

ATTACHMENT "I"
SAPPHIRE GROVE SPECIAL IMPROVEMENT DISTRICT PETITION FOR EXPANSION

RESOLUTION NO. 091423-03

A RESOLUTION OF THE SAPPHIRE GROVE SPECIAL IMPROVEMENT DISTRICT EXPRESSING ITS INTENT, SUBJECT TO THE CONDITIONS STATED HEREIN, TO CONSIDER THE EXPANSION OF THE DISTRICT AND INCLUDE CERTAIN PROPERTY IN SAID DISTRICT.

WHEREAS, there has been presented to and filed with the Board of Directors of the SAPPHIRE GROVE SPECIAL IMPROVEMENT DISTRICT (the "District") the petition of Lennar Homes of Texas Land and Construction, LTD., a Texas limited partnership (the "Petitioner"), praying that the approximately 38.56 acres described in Exhibit "A" (the "Land"), which is attached to this resolution and incorporated herein for all purposes, be added to and become a part of the District; and

WHEREAS, the Petitioners have submitted a petition to the City of San Antonio, Texas (the "City") and Bexar County, Texas (the "County"), requesting consent to the proposed expansion of the District's boundaries to include the Land; and

WHEREAS, the Board of Directors, after carefully considering the facts and evidence, deems it in the public interest to authorize this resolution;

NOW THEREFORE BE IT RESOLVED BY THE SAPPHIRE GROVE BOARD OF DIRECTORS:

SECTION 1. It is hereby affirmatively found and determined that all of the recitations, matters, and facts set out in the preamble of this resolution are true and correct.

SECTION 2. Upon an affirmative finding that the proposed annexation is in the best interest of the District and is beneficial and advisable, the Board of Directors hereby expresses its intent, subject to Section 3 of this resolution, to consider expansion of the District by approximately 38.56 acres at a future date to include the Land therein, on terms and conditions the Board of Directors, in its sole discretion, deem advisable

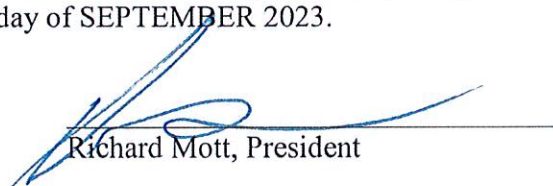
SECTION 3. Consideration for the future expansion of the District, and the inclusion of the Land therein, will be subject to the following:

- A. Consent of the City and County, by resolution or ordinance, authorizing the expansion of the District to include the Land.
- B. Upon City and County consent, the District shall approve the expansion of the District.

SECTION 4. This Resolution shall be effective immediately upon the passage hereof.
PASSED AND APPROVED this 14th day of SEPTEMBER 2023.

ATTEST:


John Lohr, Secretary


Richard Mott, President

**PETITION FOR ANNEXATION OF APPROXIMATELY 38.56 ACRES INTO THE
BOUNDARIES OF THE SAPPHIRE GROVE SPECIAL IMPROVEMENT DISTRICT**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

**TO: THE HONORABLE BOARD OF DIRECTORS OF THE SAPPHIRE GROVE SPECIAL
IMPROVEMENT DISTRICT**

**ARTICLE I.
PETITION**

Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership (the “Petitioner”) hereby submits this petition (this “Petition”) to the Board of Directors (the “Board”) of the Sapphire Grove Special Improvement District (the “District”) for the expansion of its boundaries by the addition and inclusion of approximately 38.56 acres (the “Subject Property”) being more particularly described and depicted by **Exhibit “A”** attached hereto and incorporated within.

**ARTICLE II.
AUTHORITY OF THE BOARD**

On April 19, 2022, Bexar County (the “County”), acting through the County Commissioners Court (the “Commissioners Court”) adopted an order (the “Creation Order”) creating the District. The Creation Order is filed in the Bexar County Official Public Records under Document Number 20220114604.

The District operates in accordance with Chapter 372 and Chapter 382 of the Texas Local Government Code (the “Local Government Code”). Section 382.113 of the Local Government Code grants the District authority to annex land pursuant to the provisions of Subchapter J, Chapter 49 of the Texas Water Code (the “Water Code”). Section 49.301(a) of the Water Code permits an owner of land, whether or not contiguous to the district, to file a petition with the district board requesting that land be included within boundaries of the district.

On July 1, 2022, by Special Warranty Deed recorded under Document Number 20220164016, the Petitioner acquired the Subject Property. Pursuant to Section 382.113 of the Local Government Code, the Petitioner respectfully requests the Board consent to the expansion of the District’s boundaries by the annexation of the Subject Property therein.

**ARTICLE III.
REPRESENTATIONS OF PETITIONER**

By submitting this Petition to the Board, the Petitioner acknowledges and consents to the following:

Expansion Petition
Sapphire Grove PID

1. Petitioner holds fee simple title to the Subject Property, which is proposed for annexation into the District.
2. Petitioner requests and fully supports inclusion of the Subject Property within the District.
3. If successfully annexed into the District, the Subject Property shall be subject to the existing and future obligations of the District as imposed on properties currently within the boundaries of the District.

ARTICLE IV.

PRAYER

This Petition respectfully requests the Board consent to and approve the expansion of the District to include the Subject Property and that the District's powers and authority, as provided in the Creation Order, continue and shall not be affected by such expansion.

Wherefore, this Petition satisfies all requirements of the Chapters 372 and 382 of the Local Government Code and Subchapter J, Chapter 49 of the Water Code for expansion of the District boundaries. The Petitioner prays that this Petition be heard, and the Board set and conduct a hearing to expand the District boundaries to include the Subject Property.

Respectfully submitted this 14th day of September, 2023.

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

PETITIONER:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

a Texas limited partnership

By: Lennar Texas Holding Company,
its General Partner

By: *Jones Holcomb*
Name: Jones Holcomb
Title: Authorized Agent

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

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

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

DESCRIPTION OF
A 38.56 ACRE TRACT

A 38.56 acre tract of land situated in the E. Navarro Survey No. 2, Abstract 545, Bexar County, Texas, and being a portion of that called 39.83 acre tract of land as conveyed to Meh Holding Company, Ltd and recorded on November 19, 2021 at Document Number 20210325172 of the Official Public Records of said county (O.P.R.), said 38.56 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the northerly right-of-way line of New Sulphur Springs Road, a variable width right-of-way, for the southwesterly corner of said 39.83 acre tract and for the southeasterly corner of that called 3.00 acre tract of land as conveyed to Clinton C. Brinkoeter and wife Lillian M. Brinkoeter, and recorded March 16, 1990 in Volume 4775, Page 2086 in the O.P.R., and from which point a ½" iron rod found in concrete bears N 28°28'26" W, a distance of 0.33 feet;

THENCE: N 13°19'36" E, along and with the westerly line of said 39.83 acre tract and the easterly line of said 3.00 acre tract, passing at an approximate distance of 396.00 feet the northeasterly corner of said 3.00 acre tract and an exterior corner of that called 36.80 acre tract of land also as conveyed to Clinton C. Brinkoeter and wife Lillian M. Brinkoeter by same instrument, thence continuing along and with the easterly line of said 36.80 acre tract for a total distance of 2691.61 feet to a calculated point in the southerly line of that called 206.786 acre tract of land as conveyed to Koe Kreek Properties, LLC and recorded April 18, 2013 in Volume 16060, Page 633 in the O.P.R. for the northeasterly corner of said 36.80 acre tract and the northwesterly corner of said 39.83 acre tract and the tract described herein, and from which point a found ½" iron rod with cap stamped RPLS 5558 bears N 75°49'43" W, a distance of 106.73 feet;

THENCE: S 75°49'43" E, along and with the southerly line of said 206.786 acre tract and the northerly line of said 39.83 acre tract, a distance of 645.29 feet to a ½" iron rod in concrete found for the northwesterly corner of that called 39.811 acre tract of land as conveyed to Robert H. Dieckow and wife Diann M. Dieckow and recorded May 29, 1990 in Volume 4827, Page 276 in the O.P.R. for the northeasterly corner of said 39.83 acre tract and the tract described herein;

THENCE: S 13°19'36" W, along and with the westerly line of said 39.811 acre tract and the easterly line of said 39.83 acre tract, a distance of 2681.88 feet to a ½" iron rod found in the northerly right-of-way line of New Sulphur Springs Road for the southwesterly corner of said 39.811 acre tract and the southeasterly corner of said 39.83 acre tract and the tract described herein;

THENCE: N 76°41'33" W, along and with the northerly right-of-way line of New Sulphur Springs Road, a distance of 375.67 feet to a calculated point (final monuments to be set upon recordation of future plat) for the southeasterly corner of a 1.230 acre Lift Station Easement concurrently surveyed by KFW Surveying and to be recorded by separate instrument;

THENCE: into and across said 39.83 acre tract, and along and with the easterly, northerly, and westerly lines of said Lift Station Easement, the following three (3) courses:

1. N 13°19'36" E, a distance of 290.00 feet to a calculated point;
2. N 76°41'33" W, a distance of 185.00 feet to a calculated point;
3. S 13°19'36" W, a distance of 290.00 feet to a calculated point in the northerly right-of-way line of New Sulphur Springs Road;

THENCE: N 76°41'33" W, along and with the northerly right-of-way line of New Sulphur Springs Road, a distance of 84.55 feet to the **POINT OF BEGINNING** and containing 38.56 acres of land, more or less, situated in Bexar County, Texas and being described in accordance with an exhibit prepared by KFW Surveying.

Job No.: 21-162
Prepared by: KFW Surveying
Date: April 1, 2022
File: S:\Draw 2021\21-162 Miro Tract 40 Ac\DOCS\21-162 38.56 AC DBSC TCP 040122

1 APRIL
2022

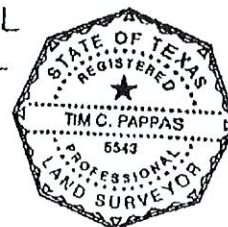


EXHIBIT "B"
AERIAL EXHIBIT OF THE SUBJECT PROPERTY AND DISTRICT BOUNDARIES

Expansion Petition
Sapphire Grove PID



Sapphire
Grove

Proposed
Sapphire
Grove
Expansion
Area

EXHIBIT "C"
SAPPHIRE GROVE PID EXPANSION DEVELOPMENT AGREEMENT PROVISIONS MATRIX

Sapphire Grove PID – Expansion¹

Development Agreement Provisions Matrix

Special District	Petition Information	Status -Date Submitted
Special District Name	Sapphire Grove Special Improvement District	
Type of Special District and Request	Ch. 382 PID Request to expand the boundaries of the Sapphire Grove PID	
Other information about the District or Request	This request is made pursuant to Section 382.113 of the Texas Local Government Code to expand the boundaries of the Sapphire Grove PID to include an approximately 38.6-acre tract of land.	
Applicant(s) & Property Owner(s)	Lennar Homes of Texas Land and Construction, Ltd.	
Representatives or Contacts	Ortiz McKnight PLLC	
Location	The Sapphire Grove PID is generally located southeast of New Sulphur Springs Road and Gardner Road and is wholly within the City's extraterritorial jurisdiction. The proposed expansion is generally located northwest of New Sulphur Spring Road and Blandford Road.	
Total Acres	Approximately 38.6-acres ² , being more accurately described in the attached field notes and survey	
Water CCN	East Central SUD	
Wastewater/ Sewer CCN	SAWS	
Commercial Acres	N/A	
Single Family Units	185 total units	
Multi-Family Units	N/A	
Proposed Public Improvement Costs (per submitted petition & pro-forma analysis)	Approximately \$6.5M, being more accurately defined by the attached pro-forma analysis	
Proposed PID Revenue (per pro-forma analysis of the proposed Expansion)	Approximately \$5.5M, being more accurately defined by the attached Pro-forma	

Petition/Application Documents		
Petition Submitted to County requesting consent to Expansion	October 4, 2023	
County's Resolution of Intent to Expand the PID	N/A; Bexar County does not issue Resolution of Intent to expand PIDs	
Sapphire Grove PID Board Resolution of Intent to Expand the PID	September 14, 2023	
District Petition Submitted to City requesting consent to PID Expansion	February 23, 2024	
Field Notes/ Legal Description and Exhibit	Attached	
Master Development Plan MDP or Site Plan (approved or status)	Sapphire Grove: MDP-21-11100013 Approved by the City of San Antonio on March 1, 2022	
GIS Shapefiles	Attached	
Proforma analysis showing projected revenue of the Existing Sapphire Grove PID and Proposed Expansion Area	Attached	
City of San Antonio Contract Disclosure Form and the Certificate of Interested Parties (Form 1295) completed by all Property Owners within the boundaries of the proposed expansion to the Sapphire Grove PID	Attached	
County's Resolution Consenting to the Expansion of the PID	TBD	

¹ Please note, the information represented within this Development Agreement Provisions Matrix is only applicable to the approximately 39.8-acres to be added to the Sapphire Grove PID. Information related to the overall existing Sapphire Grove PID is available upon request.

² For purposes of clarity, the Subject Property's acreage is rounded to the tenths place.

PID Board Order Approving Expansion of the PID	TBD	
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City Application & Operations Fees		
Application Fee - \$7,500 per request	✓	
Operations Assessment - \$175/built residential units based on annual report. Fees shall be paid for phases (cluster of units) at time of plat recordation of such units	\$32,375	
Total Fees	\$39,875	
Cost reimbursement to the City of San Antonio for recording of Development Agreement with County Real Property Records	✓	

Proposed PID Tax and fees set by COSA		
Ad Valorem Tax Rate	not to exceed to the City of San Antonio's ad-valorem tax rate within the municipal boundaries	
Hotel Occupancy Tax Rate	N/A; the existing Sapphire Grove PID does not have the ability to assess a hotel occupancy tax and no hotel occupancy tax authority is being requested with the proposed expansion	
Sales and Use Tax Rate	N/A; the existing Sapphire Grove PID does not have the ability to assess a sales and use tax and no sales and use tax authority is being requested with the proposed expansion	
Bonds	yes	

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

General Development Agreement Terms		
Owner's consent to annexation	✓	
Waiver of vested right effective at the time of agreement	✓ Agree to waive vested rights acquired prior to DA execution with agreement that vested rights operate prospectively from DA execution	
No eminent domain, annexation or expansion	Agree no eminent domain. This request is to expand the boundaries of the existing Sapphire Grove PID.	
30-year development agreement term	The current request is to expand the boundaries of the existing Sapphire Grove PID. In 2022, COSA and the property owners executed a Development Agreement applicable to the Sapphire Grove PID property. This request is to amend the existing Development Agreement to include the expansion property	
Annual updates by January 30 of each year - Plat for the subdivision, development document and permit required by the UDC is submitted, Number of built-out single-family unit and multi-family, built-out percentages for commercial, infrastructure or improvements, Recalculated built-out numbers and percentages, if applicable, Annual PID revenue & expenditures, etc.	✓	
Renegotiate new provisions if the development agreement is extended	✓	

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

Infrastructure & Improvement Provisions		
Streetlights per Inside City Limits requirements as outlined in the Chapter 35	✓	
Identify Schools, emergency services & community centers Sites	Within East Central ISD and ESD #10 service area.	
Maintenance & operation of infrastructures & facilities per COSA/SAWS standards	✓	
SWMD infrastructure standards & requirement [See DSD (IB) 576] Ch. 14 and 35	✓	

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

Environmental Protection		
ERZD (Edwards Recharge Zone District) Overlay, if located in the Edwards Aquifer Recharge Zone	If applicable	
TCEQ Edwards Aquifer Best Management Practices, if located in the Edwards Aquifer Recharge Zone	If applicable	
Tree planting/replacement programs; pollinator & community gardens, See Appendix E San Antonio Recommended Plant List - All Suited to Xeriscape Planting Methods of the UDC, Ch. 35 of the City Code	✓	
Historical, Archeological or Cultural Protection	✓ - Completed as part of MDP approval process. Sapphire Grove MDP-21-11100013 approved on March 1, 2022	
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 "D"
SUMMARY OF THE PROPOSED SAPPHIRE GROVE PID - EXPANSION

SAPPHIRE GROVE SPECIAL IMPROVEMENT DISTRICT

EXPANSION SUMMARY

1. Public Improvement District:

- Name: Sapphire Grove Special Improvement District
- Location: Generally located southeast of New Sulphur Springs Road and Gardner Road; proposed expansion is generally located northwest of New Sulphur Springs Road and Blandford Road
- Applicant/Developer: Lennar Homes of Texas Land and Construction, Ltd.
- Jurisdiction: Bexar County (City of San Antonio's ETJ)
- Acreage: +/- 38.6 acres
- Water CCN: East Central SUD
- Sewer CCN: SAWS

2. Statutory Authority, Taxing and Bond Powers:

- The Sapphire Grove Special Improvement District (the "District") is a public improvement district created by Bexar County on April 19, 2022 pursuant to Chapter 382 of the Texas Local Government Code with the power to assess ad valorem tax at a rate not to exceed the City of San Antonio's tax rate and the power to issue bonds. The District currently includes 173-acres of land generally located at the southeast intersection of New Sulphur Springs Road and Gardner Road.
- The current request is to expand the existing boundaries of the District to include an approximately 38.6-acre tract generally located northwest of New Sulphur Springs and Blandford Road.
- The proposed expansion will benefit the District and County by: (1) providing a location for the lift station improvement that is required for SAWS regional sewer line construction for the area; and (2) ensuring that a mix of lot sizes and home prices are present within the District.

3. Project:

- Project will be 100% SF residential
- Proposed On-Site and Off-Site Improvements: Individual Lot Improvements (Clearing and Grading); Lift Station and Sewer Improvements; Streets; Utilities; and Drainage.

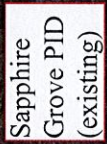


EXHIBIT "E"
PRO-FORMA SHOWING EXPECTED PUBLIC IMPROVEMENT COSTS AND REVENUES

PRO-FORMA SHOWING EXPECTED PUBLIC IMPROVEMENT COSTS AND REVENUES

**LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION
SAPPHIRE GROVE PID AND PROPOSED SAPPHIRE GROVE PID EXPANSION**

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LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION
SAPPHIRE GROVE PID

Existing Sapphire Grove PID and Proposed Sapphire Grove PID Expansion
Total PID Analysis Summary

Description	Amount
PID Tax Rate (per \$100 AV)	0.54159
O&M Rate (per \$100 AV) - First 5 Years	0.18609
O&M Rate (per \$100 AV) - Remaining Term	0.09304
Inflation Rate	0
Property Tax Collection Rate	95%
Single Family Residential Units (Existing Sapphire Grove PID)	1000
Single Family Residential Units (Proposed Sapphire Grove PID Expansion)	185
Single Family Residential Units (Total)	1185
PID Revenues Collected (Existing Sapphire Grove PID)	\$ 29,832,705.52
Eligible PID Costs (Existing Sapphire Grove PID)	\$ 39,058,595.56
PID Revenues Collected (Proposed Sapphire Grove PID Expansion)	\$ 5,555,378.27
Eligible PID Costs (Proposed Sapphire Grove PID Expansion)	\$ 6,507,242.75
PID Revenues Collected (Total)	\$ 35,388,083.79
Eligible PID Costs (Total)	\$ 45,565,838.32

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION
SAPPHIRE GROVE PID

Existing Sapphire Grove PID

Protect and PID Revenues Analysis

Year No.	Year on Tax Rolls	Cumulative Housing Units on Ground	Taxable Basis Per Unit	Total Taxable Basis ¹	Ad Valorem Tax/(100*0.54159) ^{2,3}	Cumulative
1	2023	0	\$ 230,575.00	\$ -	\$ -	\$ -
2	2024	0	\$ 230,575.00	\$ -	\$ -	\$ -
3	2025	48	\$ 230,575.00	\$ 11,067,600.00	\$ 56,943.96	\$ 56,943.96
4	2026	252	\$ 230,575.00	\$ 58,104,900.00	\$ 298,955.81	\$ 355,899.78
5	2027	456	\$ 230,575.00	\$ 105,142,200.00	\$ 540,967.66	\$ 896,867.43
6	2028	641	\$ 230,575.00	\$ 147,798,575.00	\$ 760,439.19	\$ 1,657,306.62
7	2029	797	\$ 230,575.00	\$ 183,768,275.00	\$ 945,507.07	\$ 2,602,813.69
8	2030	953	\$ 230,575.00	\$ 219,737,975.00	\$ 1,130,574.95	\$ 3,733,388.65
9	2031	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 4,919,721.23
10	2032	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 6,106,053.82
11	2033	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 7,292,386.40
12	2034	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 8,478,718.99
13	2035	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 9,665,051.57
14	2036	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 10,851,384.16
15	2037	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 12,037,716.74
16	2038	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 13,224,049.33
17	2039	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 14,410,381.91
18	2040	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 15,596,714.50
19	2041	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 16,783,047.09
20	2042	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 17,969,379.67
21	2043	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 19,155,712.26
22	2044	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 20,342,044.84
23	2045	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 21,528,377.43
24	2046	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 22,714,710.01
25	2047	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 23,901,042.60
26	2048	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 25,087,375.18
27	2049	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 26,273,707.77
28	2050	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 27,460,040.35
29	2051	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 28,646,372.94
30	2052	1000	\$ 230,575.00	\$ 230,575,000.00	\$ 1,186,332.59	\$ 29,832,705.52
TOTALS					\$ 29,832,705.52	\$ 29,832,705.52

¹ Assumes 0.0% annual inflation

² Assumes a Collection Ratio of 95%

³ Since creation in 2022, the Sapphire Grove PID ad valorem tax rate has been reduced from 0.55827 to 0.54159

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION
SAPPHIRE GROVE PID

Proposed Sapphire Grove PID Expansion

Project and PID Revenues Analysis						
Year No.	Year on Tax Rolls	Cumulative Housing Units on Ground	Taxable Basis Per Unit	Total Taxable Basis ¹	Ad Valorem Tax/(100*0.54159) ²	Cumulative
1	2023	0	\$ 215,000.00	\$ -	\$ -	\$ -
2	2024	0	\$ 215,000.00	\$ -	\$ -	\$ -
3	2025	36	\$ 215,000.00	\$ 7,740,000.00	\$ 41,049.59	\$ 41,049.59
4	2026	84	\$ 215,000.00	\$ 18,060,000.00	\$ 95,782.38	\$ 136,831.98
5	2027	132	\$ 215,000.00	\$ 28,380,000.00	\$ 150,515.17	\$ 287,347.15
6	2028	180	\$ 215,000.00	\$ 38,700,000.00	\$ 205,247.97	\$ 492,595.12
7	2029	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 703,544.42
8	2030	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 914,493.71
9	2031	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 1,125,443.01
10	2032	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 1,336,392.31
11	2033	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 1,547,341.61
12	2034	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 1,758,290.90
13	2035	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 1,969,240.20
14	2036	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 2,180,189.50
15	2037	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 2,391,138.80
16	2038	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 2,602,088.10
17	2039	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 2,813,037.39
18	2040	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 3,023,986.69
19	2041	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 3,234,935.99
20	2042	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 3,445,885.29
21	2043	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 3,656,834.59
22	2044	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 3,867,783.88
23	2045	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 4,078,733.18
24	2046	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 4,289,682.48
25	2047	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 4,500,631.78
26	2048	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 4,711,581.07
27	2049	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 4,922,530.37
28	2050	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 5,133,479.67
29	2051	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 5,344,428.97
30	2052	185	\$ 215,000.00	\$ 39,775,000.00	\$ 210,949.30	\$ 5,555,378.27
TOTALS					\$ 5,555,378.27	\$ 5,555,378.27

¹ Assumes 0.0% annual inflation

² Assumes a Collection Ratio of 95%

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION
SAPPHIRE GROVE PID

Existing Sapphire Grove PID

Summary of Cumulative Impact - Ad Valorem Revenues at Build Out

Year No.	Year	Bexar County	Bexar County Road & Flood	SA River Authority	Alamo Community College	University Health System	Bexar County ESD #10	East Central ISD
5	2027	\$ 457,601.28	\$ 39,193.96	\$ 30,403.97	\$ 246,990.86	\$ 457,442.30	\$ 165,598.97	\$ 1,772,902.52
10	2032	\$ 3,115,441.49	\$ 266,840.38	\$ 206,996.34	\$ 1,681,563.41	\$ 3,114,359.16	\$ 1,127,431.05	\$ 12,070,276.81
15	2037	\$ 6,141,904.96	\$ 526,059.71	\$ 408,080.80	\$ 3,315,100.82	\$ 6,139,771.20	\$ 2,222,662.30	\$ 23,795,822.57
20	2042	\$ 9,168,368.42	\$ 785,279.05	\$ 609,165.26	\$ 4,948,638.23	\$ 9,165,183.24	\$ 3,317,893.55	\$ 35,521,368.33
25	2047	\$ 12,194,831.89	\$ 1,044,498.38	\$ 810,249.71	\$ 6,582,175.64	\$ 12,190,595.29	\$ 4,413,124.80	\$ 47,246,914.10
30	2052	\$ 15,221,295.35	\$ 1,303,717.71	\$ 1,011,334.17	\$ 8,215,713.05	\$ 15,216,007.33	\$ 5,508,356.05	\$ 58,972,459.86

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION
SAPPHIRE GROVE PID

Proposed Sapphire Grove PID Expansion
Summary of Cumulative Impact - Ad Valorem Revenues at Build Out

Year No.	Year	Bexar County	Bexar County Road & Flood	SA River Authority	Alamo Community College	University Health System	Bexar County ESD #10	East Central ISD
5	2027	\$ 142,230.33	\$ 12,182.16	\$ 9,563.31	\$ 76,769.00	\$ 142,180.92	\$ 51,471.00	\$ 587,798.82
10	2032	\$ 661,483.91	\$ 56,656.70	\$ 44,476.99	\$ 357,036.76	\$ 661,254.11	\$ 239,381.00	\$ 2,733,731.02
15	2037	\$ 1,183,559.52	\$ 101,372.94	\$ 79,580.42	\$ 638,827.72	\$ 1,183,148.34	\$ 428,312.25	\$ 4,891,325.90
20	2042	\$ 1,705,635.14	\$ 146,089.19	\$ 114,683.84	\$ 920,618.68	\$ 1,705,042.58	\$ 617,243.50	\$ 7,048,920.77
25	2047	\$ 2,227,710.75	\$ 190,805.44	\$ 149,787.27	\$ 1,202,409.64	\$ 2,226,936.82	\$ 806,174.75	\$ 9,206,515.65
30	2052	\$ 2,749,786.36	\$ 235,521.69	\$ 184,890.69	\$ 1,484,200.60	\$ 2,748,831.06	\$ 995,106.00	\$ 11,364,110.52

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION
SAPPHIRE GROVE PID

Existing Sapphire Grove PID
Calculation of Direct Economic Impact from Date Property Goes on Tax Roll

Year on Tax Rolls	Bexar County		Bexar County Road & Flood		SA River Authority		Alamo Community College		University Health System		Bexar County ESD #10		East Central ISD	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ 29,054.05	\$ 29,054.05	\$ 2,488.51	\$ 2,488.51	\$ 1,930.41	\$ 1,930.41	\$ 15,681.96	\$ 15,681.96	\$ 29,043.96	\$ 29,043.96	\$ 10,514.22	\$ 10,514.22	\$ 112,565.24	\$ 112,565.24
2026	\$ 152,533.76	\$ 181,587.81	\$ 13,064.65	\$ 15,553.16	\$ 10,134.66	\$ 12,065.07	\$ 82,330.29	\$ 98,012.24	\$ 155,480.77	\$ 181,524.72	\$ 55,199.66	\$ 65,713.88	\$ 590,967.51	\$ 703,532.75
2027	\$ 276,013.47	\$ 457,601.28	\$ 23,640.80	\$ 39,193.96	\$ 18,338.90	\$ 30,403.97	\$ 148,978.61	\$ 246,990.86	\$ 275,917.58	\$ 457,442.30	\$ 99,885.09	\$ 165,998.97	\$ 1,069,399.77	\$ 1,772,902.52
2028	\$ 387,992.62	\$ 845,593.89	\$ 33,231.92	\$ 72,425.88	\$ 25,779.03	\$ 56,183.00	\$ 209,419.50	\$ 456,410.35	\$ 387,857.82	\$ 845,300.12	\$ 140,408.65	\$ 306,007.61	\$ 1,503,214.97	\$ 3,276,117.49
2029	\$ 482,418.28	\$ 1,328,012.17	\$ 41,319.56	\$ 113,745.44	\$ 32,052.86	\$ 88,235.86	\$ 260,385.86	\$ 716,796.22	\$ 482,250.68	\$ 1,327,550.80	\$ 174,579.86	\$ 480,587.47	\$ 1,869,051.99	\$ 5,145,169.48
2030	\$ 576,843.94	\$ 1,904,856.11	\$ 49,407.20	\$ 163,152.65	\$ 38,326.70	\$ 126,562.56	\$ 31,132.23	\$ 1,028,148.45	\$ 576,643.54	\$ 1,904,194.34	\$ 208,751.08	\$ 689,338.55	\$ 2,234,889.02	\$ 7,380,058.50
2031	\$ 605,292.69	\$ 2,510,148.80	\$ 51,843.87	\$ 214,996.51	\$ 40,216.89	\$ 166,779.45	\$ 326,707.48	\$ 1,354,853.93	\$ 605,082.41	\$ 2,509,276.75	\$ 219,046.25	\$ 908,384.80	\$ 2,345,109.15	\$ 9,725,167.66
2032	\$ 605,292.69	\$ 3,115,441.49	\$ 51,843.87	\$ 266,840.38	\$ 40,216.89	\$ 206,996.34	\$ 326,707.48	\$ 1,681,563.41	\$ 605,082.41	\$ 3,114,359.16	\$ 219,046.25	\$ 1,127,431.05	\$ 2,345,109.15	\$ 12,070,276.81
2033	\$ 605,292.69	\$ 3,720,734.18	\$ 51,843.87	\$ 318,684.25	\$ 40,216.89	\$ 247,213.23	\$ 326,707.48	\$ 2,008,270.89	\$ 605,082.41	\$ 3,719,441.57	\$ 219,046.25	\$ 1,346,477.30	\$ 2,345,109.15	\$ 14,415,385.96
2034	\$ 605,292.69	\$ 4,326,026.88	\$ 51,843.87	\$ 370,528.11	\$ 40,216.89	\$ 287,430.12	\$ 326,707.48	\$ 2,334,978.37	\$ 605,082.41	\$ 4,324,523.97	\$ 219,046.25	\$ 1,565,523.55	\$ 2,345,109.15	\$ 16,760,495.11
2035	\$ 605,292.69	\$ 4,931,319.57	\$ 51,843.87	\$ 422,371.98	\$ 40,216.89	\$ 327,647.02	\$ 326,707.48	\$ 2,661,685.85	\$ 605,082.41	\$ 4,929,606.38	\$ 219,046.25	\$ 1,784,569.80	\$ 2,345,109.15	\$ 19,105,604.27
2036	\$ 605,292.69	\$ 5,536,612.26	\$ 51,843.87	\$ 474,215.85	\$ 40,216.89	\$ 367,863.91	\$ 326,707.48	\$ 2,988,392.34	\$ 605,082.41	\$ 5,534,688.79	\$ 219,046.25	\$ 2,003,616.05	\$ 2,345,109.15	\$ 21,450,713.42
2037	\$ 605,292.69	\$ 6,141,904.96	\$ 51,843.87	\$ 526,059.71	\$ 40,216.89	\$ 408,080.80	\$ 326,707.48	\$ 3,315,100.82	\$ 605,082.41	\$ 6,139,771.20	\$ 219,046.25	\$ 2,222,662.30	\$ 2,345,109.15	\$ 23,795,822.57
2038	\$ 605,292.69	\$ 6,747,197.65	\$ 51,843.87	\$ 577,903.58	\$ 40,216.89	\$ 448,297.69	\$ 326,707.48	\$ 3,641,808.30	\$ 605,082.41	\$ 6,744,853.61	\$ 219,046.25	\$ 2,441,708.55	\$ 2,345,109.15	\$ 26,140,931.72
2039	\$ 605,292.69	\$ 7,352,490.34	\$ 51,843.87	\$ 629,747.45	\$ 40,216.89	\$ 488,514.58	\$ 326,707.48	\$ 3,968,515.78	\$ 605,082.41	\$ 7,349,936.02	\$ 219,046.25	\$ 2,660,754.80	\$ 2,345,109.15	\$ 28,486,040.88
2040	\$ 605,292.69	\$ 7,957,783.04	\$ 51,843.87	\$ 681,591.31	\$ 40,216.89	\$ 528,731.47	\$ 326,707.48	\$ 4,295,223.26	\$ 605,082.41	\$ 7,955,018.43	\$ 219,046.25	\$ 2,879,801.05	\$ 2,345,109.15	\$ 30,831,150.03
2041	\$ 605,292.69	\$ 8,563,075.73	\$ 51,843.87	\$ 733,435.18	\$ 40,216.89	\$ 568,948.36	\$ 326,707.48	\$ 4,621,930.75	\$ 605,082.41	\$ 8,560,100.84	\$ 219,046.25	\$ 3,098,847.30	\$ 2,345,109.15	\$ 33,176,250.18
2042	\$ 605,292.69	\$ 9,168,368.42	\$ 51,843.87	\$ 785,279.05	\$ 40,216.89	\$ 609,165.26	\$ 326,707.48	\$ 4,948,638.23	\$ 605,082.41	\$ 9,165,183.24	\$ 219,046.25	\$ 3,317,893.55	\$ 2,345,109.15	\$ 35,521,368.33
2043	\$ 605,292.69	\$ 9,773,661.12	\$ 51,843.87	\$ 837,122.91	\$ 40,216.89	\$ 649,382.15	\$ 326,707.48	\$ 5,275,345.71	\$ 605,082.41	\$ 9,770,265.65	\$ 219,046.25	\$ 3,536,939.80	\$ 2,345,109.15	\$ 37,866,477.49
2044	\$ 605,292.69	\$ 10,378,953.81	\$ 51,843.87	\$ 888,966.78	\$ 40,216.89	\$ 689,599.04	\$ 326,707.48	\$ 5,602,053.19	\$ 605,082.41	\$ 10,375,348.06	\$ 219,046.25	\$ 3,755,986.05	\$ 2,345,109.15	\$ 40,211,586.64
2045	\$ 605,292.69	\$ 10,984,246.50	\$ 51,843.87	\$ 940,810.64	\$ 40,216.89	\$ 729,815.93	\$ 326,707.48	\$ 5,928,760.67	\$ 605,082.41	\$ 10,980,430.47	\$ 219,046.25	\$ 3,975,032.30	\$ 2,345,109.15	\$ 42,556,695.79
2046	\$ 605,292.69	\$ 11,589,539.19	\$ 51,843.87	\$ 992,654.51	\$ 40,216.89	\$ 770,032.82	\$ 326,707.48	\$ 6,255,468.16	\$ 605,082.41	\$ 11,585,512.88	\$ 219,046.25	\$ 4,194,078.55	\$ 2,345,109.15	\$ 44,901,804.94
2047	\$ 605,292.69	\$ 12,194,831.89	\$ 51,843.87	\$ 1,044,498.38	\$ 40,216.89	\$ 810,249.71	\$ 326,707.48	\$ 6,582,173.64	\$ 605,082.41	\$ 12,190,595.29	\$ 219,046.25	\$ 4,413,124.80	\$ 2,345,109.15	\$ 47,246,914.10
2048	\$ 605,292.69	\$ 12,800,124.58	\$ 51,843.87	\$ 1,096,342.24	\$ 40,216.89	\$ 850,466.60	\$ 326,707.48	\$ 6,908,883.12	\$ 605,082.41	\$ 12,795,677.70	\$ 219,046.25	\$ 4,632,171.05	\$ 2,345,109.15	\$ 49,592,023.25
2049	\$ 605,292.69	\$ 13,405,417.27	\$ 51,843.87	\$ 1,148,186.11	\$ 40,216.89	\$ 890,683.50	\$ 326,707.48	\$ 7,235,590.60	\$ 605,082.41	\$ 13,400,760.11	\$ 219,046.25	\$ 4,851,217.30	\$ 2,345,109.15	\$ 51,937,132.40
2050	\$ 605,292.69	\$ 14,010,709.97	\$ 51,843.87	\$ 1,200,029.98	\$ 40,216.89	\$ 930,900.39	\$ 326,707.48	\$ 7,562,298.08	\$ 605,082.41	\$ 14,005,842.51	\$ 219,046.25	\$ 5,070,263.55	\$ 2,345,109.15	\$ 54,282,241.55
2051	\$ 605,292.69	\$ 14,616,002.66	\$ 51,843.87	\$ 1,251,873.84	\$ 40,216.89	\$ 971,117.28	\$ 326,707.48	\$ 7,889,005.56	\$ 605,082.41	\$ 14,610,924.92	\$ 219,046.25	\$ 5,289,309.80	\$ 2,345,109.15	\$ 56,627,350.71
2052	\$ 605,292.69	\$ 15,221,295.35	\$ 51,843.87	\$ 1,303,717.71	\$ 40,216.89	\$ 1,011,334.17	\$ 326,707.48	\$ 8,215,713.05	\$ 605,082.41	\$ 15,216,007.33	\$ 219,046.25	\$ 5,508,356.05	\$ 2,345,109.15	\$ 58,972,459.86
Total	\$ 15,221,295.35		\$ 1,303,717.71	\$ 1,011,334.17	\$ 8,215,713.05	\$ 15,216,007.33	\$ 5,508,356.05							

*Tax Rates per BCAD 2022 Tax Rate Chart

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION
SAPPHIRE GROVE PID

Proposed Sapphire Grove PID Expansion
Calculation of Direct Economic Impact from Date Property Goes on Tax Roll

Year on Tax Rolls	Bexar County		Bexar County Road & Flood		SA River Authority		Alamo Community College		University Health System		Bexar County ESD #10		East Central ISD	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ 20,318.62	\$ 20,318.62	\$ 1,740.31	\$ 1,740.31	\$ 1,366.19	\$ 1,366.19	\$ 10,967.00	\$ 10,967.00	\$ 20,311.56	\$ 20,311.56	\$ 7,353.00	\$ 7,353.00	\$ 83,971.26	\$ 83,971.26
2026	\$ 47,410.11	\$ 67,728.73	\$ 4,060.72	\$ 5,801.03	\$ 4,533.96	\$ 5,801.03	\$ 25,589.67	\$ 36,556.67	\$ 47,393.64	\$ 67,705.20	\$ 24,510.00	\$ 24,510.00	\$ 195,932.94	\$ 279,904.20
2027	\$ 74,501.60	\$ 142,230.33	\$ 6,381.13	\$ 12,182.16	\$ 5,009.35	\$ 9,563.31	\$ 40,212.33	\$ 76,769.00	\$ 74,475.72	\$ 142,180.92	\$ 26,961.00	\$ 51,471.00	\$ 307,894.62	\$ 587,798.82
2028	\$ 101,593.09	\$ 243,823.42	\$ 8,701.54	\$ 20,883.70	\$ 6,830.94	\$ 16,394.25	\$ 54,835.00	\$ 131,603.99	\$ 101,557.80	\$ 243,738.71	\$ 36,765.00	\$ 88,236.00	\$ 419,856.30	\$ 1,007,655.12
2029	\$ 104,415.12	\$ 348,238.54	\$ 8,943.25	\$ 29,826.95	\$ 7,020.69	\$ 23,414.93	\$ 56,358.19	\$ 187,962.19	\$ 104,378.85	\$ 348,117.56	\$ 37,786.25	\$ 126,022.25	\$ 431,518.98	\$ 1,439,174.10
2030	\$ 104,415.12	\$ 452,653.67	\$ 8,943.25	\$ 38,770.20	\$ 7,020.69	\$ 30,435.62	\$ 56,358.19	\$ 244,320.38	\$ 104,378.85	\$ 452,496.41	\$ 37,786.25	\$ 163,808.50	\$ 431,518.98	\$ 1,870,693.07
2031	\$ 104,415.12	\$ 557,068.79	\$ 8,943.25	\$ 47,713.45	\$ 7,020.69	\$ 37,456.30	\$ 56,358.19	\$ 300,678.57	\$ 104,378.85	\$ 556,875.26	\$ 37,786.25	\$ 201,594.75	\$ 431,518.98	\$ 2,302,212.05
2032	\$ 104,415.12	\$ 661,483.91	\$ 8,943.25	\$ 56,656.70	\$ 7,020.69	\$ 44,476.99	\$ 56,358.19	\$ 357,036.76	\$ 104,378.85	\$ 661,254.11	\$ 37,786.25	\$ 239,381.00	\$ 431,518.98	\$ 2,733,731.02
2033	\$ 104,415.12	\$ 765,899.03	\$ 8,943.25	\$ 65,599.94	\$ 7,020.69	\$ 51,497.68	\$ 56,358.19	\$ 413,394.95	\$ 104,378.85	\$ 765,632.95	\$ 37,786.25	\$ 277,167.25	\$ 431,518.98	\$ 3,165,250.00
2034	\$ 104,415.12	\$ 870,314.16	\$ 8,943.25	\$ 74,543.19	\$ 7,020.69	\$ 58,518.36	\$ 56,358.19	\$ 469,753.15	\$ 104,378.85	\$ 870,011.80	\$ 37,786.25	\$ 314,953.50	\$ 431,518.98	\$ 3,596,768.97
2035	\$ 104,415.12	\$ 974,729.28	\$ 8,943.25	\$ 83,486.44	\$ 7,020.69	\$ 65,539.05	\$ 56,358.19	\$ 526,111.34	\$ 104,378.85	\$ 974,390.65	\$ 37,786.25	\$ 352,739.75	\$ 431,518.98	\$ 4,028,287.95
2036	\$ 104,415.12	\$ 1,079,144.40	\$ 8,943.25	\$ 92,429.69	\$ 7,020.69	\$ 72,559.73	\$ 56,358.19	\$ 582,469.53	\$ 104,378.85	\$ 1,078,769.50	\$ 37,786.25	\$ 390,526.00	\$ 431,518.98	\$ 4,459,806.92
2037	\$ 104,415.12	\$ 1,183,559.52	\$ 8,943.25	\$ 101,372.94	\$ 7,020.69	\$ 79,580.42	\$ 56,358.19	\$ 638,827.72	\$ 104,378.85	\$ 1,183,148.34	\$ 37,786.25	\$ 428,312.25	\$ 431,518.98	\$ 4,891,325.90
2038	\$ 104,415.12	\$ 1,287,974.65	\$ 8,943.25	\$ 110,316.19	\$ 7,020.69	\$ 86,601.10	\$ 56,358.19	\$ 695,185.91	\$ 104,378.85	\$ 1,287,527.19	\$ 37,786.25	\$ 466,098.50	\$ 431,518.98	\$ 5,322,844.87
2039	\$ 104,415.12	\$ 1,392,389.77	\$ 8,943.25	\$ 119,259.44	\$ 7,020.69	\$ 93,621.79	\$ 56,358.19	\$ 751,544.10	\$ 104,378.85	\$ 1,391,906.04	\$ 37,786.25	\$ 503,884.75	\$ 431,518.98	\$ 5,754,363.85
2040	\$ 104,415.12	\$ 1,496,804.89	\$ 8,943.25	\$ 128,202.69	\$ 7,020.69	\$ 100,642.47	\$ 56,358.19	\$ 807,902.30	\$ 104,378.85	\$ 1,496,284.89	\$ 37,786.25	\$ 541,671.00	\$ 431,518.98	\$ 6,185,882.82
2041	\$ 104,415.12	\$ 1,601,220.01	\$ 8,943.25	\$ 137,145.94	\$ 7,020.69	\$ 107,663.16	\$ 56,358.19	\$ 864,260.49	\$ 104,378.85	\$ 1,600,663.73	\$ 37,786.25	\$ 579,457.25	\$ 431,518.98	\$ 6,617,401.80
2042	\$ 104,415.12	\$ 1,705,635.14	\$ 8,943.25	\$ 146,089.19	\$ 7,020.69	\$ 114,683.84	\$ 56,358.19	\$ 920,618.68	\$ 104,378.85	\$ 1,705,042.58	\$ 37,786.25	\$ 617,243.50	\$ 431,518.98	\$ 7,048,920.77
2043	\$ 104,415.12	\$ 1,810,050.26	\$ 8,943.25	\$ 155,032.44	\$ 7,020.69	\$ 121,704.53	\$ 56,358.19	\$ 976,976.87	\$ 104,378.85	\$ 1,809,421.43	\$ 37,786.25	\$ 655,029.75	\$ 431,518.98	\$ 7,480,439.75
2044	\$ 104,415.12	\$ 1,914,465.38	\$ 8,943.25	\$ 163,975.69	\$ 7,020.69	\$ 128,725.21	\$ 56,358.19	\$ 1,033,335.06	\$ 104,378.85	\$ 1,913,800.28	\$ 37,786.25	\$ 692,816.00	\$ 431,518.98	\$ 7,911,958.72
2045	\$ 104,415.12	\$ 2,018,880.50	\$ 8,943.25	\$ 172,918.94	\$ 7,020.69	\$ 135,745.90	\$ 56,358.19	\$ 1,089,693.26	\$ 104,378.85	\$ 2,018,179.13	\$ 37,786.25	\$ 730,602.25	\$ 431,518.98	\$ 8,343,477.70
2046	\$ 104,415.12	\$ 2,123,295.63	\$ 8,943.25	\$ 181,862.19	\$ 7,020.69	\$ 142,766.58	\$ 56,358.19	\$ 1,146,051.45	\$ 104,378.85	\$ 2,122,557.97	\$ 37,786.25	\$ 768,388.50	\$ 431,518.98	\$ 8,774,996.67
2047	\$ 104,415.12	\$ 2,227,710.75	\$ 8,943.25	\$ 190,805.44	\$ 7,020.69	\$ 149,787.27	\$ 56,358.19	\$ 1,202,409.64	\$ 104,378.85	\$ 2,226,936.82	\$ 37,786.25	\$ 806,174.75	\$ 431,518.98	\$ 9,206,515.65
2048	\$ 104,415.12	\$ 2,332,125.87	\$ 8,943.25	\$ 199,748.69	\$ 7,020.69	\$ 156,807.95	\$ 56,358.19	\$ 1,258,767.83	\$ 104,378.85	\$ 2,331,315.67	\$ 37,786.25	\$ 843,961.00	\$ 431,518.98	\$ 9,638,034.62
2049	\$ 104,415.12	\$ 2,436,540.99	\$ 8,943.25	\$ 208,691.94	\$ 7,020.69	\$ 163,828.64	\$ 56,358.19	\$ 1,315,126.02	\$ 104,378.85	\$ 2,435,694.52	\$ 37,786.25	\$ 881,747.25	\$ 431,518.98	\$ 10,069,553.60
2050	\$ 104,415.12	\$ 2,540,956.12	\$ 8,943.25	\$ 217,635.19	\$ 7,020.69	\$ 170,849.32	\$ 56,358.19	\$ 1,371,484.22	\$ 104,378.85	\$ 2,540,073.36	\$ 37,786.25	\$ 919,533.50	\$ 431,518.98	\$ 10,501,072.57
2051	\$ 104,415.12	\$ 2,645,371.24	\$ 8,943.25	\$ 226,578.44	\$ 7,020.69	\$ 177,870.01	\$ 56,358.19	\$ 1,427,842.41	\$ 104,378.85	\$ 2,644,452.21	\$ 37,786.25	\$ 957,319.75	\$ 431,518.98	\$ 10,932,591.55
2052	\$ 104,415.12	\$ 2,749,786.36	\$ 8,943.25	\$ 235,521.69	\$ 7,020.69	\$ 184,890.69	\$ 56,358.19	\$ 1,484,200.60	\$ 104,378.85	\$ 2,748,831.06	\$ 37,786.25	\$ 995,106.00	\$ 431,518.98	\$ 11,364,110.52
Total	\$ 2,749,786.36		\$ 235,521.69		\$ 184,890.69		\$ 1,484,200.60		\$ 2,748,831.06		\$ 995,106.00		\$ 11,364,110.52	

*Tax Rates per BCAD 2022 Tax Rate Chart

Existing Sapphire Grove PID			
Projected PID Qualified Costs			
Lots		1000	Acres
		1000	173.27

Offsite Improvements			
Soft Costs	Per Lot	Cost	
Engineering	\$ 1,055.97	\$ 1,055,966.21	
Subtotal	1,055.97	\$ 1,055,966.21	
Hard Costs			
Linear Feet	Cost		
Sewer	2,900	\$ 9,200,000.00	
Streets (Lump Sum) ¹	1	\$ 800,000.00	
Subtotal	N/A	\$ 10,000,000.00	
Total Offsite Linear Feet and Costs	N/A	\$ 11,055,966.21	

Onsite Improvements			
Soft Costs ²	Per Lot ³	Cost	
Engineering	2,323.13	\$ 2,323,125.66	
Geotechnical	263.99	\$ 263,991.55	
Mailboxes	164.73	\$ 164,730.73	
Subtotal	2,751.85	\$ 2,751,847.94	
Hard Costs			
Linear Feet	Cost		
Land Clearing [per acre] ⁴	\$ 2,885.67	\$ 500,000.00	
Sewer ⁵	25000	\$ 3,800,000.00	
Water ⁵	25000	\$ 3,400,000.00	
Drainage ⁵	25000	\$ 4,500,000.00	
Streets ⁶	25000	\$ 6,000,000.00	
Electric		\$ 3,500,000.00	
Subtotal	25,000.00	\$ 21,700,000.00	
Total Onsite Costs		\$ 24,451,847.94	

Contingency ⁶			
Onsite/Offsite	% of Total Cost	Cost	
Offsite Contingency	10	\$ 1,105,596.62	
Onsite Contingency	10	\$ 2,445,184.79	
Subtotal	10	\$ 3,550,781.41	

Total Eligible PID Costs (Total Linear Feet, Offsite Costs, Onsite Costs, & Contingency Costs)	-	\$ 39,058,595.56
--	---	------------------

¹ Turn lane, Deceleration lane, contingency. No bid, estimate based on typical cost for improvements consistent with development and preliminary review with Engineer

² Engineering, Geotechnical, mailboxes cost is on a per lot basis

³ Per lot cost - not per linear foot

⁴ Land clearing is based on the total acreage

⁵ 25,000 linear feet of Streets, drainage water and sewer running parallel to each other

⁶ Lennar corporate requirement is 10% contingency. 100% of our developments include a 10% contingency that is only released upon project completion.

Proposed Sapphire Grove PID Expansion
Projected PID Qualified Costs

Lots 185
Acres 39.8

Offsite Improvements			
Soft Costs	Per Lot	Cost	
Engineering	\$ 350.00	\$ 64,750.00	
Subtotal	350.00	\$ 64,750.00	
Hard Costs			
Linear Feet	Cost		
Sewer			
Streets (Lump Sum) ¹		\$ 500,000.00	
Subtotal	N/A	\$ 500,000.00	
Total Offsite Linear Feet and Costs		N/A	\$ 564,750.00

Onsite Improvements			
Soft Costs ²	Per Lot ³	Cost	
Engineering	2,443.59	\$ 452,064.15	
Geotechnical	300.00	\$ 55,500.00	
Mailboxes	165.00	\$ 30,525.00	
Subtotal			
Hard Costs			
Linear Feet	Cost		
Land Clearing (per acre) ⁴	\$ 12,522.04	\$ 498,377.05	
Sewer ⁵	5100	\$ 944,021.92	
Water ⁵	4600	\$ 622,334.15	
Drainage ⁵	4400	\$ 1,512,081.54	
Streets ⁵	4800	\$ 1,125,495.57	
Electric		\$ 648,615.00	
Subtotal		\$ 5,350,925.23	
Total Onsite Costs			\$ 5,350,925.23

Contingency ⁶			
Onsite/Offsite	% of Total Cost	Cost	
Offsite Contingency	10	\$ 56,475.00	
Onsite Contingency	10	\$ 535,092.52	
Subtotal		\$ 591,567.52	

Total Eligible PID Costs (Total Linear Feet, Offsite Costs, Onsite Costs, & Contingency Costs)	-	\$ 6,507,242.75
--	---	-----------------

¹ Turn lane, Deceleration lane, contingency. No bid, estimate based on typical cost for improvements consistent with development and preliminary review with Engineer

² Engineering, Geotechnical, mailboxes cost is on a per lot basis

³ Per lot cost - not per linear foot

⁴ Land clearing is based on the total acreage

⁵ 25,000 linear feet of Streets, drainage water and sewer running parallel to each other

⁶ Lennar corporate requirement is 10% contingency. 100% of our developments include a 10% contingency that is only released upon project completion.

EXHIBIT "F"
SITE PLAN OF THE SAPPHIRE GROVE PID-EXPANSION AND OF THE EXISTING SAPPHIRE GROVE PID

EXHIBIT "G"
PETITIONER/PROPERTY OWNER'S EXECUTED CONTRACTS DISCLOSURE FORM
AND FORM 1295

EXHIBIT "G"
PETITIONER/PROPERTY OWNER'S EXECUTED CONTRACTS DISCLOSURE FORM
AND FORM 1295

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:
2023-1078504

Date Filed:
10/02/2023

Date Acknowledged:

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

Lennar Homes of Texas Land and Construction, Ltd.
San Antonio, TX, 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

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.

Sapphire Grove PID Expansion
Sapphire Grove PID Expansion

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	DeAnda, Kevin	San Antonio, TX United States		X
	McKnight, James	San Antonio, TX United States		X
	Ortiz, Daniel	San Antonio, TX United States		X
	Ortiz McKnight PLLC	San Antonio, TX United States		X
	Lennar Homes of Texas Land and Construction, Ltd.	San Antonio, TX United States	X	

5 Check only if there is NO Interested Party. ☐

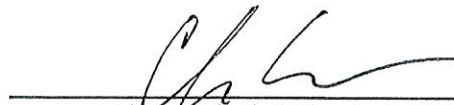
6 UNSWORN DECLARATION

My name is Clifton Karam, and my date of birth is 3/19/85.

My address is 7715 Battle Intense, Boerne, TX, 78015, .
(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 OCT., 2023.
(month) (year)


Signature of authorized agent of contracting business entity
(Declarant)



Contracts Disclosure Form

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

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

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

* 1) Name of person submitting this disclosure form.

*First Clifton *M.I. *Last Karam Suffix

* 2) Contract Information

a) Contract or Project Name: Sapphire Grove Special Improvement District (Expansion)

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

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

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

Lennar Homes of Texas Land and Construction, Ltd.

b) Name and title of contract signatory

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

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

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

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

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

Lennar Texas Holding Company

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

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

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

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

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

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

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

Daniel Ortiz, Ortiz McKnight PLLC
James McKnight, Ortiz McKnight PLLC
Kevin DeAnda, Ortiz McKnight PLLC

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

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

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

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

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

Please see attached

Updates on Contributions Required

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

Notice Regarding Contribution Prohibitions for "High-Profile" Contracts

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

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

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

* 8) Disclosure of conflict of interest.

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

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

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

* 9) Prohibited Interest in Contracts.

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

Notice Regarding Prohibited Interest in Contracts.

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

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

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

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

Acknowledgments

***1. Updates Required.**

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

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

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

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

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

☒ This is not a high-profile contract.

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

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

***4. Conflicts of Interest Questionnaire (CIQ)**


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

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

*** Oath**

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

*Print Name: Clifton Karam

*Signature: 

Title: VP Land Acquisitions

*Date: 9/28/23

*Company Name or DBA: Lennar Homes of Texas Land and Construction, Ltd.

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

If submitting via regular mail, send to:

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

TEXAS SECRETARY of STATE
RUTH R. HUGHS

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:11452910

Original Date of Filing:November 24, 1998

Formation Date:N/A

Tax ID:17527920189

Duration:Perpetual

Name:LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

Address:550 Greens Parkway, Suite 100
Houston, TX 77067-4526 USA

Entity Type:Domestic Limited Partnership (LP)

Entity Status:In existence

FEIN:

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES
Last Update May 15, 2018	Name LENNAR TEXAS HOLDING COMPANY	Title General Partner	Address 1707 Marketplace Blvd., Suite 270 Irving, TX 75063 USA		

Order

Return to Search

Instructions:

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

TEXAS SECRETARY of STATE
RUTH R. HUGHS

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 150537000
Original Date of Filing: September 30, 1998
Formation Date: N/A
Tax ID: 17527882579
Duration: Perpetual
Entity Type: Domestic For-Profit Corporation
Entity Status: Merged
FEIN:
Name: LENNAR TEXAS HOLDING COMPANY
Address: 700 NW 107 AVE
 MIAMI, FL 33172 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>
Last Update	Name	Title	Address		
January 17, 2019	DAINE BESSETTE	TREASURER	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	MARK SUSTANA	GENERAL COUNSEL	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	GARY A AGATSTEIN	TAX	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	DEBRA BAKER	AUTHORIZED AGENT	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	BRIAN BARRON	DIVISION PRESIDENT	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	RICHARD BECKWITT	CHIEF EXECUTIVE OFFICER	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	DIANE BESSETTE	CHIEF FINANCIAL OFFICER	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	DIANE BESSETTE	TREASURER	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	BRIANNA BRADFORD	NORTH AMERICAN TITLE ASSOCIATE	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	MICHELE CASTILLO	MANAGING ESCROW OFFICER	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	TONY CERNA	AUTHORIZED AGENT HOMEBUILDING	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	TONY CERNA	SA	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	WELLY CHAHAYA	DIVISION ASSISTANT CONT AUSTIN S	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	JOY CONDON	SVP NATIONAL FINANCE GROUP	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	SHELLY CORTEZ	MANAGING ESCROW OFF	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	DENISE DEVENPORT	AUTHORIZED AGENT HOMEBUILDING SA	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	MATTHEW EAGAN	NORTH AMERICAN TITLE ASSOCIATE	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	JENNIFER ELLER	AUTHORIZED AGENT HOMEBUILDING	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	JENNIFER ELLER	SA	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	NICOLE FABIAN	AUTHORIZED AGENT HOMEBUILDING	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	NICOLE FABIAN	SA	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	HOLLY FAULKENBERRY	NAT MANAGING BRANCH MANAGER	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	HOLLY FAULKENBERRY	ESCR	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	ELIZABETH FERNANDEZ	NAT ESCROW CLOSING ASSISTANT	700 NW 107 AVE MIAMI, FL 33172 USA		
January 17, 2019	FELIX FLORES	AUTHORIZED AGENT HOMEBUILDING	700 NW 107 AVE MIAMI, FL 33172 USA		

January 17, 2019	FELIX FLORES	SA	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	TERRI GRONA	MANAGING ESCROW OFF NATC	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	JAMES DAVID GROVE	VICE PRESIDENT	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	JOHN HAMMOND	VICE PRESIDENT	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	CYNTHIA K HINSON	VICE PRESIDENT	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	DARIS HOM	LENNAR TEXAS HOLDING CO VP	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	MELANIE HOUK	ASSOCIATE GC	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	KAY HOWARD	VICE PRESIDENT	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	JONATHAN M JAFFE	PRESIDENT	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	JONATHAN M JAFFE	CHIEF OPERATING OFFICER	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	TAMARA JENKINS	NAT ESCROW OFFICER	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	MICHAEL W JOHNSON	VICE PRESIDENT	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	SANDRA LEYVA	ASSISTANT SECRETARY	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	JASON LONGO	DIVISION CONT-HOU	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	JASON LONGO	TEX	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	DONALD A LUKE	REGIONAL VP-CENTRAL REGION HOUST	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	ELIZABETH MARTINEZ	ACONT HOUSTON	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	JEFF MCCALL	SENIOR VICE PRESIDENT	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	KAREN MILLER	NORTH AMERICAN TITLE ASSOCIATE	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	STUART A MILLER	EXECUTIVE DIR	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	SIDIA MOLINA	NAT ESCROW OFFICER	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	MANUEL MURIAS	DIR OF COMPENSATION	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	NANETTE PEAVEY	DIVISION CONT	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	MICHAEL PETROLINO	VP OF TAXATION	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	JOHANNIE QUINTERO	NORTH AMERICAN TITLE ASSOCIATE	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	MELANIE RAUB	ACCOUNTING MGR	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	ROB HUTTON	VICE PRESIDENT	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	KATHLEEN RUSSELL	ESCROW OFFICER	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	LAURA SALGADO	AUTHORIZED AGENT-LAND DEVELOPMEN	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	GRACE SANTAELLA	EXECUTIVE ASSISTANT- CORPORATE	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	KRISTY SANTELIA	NAT ESCROW OFFICER	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	TODD SCHAAN	SR TAX MANAGER	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	MELISSA FORAR	AUTHORIZED AGENT HOMEBUILDING	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	MELISSA FORAR	SA	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	DAWN SCHWELER	MANAGING ESCROW OFF	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	VICTORIA SILVESTRE	AUTHORIZED AGENT- HOMEBUILDING	700 NW 107 AVE MIAMI, FL 33172 USA

January 17, 2019	VICTORIA SILVESTRE	SA	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	SHERRY SLATTERY	DIVISION CONT-SAN ANTONIO TX	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	MORICA SMITH	MANAGING ESCROW OFF NATC	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	MARK SUSTANA	GENERAL COUNSEL	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	BRIAN TEETER	AUTHORIZED AGENT- HOMEBUILDING	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	BRIAN TEETER	SA	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	BRIAN SCOTT TEETER	AUTHORIZED AGENT- HOMEBUILDING	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	BRIAN SCOTT TEETER	SECRETARY	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	BECKY TERRELL	ESCROW CLOSING ASSISTANT	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	MICHAEL THOMAS	AUTHORIZED AGENT HOMEBUILDING	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	MICHAEL THOMAS	SA	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	LISA VILLABOS	NAT ESCROW ASSISTANT	700 NW 107 AVE MIAMI, FL 33172 USA
January 17, 2019	TOMMY WIGGINS	NAT ESCROW ASSISTANT	700 NW 107 AVE MIAMI, FL 33172 USA

[Order](#)
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EXHIBIT "H"
OWNERSHIP DEEDS AND BEXAR COUNTY APPRAISAL DISTRICT INFORMATION
RELATED TO THE SAPPHIRE GROVE PIO-EXPANSION

EXHIBIT "H"
OWNERSHIP DEEDS AND BEXAR COUNTY APPRAISAL DISTRICT INFORMATION
RELATED TO THE SAPPHIRE GROVE PIO-EXPANSION

1-211048DW
FILED BY PRESIDIO TITLE

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

MEH HOLDING COMPANY, LTD., a Texas limited partnership ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor, in hand paid by **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, a Texas limited partnership ("**Grantee**"), whose mailing address is 100 NE Loop 410, Suite 1155, San Antonio, Texas 78216, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, SOLD, AND CONVEYED and, by these presents, does GRANT, SELL, AND CONVEY unto Grantee, subject to all of the reservations, exceptions, and other matters set forth or referred to herein, the following described real property, together with all improvements thereon, if any, and all appurtenances pertaining thereto, including but not limited to, all right, title, and interest of Grantor in and to adjacent streets, easements, and rights-of-way; strips and gores; rights of ingress and egress thereto; all permits, approvals, privileges, and entitlements appurtenant thereto; and utility capacities, including prepaid impact fees; and all of Grantor's right, title and interest in any oil, gas, hydrocarbons and minerals in, on, under or that may be produced from the real property (collectively, the "**Property**"), to-wit:

A tract of land containing 38.56 acres, more or less, being out of a 39.83-acre tract in the E. Navarro Survey No.2, Abstract No. 545, Bexar County, Texas, being more particularly described on Exhibit "A" attached hereto and incorporated for all purposes

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, though, or under Grantor, but not otherwise; provided, however, that this conveyance is made by Grantor and accepted by Grantee subject to (a) the validly

existing and enforceable rights, interests, and estates of third parties in connection with the items described in **Exhibit "B"** attached hereto and made part hereof for all purposes; (b) the reservations from conveyance and warrant set forth in **Exhibit "C"**, attached hereto and incorporated herein ("Reservations"); (c) all liens securing the payment of taxes or assessments for the current and all subsequent years, including for any taxes or other assessments based on change in use or ownership, including, without limitation, rollback taxes, which are the obligation of Grantee. Ad valorem taxes with respect to the Property for the current year have been prorated as of the date hereof.

EXECUTED AND DELIVERED to be effective July 1, 2022.

MEH Holding Company, Ltd., a Texas limited partnership

By: Morco Enterprises, Inc., a Texas corporation, its general partner

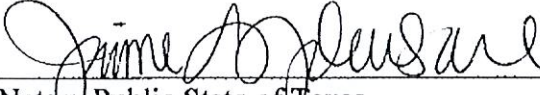
By:

Name: Gordon V. Hartman
Title: President

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on the 1 day of July, 2022, by **GORDON V. HARTMAN**, as President of MORCO Enterprises, Inc., a Texas corporation, as general partner of MEH Holding Company, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership.


Notary Public State of Texas

After Recording Return To:
Lennar Homes of Texas
Land and Construction, Ltd
100 NE Loop 410, Suite 1155
San Antonio, Texas 78216

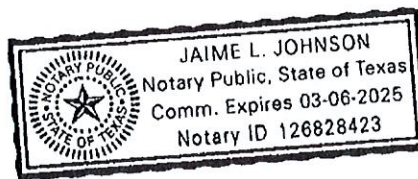


EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

DESCRIPTION OF
A 38.56 ACRE TRACT

A 38.56 acre tract of land situated in the E. Navarro Survey No. 2, Abstract 545, Bexar County, Texas, and being a portion of that called 39.83 acre tract of land as conveyed to Meh Holding Company, Ltd and recorded on November 19, 2021 at Document Number 20210325172 of the Official Public Records of said county (O.P.R.), said 38.56 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the northerly right-of-way line of New Sulphur Springs Road, a variable width right-of-way, for the southwesterly corner of said 39.83 acre tract and for the southeasterly corner of that called 3.00 acre tract of land as conveyed to Clinton C. Brinkoeter and wife Lillian M. Brinkoeter, and recorded March 16, 1990 in Volume 4775, Page 2086 in the O.P.R., and from which point a ½" iron rod found in concrete bears N 28°28'26" W, a distance of 0.33 feet;

THENCE: N 13°19'36" E, along and with the westerly line of said 39.83 acre tract and the easterly line of said 3.00 acre tract, passing at an approximate distance of 396.00 feet the northeasterly corner of said 3.00 acre tract and an exterior corner of that called 36.80 acre tract of land also as conveyed to Clinton C. Brinkoeter and wife Lillian M. Brinkoeter by same instrument, thence continuing along and with the easterly line of said 36.80 acre tract for a total distance of 2691.61 feet to a calculated point in the southerly line of that called 206.786 acre tract of land as conveyed to Koe Kreek Properties, LLC and recorded April 18, 2013 in Volume 16060, Page 633 in the O.P.R. for the northeasterly corner of said 36.80 acre tract and the northwesterly corner of said 39.83 acre tract and the tract described herein, and from which point a found ½" Iron rod with cap stamped RPLS 5558 bears N 75°49'43" W, a distance of 106.73 feet;

THENCE: S 75°49'43" E, along and with the southerly line of said 206.786 acre tract and the northerly line of said 39.83 acre tract, a distance of 645.29 feet to a ½" Iron rod in concrete found for the northwesterly corner of that called 39.811 acre tract of land as conveyed to Robert H. Dieckow and wife Diann M. Dieckow and recorded May 29, 1990 in Volume 4827, Page 276 in the O.P.R. for the northeasterly corner of said 39.83 acre tract and the tract described herein;

THENCE: S 13°19'36" W, along and with the westerly line of said 39.811 acre tract and the easterly line of said 39.83 acre tract, a distance of 2681.88 feet to a ½" iron rod found in the northerly right-of-way line of New Sulphur Springs Road for the southwesterly corner of said 39.811 acre tract and the southeasterly corner of said 39.83 acre tract and the tract described herein;

THENCE: N 76°41'33" W, along and with the northerly right-of-way line of New Sulphur Springs Road, a distance of 375.67 feet to a calculated point (final monuments to be set upon recordation of future plat) for the southeasterly corner of a 1.230 acre Lift Station Easement concurrently surveyed by KFW Surveying and to be recorded by separate instrument;

THENCE: into and across said 39.83 acre tract, and along and with the easterly, northerly, and westerly lines of said Lift Station Easement, the following three (3) courses:

1. N 13°19'36" E, a distance of 290.00 feet to a calculated point;
2. N 76°41'33" W, a distance of 185.00 feet to a calculated point;
3. S 13°19'36" W, a distance of 290.00 feet to a calculated point in the northerly right-of-way line of New Sulphur Springs Road;

THENCE: N 76°41'33" W, along and with the northerly right-of-way line of New Sulphur Springs Road, a distance of 84.55 feet to the **POINT OF BEGINNING** and containing 38.56 acres of land, more or less, situated in Bexar County, Texas and being described in accordance with an exhibit prepared by KFW Surveying.

Job No.: 21-162
Prepared by: KFW Surveying
Date: April 1, 2022
File: S:\Draw 2021\21-162 Miro Tract 40 Ac\DOCS\21-162 38.56 AC DJSC TCP 040122

1 APRIL
2022

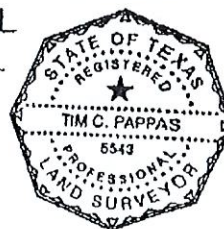


EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

Exceptions to Conveyance and Warranty

1. Right of Way to Magnolia Petroleum Company recorded in Volume 1737, Page 1, Deed Records of Bexar County, Texas.
2. Right of Way and Easement to United Gas Pipeline Company recorded in Volume 4183, Page 277, Deed Records of Bexar County, Texas.

EXHIBIT "C"
TO
SPECIAL WARRANTY DEED

Reservations from Conveyance and Warranty

1. Easements. Grantor hereby reserves for the Grantor, Grantor's successors and assigns, forever, the following easements (collectively, the "Easements") over, upon and across the Property for the benefit of the land in Bexar County, Texas adjacent to the Property and owned by Grantor, and more particularly depicted on Exhibit "X" attached hereto and incorporated herein ("Grantor's Adjacent Land"):

A. Construction Easement. A non-exclusive easement over, upon and across the Sewer Easement Area (as defined below) and that portion of the Property that is within ten feet (10') of the Sewer Easement Area for the purpose of platting, constructing and dedicating a sewer line and related facilities (the "Construction Easement") to allow construction of a sewer line. The Construction Easement shall terminate at such time as Grantee or Grantor has completed construction of the sewer improvements to Grantor's Adjacent Land

B. Sewer Easement. A non-exclusive easement for a sewer line (the "Sewer Easement") on, over and across the portion of the Property described on Exhibit "Y", attached hereto and incorporated herein (the "Sewer Easement Area"). The Sewer Easement shall terminate at such time as a permanent sewer easement is conveyed to San Antonio Water System.

2. Improvements. If Grantor elects to construct any improvements within the Property covered by the Sewer Easement, then Grantor shall, prior to commencing construction, submit to Grantee for Grantee's review and approval (such approval not to be unreasonably withheld or delayed) the plans and specifications for such improvements to be constructed by Grantor and shall not begin such construction until the plans and specifications have been approved by Grantee. Upon completion of any such improvements, Grantor will remove from the Property all of Grantor's surplus materials and repair all damage caused by Grantor to roads, fences, gates, landscaping, and other such structures or items on the Property.

3. Insurance and Indemnity.

(a) Insurance. During the construction and after construction, Grantor and its successors and assigns shall maintain and shall cause its contractors and sub-contractors to maintain public liability insurance and commercial general liability insurance insuring against claims on account of lost life, bodily injury or property damage that may arise from, or be occasioned by the condition, its use or occupancy of the Sewer Easement and

the Construction Easement granted hereunder, or caused by such Grantor or its agents, employees, contractors, or its successors or assigns, or caused by those persons for whose acts and omissions Grantor is legally liable. Grantor and its contractors and subcontractors shall obtain an insurance policy, according to the provisions hereof from a reputable insurance company or companies qualified to do business in the State of Texas; and such policy of insurance shall have limits for loss of life or bodily injury in amounts of not less than \$1,000,000.00 for each person and \$2,000,000.00 for each occurrence and \$1,000,000.00 for property damage for each occurrence. Such insurance may be carried under a "blanket" policy or "blanket" policies covering other properties of Grantor. Such insurances shall name Grantee as an additional insured and provided that such policy may not be terminated without providing Grantee thirty (30) days prior written notice. Grantor shall, upon written request from Grantee, furnish to Grantee one or more certificates of insurance evidencing the existence of the insurance required above.

(b) Indemnity. Grantor shall indemnify, defend, and hold Grantee and its successors and assigns harmless from and against any loss, cost, damage, attorneys' fees, expenses, or claims, actual or threatened, except to the extent caused by the gross negligence or willful misconduct of Grantee and its successors and assigns, arising from (i) injury to person or property occurring within the Sewer Easement or Construction Easement or attributable to the use of the Sewer Easement or Construction Easement granted herein by Grantor or its agents, employees, contractors, or its successors or assigns, or caused by those persons for whose acts and omissions Grantor is legally liable and/or (ii) a breach or default of any provision of the Easements by Grantor or its agents, employees, contractors, or its successors or assigns.

4. Maintenance. Grantor and its successors and assigns shall be responsible for performing, or causing to be performed, all maintenance and repair of any improvements constructed in the easements granted herein, including but not limited to the installation, repair and replacement of all asphalt and concrete areas, landscaping, and resurfacing, as necessary. Maintenance shall include all normal and usual costs of operation, maintenance, repair and replacement. Grantor shall perform all work within the easements, expeditiously and in a good and workmanlike fashion, and in accordance with all applicable laws, ordinances and regulations, and shall leave the easements in a clean and debris free state, free and clear of all mechanic's, materialmen's and laborer's liens arising out of work by Grantor, its employees or agents.

6. Notice. Any notice or communication required or permitted hereunder shall be deemed to be delivered, whether actually received or not, when deposited in the United States mail, postage fully prepaid, registered or certified mail and addressed to the intended recipient at the address shown herein, and if such address is not known, then at the last known address according to the records of the party delivering the notice. Notice given in any other manner shall be effective if and when received by the addressee. For

all purposes hereunder, the addresses of the Parties hereto are as follows:

Grantor: MEH Holding Company, Ltd.
Attn: Gordon V. Hartman
1202 W. Bitters Road, Ste 1200
San Antonio TX 78216

Grantee: Lennar Homes of Texas Land and Construction, Ltd.
Attn: Richard Mott, VP Land Development
100 NE Loop 410, Suite 1155
San Antonio, Texas 78216

Either party may change the foregoing addresses by notice given pursuant to this paragraph.

7. Character of Easements. The Easements granted are appurtenant to and shall run with Grantor's Adjacent Land, and portions thereof, whether or not such Easements are referenced in any conveyance of Grantor's Adjacent Land.

8. Term. The Easements shall be effective from the effective date of this Special Warranty Deed until such time, as the easements for sewer improvements have been dedicated to San Antonio Water System, any other governmental authority or the applicable public utility company, the purposes hereof cease to exist, are abandoned by Grantor, or become impossible of performance, or when termination occurs pursuant to other provisions of this Deed (the "Term") .

9. Remedies. In the event of a breach by any party hereto of any obligation of such party hereunder, the non-defaulting party shall be entitled to injunctive relief mandating compliance herewith, and shall be entitled to obtain a decree hereunder. The undersigned hereby acknowledge and stipulate the inadequacy of legal remedies and irreparable harm which would be caused by a breach hereunder, and such non-defaulting party shall be entitled to relief by any and all other available legal and equitable remedies from the consequences of such breach. No remedy provided hereunder shall be exclusive, but shall be cumulative with all other remedies provided for hereunder, and all other remedies at law or in equity which are available to the Parties hereto. Any costs and expenses of any such proceeding, including reasonable attorney's fees, shall be paid by the defaulting party.

10. Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public or for the general public or for any public purpose whatsoever, it being the intention that these Reservations shall be strictly limited to and for the purposes herein expressed. These Reservations are not intended to create, nor shall they be in any way interpreted or construed to create, any

third party beneficiary rights in any person not specifically benefited by the terms and provisions hereof.

11. Binding Effect. These Reservations shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

12. No Waiver. No delay or omission of any party hereto in the exercise of any rights created under these Reservations shall impair such right, or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of an event of default under these Reservations. A waiver by any party hereto of a breach of, or default in, any of the terms and conditions of these Reservations by the other party shall not be construed to be a waiver of any subsequent breach thereof or of any other provision of these Reservations.

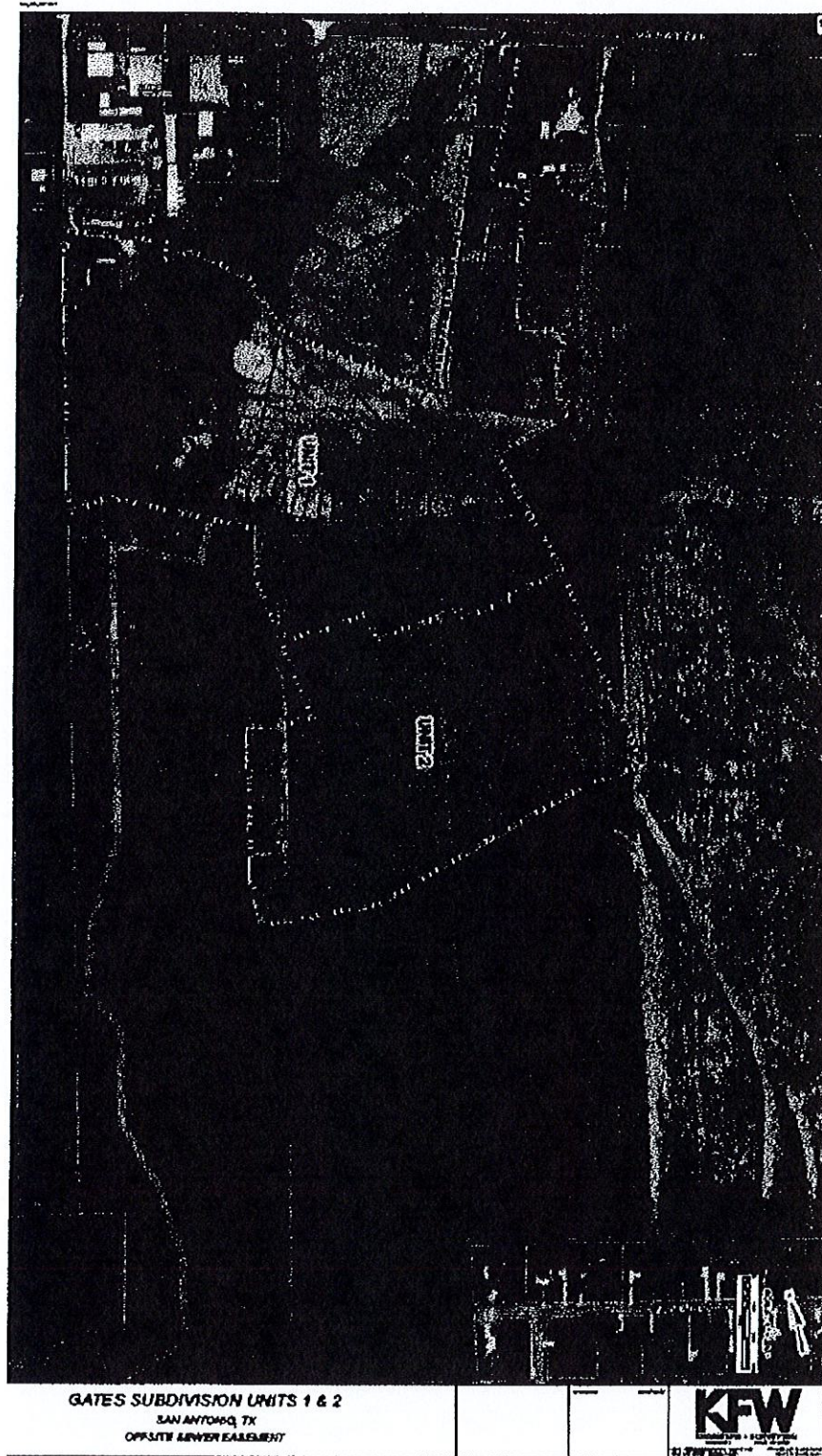
13. No Liens. Grantor shall not permit, and will discharge within ten (10) days following written notice thereof, any lien of mechanics, laborers, and artisans or materialmen for work or materials done or furnished at the direction of Grantor in connection with the sewer improvements in the Easements. Grantor shall indemnify and hold harmless Grantee from and against any and all mechanics', materialmen's or other liens or claims (and all costs and expenses associated herewith) arising out of any such work; provided however, that Grantor may contest such lien in good faith, if and only if Grantor shall bond around such lien in accordance with Texas Property Code §53.171, et. seq.

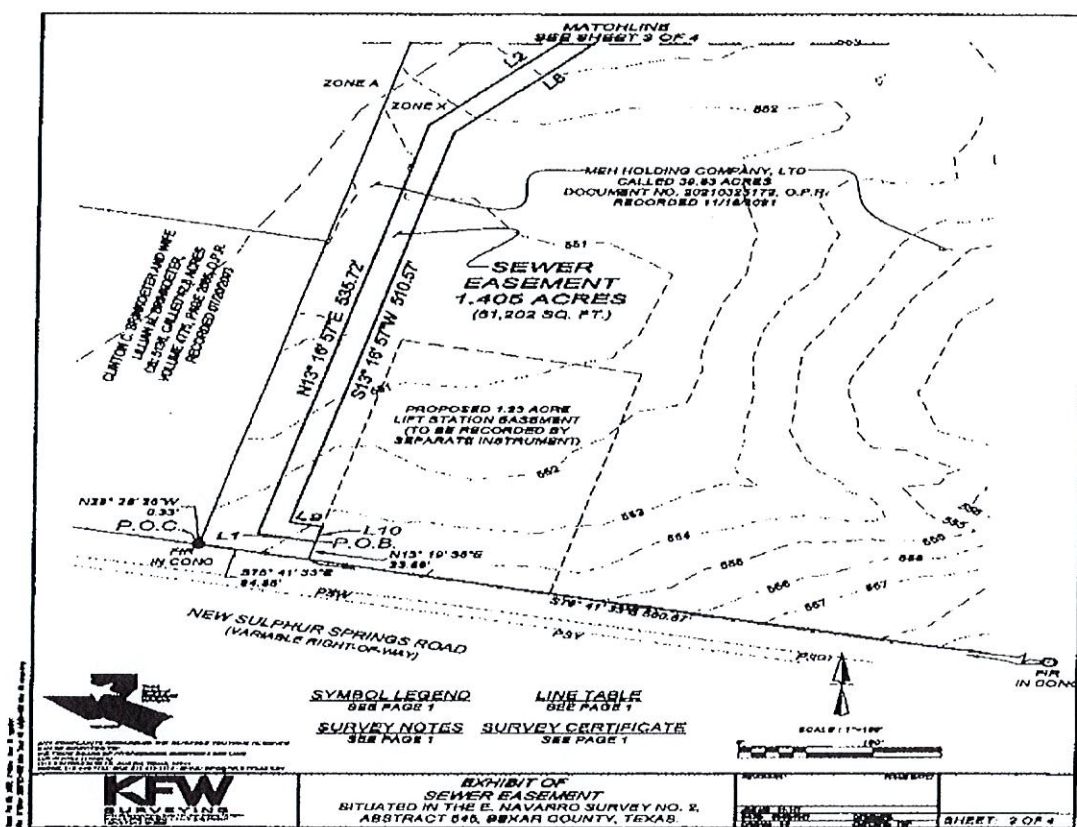
14. Relationship of Parties. Nothing contained in these Reservations shall be construed to make the Parties hereto partners or joint venturers, or render any of such Parties liable for the debts or obligations of the other party hereto. Grantor is not and shall not be construed as Grantee's agent in contracting for any improvements to the Property, and shall have no authority to pledge, mortgage, hypothecate or otherwise encumber any interest in property of Grantee.

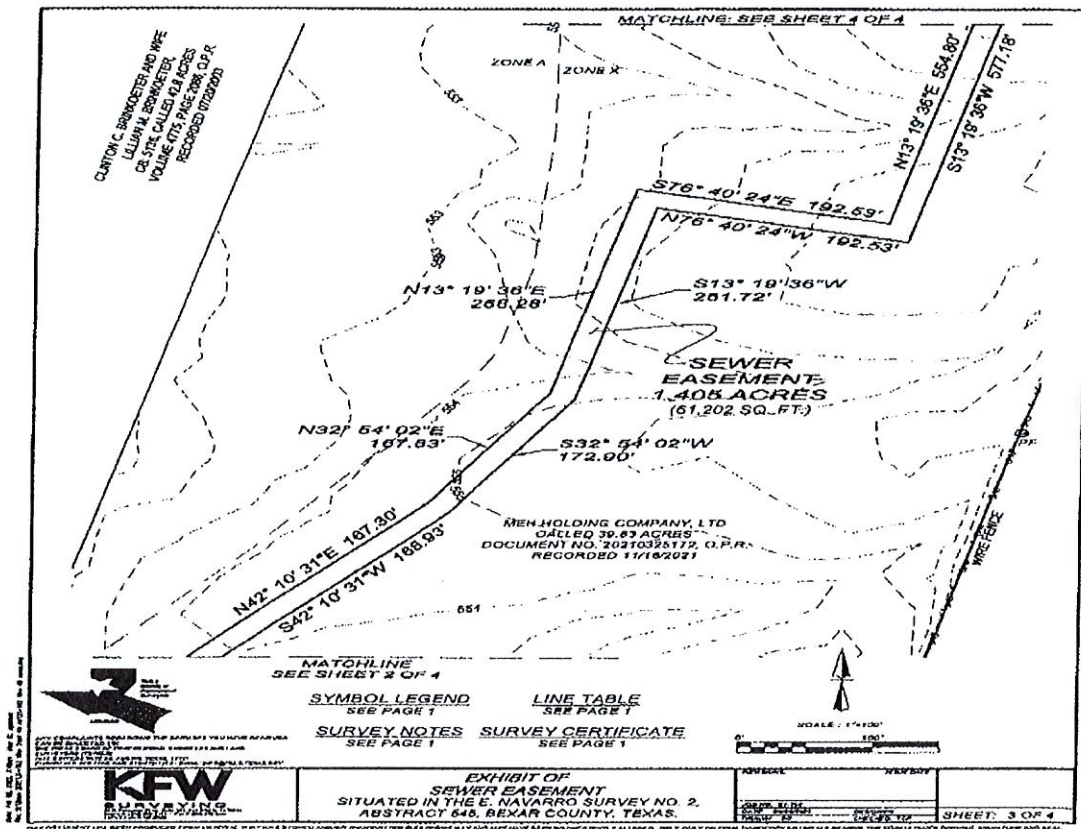
15. Time of Essence. Time is of the essence with respect to the performance of all obligations set out in these Reservations.

EXHIBIT "X"
TO
SPECIAL WARRANTY DEED

Depiction of Grantor's Adjacent Land







**DESCRIPTION OF
A 1.405 ACRE TRACT
SEWER EASEMENT**

A 1.405 acre (61,206 square feet) tract of land situated in the E. Navarro Survey No. 2, Abstract 545, Bexar County, Texas, and being a portion of that called 39.83 acre tract of land as conveyed to Meh Holding Company, Ltd and recorded on November 16, 2021 at Document Number 20210325172 of the Official Public Records of said county (O.P.R.), said 1.405 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point in the northerly right-of-way line of New Sulphur Springs Road, a variable width right-of-way, for the southwesterly corner of said 39.83 acre tract, being the southeasterly corner of that called 42.8 acre tract of land as conveyed to Clinton C. Brinkoeter and wife Lillian M. Brinkoeter in C.B. 5136 and recorded on July 20, 2003 in Volume 4775, Page 2086 (O.P.R.), from which point a ½" iron rod found in concrete bears N 28°28'26" W, a distance of 0.33 feet;

THENCE: S 76°41'33" E, along and with the northerly right-of-way line of New Sulphur Springs Road and the southerly line of said 39.83 acre tract, a distance of 84.55 feet to a calculated point for the southwesterly corner of that proposed 1.23 acre Lift Station Easement, to be recorded by separate instrument, from which point a ½" iron rod found in concrete found bears S 76°41'33" E, a distance of 560.67 feet for the southeasterly corner of said 39.83 acre tract;

THENCE: N 13°19'36" E, over and across said 39.83 acre tract and along and with the westerly line of said proposed 1.23 acre Lift Station Easement, a distance of 23.56 feet to a calculated point for the most southeasterly corner and the **POINT OF BEGINNING** of the easement described herein;

THENCE: over and across said 39.83 acre tract, the following eleven (11) courses:

1. N 76°41'59" W, a distance of 44.72 feet to a calculated point;
2. N 13°16'57" E, a distance of 535.72 feet to a calculated point;
3. N 42°10'47" E, a distance of 243.11 feet to a calculated point;
4. N 42°10'31" E, a distance of 167.30 feet to a calculated point;
5. N 32°54'02" E, a distance of 167.83 feet to a calculated point;
6. N 13°19'36" E, a distance of 268.28 feet to a calculated point;
7. S 76°40'24" E, a distance of 192.53 feet to a calculated point;
8. N 13°19'36" E, a distance of 554.80 feet to a calculated point;
9. N 00°13'16" W, a distance of 76.38 feet to a calculated point;
10. N 89°46'19" E, a distance of 161.39 feet to a calculated point;

11. N 13°19'36" E, a distance of 670.35 feet to a calculated point in the northerly line of said 39.83 acre tract, being in the southerly line of that called 206.786 acre tract of land as conveyed to Koe Kreek Properties LLC, and recorded on April 18, 2013 in Volume 16060, Page 633 (O.P.R.), from which a ½" iron rod found for the southwesterly corner of said 206.786 acre tract bears N 75°49'43" W, a distance of 752.02 feet;

THENCE: S 75°49'43" E, along and with the common line of said 39.83 acre tract and said 206.786 acre tract, a distance of 20.00 feet to a concrete monument found for the northeasterly corner of said 39.83 acre tract, being the northwesterly corner of that called 39.811 acre tract of land as conveyed to Robert H. Diekow and wife Diann M. Diekow and recorded on May 25, 1990 in Volume 4827, Page 276 (O.P.R.), for the most northeasterly corner of the easement described herein, from which a concrete monument found for a southerly corner of said 206.786 acre tract bears S 75°49'43" E, a distance of 1297.60 feet;

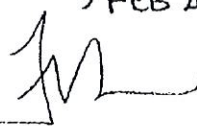
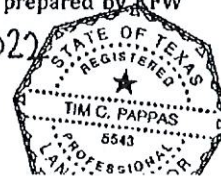
THENCE: S 13°19'36" W, along and with the common line of said 39.83 acre tract and said 39.811 acre tract, a distance of 685.81 feet to a calculated point;

THENCE: over and across said 39.83 acre tract, the following ten (10) courses:

1. S 89°46'19" W, a distance of 157.14 feet to a calculated point;
2. S 00°13'16" E, a distance of 58.75 feet to a calculated point;
3. S 13°19'36" W, a distance of 577.18 feet to a calculated point;
4. N 76°40'24" W, a distance of 192.53 feet to a calculated point;
5. S 13°19'36" W, a distance of 251.72 feet to a calculated point;
6. S 32°54'02" W, a distance of 172.90 feet to a calculated point;
7. S 42°10'31" W, a distance of 168.93 feet to a calculated point;
8. S 42°10'47" W, a distance of 237.96 feet to a calculated point;
9. S 13°16'57" W, a distance of 510.57 feet to a calculated point;
10. S 76°41'59" E, a distance of 24.74 feet to a calculated point in the westerly line of said proposed 1.23 acre Lift Station Easement;

THENCE: S 13°19'36" W, along and with the westerly line of said proposed 1.23 acre Lift Station Easement, continuing over and across said 39.83 acre tract, a distance of 20.00 feet to the POINT OF BEGINNING and containing 1.405 acres, or 61,206 square feet, of land, more or less, situated in Bexar County, Texas and being described in accordance with an exhibit prepared by KPW Surveying.

Job No.: 21-162
Prepared by: KFW Surveying

9 FEB 2022



File Information

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

Document Number: 20220164016

Recorded Date: July 01, 2022

Recorded Time: 1:58 PM

Total Pages: 17

Total Fees: \$86.00

**** 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: 7/1/2022 1:58 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

Bexar CAD

Property Search > 334023 LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD for Year 2023

Tax Year: 2023

Property

Account

Property ID:	334023	Legal Description:	CB 5136 P-7 ABS 545
Geographic ID:	05136-000-0070	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:	7659 NEW SULPHUR SPRINGS RD SAN ANTONIO, TX 78263	Mapsco:	654A6
Neighborhood:	NORTH EAST CENTRAL	Map ID:	23001
Neighborhood CD:	23001		

Owner

Name:	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	Owner ID:	2379828
Mailing Address:	100 NE LOOP 410 STE 1155 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:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$610,000	\$3,530
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$610,000	
(-) Ag or Timber Use Value Reduction:	-	\$606,470	
<hr/>			
(=) Appraised Value:	=	\$3,530	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$3,530	

Taxing Jurisdiction

Owner: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD

% Ownership: 100.0000000000%

Total Value: \$610,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$3,530	\$3,530	\$0.84
08	SA RIVER AUTH	0.018360	\$3,530	\$3,530	\$0.65
09	ALAMO COM COLLEGE	0.149150	\$3,530	\$3,530	\$5.26
10	UNIVERSITY HEALTH	0.276235	\$3,530	\$3,530	\$9.75
109	BEXAR CO EMERG DIST #9	0.100000	\$3,530	\$3,530	\$3.53
11	BEXAR COUNTY	0.276331	\$3,530	\$3,530	\$9.75
51	EAST CENTRAL ISD	1.070600	\$3,530	\$3,530	\$37.79
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$3,530	\$3,530	\$0.00
Total Tax Rate:		1.914344			
Taxes w/Current Exemptions:					\$67.57
Taxes w/o Exemptions:					\$67.57

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IMPR	PTD Land Type - Improved Pasture	29.2415	1273759.74	0.00	0.00	\$501,381	\$2,590
2	IMPR	PTD Land Type - Improved Pasture	10.5585	459928.26	0.00	0.00	\$108,619	\$940

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	\$0	\$610,000	3,530	3,530	\$0	\$3,530
2022	\$0	\$673,040	3,910	3,910	\$0	\$3,910
2021	\$0	\$451,030	5,400	17,930	\$0	\$17,930
2020	\$0	\$405,890	5,360	16,640	\$0	\$16,640

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/1/2022	SWD	Special Warranty Deed	MEH HOLDING COMPANY LTD	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD			20220164016
2	1/31/2022	SWD	Special Warranty Deed	MEH HOLDING COMPANY LTD	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD			20220023921
3	11/16/2021	SWD	Special Warranty Deed	GRZESZYKOWSKI MIROSLAW W & TERESA	MEH HOLDING COMPANY LTD			20210325172

2024 data current as of Sep 6 2023 2:28AM.

2023 and prior year data current as of Aug 4 2023 7:02AM

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

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

Property Identification # 334023

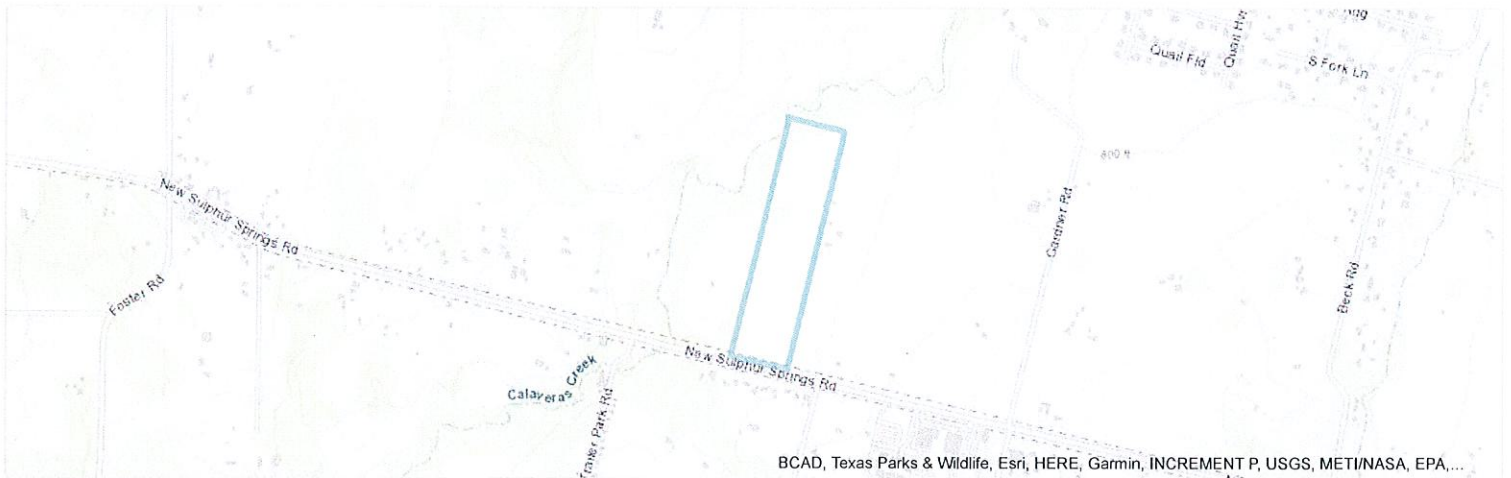
Geo ID: 05136-000-0070
Situs Address: 7659 NEW SULPHUR SPRINGS RD SAN ANTONIO, TX 78263
Property Type: Real
State Code: D1

Property Information: 2024

Legal Description: CB 5136 P-7 ABS 545
Abstract: A05136
Neighborhood: NORTH EAST CENTRAL
Appraised Value: N/A
Jurisdictions: 08, 06, CAD, 51, 10, 11, 109, 09

Owner Identification # 2379828

Name: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD
Exemptions:
DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

COSA - CITY CLERK
2024 MAR 07 PM02:04

EXHIBIT "I"
COVER LETTER

TO THE HONORABLE CLERK OF THE DISTRICT COURT OF THE DISTRICT OF COLUMBIA
FROM THE UNITED STATES OF AMERICA
SUBJECT: [REDACTED]

March 7, 2024

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

VIA HAND DELIVERY

RE: Petition for Consent to the Expansion of the Sapphire Grove Special Improvement District, in accordance with Chapter 382 of the Texas Local Government Code, to Include Property Generally Located Northwest of the Intersection of New Sulphur Springs Road and Blandford Road, in the Extraterritorial Jurisdiction ("ETJ") of the City of San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 8000.002.*

Dear Ms. Racca-Sittre:

On behalf of Lennar Homes of Texas Land and Construction, Ltd., we respectfully submit the enclosed documentation in support of the Sapphire Grove Special Improvement District's (the "District") petition requesting the written consent of the City of San Antonio (the "City") to the amendment of the District's boundaries and the inclusion of the inclusion of the Subject Property therein, all as further described in the District's Petition. Lennar Homes of Texas Land and Construction, Ltd. is the property owner representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal to amend the boundaries of the District and additionally constitutes more than fifty percent (50%) of all record owners of property liable for assessment under the proposed amendment.

The District is a public improvement district created pursuant to the provisions of Chapter 382 of the Code. On April 14, 2022, by Resolution 2022-04-14-0025R, the City consented to Bexar County's (the "County") creation of the District and delegation of powers granted by Section 52, Article III of the Texas Constitution, the powers and duties of a road district and power to provide water, wastewater, and drainage facilities in accordance with Section 382.101 of the Code; however, the City's consent did not grant the District the power to exercise eminent domain, annexation, expansion, division, and/or exclusion of property from the District. Thereafter, on April 19, 2022, the County, pursuant to Chapter 382 of the Code, approved an order creating the District and granted the District the powers granted by Section 52, Article III of the Texas Constitution, the powers and duties of a road district and power to provide water, wastewater, and drainage facilities in accordance with Section 382.101 of the Code, and authorized the District to levy an ad-valorem tax for reimbursement of public improvements constructed within the boundaries of the District or which benefit the District.

On September 14, 2023, the District's Board of Directors considered and approved a resolution to consider the future expansion of the District's boundaries to include the Subject Property, provided the City and County consented to such amendment. Thereafter, on February 23, 2024, the District formally requested the City consider consent to the amendment of the District's boundaries.

With this submittal, we respectfully submit the enclosed background documents in furtherance of the District's petition. The requested expansion will allow for construction of a single-family family residential development and associated public improvements across the Subject Property.

Please find enclosed the following documents and information related to the request to expand the boundaries of the District.

1. Petition for Expansion of the Sapphire Grove Special Improvement District submitted to the District's Board and Board Resolution.
2. Sapphire Grove PID – Expansion Development Agreement Provisions Matrix.
3. Summary of the Proposed Sapphire Grove PID – Expansion.
4. Pro-Forma showing Expected Public Improvement Costs and Revenues within the Sapphire Grove PID – Expansion.
5. Site Plan of the Sapphire Grove PID – Expansion and Approved Master Development Plan of the existing Sapphire Grove PID.
6. Petitioner/Property Owner's Executed Contracts Disclosure Form and Form 1295.
7. Ownership Deeds and Bexar County Appraisal District Information related to the Sapphire Grove PID – Expansion.

Please do not hesitate to contact our office should you have any questions or need any additional information regarding this matter.

Thank you,

ORTIZ MCKNIGHT PLLC,

By: 
James McKnight

CC:

Planning Department, City of San Antonio
City Attorney, City of San Antonio