



# Contracts Disclosure Form

## Real Estate (Purchase, Sale, or Lease)

Please complete and submit with real estate agreement/contract.  
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.

### 1) Name of person submitting this disclosure form

First Shawn M.I.  Last Hatter Suffix

### 2) Project Information

a) Project Name: Request to close, vacate and abandon an improved Myrtle Street Public Right-of-Way

b) Originating Department: Public Works

### 3) Name of person submitting this disclosure form

a) Name of individual(s) or entity(ies).

(NOTE: Give exact legal name as per title records.)

☒ Buyer ☐ Seller  
☐ Lessee / Permittee

Oxbow Real Estate, LLC

### b) Legal Description of Property

See Exhibit A

### c) Name of any joint owners, board members, executive committee members, or business officers

William G. Shown, President  
Bryant Ambelang, Vice President  
Daniel Petro, Vice President  
Shawn Hatter, Vice President  
Omar Gonzalez, Vice President  
Patty Muth, Secretary

C.A.G. Holdings I, LLC - owner  
C.A.G. Holdings II, LLC - owner

\*See Exhibit B



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

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

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

#### 5) Disclosure of political contributions

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

- a. any owner or officer of entity listed in Question 3
- b. the spouse of any individual listed in Question 3, if not previously noted
- c. any attorney, lobbyist, or consultant retained to assist in this contract listed in Question 4

☐ Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.

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

Omar Gonzalez:  
3/5/23: \$500 to Mario Bravo  
2/21/23: \$500 to Marina Gavito Alderete

William G. Shown:  
3/24/23: \$1,000 to Ron Nirenberg

#### 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.

#### 6) 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:



## 7) City Officials / Boards and Commissions

Currently, or within the past twelve (12) months, have any of the owners, their spouse(s), sibling(s), parent(s), children 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

**If you answered Yes to any questions in Question 7, 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 certain City employees and City officers, including 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 having a financial interest (direct or indirect) in the sale of land during their service with the City. Please see Section 141 of the City Charter and Section 2-52 of the City Ethics Code (Prohibited Interests in 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.

## Acknowledgment

### 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.

## 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: Shawn Hatter

\*Signature: 

Title: Vice President

\*Date: 11/22/24



## Exhibit A



### METES AND BOUNDS DESCRIPTION FOR A PORTION OF EAST MYRTLE STREET

An 0.198 of an acre, or 8,627 square feet more or less, tract of land being a portion of East Myrtle Street, a 50-foot public right-of-way dedicated in Volume 642, Page 323 in the Deed and Plat Records of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 0.198 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the southwest right-of-way line of said East Myrtle Street and the southeast line of East Elmira Street, a variable width public right-of-way, at the north corner of Lot 17, Block 10, New City Block 1004, The Grove IDZ recorded in Volume 20003, Page 1721 in the Plat Records of Bexar County, Texas;

**THENCE:** North  $18^{\circ}38'07''$  East, a distance of 50.27 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the northeast right-of-way line of said East Myrtle Street and the southeast right-of-way line of said East Elmira Street, at the west corner of the 1.602 acre tract described in Volume 14203, Page 1911 in the Official Public Records of Bexar County, Texas;

**THENCE:** South  $66^{\circ}01'16''$  East, with the northeast right-of-way line of said East Myrtle Street and the southwest line of said 1.602 acre tract, a distance of 171.30 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" on the west line of the San Antonio River, at the south corner of said 1.602 acre tract;

**THENCE:** South  $16^{\circ}01'39''$  West, with the east right-of-way line of said East Myrtle Street and the west line of said San Antonio River, a distance of 50.48 feet to a point on the southwest right-of-way line of said East Myrtle Street, at the east corner of the 173 square foot tract described in Document No. 20220130097 in said Official Public Records, from which a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" on the west line of said San Antonio River, at the east corner of said Lot 17 bears South  $15^{\circ}36'33''$  West, a distance of 1.99 feet;

**THENCE:** North  $66^{\circ}02'22''$  West, with the southwest right-of-way line of said East Myrtle Street and the northeast line of said 173 square foot tract, at a distance of 87.84 feet passing a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", at the north corner of said 173 square foot tract and an angle corner of said Lot 17, continuing with the southwest right-of-way line of said East Myrtle Street and the northeast line of said Lot 17, a total distance of 173.60 feet to the POINT OF BEGINNING and containing 0.198 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 11503-56 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers  
Texas Registered Survey Firm # 10028800  
DATE: July 17, 2024  
JOB NO. 11503-56  
DOC. ID. N:\CIVIL\11503-56\Word\11503-56 FN 0.198 AC.docx







# LOCATION MAP

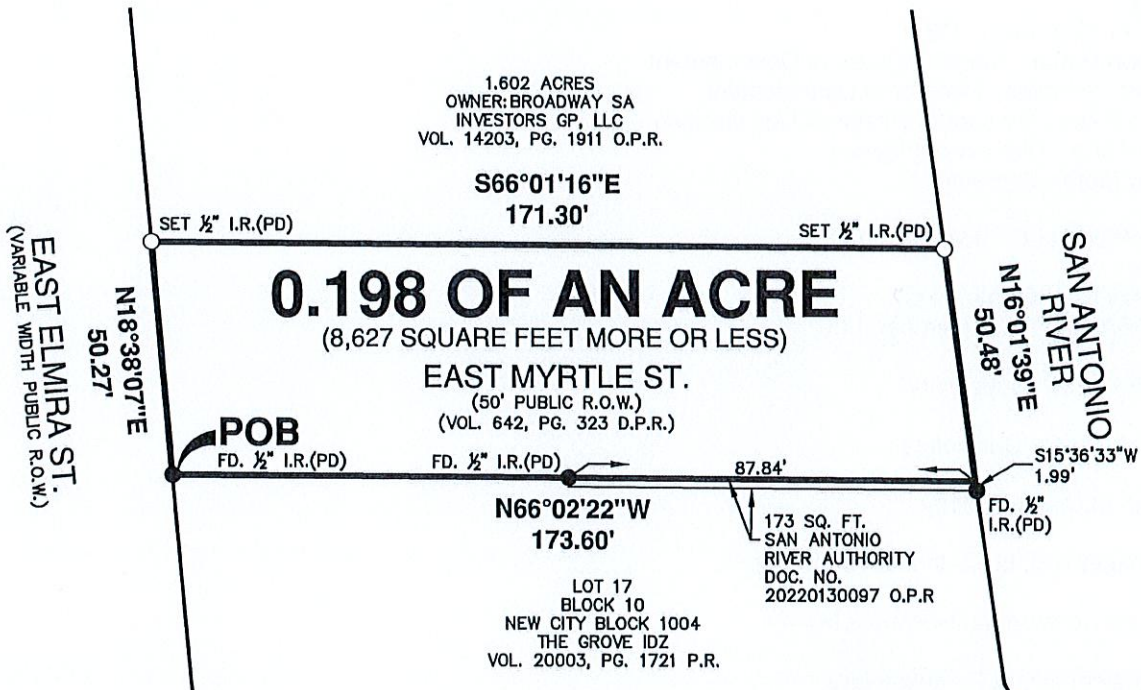
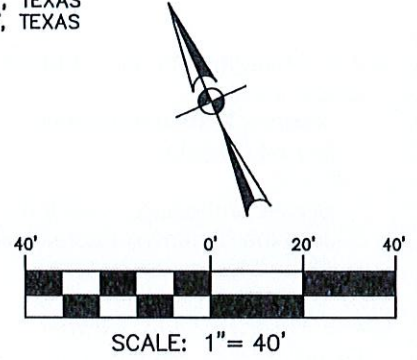
NOT-TO-SCALE

## LEGEND:

OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  
FD FOUND  
POB POINT OF BEGINNING  
IR IRON ROD

## NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11503-56 BY PAPE-DAWSON ENGINEERS.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JULY 17, 2024

SHEET 1 OF 1  
JOB No.:11503-56

## Exhibit B

C.A.G. Management, Inc. - indirect parent entity

Directors:

Jordana Markman-Epstein

Bryant Ambelang

Officers:

Bryant Ambelang, President

Jordana Markman-Epstein, Vice President

Alana Montes, Secretary

C.A.G. Holdings I, LLC - owner

Owner: C.A.G. Management, Inc.

Managers:

Jordana Markman-Epstein

C.A.G. Holdings II, LLC - owner

Owner: C.A.G. Management, Inc. and C.A.G. Holdings I, LLC

Managers:

Jordana Markman-Epstein

Bryant Ambelang

Oxbow Development Group, LLC - subsidiary

Officers:

William G. Shown - CEO

Shawn Hatter - Senior Director of Development

Omar Gonzalez - Director of Development

Allen Sikes - Director of Design & Construction

Dan Petro - Director of Finance

Patty Muth - Secretary

BSA Can Plant, LLC - Joint Venture

Owners:

Oxbow Real Estate, LLC

USPSA Can Plant Member, LLC

BSA Elmira, LLC - Subsidiary

BSA Oxbow, LLC - Subsidiary

BSA Solar, LLC - Subsidiary

Build Management, LLC - indirect subsidiary

Owner:

Oxbow Development Group, LLC

Quincy Residential, LLC - subsidiary

Quincy BUILD Promote, LLC - indirect subsidiary