina) Training Annex	N/A	
Applicable MPA regulations	N/A	
“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	If applicable	
City’s Major Thoroughfare Plan - proposed alignments, road width & ROW requirements	✓	
Environmental Protection		
ERZD (Edwards Recharge Zone District) Overlay, if located in Edwards Aquifer Recharge Zone	N/A	
TCEQ Edwards Aquifer Best Management Practices, if located in Edwards Aquifer Recharge Zone	N/A	
Tree planting/replacement programs; pollinator and 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	If applicable	
Historical, Archeological or Cultural Protection	None currently known (will be reviewed through MDP 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 6

Updated/Revised Project Summary of the
Espino PID

ESPINO PID SUMMARY

1. Espino Special Improvement District (a public improvement district created pursuant to Texas Local Government Code Chapter 382, with authority to assess an ad valorem tax at a rate not to exceed the City's tax rate and to issue bonds)

- a. Property Owner: Masterson 90 Investors, LP
- b. Jurisdiction/Location: Bexar County (City of San Antonio's Extraterritorial Jurisdiction)
 - i. Bexar County Precinct No. 1
 - ii. San Antonio City Council District No. 4 (nearest)
 - iii. Generally, located southeast of the intersection of Hwy 90 and Masterson Road (situated address being 7580 Masterson Road)
- c. Acreage: Approximately 241.815 Acres Total (BCAD Property ID Nos. 348255; 348251; and 348255)

2. Proposed Project

- a. Between 986 and 1,010 Single-Family Homes (approximately) in 6 Phases/ Units, with 98 lots (approximately 10% of total units) being 6,000 square feet or larger.
 - i. Lot Size: Lots may range from 35' to 45' to larger/wider lots, with 98 lots being 6,000 square feet or larger (final lot count being determined at time of platting and final MDP approval).
 - o Lot Mix: a variety of lot sizes/widths, primarily consisting of lots 35' wide, 40' wide, 45' wide or larger (all approximate).
 - o Lot Depth/Square Footage: approximately 120' lot depth; square footage - minimum lot size being approximately 4,200 square feet with mix of lot sizes including 98 lots (10% of total units) being 6,000 square feet or larger.
 - ii. Proposed Amenities:
 - o two separate playscapes;
 - o community park;
 - o community pocket park within Unit 4;
 - o walking trails (including walking trails around the perimeter of the creek to create linear creek park/trail system);
 - o pavilions and related amenities;
 - o over 30 acres of open space/greenspace;
 - o 10' Multi-Use Path (approximately 6,600 linear feet), including bike lanes, within primary roadways and connecting to linear creek park/trail system;
 - o Hike and Bike trail along creek (part of linear creek park/trail system) constructed of crushed granite/natural terrain and designed based on City's Bike Master Plan; and
 - o other outdoor amenities maintained by the proposed property owners' association.
 - iii. Additional Features:
 - o Approximately 2-acre tract proposed for future fire station (ESD or SAFD upon City annexation) or other future development
 - o Greenspace, parkland and landscaping throughout
 - o Mix of lot sizes to include approximately 98 (10%) 6,000 square foot, or larger, lots

b. Proposed Public Improvements:

- i. Onsite Public Neighborhood Improvements for Approximately 986 up to 1,010 Residential Lots (sewer, water, streets, drains, and other utilities)
 - ii. Onsite Collector Roads
 - iii. Onsite Park and Amenities
 - iv. Offsite Masterson Road Improvements: turn lane improvements, signal improvements, sidewalk improvements, all-way stop control improvements, pedestrian crosswalk improvements, and other right-of-way improvements
 - v. Offsite Water Line Extension
- c. Total Public Improvement Costs (Onsite and Offsite): Approximately \$68.1M Total (approximately \$64.8M total onsite and \$3.3M total offsite)
- d. *Improvements are dependent on several variables such as phasing/platting, obtaining the necessary easements, and being reimbursable through the District

3. Preliminary Financial Analysis

- a. Ad Valorem Tax Rate: 0.54161/\$100 (as of 2024, but subject to change - at a rate not to exceed the City's tax rate)
- b. District Revenue: Approximately \$31.4M (over 30 years, and based on a no-growth rate)
- c. District Revenue to County, University Health System, and Alamo Community College: Approximately \$44.2M (over 30 years, and based on a no-growth rate)

EXHIBIT 7

Copy of previously submitted Espino PID Pro-Forma and Financial Analysis
(including the Proposed Public Improvement Costs and Approximate Espino
PID Revenue)

Espino Special Improvement District - Public Improvement Costs

Item	Masterson Road Improvements: Offsite Major Public Improvements (Mitigation, Turn lanes and ROW Improvements)	Offsite Major Improvements (Water Line Extension)	Onsite Major Public Improvements (Collector Road / Local C)	Onsite Major Public Improvements (Parks and Amenities)	Public Neighborhood Improvements for 1010 Residential Lots Onsite (Sewer, Water, Streets, and Drains)
Masterson Road Improvements	\$1,793,813.00				
Offsite Water Extension (0.77 mi)		\$1,510,918.00			
Collector Road (Local C, 0.23 mi)			\$2,115,332.00		
Parks and Recreation				\$2,100,000.00	
Residential Subdivision 1010 Lots @ \$59,975 Each					\$60,575,145.00
TOTAL:	\$68,095,208.00				

Total Costs (Onsite and Offsite): **Approx. \$68.1 M** (as referenced in PID Petition)
 Total Offsite Costs: **Approx. \$3.3 M** (\$1,793,813.00 + \$1,510,918.00)
 Total Onsite Costs: **Approx. \$64.8 M** (\$2,100,000.00 + \$2,115,332.00 + \$60,575,145.00)



ESPINO SPECIAL IMPROVEMENT DISTRICT
Masterson Road Improvements

OPINION OF PROBABLE COST
SUMMARY
9/12/2024

Total Lot Count		1010 Lots	
		241 Acres	
I.	STREET IMPROVEMENTS		\$1,328,750
II.	DRAINAGE IMPROVEMENTS		\$0
III.	SANITARY SEWER COLLECTION SYSTEM		\$0
IV.	WATER DISTRIBUTION SYSTEM		\$0
V.	ELECTRICAL DISTRIBUTION & GAS		\$0
VI.	STREET LIGHTS		\$0
VII.	PLATTING & MISC. FEES (DEVELOPER)		\$0
VIII.	UTILITY IMPACT & MISC. FEES (HOMEBUILDER)		\$0
IX.	ENGINEERING FEES		\$132,875
X.	CONTINGENCY (25% OF ITEMS I-IV)		\$332,188
PROJECT TOTAL (W/O HOMEBUILDER FEES)			\$1,793,813
GRAND PROJECT TOTAL (W/ HOMEBUILDER FEES)			\$1,793,813
UNIT COST ANALYSIS (W/O HOMEBUILDER FEES)			
	Cost per Lot =	\$1,776	<input checked="" type="checkbox"/> NO DESIGN COMPLETED
	Cost per Acre =	\$7,443	<input type="checkbox"/> PRELIMINARY DESIGN (Grading Only)
UNIT COST ANALYSIS (W/ HOMEBUILDER FEES)			
	Cost per Lot =	\$1,776	<input type="checkbox"/> FINAL DESIGN
	Cost per Acre =	\$7,443	<input type="checkbox"/> OTHER

Notes:

1. Please note that the numbers presented herein are without the benefit of actual engineering design. The numbers are based on the master plan, research, communication, and experience.
2. Quantities could be subject to change based on final design pending agency review.
3. Unit prices within this OPC are primarily based on recent projects in same geographic region.
4. Tree planting costs and/or mitigation are excluded from this OPC.
5. This OPC reflects the property to be developed into 9 phases.



ESPINO SPECIAL IMPROVEMENT DISTRICT
Offsite Water Extension

OPINION OF PROBABLE COST
SUMMARY
9/12/2024

Total Lot Count		1010 Lots 241 Acres	
I.	STREET IMPROVEMENTS		\$0
II.	DRAINAGE IMPROVEMENTS		\$0
III.	SANITARY SEWER COLLECTION SYSTEM		\$0
IV.	WATER DISTRIBUTION SYSTEM		\$1,119,199
V.	ELECTRICAL DISTRIBUTION & GAS		\$0
VI.	STREET LIGHTS		\$0
VII.	PLATTING & MISC. FEES (DEVELOPER)		\$0
VIII.	UTILITY IMPACT & MISC. FEES (HOMEBUILDER)		\$0
IX.	ENGINEERING FEES		\$111,920
X.	CONTINGENCY (25% OF ITEMS I-IV)		\$279,800
PROJECT TOTAL (W/O HOMEBUILDER FEES)			\$1,510,918
GRAND PROJECT TOTAL (W/ HOMEBUILDER FEES)			\$1,510,918
UNIT COST ANALYSIS (W/O HOMEBUILDER FEES)			
	Cost per Lot =	\$1,496	<input checked="" type="checkbox"/> NO DESIGN COMPLETED
	Cost per Acre =	\$6,269	<input type="checkbox"/> PRELIMINARY DESIGN (Grading Only)
			<input type="checkbox"/> FINAL DESIGN
UNIT COST ANALYSIS (W/ HOMEBUILDER FEES)			
	Cost per Lot =	\$1,496	<input type="checkbox"/> OTHER
	Cost per Acre =	\$6,269	

Notes:

1. Please note that the numbers presented herein are without the benefit of actual engineering design. The numbers are based on the master plan, research, communication, and experience.
2. Quantities could be subject to change based on final design pending agency review.
3. Unit prices within this OPC are primarily based on recent projects in same geographic region.
4. Tree planting costs and/or mitigation are excluded from this OPC.
5. This OPC reflects the property to be developed into 9 phases.

Transportation | Water Resources | Land Development | Surveying | Environmental

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ESPINO TRACT
Collector (Local C)

OPINION OF PROBABLE COST
SUMMARY
9/12/2024

Total Lot Count		1010 Lots 1.3 Acres	
I.	STREET IMPROVEMENTS		\$514,377
II.	DRAINAGE IMPROVEMENTS		\$1,039,573
III.	SANITARY SEWER COLLECTION SYSTEM		\$0
IV.	WATER DISTRIBUTION SYSTEM		\$0
V.	ELECTRICAL DISTRIBUTION & GAS		\$0
VI.	STREET LIGHTS		\$17,500
VII.	PLATTING & MISC. FEES (DEVELOPER)		\$0
VIII.	UTILITY IMPACT & MISC. FEES (HOMEBUILDER)		\$0
IX.	ENGINEERING FEES		\$155,395
X.	CONTINGENCY (25% OF ITEMS I-IV)		\$388,487
PROJECT TOTAL (W/O HOMEBUILDER FEES)			\$2,115,332
GRAND PROJECT TOTAL (W/ HOMEBUILDER FEES)			\$2,115,332
UNIT COST ANALYSIS (W/O HOMEBUILDER FEES)			
	Cost per Lot =	\$2,094	<input checked="" type="checkbox"/> NO DESIGN COMPLETED
	Cost per Acre =	\$1,627,178	<input type="checkbox"/> PRELIMINARY DESIGN (Grading Only)
			<input type="checkbox"/> FINAL DESIGN
UNIT COST ANALYSIS (W/ HOMEBUILDER FEES)			
	Cost per Lot =	\$2,094	<input type="checkbox"/> OTHER
	Cost per Acre =	\$1,627,178	

Notes:

1. Please note that the numbers presented herein are without the benefit of actual engineering design. The numbers are based on the master plan, research, communication, and experience.
2. Quantities could be subject to change based on final design pending agency review.
3. Unit prices within this OPC are primarily based on recent projects in same geographic region.
4. Tree planting costs and/or mitigation are excluded from this OPC.
5. This OPC reflects the property to be developed into 9 phases.



ESPINO SPECIAL IMPROVEMENT DISTRICT
Public Neighborhood Improvements

OPINION OF PROBABLE COST
SUMMARY
9/12/2024

Total Lot Count		1010 Lots 241 Acres	
I.	STREET IMPROVEMENTS		\$12,126,144
II.	DRAINAGE IMPROVEMENTS		\$5,271,454
III.	SANITARY SEWER COLLECTION SYSTEM		\$6,520,631
IV.	WATER DISTRIBUTION SYSTEM		\$5,863,805
V.	ELECTRICAL DISTRIBUTION & GAS		\$5,051,600
VI.	STREET LIGHTS		\$280,000
VII.	PLATTING & MISC. FEES (DEVELOPER)		\$535,113
VIII.	UTILITY IMPACT & MISC. FEES (HOMEBUILDER)		\$13,062,141
IX.	ENGINEERING FEES		\$4,418,750
X.	CONTINGENCY (25% OF ITEMS I-IV)		\$7,445,508
PROJECT TOTAL (W/O HOMEBUILDER FEES)			\$47,513,004
GRAND PROJECT TOTAL (W/ HOMEBUILDER FEES)			\$60,575,145
UNIT COST ANALYSIS (W/O HOMEBUILDER FEES)			
	Cost per Lot =	\$47,043	<input checked="" type="checkbox"/> NO DESIGN COMPLETED
	Cost per Acre =	\$197,149	<input type="checkbox"/> PRELIMINARY DESIGN (Grading Only)
			<input type="checkbox"/> FINAL DESIGN
UNIT COST ANALYSIS (W/ HOMEBUILDER FEES)			<input type="checkbox"/> OTHER
	Cost per Lot =	\$59,975	
	Cost per Acre =	\$251,349	

Notes:

1. Please note that the numbers presented herein are without the benefit of actual engineering design. The numbers are based on the master plan, research, communication, and experience.

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Development Assumptions provided by Developer

NOTE: Assumptions provided by the Project Developer and are subject to change. Any changes in the actual development will impact the financial scenarios provided. Projected Distributions only occur to the extent there are eligible public infrastructure balances and related interest outstanding. Assumes the COSA Tax Rate remains constant. Changes in the COSA Tax Rate will impact the outputs of the model.

Calculation of Ad Valorem Tax Value - Espino PID

Initial Value TAV Year 1 % to Tax Rolls Year Growth	TBD										TBD			TBD			TBD		
	Projects See Detail		Projects See Detail		Residential 35' Lots See Detail	Espino PID Residential 40' Lots See Detail		Residential 45' Lots See Detail	Projects See Detail		Taxable Assessed Valuation Impact	Taxable Assessed Valuation Impact	Taxable Assessed Valuation Impact	Total Projected Taxable Assessed Valuation Impact	Total Projected Taxable Assessed Valuation Impact				
Fiscal Year Ended	2025	\$	-	\$	-	\$	-	\$	-	\$						-	\$	-	\$
	2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
	2027	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
	2028	-	-	1,838,250	-	3,391,500	-	1,539,000	-	-	6,768,750	-	-	6,768,750	-				
	2029	-	-	10,474,021	-	19,347,700	-	8,377,371	-	-	38,199,093	-	-	38,199,093	-				
	2030	-	-	19,588,321	-	36,371,700	-	15,924,171	-	-	71,884,193	-	-	71,884,193	-				
	2031	-	-	29,417,293	-	54,749,450	-	23,653,371	-	-	107,820,114	-	-	107,820,114	-				
	2032	-	-	39,756,686	-	74,271,950	-	32,130,086	-	-	146,158,721	-	-	146,158,721	-				
	2033	-	-	50,383,114	-	94,435,700	-	40,802,229	-	-	185,621,043	-	-	185,621,043	-				
	2034	-	-	59,841,450	-	112,466,700	-	48,487,457	-	-	220,795,607	-	-	220,795,607	-				
	2035	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2036	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2037	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2038	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2039	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2040	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2041	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2042	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2043	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2044	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2045	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2046	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2047	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2048	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2049	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2050	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2051	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2052	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2053	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2054	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				
	2055	-	-	69,548,550	-	131,053,450	-	56,342,057	-	-	256,944,057	-	-	256,944,057	-				

CONFIDENTIAL DRAFT

PROJECTIONS FOR ESPINO PID DATED 9/6/24 - ASSUMES COSA FYE 2025
TAX RATE

PREPARED BY HILLTOP

Calculation of Impact on Taxable Assessed Valuation - Espino PID

Calculation of Projected Residential Development - 35' Lots

1st Year	No. of Homes	Value of Homes	% on Tax Rolls	Annual Impact	Cumm Impact	FYE Year
2024	0	\$ -	95%	\$ -	-	2025
2025	0	-	95%	-	-	2026
2026	0	-	95%	-	-	2027
2027	9	215,000	95%	1,858,250	1,858,250	2028
2028	41	221,714	95%	8,635,771	10,474,021	2029
2029	42	228,429	95%	9,114,300	19,588,321	2030
2030	44	235,143	95%	9,828,971	29,417,293	2031
2031	45	241,857	95%	10,339,293	39,756,586	2032
2032	45	248,571	95%	10,626,429	50,383,114	2033
2033	39	255,286	95%	9,458,336	59,841,450	2034
2034	39	262,000	95%	9,707,100	69,548,550	2035
2035	0	-	95%	-	-	2036
2036	0	-	95%	-	-	2037
2037	0	-	95%	-	-	2038
2038	0	-	95%	-	-	2039
2039	0	-	95%	-	-	2040
2040	0	-	95%	-	-	2041
2041	0	-	95%	-	-	2042
2042	0	-	95%	-	-	2043
2043	0	-	95%	-	-	2044
2044	0	-	95%	-	-	2045
2045	0	-	95%	-	-	2046
2046	0	-	95%	-	-	2047
2047	0	-	95%	-	-	2048
2048	0	-	95%	-	-	2049
2049	0	-	95%	-	-	2050
2050	0	-	95%	-	-	2051
2051	0	-	95%	-	-	2052
2052	0	-	95%	-	-	2053
2053	0	-	95%	-	-	2054
2054	0	-	95%	-	-	2055
2055	0	-	95%	-	-	2056

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Calculation of Projected Residential Development - 40' Lots

1st Year	No. of Homes	Value of Homes	% on Tax Rolls	Annual Impact	Cumm Impact	FYE Year
2024	0	\$ -	95%	\$ -	-	2025
2025	0	-	95%	-	-	2026
2026	0	-	95%	-	-	2027
2027	15	238,000	95%	3,391,500	3,391,500	2028
2028	68	247,000	95%	15,956,200	19,347,700	2029
2029	70	256,000	95%	17,024,000	36,371,700	2030
2030	73	265,000	95%	18,377,250	54,749,450	2031
2031	75	274,000	95%	19,522,500	74,271,950	2032
2032	75	283,000	95%	20,163,750	94,435,700	2033
2033	65	292,000	95%	18,031,000	112,466,700	2034
2034	65	301,000	95%	18,586,750	131,053,450	2035
2035	0	-	95%	-	-	2036
2036	0	-	95%	-	-	2037
2037	0	-	95%	-	-	2038
2038	0	-	95%	-	-	2039
2039	0	-	95%	-	-	2040
2040	0	-	95%	-	-	2041
2041	0	-	95%	-	-	2042
2042	0	-	95%	-	-	2043
2043	0	-	95%	-	-	2044
2044	0	-	95%	-	-	2045
2045	0	-	95%	-	-	2046
2046	0	-	95%	-	-	2047
2047	0	-	95%	-	-	2048
2048	0	-	95%	-	-	2049
2049	0	-	95%	-	-	2050
2050	0	-	95%	-	-	2051
2051	0	-	95%	-	-	2052
2052	0	-	95%	-	-	2053
2053	0	-	95%	-	-	2054
2054	0	-	95%	-	-	2055
2055	0	-	95%	-	-	2056

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Calculation of Projected Residential Development - 45' Lots

1st Year	No. of Homes	Value of Homes	% on Tax Rolls	Annual Impact	Cumm Impact	FYE Year
2024	0	\$ -	95%	\$ -	-	2025
2025	-	-	95%	-	-	2026
2026	-	-	95%	-	-	2027
2027	6	270,000	95%	1,539,000	1,539,000	2028
2028	26	276,857	95%	6,838,371	8,377,371	2029
2029	28	283,714	95%	7,546,800	15,924,171	2030
2030	28	290,571	95%	7,729,200	23,653,371	2031
2031	30	297,429	95%	8,476,714	32,130,086	2032
2032	30	304,286	95%	8,672,143	40,802,229	2033
2033	26	311,143	95%	7,685,229	48,487,457	2034
2034	26	318,000	95%	7,854,600	56,342,057	2035
2035	-	-	95%	-	-	2036
2036	-	-	95%	-	-	2037
2037	-	-	95%	-	-	2038
2038	-	-	95%	-	-	2039
2039	-	-	95%	-	-	2040
2040	-	-	95%	-	-	2041
2041	-	-	95%	-	-	2042
2042	-	-	95%	-	-	2043
2043	-	-	95%	-	-	2044
2044	-	-	95%	-	-	2045
2045	-	-	95%	-	-	2046
2046	-	-	95%	-	-	2047
2047	-	-	95%	-	-	2048
2048	-	-	95%	-	-	2049
2049	-	-	95%	-	-	2050
2050	-	-	95%	-	-	2051
2051	-	-	95%	-	-	2052
2052	-	-	95%	-	-	2053
2053	-	-	95%	-	-	2054
2054	-	-	95%	-	-	2055
2055	-	-	95%	-	-	2056

200

Calculation of _____

1st Year	No. of Homes	Value of Homes	% on Tax Rolls	Annual Impact	Cumm Impact	FYE Year
2024	0	\$ -	50%	\$ -	-	2025
2025	0	-	50%	-	-	2026
2026	0	-	50%	-	-	2027
2027	0	-	50%	-	-	2028
2028	0	-	50%	-	-	2029
2029	0	-	50%	-	-	2030
2030	0	-	50%	-	-	2031
2031	0	-	50%	-	-	2032
2032	0	-	50%	-	-	2033
2033	0	-	50%	-	-	2034
2034	0	-	50%	-	-	2035
2035	0	-	50%	-	-	2036
2036	0	-	50%	-	-	2037
2037	0	-	50%	-	-	2038
2038	0	-	50%	-	-	2039
2039	0	-	50%	-	-	2040
2040	0	-	50%	-	-	2041
2041	0	-	50%	-	-	2042
2042	0	-	50%	-	-	2043
2043	0	-	50%	-	-	2044
2044	0	-	50%	-	-	2045
2045	0	-	50%	-	-	2046
2046	0	-	50%	-	-	2047
2047	0	-	50%	-	-	2048
2048	0	-	50%	-	-	2049
2049	0	-	50%	-	-	2050
2050	0	-	50%	-	-	2051
2051	0	-	50%	-	-	2052
2052	0	-	50%	-	-	2053
2053	0	-	50%	-	-	2054
2054	0	-	50%	-	-	2055
2055	0	-	50%	-	-	2056

-

PROJECTIONS FOR ESPINO PID DATED 9/6/24 - ASSUMES COSA FILE 2023
TAX RATE
Calculation of Preliminary Bonding Capacity - Espino PID

Total Bonds Issued (1)(2):	\$11,700,000
Estimated Net Proceeds (3):	\$10,530,000
Tax Collection %:	98.0%
Estimated Interest Rate:	5.75%
Maximum Profirma I&S Tax Rate:	\$0.3611
Maximum Profirma M&O Tax Rate:	\$0.1805

[illegible]

Development Assumptions provided by Developer

Espino PID Analysis 9 5 24 COSA Current Tax Rate Incremental Home Value

CONFIDENTIAL DRAFT

PROJECTIONS FOR ESPINO PID DATED 9/6/24 - ASSUMES COSA FYE 2025
TAX RATE

PREPARED BY HILLTOP

Calculation of Net Available For Debt Service - Espino PID

Year	Revenues		Maintenance & Operations				Net		Debt Service		Potential Bond Proceeds and Other Funds Distribution ⁽⁹⁾			
	Ad Valorem		M&O Tax Rate		Net Available For Debt Service		Net Available After Debt Service		Projected Net Bond Proceeds ⁽⁹⁾		Potential Excess M&O Ad Valorem Tax Distribution ⁽⁹⁾		Potential Excess I&S Ad Valorem Tax Distribution	
	Taxable Assessed Value	Tax @ 0.54161 Total ⁽¹⁾	Calculated @ 0.18054	M&O for Operations 0.04000	Waterfall 0.14054	Debt Service	Debt (2)	Debt Service	Debt (2)	Net Bond ⁽⁹⁾	Excess M&O Ad Valorem Tax Distribution ⁽⁹⁾	Excess I&S Ad Valorem Tax Distribution	Potential Bond Proceeds & Other Funds Distribution	
2025	-	-	-	-	-	-	-	-	-	-	-	-	-	
2026	-	-	-	-	-	-	-	-	-	-	-	-	-	
2027	-	-	-	-	-	-	-	-	-	-	-	-	-	
2028	\$ 6,768,730	\$ 35,927	\$ 11,976	\$ 2,653	\$ 9,322	\$ 23,951	\$ -	\$ 23,951	\$ -	\$ -	\$ -	\$ -	\$ -	
2029	38,199,093	202,752	67,584	14,974	52,610	135,168	-	135,168	-	-	-	-	-	
2030	71,884,193	381,545	127,182	28,179	99,003	254,364	-	254,364	-	4,500,000	-	-	4,500,000	
2031	107,820,114	572,285	190,762	42,265	148,496	381,523	375,193	6,330	-	-	90,762	-	90,762	
2032	146,158,721	775,778	258,593	57,294	201,298	517,992	375,193	141,992	3,150,000	158,593	-	-	3,308,593	
2033	185,621,043	985,235	328,412	72,763	255,648	656,824	647,660	9,163	-	-	228,412	-	228,412	
2034	220,795,607	1,171,934	390,645	86,552	304,093	781,289	647,660	133,629	2,880,000	290,645	-	-	3,170,645	
2035	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2036	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2037	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2038	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2039	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2040	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2041	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2042	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2043	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2044	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2045	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2046	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2047	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2048	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2049	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2050	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2051	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2052	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2053	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
2054	256,944,057	1,363,802	454,601	100,722	353,879	909,201	907,658	1,543	-	-	354,601	-	354,601	
Total	\$ 31,401,498	\$ 10,467,166	\$ 8,148,043	\$ 20,334,332	\$ 20,198,570	\$ 735,462	\$ 10,530,000	\$ 7,860,424	\$ 21,604	\$ 18,412,029				

- (1) Assumes collection ratio of: 98%
(2) Calculated at: 5.75%
(3) Calculated at: 90.00%
(4) Calculated less: \$ 100,000
(5) Projected Distributions only occur to the extent there are eligible public infrastructure balances and related interest outstanding.

Development Assumptions provided by Developer

Espino PID Analysis 9 5 24 COSA Current Tax Rate Incremental Home Value

**PROJECTIONS FOR ESPINO PID DATED 9/6/24 - ASSUMES COSA FYE 2025
TAX RATE**

Espino PID - Calculation of Direct Economic Impact From Date Property Goes On Tax Roll

FYE	Bexar County			University Health System			Alamo Community College		
	Ad Value Tax	Total	Cummul.	Ad Value Tax	Total	Cummul.	Ad Value Tax	Total	Cummul.
Year	\$ 0.276331	Impact	Impact	\$ 0.276235	Impact	Impact	\$ 0.14915	Impact	Impact
2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-
2028	18,330	18,330	18,330	18,324	18,324	18,324	9,894	9,894	9,894
2029	103,445	103,445	121,775	103,409	103,409	121,733	55,834	55,834	65,728
2030	194,666	194,666	316,440	194,598	194,598	316,330	105,071	105,071	170,799
2031	201,982	201,982	608,422	201,880	201,880	608,211	157,597	157,597	328,397
2032	395,804	395,804	1,004,226	395,667	395,667	1,003,877	213,636	213,636	542,032
2033	\$02,670	\$02,670	1,506,896	\$02,495	\$02,495	1,506,373	271,317	271,317	813,349
2034	597,924	597,924	2,104,820	597,716	597,716	2,104,089	322,730	322,730	1,136,079
2035	695,816	695,816	2,800,636	695,574	695,574	2,799,663	375,567	375,567	1,511,647
2036	695,816	695,816	3,496,452	695,574	695,574	3,495,237	375,567	375,567	1,887,214
2037	695,816	695,816	4,192,268	695,574	695,574	4,190,811	375,567	375,567	2,262,782
2038	695,816	695,816	4,888,083	695,574	695,574	4,886,385	375,567	375,567	2,638,349
2039	695,816	695,816	5,583,899	695,574	695,574	5,581,399	375,567	375,567	3,013,916
2040	695,816	695,816	6,279,715	695,574	695,574	6,277,533	375,567	375,567	3,389,484
2041	695,816	695,816	6,975,531	695,574	695,574	6,973,107	375,567	375,567	3,765,051
2042	695,816	695,816	7,671,346	695,574	695,574	7,668,681	375,567	375,567	4,140,619
2043	695,816	695,816	8,367,162	695,574	695,574	8,364,258	375,567	375,567	4,516,186
2044	695,816	695,816	9,062,978	695,574	695,574	9,059,829	375,567	375,567	4,891,754
2045	695,816	695,816	9,758,794	695,574	695,574	9,755,403	375,567	375,567	5,267,321
2046	695,816	695,816	10,454,609	695,574	695,574	10,450,977	375,567	375,567	5,642,888
2047	695,816	695,816	11,150,425	695,574	695,574	11,146,551	375,567	375,567	6,018,456
2048	695,816	695,816	11,846,241	695,574	695,574	11,842,125	375,567	375,567	6,394,023
2049	695,816	695,816	12,542,057	695,574	695,574	12,537,700	375,567	375,567	6,769,591
2050	695,816	695,816	13,237,873	695,574	695,574	13,233,274	375,567	375,567	7,145,158
2051	695,816	695,816	13,933,688	695,574	695,574	13,928,848	375,567	375,567	7,520,726
2052	695,816	695,816	14,629,504	695,574	695,574	14,624,422	375,567	375,567	7,896,293
2053	695,816	695,816	15,325,320	695,574	695,574	15,319,996	375,567	375,567	8,271,860
2054	695,816	695,816	16,021,136	695,574	695,574	16,015,570	375,567	375,567	8,647,428
2055	695,816	695,816	16,716,951	695,574	695,574	16,711,144	375,567	375,567	9,022,995
2056	695,816	695,816	17,412,767	695,574	695,574	17,406,718	375,567	375,567	9,398,563

SUMMARY OF CUMULATIVE IMPACT

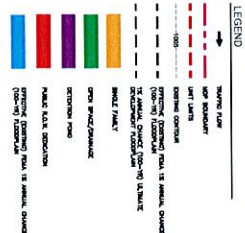
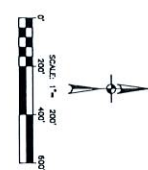
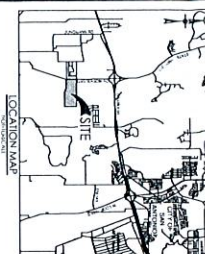
	Bexar County	University Health System	Alamo Comm CD	Aggregate
Year 2031	\$ 608,422	\$ 608,211	\$ 328,397	\$ 1,545,029
Year 2036	\$ 3,496,452	\$ 3,495,237	\$ 1,887,214	\$ 8,878,903
Year 2041	\$ 6,975,531	\$ 6,973,107	\$ 3,765,051	\$ 17,713,689
Year 2046	\$ 10,454,609	\$ 10,450,977	\$ 5,642,888	\$ 26,548,475
Year 2051	\$ 13,933,688	\$ 13,928,848	\$ 7,520,726	\$ 35,383,261
Year 2056	\$ 17,412,767	\$ 17,406,718	\$ 9,398,563	\$ 44,218,047

Note: Tax rates shown are for the 2023-2024 tax year and tax collections have been calculated at a collection ratio of:

98%

EXHIBIT 8

Updated/Revised Preliminary Espino Master Development Plan



LAND USE DENSITY TABLE						
TYPE	AREA	RESIDENTIAL DENSITY	INDUSTRIAL DENSITY	OPEN SPACE	ROADWAY	TOTAL
1970	1,000	10.00	0.00	0.00	0.00	10.00
1980	1,000	15.00	0.00	0.00	0.00	15.00
1990	1,000	20.00	0.00	0.00	0.00	20.00
2000	1,000	25.00	0.00	0.00	0.00	25.00
2010	1,000	30.00	0.00	0.00	0.00	30.00
2020	1,000	35.00	0.00	0.00	0.00	35.00
2030	1,000	40.00	0.00	0.00	0.00	40.00
2040	1,000	45.00	0.00	0.00	0.00	45.00
2050	1,000	50.00	0.00	0.00	0.00	50.00
2060	1,000	55.00	0.00	0.00	0.00	55.00
2070	1,000	60.00	0.00	0.00	0.00	60.00
2080	1,000	65.00	0.00	0.00	0.00	65.00
2090	1,000	70.00	0.00	0.00	0.00	70.00
2100	1,000	75.00	0.00	0.00	0.00	75.00
2110	1,000	80.00	0.00	0.00	0.00	80.00
2120	1,000	85.00	0.00	0.00	0.00	85.00
2130	1,000	90.00	0.00	0.00	0.00	90.00
2140	1,000	95.00	0.00	0.00	0.00	95.00
2150	1,000	100.00	0.00	0.00	0.00	100.00
2160	1,000	105.00	0.00	0.00	0.00	105.00
2170	1,000	110.00	0.00	0.00	0.00	110.00
2180	1,000	115.00	0.00	0.00	0.00	115.00
2190	1,000	120.00	0.00	0.00	0.00	120.00
2200	1,000	125.00	0.00	0.00	0.00	125.00
2210	1,000	130.00	0.00	0.00	0.00	130.00
2220	1,000	135.00	0.00	0.00	0.00	135.00
2230	1,000	140.00	0.00	0.00	0.00	140.00
2240	1,000	145.00	0.00	0.00	0.00	145.00
2250	1,000	150.00	0.00	0.00	0.00	150.00
2260	1,000	155.00	0.00	0.00	0.00	155.00
2270	1,000	160.00	0.00	0.00	0.00	160.00
2280	1,000	165.00	0.00	0.00	0.00	165.00
2290	1,000	170.00	0.00	0.00	0.00	170.00
2300	1,000	175.00	0.00	0.00	0.00	175.00
2310	1,000	180.00	0.00	0.00	0.00	180.00
2320	1,000	185.00	0.00	0.00	0.00	185.00
2330	1,000	190.00	0.00	0.00	0.00	190.00
2340	1,000	195.00	0.00	0.00	0.00	195.00
2350	1,000	200.00	0.00	0.00	0.00	200.00
2360	1,000	205.00	0.00	0.00	0.00	205.00
2370	1,000	210.00	0.00	0.00	0.00	210.00
2380	1,000	215.00	0.00	0.00	0.00	215.00
2390	1,000	220.00	0.00	0.00	0.00	220.00
2400	1,000	225.00	0.00	0.00	0.00	225.00
2410	1,000	230.00	0.00	0.00	0.00	230.00
2420	1,000	235.00	0.00	0.00	0.00	235.00
2430	1,000	240.00	0.00	0.00	0.00	240.00
2440	1,000	245.00	0.00	0.00	0.00	245.00
2450	1,000	250.00	0.00	0.00	0.00	250.00
2460	1,000	255.00	0.00	0.00	0.00	255.00
2470	1,000	260.00	0.00	0.00	0.00	260.00
2480	1,000	265.00	0.00	0.00	0.00	265.00
2490	1,000	270.00	0.00	0.00	0.00	270.00
2500	1,000	275.00	0.00	0.00	0.00	275.00
2510	1,000	280.00	0.00	0.00	0.00	280.00
2520	1,000	285.00	0.00	0.00	0.00	285.00
2530	1,000	290.00	0.00	0.00	0.00	290.00
2540	1,000	295.00	0.00	0.00	0.00	295.00
2550	1,000	300.00	0.00	0.00	0.00	300.00
2560	1,000	305.00	0.00	0.00	0.00	305.00
2570	1,000	310.00	0.00	0.00	0.00	310.00
2580	1,000	315.00	0.00	0.00	0.00	315.00
2590	1,000	320.00	0.00	0.00	0.00	320.00
2600	1,000	325.00	0.00	0.00	0.00	325.00
2610	1,000	330.00	0.00	0.00	0.00	330.00
2620	1,000	335.00	0.00	0.00	0.00	335.00
2630	1,000	340.00	0.00	0.00	0.00	340.00
2640	1,000	345.00	0.00	0.00	0.00	345.00
2650	1,000	350.00	0.00	0.00	0.00	350.00
2660	1,000	355.00	0.00	0.00	0.00	355.00
2670	1,000	360.00	0.00	0.00	0.00	360.00
2680	1,000	365.00	0.00	0.00	0.00	365.00
2690	1,000	370.00	0.00	0.00	0.00	370.00
2700	1,000	375.00	0.00	0.00	0.00	375.00
2710	1,000	380.00	0.00	0.00	0.00	380.00
2720	1,000	385.00	0.00	0.00	0.00	385.00
2730	1,000	390.00	0.00	0.00	0.00	390.00
2740	1,000	395.00	0.00	0.00	0.00	395.00
2750	1,000	400.00	0.00	0.00	0.00	400.00
2760	1,000	405.00	0.00	0.00	0.00	405.00
2770	1,000	410.00	0.00	0.00	0.00	410.00
2780	1,000	415.00	0.00	0.00	0.00	415.00
2790	1,000	420.00	0.00	0.00	0.00	420.00
2800	1,000	425.00	0.00	0.00	0.00	425.00
2810	1,000	430.00	0.00	0.00	0.00	430.00
2820	1,000	435.00	0.00	0.00	0.00	435.00
2830	1,000	440.00	0.00	0.00	0.00	440.00
2840	1,000	445.00	0.00	0.00	0.00	445.00
2850	1,000	450.00	0.00	0.00	0.00	450.00
2860	1,000	455.00	0.00	0.00	0.00	455.00
2870	1,000	460.00	0.00	0.00	0.00	460.00
2880	1,000	465.00	0.00	0.00	0.00	465.00
2890	1,000	470.00	0.00	0.00	0.00	470.00
2900	1,000	475.00	0.00	0.00	0.00	475.00
2910	1,000	480.00	0.00	0.00	0.00	480.00
2920	1,000	485.00	0.00	0.00	0.00	485.00
2930	1,000	490.00	0.00	0.00	0.00	490.00
2940	1,000	495.00	0.00	0.00	0.00	495.00
2950	1,000	500.00	0.00	0.00	0.00	500.00
2960	1,000	505.00	0.00	0.00	0.00	505.00
2970	1,000	510.00	0.00	0.00	0.00	510.00
2980	1,000	515.00	0.00	0.00	0.00	515.00
2990	1,000	520.00	0.00	0.00	0.00	520.00
3000	1,000	525.00	0.00	0.00	0.00	525.00

FAHRI SHAW'S REQUIRED VERT PHASE				
PHASE	DESCRIPTION	NO. OF SLOTS	REQ. AC	AC PROVIDED
1	STAGE 1/2 AC 20000000	100	3.74	3.74
2	STAGE 1/2 AC 20000000	100	3.74	3.74
3	STAGE 1/2 AC 20000000	100	3.74	3.74
4	STAGE 1/2 AC 20000000	100	3.74	3.74
5	STAGE 1/2 AC 20000000	100	3.74	3.74
6	STAGE 1/2 AC 20000000	100	3.74	3.74
7	STAGE 1/2 AC 20000000	100	3.74	3.74
8	STAGE 1/2 AC 20000000	100	3.74	3.74
TOTAL: 14.96 AC				
REMARKS: 1. 500 AMPS / 75 REQUIRED / ACTION - 14.96 AC				
TOTAL: 14.96 CABLES REQUIRED				

- [illegible]

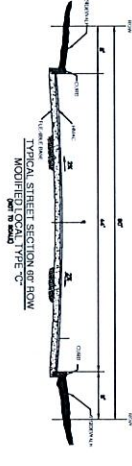
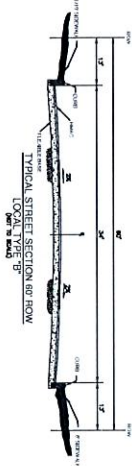
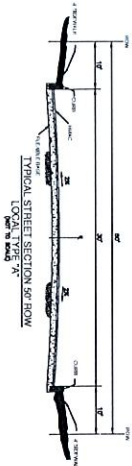
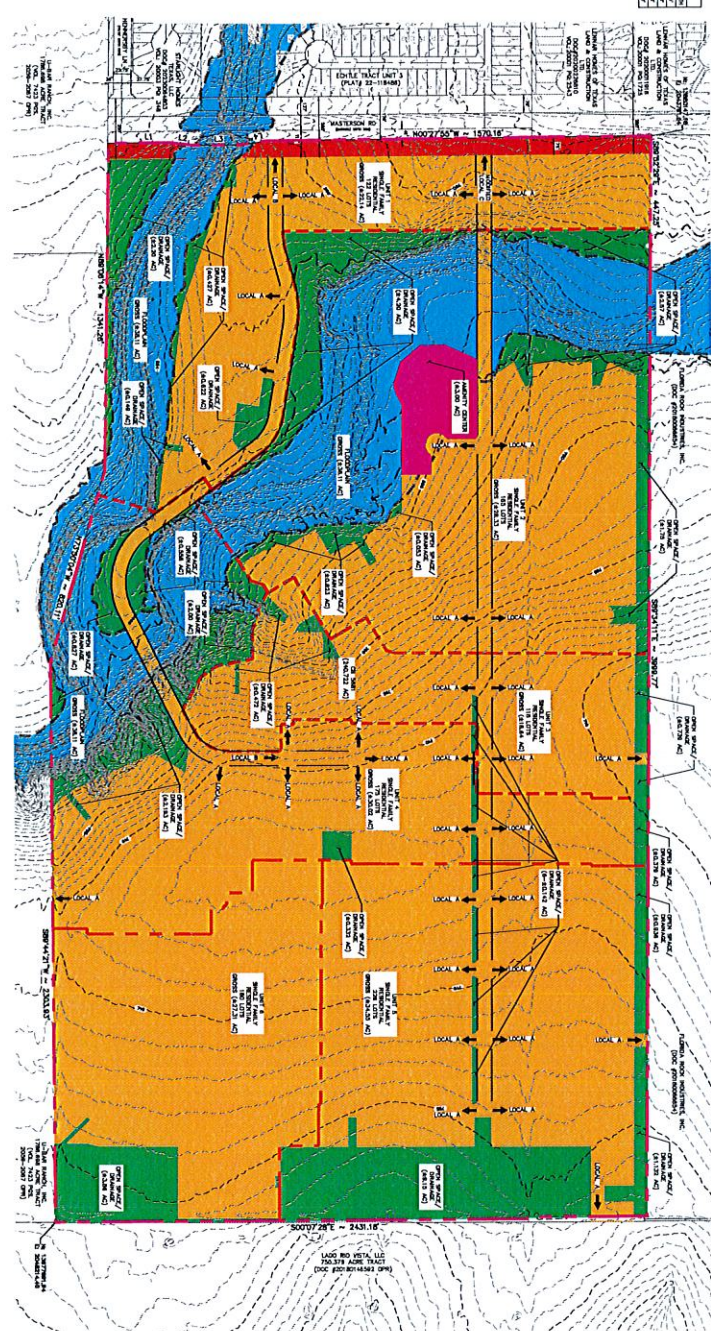
[illegible]

EXHIBIT 9

Updated/Revised Preliminary Land Plan for Espino PID

UNIT 1
SINGLE FAMILY
RESIDENTIAL
122 LOTS

BIKE TRAIL

UNIT 2
SINGLE FAMILY
RESIDENTIAL
165 LOTS

10' SHARED
MULTI-USE PATH

UNIT 3
SINGLE FAMILY
RESIDENTIAL
118 LOTS

UNIT 4
SINGLE FAMILY
RESIDENTIAL
175 LOTS

10' SHARED
MULTI-USE PATH

POCKET PARK

UNIT 5
SINGLE FAMILY
RESIDENTIAL
226 LOTS

AMENITY
CENTER

BIKE TRAIL

10' SHARED
MULTI-USE PATH

BIKE TRAIL

BIKE TRAIL

Potential
Future Land
for Fire
Station

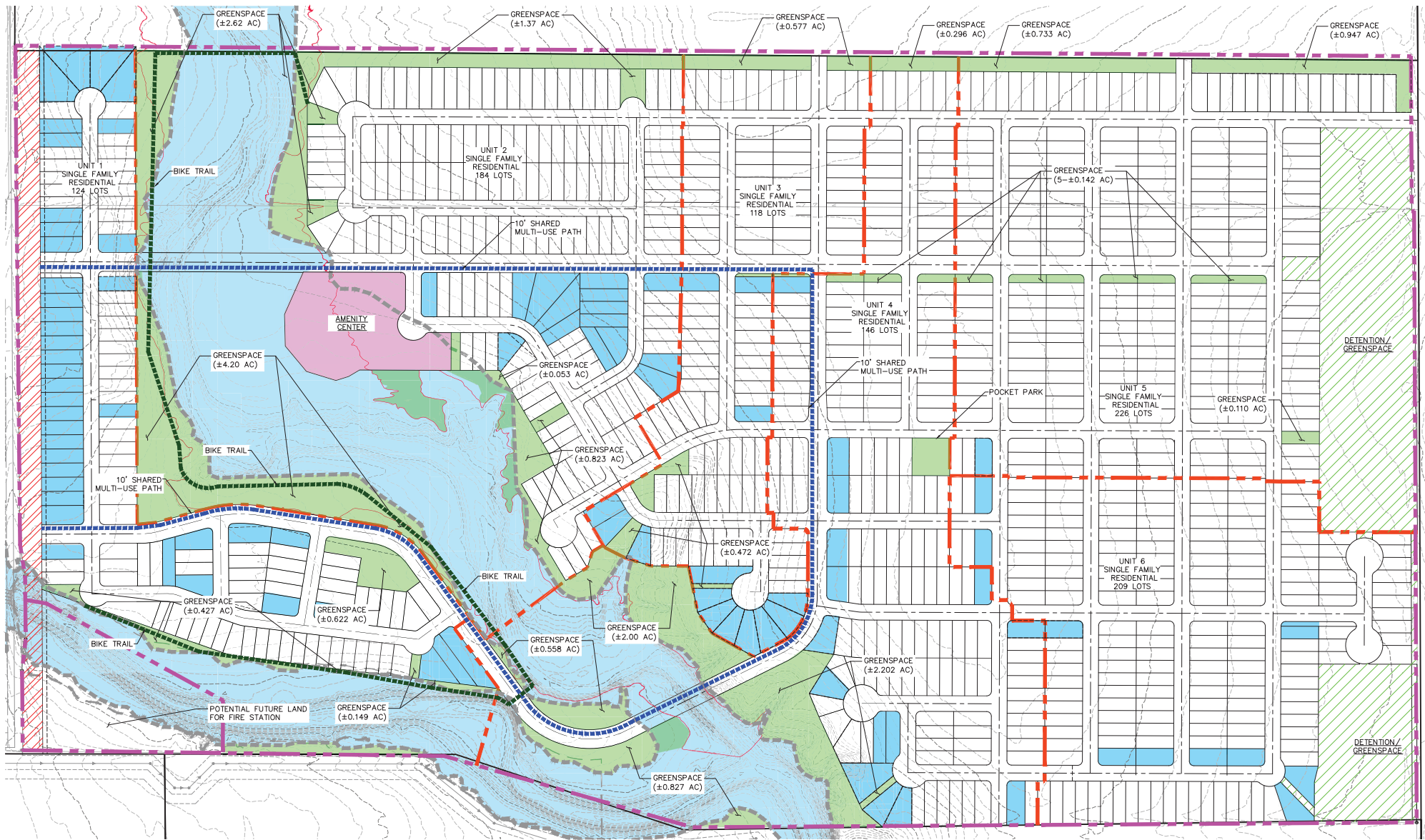
DETENTION/
GREENSPACE

DETENTION/
GREENSPACE

LEGEND

	PD BOUNDARY
	UNIT LIMITS
	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
	PROPOSED 10' SHARED MULTI-USE PATH
	PROPOSED BIKE TRAIL
	6K SF MINIMUM SINGLE FAMILY LOT
	PARKS/GREENSPACE
	DETENTION/GREENSPACE
	PUBLIC R.O.W. DEDICATION

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000



- LEGEND**
- PID BOUNDARY
 - UNIT BOUNDARY
 - EFFECTIVE EXISTING FROM 1% ANNUAL CHANCE 100-YR FLOODPLAIN
 - PROPOSED 10' SHARED MULTI-USE PATH
 - PROPOSED BIKE TRAIL
 - 6X 30' MINIMUM SINGLE FAMILY LOT
 - PARKS/GREENSPACE
 - DETENTION/GREENSPACE
 - PUBLIC R.O.W. DEDICATION

**ESPINO TRACT
PID EXHIBIT
SAN ANTONIO, TEXAS**

SCALE: 1" = 100'
100' 200' 300'

**PAPE-DAWSON
ENGINEERS**

10000 NW LOOP 410 • SAN ANTONIO, TX 78255 • 210.375.8000
TEXAS ENGINEERING FIRM #00171 TEXAS SURVEYING FIRM #100000000

EXHIBIT 10

Copy of previously submitted Contracts Disclosure

Form and Form 1295 executed by the Petitioner/

Property Owner



CITY OF SAN ANTONIO

Contract Disclosure Form

Please print completed form and submit with proposal.
All questions must be answered and sections must be completed.
For details on use of this form, see [Section 2-59 through 2-61](#) of the City's Ethics Code.

Inaccurate or incomplete disclosures may affect eligibility.

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

*1) Contract Information

a) Contract or Project Name:

Espino Special Improvement District (City Consent and Development Agreement)

b) Department:

Planning

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

a) LEGAL NAME (must match the name that will appear on the contract, if awarded).

Name

Masterson 90 Investors, LP

b) Name and Title of Authorized Signatory (person who will sign the contract)

Name

Title

James E. Sullivan

Manager

c) Name of all Owners.

Name

Sulco Investors GP, LLC

d) Name of all Board Members.

Name

n/a

e) Name of all Executive Committee Members.

Name

n/a

f) Name of all Officers.

Name

n/a

*3) List any individual(s) or entity(ies) that is a partner, parent company, joint venture, or subsidiary entity(ies) of the individual or entity listed in Section 2 above.

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

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

Type

Name

Partner

Sulco Investors GP, LLC (General Partner of Masterson 90 Investors, LP)

Names of owners, executive committee members, officers, partners, and directors:

Type

Name

Officer

James E. Sullivan

Officer

Zachry H. Davis, Jr.

Officer Pete S. Tassos
Officer Karrie Dziuk

***4) Subcontractor Information.**

- ☐ 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.
☐ The following subcontractors have been retained for this contract (please list information below):

***5) List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 2, 3, or 4 to assist in seeking this contract.**

- ☐ Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.
☒ List of attorneys, lobbyists, or consultants retained to assist in seeking this contract:

Type	Name
Attorney	Killen, Griffin, and Farrimond, PLLC
Attorney	James Griffin (c/o Killen, Griffin, and Farrimond, PLLC)
Attorney	Nina Prado (c/o Killen, Griffin, and Farrimond, PLLC)
Lobbyist	Killen, Griffin, and Farrimond, PLLC
Lobbyist	James Griffin (c/o Killen, Griffin, and Farrimond, PLLC)
Lobbyist	Nina Prado (c/o Killen, Griffin, and Farrimond, PLLC)

***6) Disclosure of political contributions.**

List any campaign or officeholder contributions made in the past 24 months by individuals listed in Sections 2, 3, 4 or 5 to any current or former City Council member, candidate for City Council, or political action committee that contributes to City Council elections. Please include any indirect contributions made by a spouse (statutory or common-law) of any individual listed in Sections 2, 3 or 4:

- ☐ Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.
☒ If applicable, list below name of contributor; to whom; date; and amount:

Name of Contributor	To Whom	Date of Contribution	Total Amount of Contribution
Killen, Griffin and Farrimond Political Committee	Ron Nirenberg Campaign	11/16/2022	\$1,000.00
Killen, Griffin and Farrimond Political Committee	John Courage	12/02/2022	\$500.00
Killen, Griffin and Farrimond Political Committee	Phyllis Viagran	05/01/2023	\$500.00
Killen, Griffin and Farrimond Political Committee	Marina Aldrete Gavito	05/31/2023	\$500.00
Killen, Griffin and Farrimond Political Committee	Phyllis Viagran	06/28/2023	\$500.00
Killen, Griffin and Farrimond Political Committee	Marc Whyte	06/27/2023	\$500.00
Killen, Griffin and Farrimond Political Committee	Ron Nirenberg Campaign	11/28/2023	\$1,000.00
Killen, Griffin and Farrimond Political Committee	Manny Pelaez Campaign	02/23/2024	\$500.00
Killen, Griffin and Farrimond Political Committee	Marina Aldrete Gavito	04/02/2024	\$500.00
Killen, Griffin and Farrimond Political Committee	Marina Aldrete Gavito	09/25/2024	\$500.00

***7) 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?

- ☒ 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.
☐ I am aware of the following conflict(s) of interest:

***8) Service on a City Board or Commission.**

Currently, or within the past twelve (12) months, have any individuals listed in Sections 2, 3, or 4, or their spouse, sibling, parent, child, or other first-degree family member by consanguinity or affinity, served on a City board or commission?

☐ Yes ☒ No

If yes, do any of the individuals own 10% or more of the voting stock or shares, or 10% or more of the fair market value of the entity seeking a contract with the City?

☐ Yes ☒ No

Acknowledgements

*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 Contact 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.

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

☒ This is not a high-profile contract.

☐ This is a high-profile contract. If this is a high-profile contract, please acknowledge the following:

- ☐ I acknowledge that this contract has been designated as a high-profile contract by the city. I further acknowledge that certain individuals as outlined in Section 2-309 of the Municipal Campaign Finance Code 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.
- ☐ I warrant that no contributions have been made by these individuals in violation of Section 2-309 of the Municipal Campaign Finance Code.
- ☐ **PENALTY:** I acknowledge that if any of the individuals or entities identified in Section 2-309 of the Municipal Campaign Finance Code make a prohibited contribution during the blackout period, the City cannot award the contract to them. Additionally, City Council may void any contract awarded in violation of this provision.

*4. Prohibited Interest in Contracts

- ☒ I acknowledge that under the City Charter and Ethics Code, City Officers (including members of certain boards and commissions considered "more than advisory" in nature) and certain City Employees, as well as their close family members, and businesses they or their family own (with a 10% or greater interest) are prohibited from obtaining contracts with the City during their service. This includes subcontracts and applies to related businesses. These individuals and their families remain prohibited from obtaining discretionary contracts for one year after leaving City service.

*5. Conflicts of Interest Questionnaire (CIQ)

- ☒ I understand Chapter 176 of the Local Government Code requires certain contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if the contract is not designated as "High Profile". I acknowledge that I have been advised of the requirement.

*Oath

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

* Print Name:

James E. Sullivan

* Signature:

James E. Sullivan

Title:

Manager

Date:

9/30/2024

* Company Name:

Masterson 80 Investors, LP (c/o Sullico Investors GP, LLC)

Please print completed form and submit with proposal.
All questions must be answered and sections must be completed.
If necessary to mail, send to:
Purchasing
P.O. Box 839966
San Antonio, Texas 78283-3966

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

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Masterson 90 Investors, LP
San Antonio, TX United States

Certificate Number:
2024-1221071

Date Filed:
09/30/2024

Date Acknowledged:

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, Texas

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.
Espino PID DA
Development Regulations for the Espino PID Property

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Sulco Investors GP, LLC	San Antonio, TX United States	X	
Sullivan, James E.	San Antonio, TX United States	X	
Davis, Zachry H.	San Antonio, TX United States	X	
Tassos, Pete S.	San Antonio, TX United States	X	
Dziuk, Karrie	San Antonio, TX United States	X	
Killen, Griffin & Farrimond, PLLC	San Antonio, TX United States		X
(c/o Nina Prado, Attorney), Killen, Griffin & Farrimond, PLLC	San Antonio, TX United States		X
(c/o James Griffin, Attorney), Killen, Griffin & Farrimond, PLLC	San Antonio, TX United States		X

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is James E. Sullivan, Jr., and my date of birth is 5/21/1958.

My address is 802 E. El Prado Dr. San Antonio Tx 78212 US.
(street) (city) (state) (zip code) (country)

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

Executed in Bexar County, State of Texas, on the 3rd day of 10, 2024.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)

EXHIBIT 11

Copy of previously submitted vesting deeds and
Bexar County Appraisal District information for
the Subject Property

BCAD Property ID No. 348255

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

SPECIAL WARRANTY DEED

Date: December 5, 2023

Grantor: Les Katona, Jr., Receiver appointed pursuant to an Order of Partition by Sale signed August 26, 2022, in Cause No. 2012-PC-3179, Probate Court No. 1, Bexar County, Texas; and pursuant to an Order of Sale of Real Property, signed July 20, 2023 in Cause No. 2012-PC-3179, Probate Court No. 1, Bexar County, Texas and a Decree Confirming/Approving Sale signed November 3, 2023, in Cause No. 2012-PC-3179, Probate Court No. 1, Bexar County, Texas.

Grantor's Mailing Addresses:

Les Katona, Jr., Receiver 700 N. St. Mary's Street, Suite 1500, San Antonio, Bexar County, Texas 78205.

Grantee: MASTERSON 90 INVESTORS, LP

Grantee's Mailing Address: 200 Concord Plaza Drive, Suite 440, San Antonio, Texas 78216

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All that certain tract or parcel of land, lying and being situated in the E.V. DALE SURVEY No. 13, Abstract No. 1000, and the I. GARNER SURVEY No. 13-1/4, Abstract No. 1004, Bexar County, Texas, and being 191.86 acres of land, being known as Tract No. 10, of Masterson Farms, according to the plat thereof recorded in Volume 642, Page 298, Plat Records of Bexar County, Texas, SAVE & EXCEPT THEREFROM, that certain 0.096 acre tract described in a deed to County of Bexar, recorded July 8, 1942 in Volume 1897, Page 629, Deed Records of Bexar County, Texas; more fully described by metes and bounds as shown on **Exhibit A**.

Grantor conveys to Grantee all unrestricted and base irrigation groundwater withdrawal rights derived from EAA Permit No. P100-182(BE00073) recorded at Volume 9, Page 793 and as Document No. 20080221798 in the Official Public Records.

CHICAGO TITLE GF# 4300112307197 DB

Also known by its address: 7580 Masterson Road, San Antonio, Texas 78252.

Exceptions and Reservations to Conveyance and Warranty:

All matters of record and all terms of the documents creating or offering evidence of the matters including without limitation encumbrances, easements, rights-of-way, prescriptive rights, restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral and royalty interests being outstanding and all other matters concerning title as may appear of record in the office of the County Clerk of Bexar County, Texas; all matters visible on the ground and all matters which would be disclosed by a survey compliant with the current standards and specifications as published by the Texas Society of Professional Surveyors for the Survey Category.

Grantor, for the consideration, the receipt of which is acknowledged, and subject to the Exceptions and Reservations to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

Special Conditions: None.

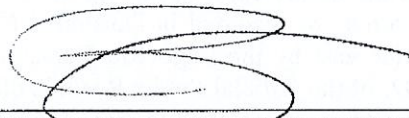
When the context requires, singular nouns and pronouns include the plural.

THE CONTRACT FOR THE SALE OF THE PROPERTY BETWEEN GRANTOR AND GRANTEE (THE "CONTRACT") IS AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE PURCHASE PRICE WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS, DISCLOSURES, OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE EXPRESSLY SET FORTH IN THIS DEED AND THE CLOSING DOCUMENTS (THE "EXPRESS REPRESENTATIONS").

GRANTEE IS NOT RELYING ON ANY REPRESENTATIONS, DISCLOSURES, OR EXPRESS OR IMPLIED WARRANTIES OTHER THAN THE EXPRESS REPRESENTATIONS. GRANTEE IS NOT RELYING ON ANY INFORMATION

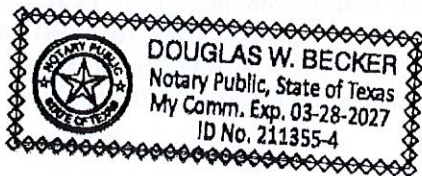
REGARDING THE PROPERTY PROVIDED BY ANY PERSON, OTHER THAN GRANTEE'S OWN INSPECTION AND THE EXPRESS REPRESENTATIONS.

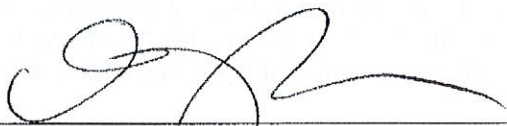
SUBJECT TO THE EXPRESS REPRESENTATIONS, AFTER THE DATE HEREOF, GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, OR THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCTS LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE THAT WOULD OTHERWISE IMPOSE ON SELLERS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.


LES KATONA, JR., AS RECEIVER

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 5th day of DECEMBER, 2023, by Les Katona, Jr. for the consideration and in the capacity therein stated.




Notary Public, State of Texas

After recorded return to:
Hornberger Fuller Garza & Cohen, Inc.
7373 Broadway, Suite 300

San Antonio, Texas 78209
Attn: Andrew S. Cohen, Esq.

EXHIBIT A

Legal Description

Said 191.768 acre tract of land lying and being situated on and east of Masterson Road, 7.4 miles east of Castroville, in Bexar County, Texas; about 16.7 miles S 76° W of the City of San Antonio, the County Seat; and containing 174.160 acres lying within Sur. No. 13, E. V. Dale, Original Grantee, Abstract No. 1000; and 17.608 acres lying within Sur. No. 13-1/4, Isaac Garner, Original Grantee, Abstract No. 1004. Said 191.768 acre tract being the major portion of Tract No. 10, of the Masterson Farms, as recorded in Vol. 642, Page 298, of the Plat Records of said County; and the major portion of the same lands as referred to and conveyed to Manuel Espino & Jose Espino, by Jose D. Espino, et al., by Special Warranty Deed dated December 7, 1939, and recorded in Vol. 1733, Pages 404-406, of the Deed Records of said County. Said 191.768 acre tract being all of said Tract No. 10, of said Masterson Farms, save and except a 0.096 acre tract conveyed to the County of Bexar, as recorded in Vol. 1897, Pages 629-631, of the Deed Records of said County. Said 191.768 acre tract being bounded on the west by the east R.O.W. line of said Masterson Road; on the north by the WPGL, LLC 49.922 acre tract (south portion of Tract No. 8 of said Masterson Farms), as recorded in Document No. 20200040014, of the Official Public Records of said County; on the east by the Lago Rio Vista, L.L.C. 750.379 acre tract, as recorded in Document No. 20180146592, of the Official Public Records of said County; and on the south by the U-Bar Ranch, Inc. 1786.698 acre tract, as recorded in Vol. 7423, Pages 2059-2067, of the Official Public Records of said County. Said 191.768 acre tract fully encompassing two water wells and numerous other improvements, with no overlapping thereof, and being more fully described by metes and bounds, as follows:

BEGINNING at a 4" x 4" concrete marker found near the east end of a rock wall entrance, at the S.E. corner and south terminal of said Masterson Road; in the north side of said U-Bar Ranch 1786.698 acre tract; at the S.W. corner of said Espino Tract No. 10, for the S.W. corner of this tract;

THENCE leaving the north side of said U-Bar Ranch 1786.698 acre tract; and with the east R.O.W. line of said Masterson Road; with the west side of said Espino Tract No. 10 (unless noted), and the west side of this tract, as follows:

N 00° 19' 39" W, along fence and the east side of overhead electric transmission lines; at 10.18 ft. pass a point on line 2.06 ft. east of a leaning "Work Projects Administration" concrete marker; total 253.74 ft. (record = N 00° 40' W 253.6 ft.) to a PK Nail found in a mutilated 4" x 4" concrete marker, at a cedar post, at the north terminal of said fence; same being the South corner of said Bexar Co. 0.096 acre tract, for corner;

N 06° 40' 10" E, unfenced, leaving the west side of said Tract No. 10 and said electric transmission lines; and now and continuing with the east side of said Bexar Co. 0.096 acre tract (until noted), 100.83 ft. (record = N 06° 56' E 100.8 ft.) to a 4" x 4" concrete marker found for corner;

N 00° 22' 15" W, unfenced, crossing Big Sous Creek, 199.88 ft. (record = N 00° 18' W 200.0 ft.) to a 5/8" Steel Pin found in a mutilated 4" x 4" concrete marker, for corner;

N 08° 58' 16" W, unfenced, 100.75 ft. (record = N 09° 00' W 101.2 ft.) to an 8" Nail Spike found in a mutilated 4" x 4" concrete marker, in the west side of said Espino Tract No. 10, at the North corner of said Bexar Co. 0.096 acre tract, for corner; and

THENCE N 00° 27' 55" W, again with fence, the west side of said Tract No. 10, and said electric transmission lines, 1097.64 ft. to a capped 5/8" Steel Pin found at a 2-way cedar fence corner post, 3.0 ft. north of a creosoted gate post; in the east R.O.W. line of said Masterson Road; at the S.W. corner of said Tract No. 8, the N.W. corner of said Espino Tract No. 10; for the S.W. corner of said WPGL, LLC 49.922 acre tract, and the N.W. corner of this tract;

THENCE leaving said electric transmission lines and the east R.O.W. line of said Masterson Road; and with the south side of said WPGL, LLC 49.922 acre tract and an upper south side of said Lago Rio Vista 750.379 acre tract, respectively; with the south side of said Tract No. 8, the north side of said Espino Tract No. 10, and the north side of this tract, as follows:

S 89° 28' 56" E, with fence, at 447.72 ft. cross the east line of said Sur. No. 13-1/4, the west line of said Sur. No. 13; crossing the East Branch of Sous Creek; total 896.51 ft. to a capped 5/8" Steel Pin (stamped "Koch & Koch 2082/6919") set at a cedar fence post, at the east terminal of said fence, for corner;

S 89° 25' 10" E, unfenced, 3540.31 ft. to a capped 1/2" Steel Pin (stamped "Howland Surveying") found at the S.E. corner of said WPGL, LLC 49.922 acre tract, the upper S.W. corner of said Lago Rio Vista 750.379 acre tract, for corner; and

THENCE N 89° 39' 53" E 7.52 ft. (record for the last three calls = S 89° 11' E 4447.2 ft.) to a capped 1/2" Steel Pin (stamped "Howland Surveying") found in the east line of said Sur. No. 13, the west line of Sur. No. 12, Rafael Alderite; at a southwest re-entrant corner of said Lago Rio Vista 750.379 acre tract; for the S.E. corner of said Tract No. 8, the N.E. corner of said Espino Tract No. 10, and the N.E. corner of this tract;

THENCE along fence; and with said survey line, a west side of said Lago Rio Vista 750.379 acre tract, the east side of said Espino Tract No. 10, and the east side of this tract, S 00° 07' 28" E 1945.76 ft. (record = SOUTH 1946.8 ft.) to a 1" Iron Pipe found at a 3-way creosoted fence corner post, in said survey line and a west side of said Lago Rio Vista 750.379 acre tract; at the N.E. corner of said U-Bar Ranch 1786.698 acre tract, for the S.E. corner of said Espino Tract No. 10, and the S.E. corner of this tract;

THENCE leaving said survey line and a west side of said Lago Rio Vista 750.379 acre tract; and along fence; with the north side of said U-Bar Ranch 1786.698 acre tract, the south side of said Espino Tract No. 10, and the south side of this tract, as follows:

S 89° 44' 21" W, re-crossing said Big Sous Creek, 2303.93 ft. (record = WEST 2303.9 ft.) to a capped 1/2" Steel Pin (stamped "Pape Dawson") found 1.5 ft. southwest of a treated 2-way fence corner post, for corner;

N 73° 50' 04" W, re-crossing said Big Sous Creek (twice), 820.11 ft. (record = N 73° 28' W 818.0 ft.) to a capped 1/2" Steel Pin (stamped "Pape Dawson") found 1.0 ft. north of fence, 2.5 ft. west of a treated 2-way fence corner post, for corner; and

THENCE N 89° 06' 14" W, at 909.17 ft. re-cross the west line of said Sur. No. 13, the east line of said Sur. No. 13-1/4; total 1341.26 ft. (record = N 88° 51' W 1345.9 ft.) to the place of BEGINNING.

File Information

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

Document Number: 20230221154
Recorded Date: December 05, 2023
Recorded Time: 4:01 PM
Total Pages: 6
Total Fees: \$42.00

**** 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 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: 12/5/2023 4:01 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

BCAD Property ID Nos. 348251 and 348252

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.

GENERAL WARRANTY DEED

Date: February 21, 2024

Grantor: WPGL, LLC, a Texas limited liability company

Grantor's Mailing Address: 9215 Solon Road, Suite D1
Houston, Texas 77064

Grantee: Masterson 90 Investors, LP, a Texas limited partnership

Grantee's Mailing Address: 200 Concord Plaza Drive, Suite 440
San Antonio, Texas 78216

Consideration:

Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING 49.922 ACRES OF LAND SITUATED ABOUT 16.8 MILES S 74° E OF SAN ANTONIO, IN BEXAR COUNTY, TEXAS, BEING 44.295 ACRES OUT OF SURVEY NO. 13, ABSTRACT NO. 1000, COUNTY BLOCK 5681, E. V. DALE, ORIGINAL GRANTEE, AND 5.627 ACRES OUT OF SURVEY NO. 13 1/4, ABSTRACT NO. 1004, COUNTY BLOCK 4233, ISAAC GARNER, ORIGINAL GRANTEE, BEING A PORTION OF TRACT NO. 8 OF MASTERSON FARMS SUBDIVISION, A SUBDIVISION AS SHOWN ON A PLAT THEREOF RECORDED IN VOLUME 642 ON PAGE 298 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 50 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BERNARD ECHTLE, ET UX, ET AL FROM HENRY J. ECHTLE, INDEPENDENT EXECUTOR OF THE ESTATE OF GEORGE ECHTLE, SR., DECEASED, DATED APRIL 5, 1963, AS RECORDED IN VOLUME 4919 ON PAGE 529 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2" IRON PIN FOUND BY A 6" DIAMETER CEDAR CORNER POST ON THE EAST LINE OF MASTERSON ROAD FOR THE SOUTHWEST CORNER OF THAT CERTAIN 154.392 ACRE TRACT OF LAND DESCRIBED IN A DEED TO EDMUNDO O. GARCIA, M.D. FROM MARIE L. MARCHIORI, INDEPENDENT EXECUTRIX OF THE ESTATE OF JOSEPHINE R. ECHTLE, DATED DECEMBER 22, 2005, AS RECORDED IN VOLUME 11849 ON PAGE 89 OF THE OFFICIAL PUBLIC

CHICAGO TITLE GF# 430011230808900

RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND THE NORTHWEST CORNER OF THIS SURVEY FROM WHICH A 1/2" IRON PIN FOUND AT THE POINT-OF-INTERSECTION OF THE EAST LINE OF SAID MASTERSON ROAD AND THE SOUTH R.O.W. LINE OF U.S. HIGHWAY 90 BEARS N 00-16-58 W 4414.28 FEET;

THENCE: ALONG FENCE AND THE SOUTH LINE OF SAID 154.392 ACRE TRACT OF LAND, S 89- 27-10 E 902.10 FEET TO A 1/2" IRON PIN FOUND S 84-12-56 W 8.72 FEET FROM A LEANING 8" DIAMETER CEDAR POST AT THE END OF A FENCE FOR AN ANGLE POINT;

THENCE: ALONG THE SOUTH LINE OF SAID 154.392 ACRE TRACT OF LAND, S 89-27-36 E 3535.88 FEET TO A 1/2" IRON PIN FOUND IN FENCE ON THE RECOGNIZED EAST LINE OF SAID SURVEY NO. 13, THE RECOGNIZED WEST LINE OF SURVEY NO. 12, ABSTRACT NO. 21, RAFAEL ALDERITE, ORIGINAL GRANTEE, AND THE WEST LINE OF THAT CERTAIN 750.379 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ANTONIO MARIO FERNANDEZ FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION, DATED JULY 9, 1991, AS RECORDED IN VOLUME 5106 ON PAGE 571 OF THE AFOREMENTIONED OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEAST CORNER OF SAID 154.392 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF THIS SURVEY;

THENCE: ALONG FENCE, THE RECOGNIZED EAST LINE OF SAID SURVEY NO. 13, THE RECOGNIZED WEST LINE OF SAID SURVEY NO. 12, AND THE WEST LINE OF SAID 750.379 ACRE TRACT OF LAND, S 00-06-00 E 490.69 FEET TO A 10" DIAMETER CEDAR CORNER POST 1.77 FEET NORTH OF A FOUND 5/8" IRON PIN FOR THE NORTHEAST CORNER OF THAT CERTAIN 191.86 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOSE D. ESPINO, ET AL FROM THOMAS W. MASTERSON, DATED DECEMBER 3, 1928, AS RECORDED IN VOLUME 1107 ON PAGE 235 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF THIS SURVEY;

THENCE: ALONG THE NORTH LINE OF SAID 191.86 ACRE TRACT OF LAND, N 89-26-34 W 3539.56 FEET TO A 6" DIAMETER CEDAR POST AT THE END OF A FENCE FOR AN ANGLE POINT AND GENERALLY ALONG FENCE, N 89-30-13 W 896.67 FEET TO A 5/8" IRON PIN SET BY A 6" DIAMETER CEDAR CORNER POST ON THE EAST LINE OF SAID MASTERSON ROAD FOR THE NORTHWEST CORNER OF SAID 191.86 ACRE TRACT OF LAND AND THE SOUTHWEST CORNER OF THIS SURVEY;

THENCE: GENERALLY ALONG FENCE AND THE EAST LINE OF SAID MASTERSON ROAD, N 00- 18-16 W 490.43 FEET TO THE POINT OF BEGINNING.

Reservations from Conveyance and Warranty: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to those certain matters set forth on Exhibit A attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

Grantor, for the consideration and subject to the Permitted Exceptions, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors and administrators forever. Grantor binds Grantor and Grantor's heirs, executors and administrators to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

Ad valorem taxes and assessments attributable to the year 2024 have been prorated between Grantor and Grantee as of the date of this General Warranty Deed and Grantee hereby expressly assumes and agrees to pay the same for the current year and subsequent years.

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

GRANTOR:

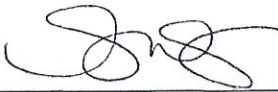
WPGL, LLC, a Texas limited liability company

By: 
Stacey McHenry, Manager

Connecticut
THE STATE OF ~~TEXAS~~ §
COUNTY OF Hartford §

The foregoing instrument was acknowledged before me this 21 day of February 2024 by Stacey McHenry, as Manager of **WPGL, LLC, a Texas limited liability company**, on behalf of said limited liability company.





Notary Public, State of ~~Texas~~ CT ©
Sabrina Sehl

AFTER RECORDING, PLEASE RETURN TO:
Chicago Title of Texas, LLC
Attn: Kriezl Gutierrez
15727 Anthem Parkway, Suite 210
San Antonio, Texas 78249

Exhibits:
Exhibit A – Permitted Exceptions

EXHIBIT A

Permitted Exceptions

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
2. Standby fees, taxes and assessments by any taxing authority for the year 2024 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

File Information

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

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Total Fees: \$41.00

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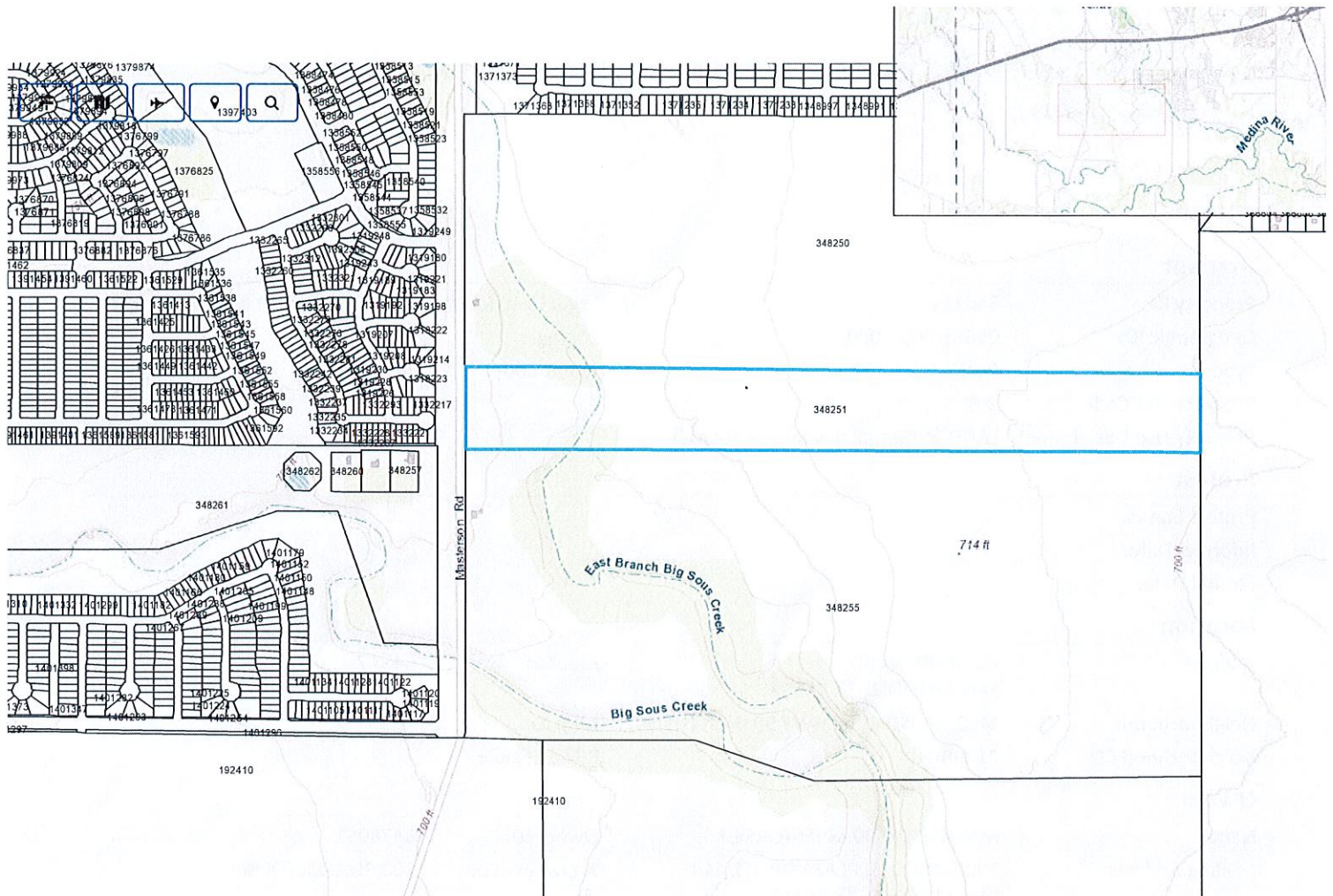
Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

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: 2/23/2024 1:25 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk



BCAD Property ID Nos. 348251 and 348252

0.2km
600ft

Bexar CAD

Property Search > 348251 MASTERSON 90 INVESTORS LP for Year 2024

Tax Year: 2024

Property

Account

Property ID:	348251	Legal Description:	CB 5681 P-8 & 8A 1/2 INT 50.000
Geographic ID:	05681-000-0080	Zoning:	OCL
Type:	Real	Agent Code:	3233372
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	MASTERSON RD SAN ANTONIO, TX 78252	Map ID:	645A7
Neighborhood:	MEDINA ISD Rural HWY 90 West (NS/SW)	E-File Eligible	
Neighborhood CD:	21098		

Owner

Name:	MASTERSON 90 INVESTORS LP	Owner ID:	3478051
Mailing Address:	200 CONCORD PLAZA DR STE 440 SAN ANTONIO, TX 78216	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$919,620	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$919,620	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$919,620	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$817,128	

Taxing Jurisdiction

Owner: MASTERSON 90 INVESTORS LP

% Ownership: 100.000000000000%

Total Value: \$919,620

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$919,620	\$817,128	\$193.40
08	SA RIVER AUTH	0.018000	\$919,620	\$817,128	\$147.08
09	ALAMO COM COLLEGE	0.149150	\$919,620	\$817,128	\$1,218.75
10	UNIVERSITY HEALTH	0.276235	\$919,620	\$817,128	\$2,257.19
11	BEXAR COUNTY	0.276331	\$919,620	\$817,128	\$2,257.98
68	MEDINA VALLEY ISD	1.169200	\$919,620	\$817,128	\$9,553.86
76	BEXAR CO EMERG DIST #5	0.100000	\$919,620	\$817,128	\$817.13
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$919,620	\$817,128	\$0.00
Total Tax Rate:		2.012584			
Taxes w/Current Exemptions:					\$16,445.39
Taxes w/o Exemptions:					\$18,508.12

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	20.7310	903042.36	0.00	0.00	\$850,230	\$0
2	BSE	Base Rate Lot	4.2300	184258.80	0.00	0.00	\$69,390	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$0	\$919,620	0	919,620	\$0	\$817,128
2023	\$0	\$680,940	0	680,940	\$0	\$680,940
2022	\$0	\$619,040	0	619,040	\$0	\$619,040
2021	\$0	\$494,970	0	494,970	\$0	\$494,970
2020	\$0	\$494,970	0	494,970	\$0	\$494,970

2024 data current as of Apr 18 2024 2:32AM.**2023 and prior year data current as of Apr 5 2024 7:35AM****For property information, contact (210) 242-2432 or (210) 224-8511 or email.****For website information, contact (210) 242-2500.**

Bexar CAD

Property Search Results > 348252 MASTERSON 90 INVESTORS LP for Year 2024

Tax Year: 2024

Property

Account

Property ID: 348252
Geographic ID: 05681-000-0082
Type: Real
Property Use Code: 009
Property Use Description: LAND (potential development land)
Legal Description: CB 5681 P-8 & 8A 1/2 UND INT 50.000
Zoning: OCL
Agent Code: 3233372

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: MASTERSON RD
SAN ANTONIO, TX 78252
Neighborhood: MEDINA ISD Rural HWY 90 West (NS/SW)
Neighborhood CD: 21098
Mapsco: 645A7
Map ID:
E-File Eligible

Owner

Name: MASTERSON 90 INVESTORS LP
Mailing Address: 200 CONCORD PLAZA DR STE 440
SAN ANTONIO, TX 78216
Owner ID: 3478051
% Ownership: 100.000000000000%
Exemptions:

Values

(+) Improvement Homesite Value: + \$0
(+) Improvement Non-Homesite Value: + \$0
(+) Land Homesite Value: + \$0
(+) Land Non-Homesite Value: + \$549,140 Ag / Timber Use Value
(+) Agricultural Market Valuation: + \$0 \$0
(+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$549,140
(-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$549,140
(-) HS Cap: - \$0

(=) Assessed Value: = \$549,140

Taxing Jurisdiction

Owner: MASTERSON 90 INVESTORS LP
% Ownership: 100.000000000000%
Total Value: \$549,140

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.023668	\$549,140	\$549,140	\$129.97	
08	SA RIVER AUTH	0.018000	\$549,140	\$549,140	\$98.85	
09	ALAMO COM COLLEGE	0.149150	\$549,140	\$549,140	\$819.04	
10	UNIVERSITY HEALTH	0.276235	\$549,140	\$549,140	\$1,516.92	
11	BEXAR COUNTY	0.276331	\$549,140	\$549,140	\$1,517.45	
68	MEDINA VALLEY ISD	1.169200	\$549,140	\$549,140	\$6,420.54	
76	BEXAR CO EMERG DIST #5	0.100000	\$549,140	\$549,140	\$549.14	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$549,140	\$549,140	\$0.00	
Total Tax Rate:		2.012584				
Taxes w/Current Exemptions:					\$11,051.91	
Taxes w/o Exemptions:					\$11,051.91	

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	TDF	Tillable Dry (Farm)	24.9610	1087301.16	0.00	0.00	\$549,140	\$0

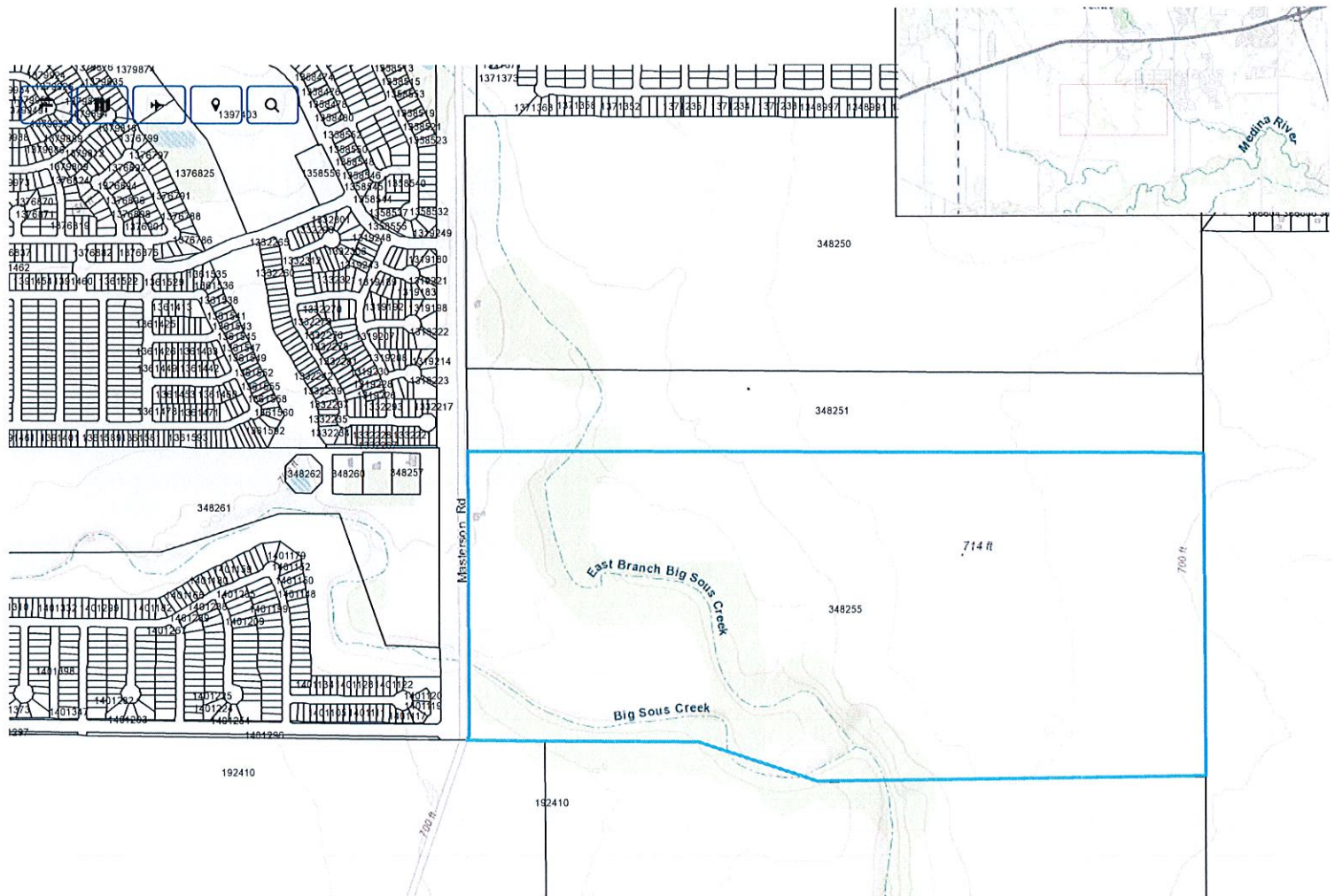
Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$0	\$549,140	0	549,140	\$0	\$549,140
2023	\$0	\$758,020	0	758,020	\$0	\$758,020
2022	\$0	\$689,110	0	689,110	\$0	\$689,110
2021	\$0	\$370,670	0	370,670	\$0	\$370,670
2020	\$0	\$370,670	0	370,670	\$0	\$370,670

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/21/2024	GWD	General Warranty Deed	WPGL LLC	MASTERSON 90 INVESTORS LP			20240032235
2	2/20/2020	WD	Warranty Deed	ADE 864 LLC	WPGL LLC			20200040014
3	10/24/2019	GWD	General Warranty Deed	KELLER DWAYNE T & KATHY D ETAL	ADE 864 LLC			20190216304

Protest status and date information current as of Aug 28 2024 2:28AM.
2024 and prior year appraisal data current as of Aug 9 2024 7:17AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.



BCAD Property ID No. 348255

0.2km
600ft

Bexar CAD

Property Search > 348255 MASTERSON 90 INVESTORS LP for Year 2024

Tax Year: 2024

Property

Account

Property ID:	348255	Legal Description:	CB 5681 P-9
Geographic ID:	05681-000-0090	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	7580 MASTERSON RD SAN ANTONIO, TX 78252	Mapsc0:	645A7
Neighborhood:	MEDINA ISD Rural HWY 90 West (NS/SW)	Map ID:	
Neighborhood CD:	21098		

Owner

Name:	MASTERSON 90 INVESTORS LP	Owner ID:	3478051
Mailing Address:	200 CONCORD PLAZA DR STE 440 SAN ANTONIO, TX 78216	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: MASTERSON 90 INVESTORS LP

% Ownership: 100.000000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A	
08	SA RIVER AUTH	N/A	N/A	N/A	N/A	
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A	
10	UNIVERSITY HEALTH	N/A	N/A	N/A	N/A	
11	BEXAR COUNTY	N/A	N/A	N/A	N/A	
68	MEDINA VALLEY ISD	N/A	N/A	N/A	N/A	
76	BEXAR CO EMERG DIST #5	N/A	N/A	N/A	N/A	
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A	
Total Tax Rate:		N/A				
Taxes w/Current Exemptions:					N/A	
Taxes w/o Exemptions:					N/A	

Improvement / Building

Improvement #1: Residential **State Code:** D2 **Living Area:** 1920.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - BW		1945	1920.0
OP	Attached Open Porch	F - NO		1945	112.0

Improvement #2: Residential **State Code:** D2 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHI	Implement Shed	A - D		0	1440.0

Improvement #3: Residential **State Code:** D2 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	A - NO		0	288.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IRCP	PTD Land Type - Irrigated Cropland	122.4500	5333922.00	0.00	0.00	N/A	N/A
2	IRCP	PTD Land Type - Irrigated Cropland	37.4100	1629579.60	0.00	0.00	N/A	N/A
3	IRCP	PTD Land Type - Irrigated Cropland	31.0000	1350360.00	0.00	0.00	N/A	N/A
4	RHS	R/1 Family Homesite Single	1.0000	43560.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A

2023	\$70,780	\$4,166,300	109,530	207,940	\$0	\$207,940
2022	\$66,380	\$3,787,530	77,100	168,590	\$0	\$168,590
2021	\$57,570	\$3,397,810	77,100	159,430	\$0	\$159,430
2020	\$53,450	\$3,397,810	77,100	155,310	\$0	\$155,310

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/5/2023	SWD	Special Warranty Deed	ESPINO GILBERTO ETAL	MASTERSON 90 INVESTORS LP			20230221154

2024 data current as of Apr 18 2024 2:32AM.

2023 and prior year data current as of Apr 5 2024 7:35AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

EXHIBIT 12

Resolution of Intent to Create the Espino PID
approved by Bexar County on October 29, 2024



RESOLUTION OF BEXAR COUNTY COMMISSIONERS COURT EXPRESSING ITS INTENT, SUBJECT TO THE CONDITIONS SPECIFIED HEREIN, TO CONSIDER THE FUTURE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED THE ESPINO SPECIAL IMPROVEMENT DISTRICT AND TO INCLUDE CERTAIN PROPERTY IN SAID DISTRICT.

WHEREAS, an amended and restated petition ("Petition") was filed with, and an application was submitted to, Bexar County, Texas (the "County"), on October 1, 2024, to create a public improvement district to be named the Espino Special Improvement District (the "District"), pursuant to Chapter 382 of the Texas Local Government Code, as amended (the "Code"); and

WHEREAS, in compliance with the requirements of Chapter 382 of the Code, and as determined by the current tax roll of the Bexar County Appraisal District, the Petition, attached as Exhibit "A" was filed by the petitioner who constitutes the owner representing more than 50% of the appraised value of taxable real property proposed to be included within the District; and

WHEREAS, the Petition prays for, but is not limited to the following, the creation of the District, the inclusion of certain property within the District, the appointment of board of directors, the imposition of ad valorem taxes instead of assessments, within the boundary of the District; authorization to issue bonds; and the authorization to use such tax revenues to fund the District's economic development programs, all as further described in the Petition; and

WHEREAS, the District may 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 purposes of creating a program for economic development as provided in Section 52-a, Article III of the Texas Constitution, and for any other lawful purpose authorized by the governing laws; and

WHEREAS, pursuant to the provisions of Chapter 382 of the Code, and pursuant to the County's finding that the District is in the best interest of the County, the County may create the District and approve the inclusion of that certain approximate 241.815 acres of property therein (the "District Property"), the boundaries of which are as more particularly described in **Exhibit "B"** (Aerial Map of Special Improvement District) and **Exhibit "C"** (Metes & Bounds of Special Improvement District), attached hereto and incorporated herein for all purposes; and

WHEREAS, the District and District Property specifically consists of approximately 241.815 acres, as more particularly described in **Exhibit "B"** and **Exhibit "C"**; and

WHEREAS, 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 extraterritorial jurisdiction of the City of San Antonio, Texas ("City") and in the County; and

WHEREAS, upon the County's creation of the District, a developer intends to help develop certain proposed onsite and offsite public improvements for a currently proposed single-family residential development and which may include other uses; and

WHEREAS, those certain proposed onsite public improvements are further described in a preliminary summary, which may be subject to revisions and amendments, attached hereto as **Exhibit "D"** and incorporated herein for all purposes; and

WHEREAS, the District Property is mostly undeveloped and, as such, the District is necessary to pay for and fund public improvements and economic development within (and that benefit) the District and the County; and

WHEREAS, the Commissioners Court has considered this matter and deems it in the public interest to authorize this resolution.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSIONERS COURT OF BEXAR COUNTY:

SECTION I

The proposed District, and the proposed District Property to be included therein, include approximately 241.815 acres within the City's extraterritorial jurisdiction and within the County, generally located south of Highway 90 and along the east side of Masterson Road, as more particularly described in **Exhibit "B"** and **Exhibit "C"**.

SECTION II

Upon an affirmative finding that the proposed District is in the best interest of the County and is beneficial and advisable, Commissioners Court hereby expresses its intent, subject to Section III of this resolution, to consider creating the Espino Special Improvement District at a future date and include that certain District Property therein, on terms and conditions Commissioners Court, in its sole discretion, deem advisable.

SECTION III

Consideration for the future creation of the District, and the inclusion of the District Property therein, by Commissioners Court will be subject to the following:

- A. Submission of documents and information for the District, including, but not limited to, financial projections, exhibits, and any additional information or documents considered necessary and appropriate in order for County staff to make a recommendation to Commissioners Court that creation of the proposed District is in the best interest of the County, as required by the Code.

- B. Submission of documents and information for the proposed public improvements described in **Exhibit "D"**, including, but not limited to, public improvement descriptions, infrastructure costs, and any additional information or documents considered necessary and appropriate in order for County staff to make a recommendation to Commissioners Court that creation of the proposed District is in the best interest of the County, as required by the Code.
- C. Consent of the City of San Antonio, by resolution or ordinance, authorizing the County's creation of the District.

SECTION IV

This Resolution of Intent shall be effective immediately upon its passage and adoption.

Passed and Approved this 29 day of October, 2024.



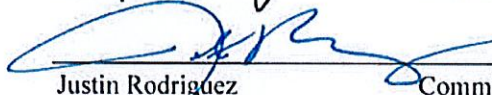
Peter Sakai

County Judge



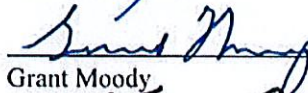
Rebecca Clay-Flores

Commissioner, Precinct 1



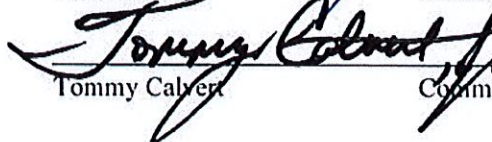
Justin Rodriguez

Commissioner, Precinct 2



Grant Moody

Commissioner, Precinct 3



Tommy Calvert

Commissioner, Precinct 4

EXHIBIT "A"

Amended and Restated Petition For The Creation Of A Special Improvement District

To Be Named The Espino Special Improvement District

Filed October 1, 2024

AMENDED AND RESTATED
PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT
TO BE NAMED THE ESPINO SPECIAL IMPROVEMENT DISTRICT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

TO: THE HONORABLE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS

The undersigned petitioner ("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 ("ETJ") of the City of San Antonio ("City"), Bexar County, Texas ("County"). Specifically, the Petitioner requests that the County create a public improvement district and include the property described in **Exhibit "A"** and **Exhibit "B"** attached hereto ("Subject Property") within such public improvement district. In support of this Petition, the Petitioner presents the following:

Section 1. 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 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 of the Petitioner, affirming the Petitioner (1) 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 (2) represents more than 50% of all record owners of property within the proposed District or owns taxable real property constituting more than 50% of the area of all taxable real property within the proposed District. Additionally, the sworn statement affirms that the Petitioner requests for, 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 "C"** and incorporated herein for all purposes.

Section 2. Name. A public improvement district is being requested, which shall be named the "Espino Special Improvement District" (referred to herein as the "District").

Section 3. Boundaries. The proposed boundaries of the District shall include the Subject Property, which is more particularly described in **Exhibit "A"** and **Exhibit "B"** attached hereto and incorporated herein for all purposes. The total acreage of the District is approximately 241.815 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 extraterritorial jurisdiction of the City and in the County.

Section 4. 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 the 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; onsite public improvements for residential lots (sewer, water, streets, and drainage); the improvement and construction of water, sanitary sewer, dry utilities (gas and

electric), detention ponds, storm sewer, 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 cost; environmental inspection/testing and remediation costs; well plugging costs; demolition costs; water and sewer impact fees; floodplain reclamation costs; tree mitigation cost; 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 and in accordance with the governing laws.

Section 5. Estimated Cost of the Public Improvements. The total estimated capital cost of the proposed public improvements is approximately \$68,100,000.00. Such costs can be partially off-set with the imposition of taxes and the issuance of bonds by the District, as further described herein.

Section 6. Nature of the District & 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, 382, and 383 of the Code, and for the purposes of creating a program for economic development as provided in Section 52-a, Article III of the Texas Constitution, and for any other lawful purpose authorized by the governing laws.

The Petitioner specifically requests:

- (1) that the County authorize the District to exercise the powers granted under Chapter 382 of the Code;
- (2) that the County delegate to the District all powers that the County is granted pursuant to Chapter 382; and
- (3) that the County authorize the District to engage in economic development projects, as the District may enter into economic development agreements which are deemed advisable to promote state and local economic development and to stimulate business and commercial activity in the District.

Section 7. Road Improvements: The Petitioner requests that the County designate and approve the proposed 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.

Section 8. Advisory Board. As authorized by the Code, an advisory board 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.

Section 9. Management of the District & Board of Directors. The Petitioner specifically requests that 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.

Section 10. Ad Valorem Tax & Bonds. The Petitioner requests that the County authorize the District to accomplish its purposes and the cost of services and improvements by imposing an ad valorem tax within the District. The District shall also have the authority to issue bonds, negotiate promissory notes, and other District obligations, as further described herein.

The Petitioner specifically requests:

- (1) that the District's proposed improvements be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments;
- (2) that the County grant the District authority to impose an ad valorem tax to accomplish the economic development purposes prescribed by Section 52a, Article III of the Texas Constitution; and
- (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) that 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 rate, the Petitioner specifically requests that the County authorize the District to impose an ad valorem tax at a rate not to exceed the lesser of the tax rate set by the City as set from time to time, or a rate of \$1.00 per \$100 valuation, in compliance with all applicable laws.

Section 11. 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 a 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 ad valorem taxes (and bond issuances) authorized by Chapter 382 of the Code instead of assessments.

Section 12. Apportionment of Cost between the 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.

Section 13. Advisability and Feasibility of the District & 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 Subject Property comprising the District is mostly undeveloped, 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, in turn, will encourage economic activity within the District and the County. Therefore, 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 to the District, to the Subject Property within the District, and to the County.

Section 14. Filing with County Clerk. This Petition will be filed with the County Clerk in support of the creation of the District, as described herein.

Section 15. 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 that the Commissioners Court sets a hearing date, publishes notice of, conducts a hearing, makes certain findings, and enters an Order creating the District in a manner authorized under Chapter 382 of the Code and as described herein.

Respectfully submitted this 1st day of October 2024.

[Signature on the Following Page]

WHEREFORE, THIS PETITION SATISFIES APPLICABLE LAW FOR THE CREATION OF THE ESPINO SPECIAL IMPROVEMENT DISTRICT AND THE UNDERSIGNED PETITIONER RESPECTFULLY REQUESTS THAT THE COUNTY CREATE SAID DISTRICT AND INCLUDE THE SUBJECT PROPERTY WITHIN ITS BOUNDARIES, AS STATED IN THE ATTACHED PETITION.

RESPECTFULLY SUBMITTED, THIS 1st DAY OF October 2024.

PETITIONER:

Masterson 90 Investors, LP,
a Texas Limited Partnership

BY:

Sulco Investors GP, LLC,
a Texas Limited Liability Company,
its General Partner

BY: 

Print Name: James E. Sullivan

Title: Manager

Date: 9-30-24

ACKNOWLEDGMENT

STATE OF Texas §
COUNTY OF Bexar §

This instrument was acknowledged before me on this 30th day of September 2024, by James B. Sullivan, Manager of Sulco Investors GP, LLC, a Texas limited liability company, general partner of Masterson 90 Investors, LP, a Texas limited partnership, on behalf of said limited partnership.

[SEAL]

Date: 9-30-2024

Caroline Hammond
Notary Public, State of Texas

My commission expires: 8-26-2028

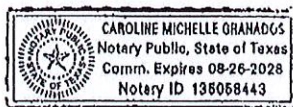


EXHIBIT A

LEGAL DESCRIPTION



METES AND BOUNDS DESCRIPTION
FOR A

A 191.769 acre tract of land being all of a called 191.768 acre tract, also known as Tract 1, described in Special Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20230221154 in the Official Public Records of Bexar County, Texas, situated in the E.V. Dale Survey Number 13, Abstract 1000, County Block 4321, and the Isaac Garner Survey Number 13 ¼, Abstract 1004, County Block 5681, in Bexar County, Texas. Aforementioned tract being more particularly described below. Bearings reported herein are 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; distances reported herein are surface US Survey Feet (Surface Adjustment Factor of 1.00017).

BEGINNING: At a ½" Iron Rod found on the East Right-Of-Way line of Masterson Road, a variable width public Right-Of-Way, at the Southwest corner of a called 49.922 acre tract, also known as Tract 2, described in General Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20240032235 in said Official Public Records, and for the Northwest corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1 and said Tract 2, the following Two (2) courses:

1. S 89°35'50" E — 896.47 feet, to a ½" Iron Rod with a red cap stamped "Koch & Koch" found for an angle point of this herein described tract;
2. S 89°32'10" E — 3540.46 feet, to a ½" Iron Rod with a yellow cap stamped "Howland" found at an exterior ell corner of a called 750.379 acre tract described in Special Warranty Deed to Lago Rio Vista LLC., recorded as Document Number 20180146592 in said Official Public Records, and for an angle point of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1, and said 750.379 acre tract, the following Two (2) courses:

1. N 89°46'16" E — 7.51 feet, to a ½" Iron Rod with a yellow cap stamped "Howland" found for the Northeast corner of this herein described tract;
2. S 00°14'17" E — 1945.76 feet, to a 1" Iron Pipe found at the Northeast corner of a called 1,786.698 acre tract described in Special Warranty Deed with Vendor's Lien to U-Bar Ranch Inc. as recorded in Volume 7423, Pages 2059-2067 in said Official Public Records, and for the Southeast corner of this herein described tract;

Job No: 13240-03
191.769 Acres
Page 2 of 2

THENCE: Along and with the common boundary line of said Tract 1, and said 1,786.698 acre tract the following Three (3) courses:

1. S 89°37'22" W — 2303.98 feet, to a ½" Iron Rod with a yellow cap stamped "Pape-Dawson" found for an angle point of this herein described tract;
2. N 73°56'58" W — 820.12 feet, to a ½" Iron Rod with a yellow cap stamped "Pape-Dawson" found for an angle point of this herein described tract;
3. N 89°12'56" W — 1341.09 feet, to a TxDOT (Type I) monument found on the East Right-Of-Way line of Masterson Road, and for the Southwest corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1 and the East Right-Of-Way line of Masterson Road the following Five (5) courses:

1. N 00°26'21" W — 253.71 feet, to a Mag nail with metal washer found for an angle point of this herein described tract;
2. N 06°31'53" E — 100.83 feet, to a TxDOT (Type I) monument found for an angle point of this herein described tract;
3. N 00°30'32" W — 199.88 feet, to an angle point of this herein described tract;
4. N 09°06'50" W — 100.69 feet, to a 60D nail found for an angle point of this herein described tract;
5. N 00°34'54" W — 1097.62 feet to the POINT OF BEGINNING and containing 191.769 acres, (8,353,446 square feet) more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 13240-03 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: September 23, 2024
JOB NO. 13240-03
DOC. ID. N:\CIVIL\13240-03\Word\13240-03 FNBS 191.769 AC-TRACT 1.docx

Jordan R. Garrett





METES AND BOUNDS DESCRIPTION
FOR A

A 50.046 acre tract of land being all of called 49.922 acre tract, also known as Tract 2, described in General Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20240032235 in the Official Public Records of Bexar County, Texas, situated in the E.V. Dale Survey Number 13, Abstract 1000, County Block 4321, and the Isaac Garner Survey Number 13 ¼, Abstract 1004, County Block 5681, in Bexar County, Texas. Aforementioned tract being more particularly described below. Bearings reported herein are 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; distances reported herein are surface US Survey Feet (Surface Adjustment Factor of 1.00017).

BEGINNING: At a ½" Iron Rod found on the East Right-Of-Way line of Masterson Road, a variable width public Right-Of-Way, at the Northwest corner of a called 191.768 acre tract, also known as Tract 1, described in Special Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20230221154 in said Official Public Records, and for the Southwest corner of this herein described tract;

THENCE: N 00°26'58" W — 491.08 feet, along and with the common boundary line of said Tract 2, and Masterson Road, to the Southwest corner of a called 154.255 acre tract described in Special Warranty Deed to Florida Rock Industries, Inc., recorded as Document Number 20180066654 in said Official Public Records, and for the Northwest corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 2, and said 154.255 acre tract the following Two (2) courses:

1. S 89°33'37" E — 902.10 feet, to a ½" Iron Rod with an orange cap stamped "MOY" found for an angle point of this herein described tract;
2. S 89°34'03" E — 3535.98 feet, to a ½" Iron Rod with an orange cap stamped "MOY" found in the West line of a called 750.379 acre tract described in Special Warranty Deed to Lago Rio Vista LLC., recorded as Document Number 20180146592 in said Official Public Records, and for an angle point of this herein described tract;

Job No: 13240-03
50.046 Acres
Page 2 of 2

THENCE: S 00°18'51" E — 492.42 feet, along and with the common boundary line of said Tract 2, and said 750.379 acre tract, to a ½" Iron Rod with a yellow cap stamped "Howland" found in the North line of said Tract 1, and for the Southeast corner of this herein described tract from which a ½" Iron Rod with a yellow cap stamped "Howland" found for the Northeast corner of said Tract 1, Bears: N 89°46'16" E — 7.51 feet;

THENCE: Along and with the common boundary line of said Tract 2, and said Tract 1 the following Two (2) courses:

1. N 89°32'10" W — 3540.46 feet, to a ½" Iron Rod with a red cap stamped "Koch & Koch" found for an angle point of this herein described tract;
2. N 89°35'50" W — 896.47 feet, to the POINT OF BEGINNING and containing 50.046 acres, (2,180,009 square feet) more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 13240-03 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
DATE: September 23, 2024
JOB NO. 13240-03
DOC. ID. N:\CIVIL\13240-03\Word\13240-03 FNBS 50.046 AC.docx

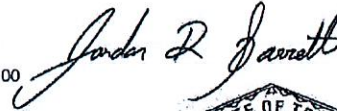


EXHIBIT B

SURVEY MAP

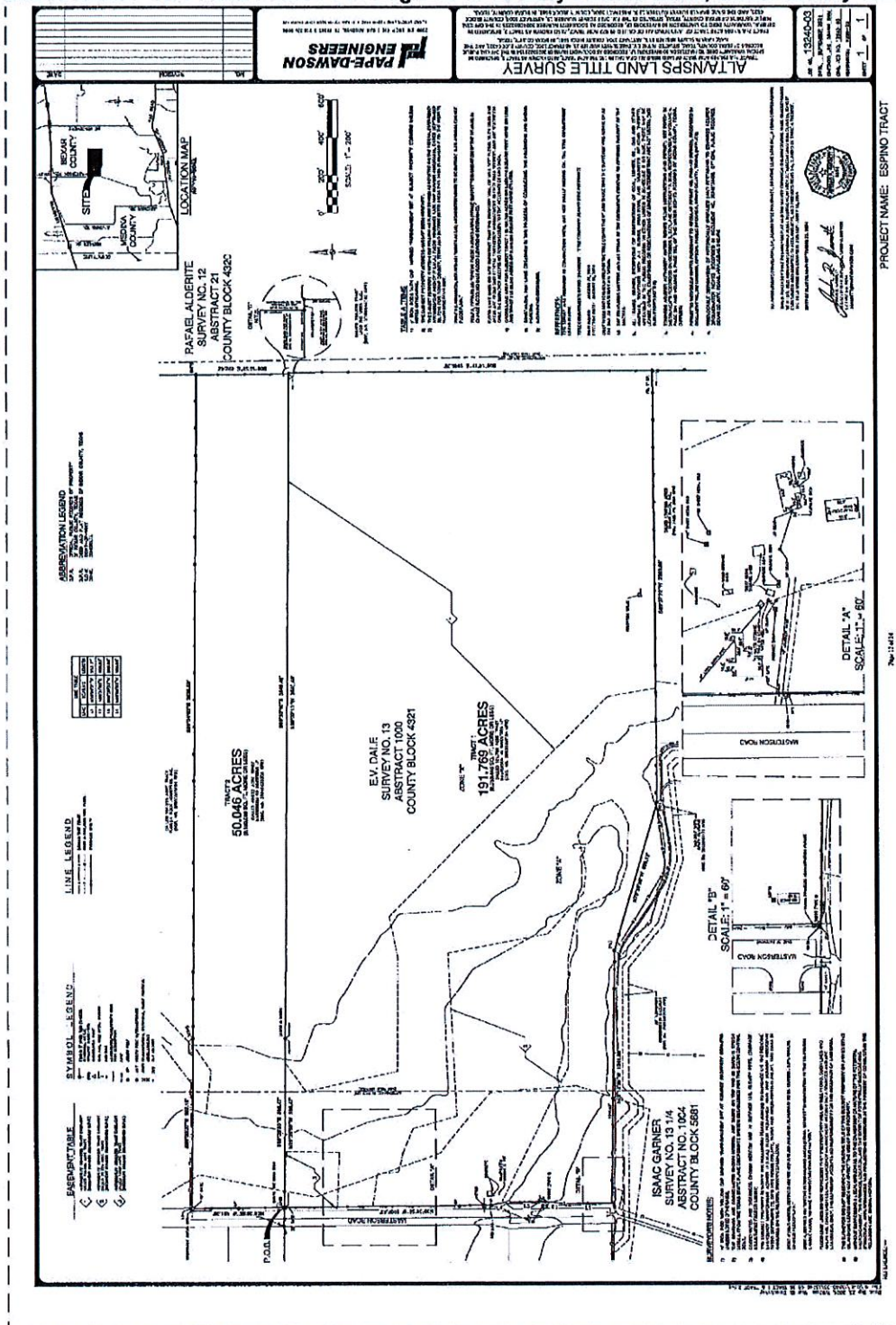


EXHIBIT C

SWORN AFFIDAVIT OF PETITIONER

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

I, the undersigned, hereby affirm that I am the fee simple owner of real property located in Bexar County, Texas. I request the creation of the Espino Special Improvement District ("District") and consent to the inclusion of said real property within its boundaries. The description, by metes and bounds, of the real property that I own, and wish to include within the proposed District, is attached as Exhibit "A" to the petition for creation of the Espino Special Improvement District.

I am verifying, for purposes of Chapter 382 of the Texas Local Government Code, that I am the fee simple title owner of taxable real property described in Exhibit "A," representing more than fifty-percent (50%) of the appraised value of taxable real property within the proposed District, and that I constitute more than fifty-percent (50%) of all record owners of property within the proposed District or that I own taxable real property constituting more than fifty-percent (50%) of the area of all taxable real property within the proposed District.

OWNER:

Masterson 90 Investors, LP,
a Texas Limited Partnership

BY:

Sulco Investors GP, LLC,
a Texas Limited Liability Company,
its General Partner

BY: 

Print Name: James B. Sullivan

Title: Manager

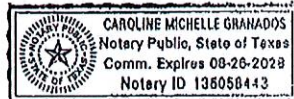
Date: 9-30-24

ACKNOWLEDGMENT

STATE OF Texas §
§
COUNTY OF Bexar §

This instrument was acknowledged before me on this 30th day of September 2024, by James B. Sullivan, Manager of Sulco Investors GP, LLC, a Texas limited liability company, general partner of Masterson 90 Investors, LP, a Texas limited partnership, on behalf of said limited partnership.

[SEAL]



Date: 9-30-2024

Caroline Granados
Notary Public, State of Texas

My commission expires: 8-26-2028

File Information

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

Document Number: 20240180207
Recorded Date: October 01, 2024
Recorded Time: 2:04 PM
Total Pages: 15
Total Fees: \$77.00

**** 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 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:
10/1/2024 2:04 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

EXHIBIT "B"

Aerial Map of Special Improvement District

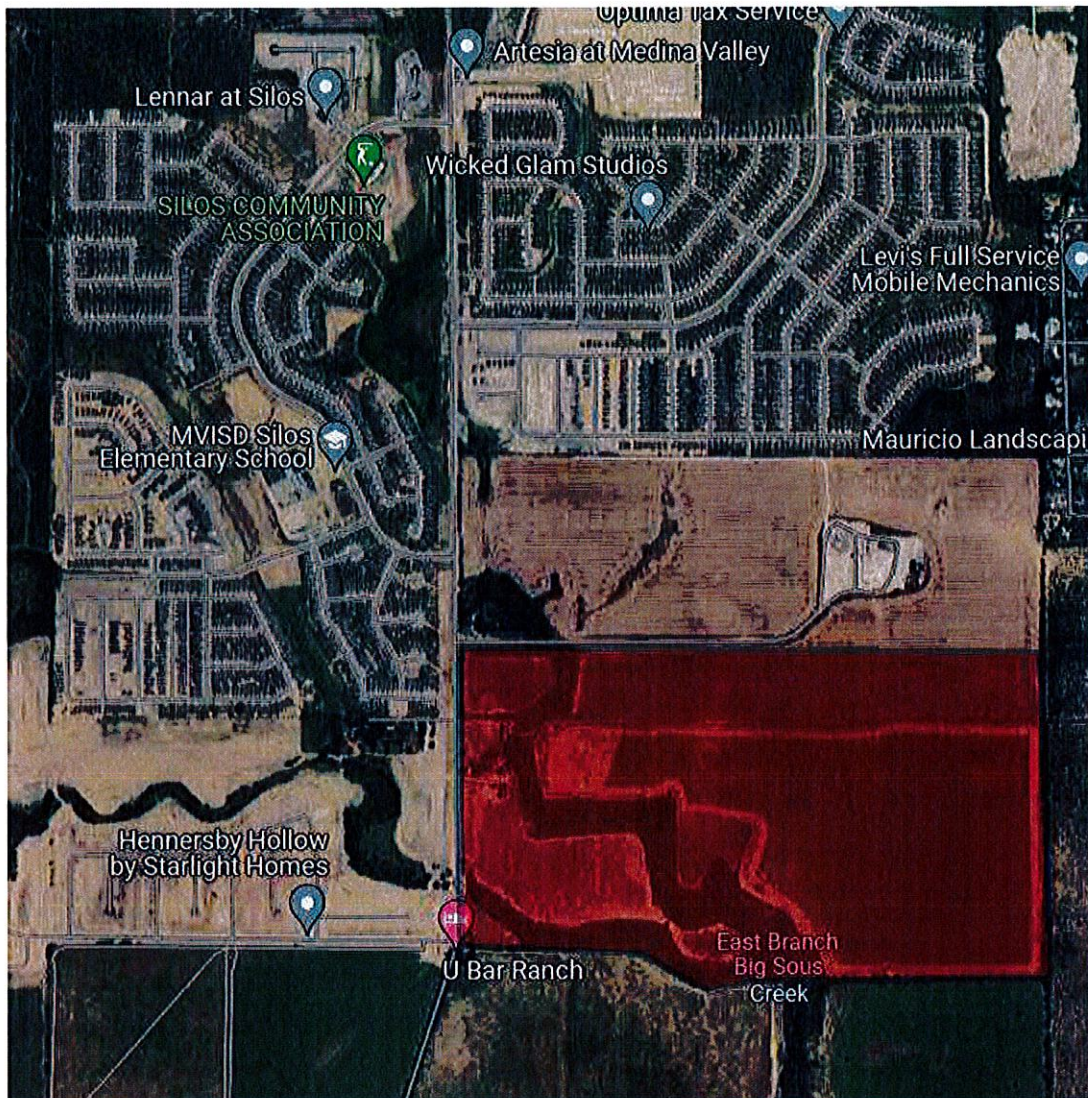


EXHIBIT "C"

Metes & Bounds of Special Improvement District

METES AND BOUNDS DESCRIPTION
FOR A

A 50.046 acre tract of land being all of called 49.922 acre tract, also known as Tract 2, described in General Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20240032235 in the Official Public Records of Bexar County, Texas, situated in the E.V. Dale Survey Number 13, Abstract 1000, County Block 4321, and the Isaac Garner Survey Number 13 ¼, Abstract 1004, County Block 5681, in Bexar County, Texas. Aforementioned tract being more particularly described below. Bearings reported herein are 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; distances reported herein are surface US Survey Feet (Surface Adjustment Factor of 1.00017).

BEGINNING: At a ½" Iron Rod found on the East Right-Of-Way line of Masterson Road, a variable width public Right-Of-Way, at the Northwest corner of a called 191.768 acre tract, also known as Tract 1, described in Special Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20230221154 in said Official Public Records, and for the Southwest corner of this herein described tract;

THENCE: N 00°26'58" W — 491.08 feet, along and with the common boundary line of said Tract 2, and Masterson Road, to the Southwest corner of a called 154.255 acre tract described in Special Warranty Deed to Florida Rock Industries, Inc., recorded as Document Number 20180066654 in said Official Public Records, and for the Northwest corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 2, and said 154.255 acre tract the following Two (2) courses:

1. S 89°33'37" E — 902.10 feet, to a ½" Iron Rod with an orange cap stamped "MOY" found for an angle point of this herein described tract;
2. S 89°34'03" E — 3535.98 feet, to a ½" Iron Rod with an orange cap stamped "MOY" found in the West line of a called 750.379 acre tract described in Special Warranty Deed to Lago Rio Vista LLC., recorded as Document Number 20180146592 in said Official Public Records, and for an angle point of this herein described tract;

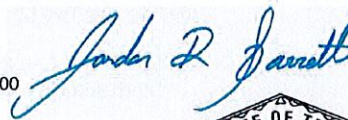
Job No: 13240-03
50.046 Acres
Page 2 of 2

THENCE: S 00°18'51" E — 492.42 feet, along and with the common boundary line of said Tract 2, and said 750.379 acre tract, to a ½" Iron Rod with a yellow cap stamped "Howland" found in the North line of said Tract 1, and for the Southeast corner of this herein described tract from which a ½" Iron Rod with a yellow cap stamped "Howland" found for the Northeast corner of said Tract 1, Bears: N 89°46'16" E — 7.51 feet;

THENCE: Along and with the common boundary line of said Tract 2, and said Tract 1 the following Two (2) courses:

1. N 89°32'10" W — 3540.46 feet, to a ½" Iron Rod with a red cap stamped "Koch & Koch" found for an angle point of this herein described tract;
2. N 89°35'50" W — 896.47 feet, to the POINT OF BEGINNING and containing 50.046 acres, (2,180,009 square feet) more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 13240-03 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: September 23, 2024
JOB NO. 13240-03
DOC. ID. N:\CIVIL\13240-03\Word\13240-03 FNBS 50.046 AC.docx



METES AND BOUNDS DESCRIPTION
FOR A

A 191.769 acre tract of land being all of a called 191.768 acre tract, also known as Tract 1, described in Special Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20230221154 in the Official Public Records of Bexar County, Texas, situated in the E.V. Dale Survey Number 13, Abstract 1000, County Block 4321, and the Isaac Garner Survey Number 13 ¼, Abstract 1004, County Block 5681, in Bexar County, Texas. Aforementioned tract being more particularly described below. Bearings reported herein are 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; distances reported herein are surface US Survey Feet (Surface Adjustment Factor of 1.00017).

BEGINNING: At a ½" Iron Rod found on the East Right-Of-Way line of Masterson Road, a variable width public Right-Of-Way, at the Southwest corner of a called 49.922 acre tract, also known as Tract 2, described in General Warranty Deed to Masterson 90 Investors LP, recorded as Document Number 20240032235 in said Official Public Records, and for the Northwest corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1 and said Tract 2, the following Two (2) courses:

1. S 89°35'50" E — 896.47 feet, to a ½" Iron Rod with a red cap stamped "Koch & Koch" found for an angle point of this herein described tract;
2. S 89°32'10" E — 3540.46 feet, to a ½" Iron Rod with a yellow cap stamped "Howland" found at an exterior ell corner of a called 750.379 acre tract described in Special Warranty Deed to Lago Rio Vista LLC., recorded as Document Number 20180146592 in said Official Public Records, and for an angle point of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1, and said 750.379 acre tract, the following Two (2) courses:

1. N 89°46'16" E — 7.51 feet, to a ½" Iron Rod with a yellow cap stamped "Howland" found for the Northeast corner of this herein described tract;
2. S 00°14'17" E — 1945.76 feet, to a 1" Iron Pipe found at the Northeast corner of a called 1,786.698 acre tract described in Special Warranty Deed with Vendor's Lien to U-Bar Ranch Inc. as recorded in Volume 7423, Pages 2059-2067 in said Official Public Records, and for the Southeast corner of this herein described tract;

Job No: 13240-03
191.769 Acres
Page 2 of 2

THENCE: Along and with the common boundary line of said Tract 1, and said 1,786.698 acre tract the following Three (3) courses:

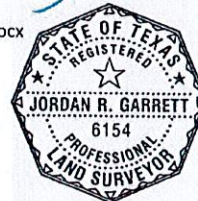
1. S 89°37'22" W — 2303.98 feet, to a ½" Iron Rod with a yellow cap stamped "Pape-Dawson" found for an angle point of this herein described tract;
2. N 73°56'58" W — 820.12 feet, to a ½" Iron Rod with a yellow cap stamped "Pape-Dawson" found for an angle point of this herein described tract;
3. N 89°12'56" W — 1341.09 feet, to a TxDOT (Type I) monument found on the East Right-Of-Way line of Masterson Road, and for the Southwest corner of this herein described tract;

THENCE: Along and with the common boundary line of said Tract 1 and the East Right-Of-Way line of Masterson Road the following Five (5) courses:

1. N 00°26'21" W — 253.71 feet, to a Mag nail with metal washer found for an angle point of this herein described tract;
2. N 06°31'53" E — 100.83 feet, to a TxDOT (Type I) monument found for an angle point of this herein described tract;
3. N 00°30'32" W — 199.88 feet, to an angle point of this herein described tract;
4. N 09°06'50" W — 100.69 feet, to a 60D nail found for an angle point of this herein described tract;
5. N 00°34'54" W — 1097.62 feet to the POINT OF BEGINNING and containing 191.769 acres, (8,353,446 square feet) more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 13240-03 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: September 23, 2024
JOB NO. 13240-03
DOC. ID. N:\CIVIL\13240-03\Word\13240-03 FNBS 191.769 AC-TRACT 1.docx

Jordan R. Garrett



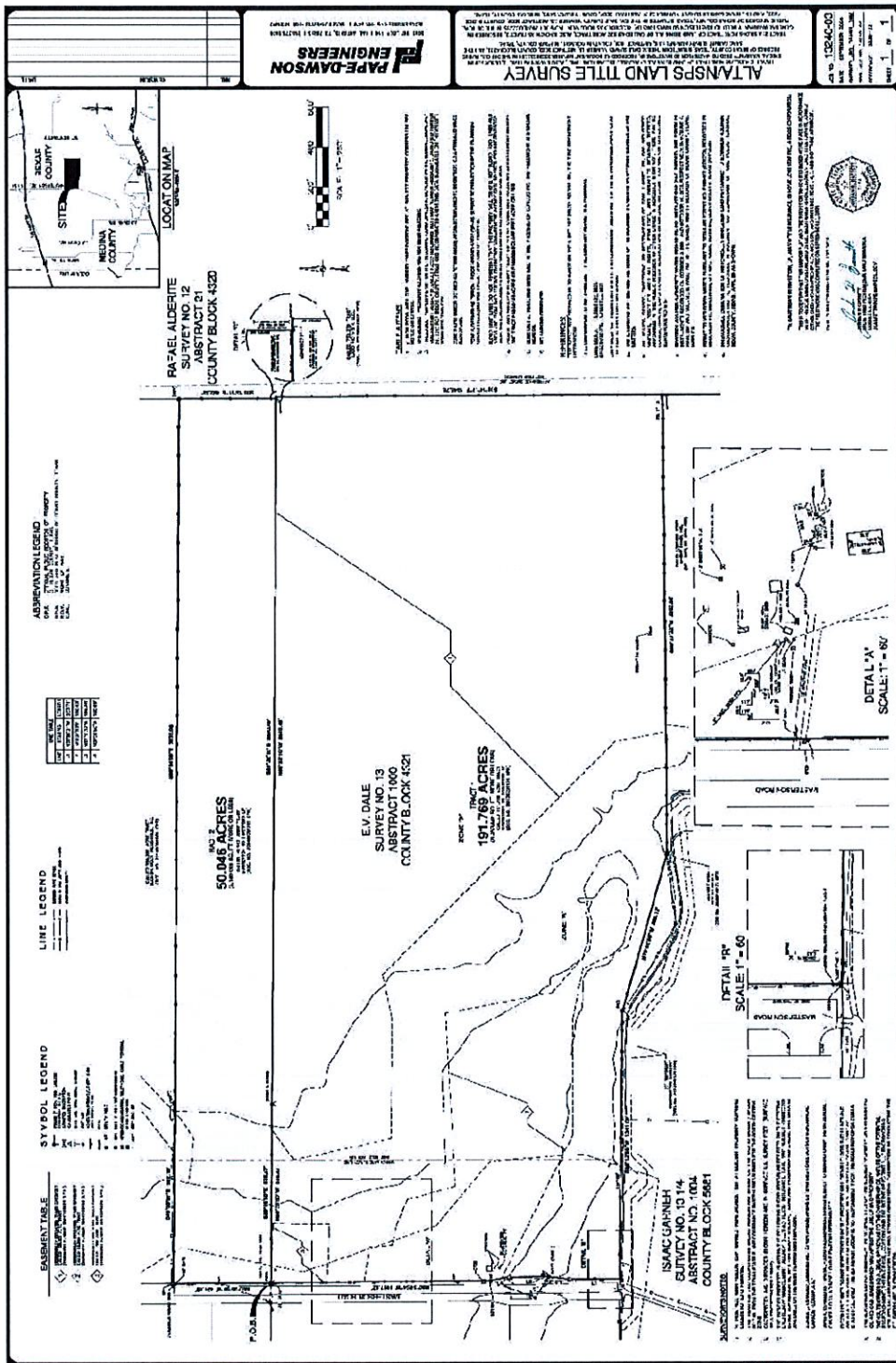


EXHIBIT “D”

Proposed Public Improvements of Special Improvement District

(subject to change)

1. Onsite; Development infrastructure to include streets, sidewalks, water, drainage, and sewer for 1,010 single family units
2. Collector Roads (onsite)
3. Parks and Amenities (onsite)
4. Turn Lanes and Traffic Lights (offsite)
5. Water Line Extension (offsite)

