

**RESOLUTION NO.**

**RECOMMENDING APPROVAL OF A VOLUNTARY  
EXTRATERRITORIAL JURISDICTION (ETJ) EXPANSION,  
CONSISTING OF AN APPROXIMATELY 35.55-ACRE TRACT OF LAND,  
GENERALLY LOCATED AT THE SOUTHEAST INTERSECTION OF  
ABBOTT ROAD AND STAPPER ROAD IN EAST BEXAR COUNTY,  
TEXAS AS PETITIONED BY THE LANDOWNERS SA DO THE  
EVOLUTION, LLC AND SA EISELE, LLC, PURSUANT TO THE  
PROVISIONS OF CHAPTER 42 OF THE TEXAS LOCAL GOVERNMENT  
CODE.**

\* \* \* \* \*

**WHEREAS**, the Local Government Code, Chapter 42, Subchapter B, allows the City of San Antonio (City) to expand its ETJ to include an area contiguous to the existing ETJ if the owners of the area request the expansion; and

**WHEREAS**, SA Do The Evolution, LLC and SA Eisele, LLC (Landowners), own approximately 35.55 acres of land contiguous to the current City ETJ, legally described and depicted in the landowners' petition, attached as **EXHIBIT "A"**; and

**WHEREAS**, on July 23, 2024, the Landowners petitioned the City to expand the City ETJ to include the subject property; and

**WHEREAS**, consistent with the San Antonio City Charter, the San Antonio Planning Commission held a public hearing on October 23, 2024, and has considered the effect of amending the San Antonio ETJ boundaries by adding 35.55 acres, as petitioned by the landowners, and as depicted in the map attached as **EXHIBIT "B"**.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** A copy of the Landowners' petition to include their property in the City's ETJ, is attached as **EXHIBIT "A"** and incorporated herein for all purposes.

**SECTION 2.** The Planning Commission recommends **Approval** of the Landowners' request for expansion of certain property into the City of San Antonio ETJ, which includes approximately 35.55 acres, consisting of one tract of land, generally located at the southeast intersection of Abbott Road and Stapper Road in east Bexar County, Texas and which is legally described and depicted in the attached **EXHIBIT "A"** and **EXHIBIT "B"**.

**PASSED AND APPROVED ON THIS 23<sup>RD</sup> DAY OF OCTOBER, 2024.**

**ATTEST:**

**APPROVED:**

---

Executive Secretary  
San Antonio Planning Commission

---

George Peck, Chair  
San Antonio Planning Commission

**EXHIBIT “A”**

**Petition of SA Do The Evolution, LLC and SA Eisele, LLC**

July 23, 2024

 **COPY**

COSA - CITY CLERK  
2024 JUL 24 PM 03:03

Debbie Racca-Sittre  
City Clerk  
City of San Antonio  
100 West Houston Street  
San Antonio, Texas, 78205

**VIA Hand Delivery**

**RE: Request for Voluntary Expansion of the City of San Antonio's Extraterritorial Jurisdiction** for an Approximately 35.55-Acre Tract of Land, Generally Located at the southeast intersection of Abbott Road and Stapper Road in Bexar County, Texas ("Subject Property"); *Our File No. 8004.002.*

Dear Ms. Racca-Sittre:

On behalf of the owners of the Subject Property, SA Do The Evolution, LLC and SA Eisele, LLC (the "Owners") please find attached a petition respectfully requesting the City of San Antonio's (the "City") extension of the present extraterritorial jurisdiction ("ETJ") boundaries to include the Subject Property in accordance with all local and state regulations. This request is made pursuant to Chapter 42 of the Texas Local Government Code, specifically Section 42.022(b), and the City Charter.

Please find enclosed materials for voluntary expansion of the City's ETJ which includes:

- A. A formal Petition for Voluntary ETJ Expansion (the "Petition"), signed by the Owners, which: requests the voluntary expansion of the City's ETJ to include the Subject Property; recites and affirms all required statements; and details the reasons for expansion of the City's ETJ. Included as attachments to the Petition are the following items:
  - 1. Field Notes and Ownership Deeds of the Subject Property (Included in Petition as **Exhibit "1"**);
  - 2. Aerial Map showing Subject Property contiguous to City ETJ boundary (Included in Petition as **Exhibit "2"**);
  - 3. Notice of Verification Confirming Release of the Subject Property from the City of Saint Hedwig's ETJ (Included in Petition as **Exhibit "3"**).
- B. Description and Details for Voluntary Expansion of the City's ETJ to include the Subject Property.
- C. BCAD Information for the Subject Property.

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

Thank you,

ORTIZ MCKNIGHT PLLC.

By: Kevin DeAnda  
Kevin DeAnda

CC:

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

**Via Email**  
**Via Email**

**EXHIBIT "A"**  
**PETITION FOR VOLUNTARY ETJ EXPANSION**

STATE OF TEXAS           §  
   §  
COUNTY OF BEXAR       §

**PETITION FOR VOLUNTARY ETJ EXPANSION**

**TO THE HONORABLE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

Pursuant to Section 42.022(b) of the Texas Local Government Code (the “Code”), the undersigned, being the owners (the “Owners”), in fee simple, of an approximately 35.55-acre tract of land (the “Subject Property;” *see Exhibit “1”*), submit this petition to the City of San Antonio (the “City”), and respectfully request the extension of the present extraterritorial jurisdiction (the “ETJ”) so as to include the Subject Property. This petition is submitted in accordance with the provisions of the City Charter and Chapter 42 of the Code.

Pursuant to Section 42.022(b) of the Code, a municipality may extend its ETJ if the land is contiguous to the otherwise existing ETJ of the municipality and if the owner(s) of the area requests the expansion. The Subject Property is generally located at the southeast intersection of Abbott Road and Stapper Road within Bexar County. The Subject Property is contiguous to the City’s existing ETJ boundaries (*see Exhibit “2”*) and was previously within the ETJ of the City of Saint Hedwig (“Saint Hedwig”). On September 20, 2023, pursuant to the provisions of Subchapter D of Chapter 42 of the Code, the Owners petitioned Saint Hedwig for the removal of the Subject Property from Saint Hedwig’s ETJ. Thereafter, on November 4, 2023, pursuant to Section of 42.105(d) of the Code, the Subject Property was released from Saint Hedwig’s ETJ by operation of law (*see Exhibit “3”*).

The Subject Property is wholly located within Bexar County, is not located within the existing ETJ boundaries of any municipality and is contiguous to the City’s existing ETJ boundaries. The Owners request the expansion of the City’s ETJ to include the Subject Property in order to gain the benefit of being in the City’s ETJ.

Wherefore, this Petition satisfies all requirements of the City Charter and the Code for the expansion of the City’s ETJ to include the Subject Property, and the Owners respectfully request that the City’s ETJ be expanded to include the Subject Property as described herein.

Respectfully submitted this   23rd   day of       July      , 2024.

*-Signatures on the following pages-*

By the signatures below, the Owners certify and swear that:

1. They are the sole owners of the Subject Property;
2. This request for inclusion in the City of San Antonio's ETJ is made voluntarily.

**OWNERS:**

**SA DO THE EVOLUTION LLC**  
a Texas limited liability company

By: [Signature]  
Name: Blake Yantis  
Title: Manager  
Address: 4060 Stapper Road, Saint Hedwig, TX 78152  
Phone: 210-764-9575  
Email: blake@mosaiclanddevelopment.com

**ACKNOWLEDGEMENT**

STATE OF TEXAS                   §  
   §  
COUNTY OF BEXAR           §

The foregoing instrument was acknowledged before me on the 9 day of July, 2024, by Blake Yantis, on behalf of SA DO THE EVOLUTION LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed, in the capacity therein stated.



Notary Public State of Texas  
Printed Name of Notary: Michelle Hoang  
Commission Expiration: 1/5/2026



**SA EISELE LLC**

a Texas limited liability company

By:

Name:

Blake Yantis

Title:

Manager

Address:

4060 Stapper Road, Saint Hedwig, TX 78152

Phone:

210-764-9575

Email:

blake@mosaiclanddevelopment.com

**ACKNOWLEDGEMENT**

**STATE OF TEXAS**

§

**COUNTY OF BEXAR**

§

§

The foregoing instrument was acknowledged before me on the 9 day of July, 2024, by Blake Yantis, on behalf of SA EISELE LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed, in the capacity therein stated.



Notary Public State of Texas

Printed Name of Notary: Michelle Hoang

Commission Expiration: 1/5/2026

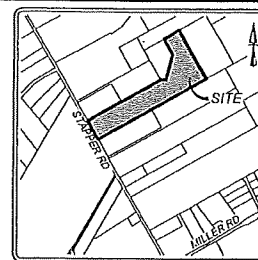
## **EXHIBIT 1**

# NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL APPLICABLE CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

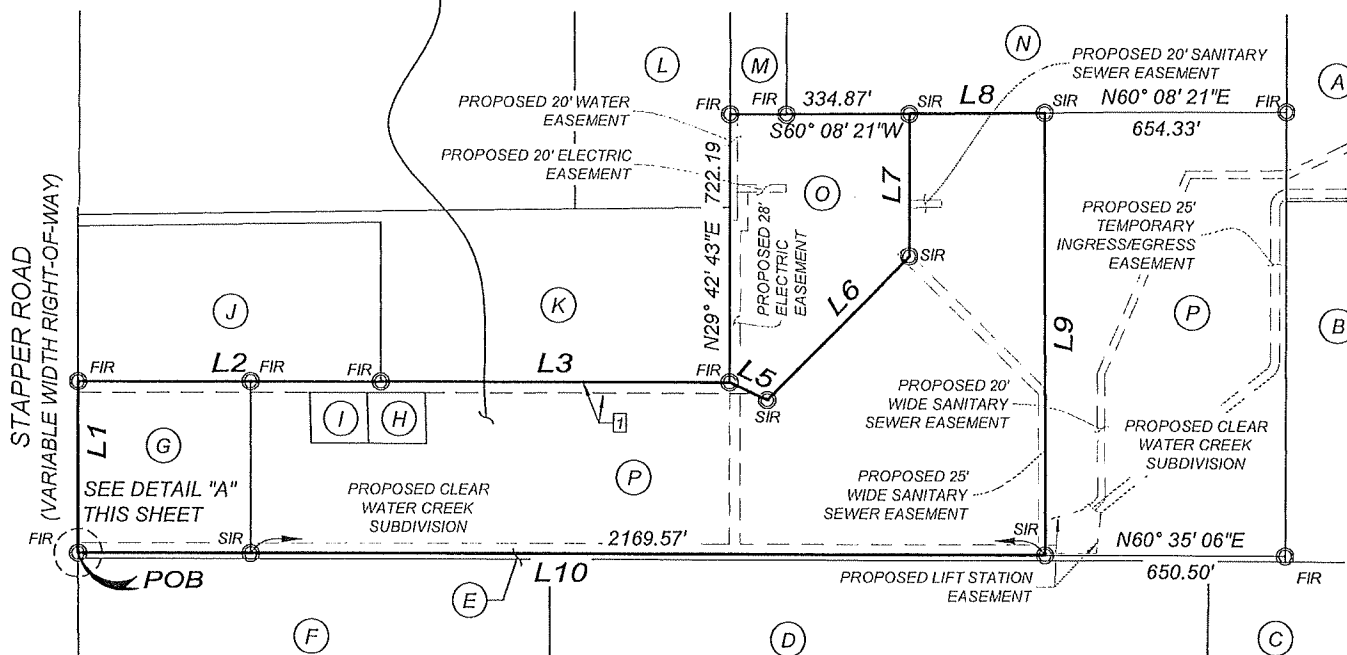
# SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- POB POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.R.B. DEED RECORDS OF BEXAR COUNTY, TEXAS

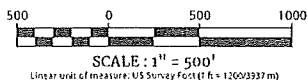
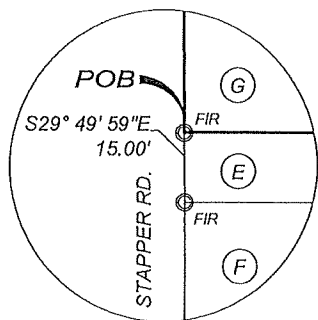
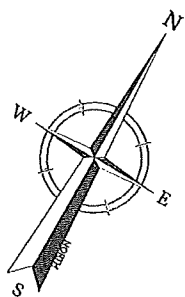


LOCATION MAP  
NOT-TO-SCALE

## 35.55 ACRE TRACT (1,548,756 SQ. FT.)



DETAIL "A"  
NOT TO SCALE



Line Table		
LINE #	LENGTH	DIRECTION
L1	462.86'	N29°49'59"W
L2	826.35'	N60°34'05"E
L3	954.59'	N60°30'51"E
L5	111.19'	N85°42'03"E
L6	546.92'	N15°14'30"E
L7	383.36'	N29°51'39"W
L8	371.72'	N60°08'21"E
L9	1192.39'	S29°49'59"E
L10	2640.07'	S60°35'06"W



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35.55 ACRE TRACT  
FOR  
MOAIC LAND  
DEVELOPMENT

SAINT HEDWIG  
BEXAR COUNTY  
TEXAS



PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION  
OF EXCAVATORS, DESIGNERS, OR  
ANY PERSON PREPARING TO  
DISTURB THE EARTH'S SURFACE  
ANYWHERE IN ANY STATE

STATE REQUIRED FILE NUMBER  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS  
VISIT: WWW.CALL811.COM



Engineering  
& Design

SAN ANTONIO (KFW)  
3421 Paerosos  
Parkway  
San Antonio, TX 78231  
Phone: 210.979.8444  
COLLIERS ENGINEERING & DESIGN, INC.  
TELEPHONE: 210.979.8444  
TELEFAX: 210.979.8444

## EXHIBIT

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	07/16/24	CK	CR
PROJECT NUMBER:	23000728	DRAWING NAME:	20-113 ELLIOT TRACT & CLEAR WATER EASEMENTS

SHEET TITLE: FIELD BOOK: XX PAGE: XX

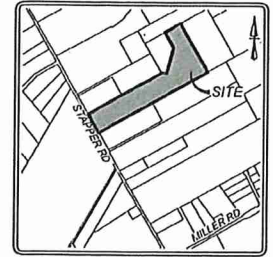
SHEET 1

SHEET NUMBER

1 of 2

# NOTES:

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3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP  
NOT-TO-SCALE

## PROPERTY LEGEND

- (A) 242.562 ACRE TRACT  
SA KOSTA BROWNIE, LTD AND FAIR  
OAKS MOSAIC TBY, LLC  
(DOC. NO. 20180253543 O.P.R.)
- (B) 88.176 ACRE TRACT  
CHARLES REAL AND DEBORAH REAL  
(VOL. 6200, PG. 1851 O.P.R.)
- (C) 73.819 ACRE TRACT  
CHARLES REAL AND DEBORAH REAL  
(VOL. 1177, PG. 802 O.P.R.)
- (D) 20.30 ACRE TRACT  
PATRICK WARREN WILKS AND ALICIA  
JOY WILKS  
(VOL. 16306, PG. 1487 O.P.R.)
- (E) 1 ACRE (A-5)  
SA DO THE EVOLUTION, LLC.  
(DOC. NO. 20210221865, O.P.R.)
- (F) 12.63 AC  
PATRICK W. WILKS AND ALICIA J. WILKS  
(DOC. NO. 20210186710 O.P.R.)
- (G) 5.000 ACRES (A-2)  
SA EISELE LLC  
(DOC. NO. 20210106472, O.P.R.)
- (H) 0.5003 ACRES (A-3)  
SA DO THE EVOLUTION, LLC.  
(DOC. 20210221865, O.P.R.)
- (I) 0.4998 ACRES (A-4)  
SA DO THE EVOLUTION, LLC.  
(DOC. NO. 20210221865, O.P.R.)
- (J) 7.990 AC  
HERVEY RODRIGUEZ & MARIA J  
SANCHEZ DE LA VEGA  
(DOC. NO. 20220051289, O.P.R.)

- (K) TRACT 1  
10.75 ACRE TRACT  
FIRST SERVICE VENDING, INC.  
(VOL. 16992, PG. 1569 O.P.R.)
- (L) TRACT 2  
5.27 ACRE TRACT  
FIRST SERVICE VENDING, INC.  
(VOL. 16992, PG. 1569 O.P.R.)
- (M) TRACT II  
1.0 ACRE TRACT  
DONALD R. MAPLES  
(VOL. 4340, PG. 1990, O.P.R.)  
10.0 ACRE TRACT  
PAULA L. MAPLES  
AFFIDAVIT OF HEIRSHIP  
(VOL. 13007, PG. 833, O.P.R.)
- (N) TRACT I  
9.0 ACRE TRACT  
DONALD R. MAPLES  
(VOL. 4340, PG. 1990, O.P.R.)  
CALLED THIRD TRACT  
10.0 ACRE TRACT  
PAULA L. MAPLES  
AFFIDAVIT OF HEIRSHIP  
(VOL. 13007, PG. 833, O.P.R.)
- (O) 6.829 ACRE TRACT  
GREEN VALLEY SPECIAL UTILITY  
DISTRICT  
(DOC. NO. 20220041894, O.P.R.)
- (P) 54.280 ACRES (A-1)  
SA DO THE EVOLUTION, LLC  
(DOC. NO. 20210221865, O.P.R.)

## EASEMENT LEGEND

- 1 30' WIDE TEMPORARY ACCESS  
AND UTILITY EASEMENT  
(DOC. NO. 20220041894 O.P.R.)



TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND  
SURVEYOR NO. 5672  
EMAIL: TERESA.SEIDEL@COLLIERSENG.COM  
DATE OF SURVEY: 07/17/2024  
PROJECT NO.: 24000728  
SIGNATURE APPLIES TO ALL SHEETS



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& Design

www.colliersengineering.com

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35.55 ACRE TRACT  
FOR  
MOSAIC LAND  
DEVELOPMENT

SAINT HEDWIG  
BEXAR COUNTY  
TEXAS



From earth below,  
Call before you dig.

PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION  
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ANY PERSONS PREPARING TO  
DISTURB THE EARTH'S SURFACE  
ANYWHERE IN ANY STATE

STATE REQUIRED FILE NUMBER

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM



**METES AND BOUNDS DESCRIPTION  
FOR  
A 35.55 ACRE TRACT**

A 35.55 acre tract of land, situated in the Maria Josefa Rodriguez Survey No. 3, Abstract No. 17, Bexar County, Texas, being all of a 5.000 acre tract as conveyed to SA Eisele, LLC of record in Document No. 20210106472 of the Official Public Records, Bexar County, Texas (O.P.R.), a 0.4998 acre tract, a 0.5003 acre tract, and a portion of a 54.280 acre tract, all as conveyed to SA Do the Evolution, LLC, of record in Document No. 20210221865, O.P.R., and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found  $\frac{1}{2}$ " iron in the northeast right-of-way line of Stapper Road, a variable width right-of-way, for the northwest corner of 1 acre tract as conveyed to SA Do the Evolution, LLC of record in Document No. 20210221865 O.P.R., and the southwest corner of the 5.000 acre tract and the tract described herein, from which a found  $\frac{1}{2}$ " iron rod, for the northwest corner of a 12.63 acre tract as conveyed to Patrick W. Wilks and Alicia J. Wilks of record in Document No. 20210186710, O.P.R. and the southwest corner of the 1 acre tract bears S 29°49'59" E, a distance of 15.00 feet;

**THENCE:** N29°49'59"W, along and with the northeast right-of-way line of Stapper Road and the southwest line of the 5.000 acre tract, a distance of **462.86 feet** to a found  $\frac{1}{2}$ " iron rod, for the southwest corner of a 7.990 acre tract as conveyed to Hervey Rodriguez and Maria J. Sanchez de la Vega of record in Document No. 20220051289 O.P.R., and the northwest corner of the 5.000 acre tract and of the tract described herein;

**THENCE:** N60°34'05"E, along and with the southeast line of the 7.990 acre tract and the northwest line of the 5.000 acre tract, at a distance of 470.50 feet to passing found  $\frac{1}{2}$ " iron rod, for the north corner of the 5.000 acre tract and the west corner of the 54.280 acre tract, and continuing along the southeast line of the 7.990 acre tract and a northwest line of the 54.280 acre tract, for a total distance of **826.35 feet** to a found  $\frac{1}{2}$ " iron rod, for the southeast corner of the 7.990 acre tract, the southwest corner of a 10.75 acre tract, called Tract I, as conveyed to First Service Vending, Inc. of record in Volume 16992, Page 1569, O.P.R., and an angle point of the 54.280 acre tract and of the tract described herein;

**THENCE:** N60°30'51"E, continuing along and with the southeast line of the 10.75 acre tract and the northwest line of the 54.280 acre tract, a distance of **954.59 feet** to found 1/2" iron rod, for the southeast corner of the 10.75 acre tract, the southwest corner of a 6.829 acre tract as conveyed to Green Valley Special Utility of record in Document No. 20220041894, O.P.R., an exterior corner of the 54.280 acre tract and of the tract described herein, from which a found  $\frac{1}{2}$ " iron rod in the northeast line of a 5.27 acre tract, called Tract 2 as conveyed to First Service Vending, Inc. of record in Volume 16992, Page 1569 O.P.R., for the northwest corner of the 6.829 acre tract and the southwest corner of a 1.0 acre tract, called Tract II, as conveyed to Donald R. Maples of record in Volume 4340, Page 1990, O.P.R., bears N29°42'43"W, a distance of 722.19 feet,

**THENCE:** along and with the common lines of the 6.829 acre tract and the 54.280 acre tract, the following three (3) courses:

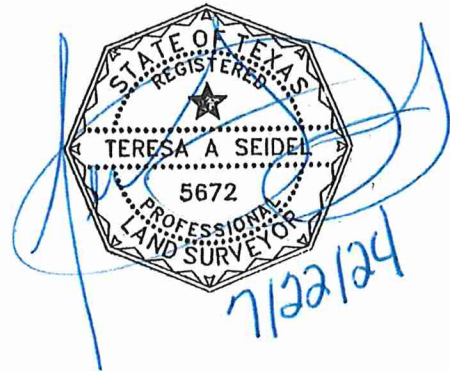
1. N85°42'03"E, a distance of **111.19 feet** to a set  $\frac{1}{2}$ " iron rod with plastic cap stamped "CED SURVEY" (set CED), for an interior angle point of the tract described herein,
2. N15°14'30"E, a distance of **546.92 feet** to a set CED, for an interior angle point of the tract described herein,
3. N29°51'39"W, along a northeast line of the 6.829 acre tract, a distance of **383.36 feet**, to a set CED in

the southeast line of a 9.0 acre tract, called Tract I, as conveyed to Donald R. Maples of record in Volume 4340, Page 1990 O.P.R., for the northeast corner of the 6.829 acre tract, and a northwest corner of the 54.280 acre tract and of the tract described herein, from which a found  $\frac{1}{2}$ " iron rod, for the southeast corner of Tract II and the southwest corner of the 9.0 acre tract bears, S 60°08'21" W, a distance of 334.87 feet;

**THENCE: N60°08'21"E**, along and with the southeast line of the 9.0 acre tract and the northwest line of the 54.280 acre tract, a distance of **371.72 feet** to a set CED, for the northeast corner of the tract described herein, from which a found  $\frac{1}{2}$ " iron rod in the southwest line of a 242.562 acre tract as conveyed to SA Kosta Brownie, LTD and Fair Oaks Mosaic TBY, LLC of record in Document No. 20180253543 O.P.R., for the southeast corner of the 9.00 acre tract and the northeast corner of the 54.280 acre tract bears, N 60°08'21" E, a distance of 654.33 feet;

**THENCE: S29°49'59"E**, into and across the 54.280 acre tract, a distance of **1192.39 feet** to a set CED, for the southeast corner of the tract described herein, from which a found  $\frac{1}{2}$ " iron rod in the southwest line of a 88.176 acre tract as conveyed to Charles Real and Deborah Real of record in Volume 6200, Page 1851 O.P.R., for the north corner of the 1 acre tract and the southeast corner of the 54.280 acre tract, bears N 60°35'06" E, a distance of 650.50 feet;

**THENCE: S60°35'06"W**, along and with the northwest line of the 1 acre tract and the southeast line of the 54.280 acre tract, at a distance of 2169.57 feet passing a set CED, for southwest corner of the 54.280 acre tract and the southeast corner of the 5.000 acre tract, continuing along and with the northwest line of the 1 acre tract and the southeast line of the 5.000 acre tract, for a total distance of **2640.07 feet** to the **POINT OF BEGINNING**, containing 35.55 acres, or 1,548,756 square feet, more or less in Bexar County, Texas. A tract being described in accordance with a survey and exhibit prepared by CED Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.



Job No.:	23000728
Prepared by:	CED Surveying
Date:	July 17, 2024
File:	S:\Draw 2020\20-113 Elliott Tract Subdivision\DOCS\35.56 ac Field Notes

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

## **SPECIAL WARRANTY DEED**

**Date:** April 21, 2021

**Grantor:** MICHAEL WILLIAM ELLIOTT

**Grantor's Mailing Address:**

MICHAEL WILLIAM ELLIOTT  
4060 Stapper Rd  
Saint Hedwig, TX 78152

1302AKB

**Grantee:** SA EISELE, LLC, a Texas limited liability company

**Grantee's Mailing Address:**

SA EISELE, LLC  
6812 West Avenue, Suite 100  
San Antonio, TX 78213

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

**Property (including any improvements):** A 5.000 acre, tract of land, situated in the Maria Josefa Rodriguez Survey No. 3, Abstract No. 17, Bexar County, Texas, said 5.000 acre being the same MICHAEL WILLIAM ELLIOTT called 0.500 acre tract recorded in Volume 15278, Page 900, Official Public Records, Bexar County, Texas (O.P.R.), being more particularly described by metes and bounds in Exhibit "A-2" attached hereto and made a part hereof, including all (i) strips and gores, if any, between the Property and abutting properties, (ii) any land lying in and under the bed of any street, alley, road or right-of-way, rights of ingress and egress or other interest in, on, or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, and (iv) all development rights, utility service commitments and connections and all other development rights associated with the Property, as well as other rights, privileges and appurtenances owned by Grantor and in any way related to the Property.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:** To the extent they validly exist:

1. **Ingress and Egress easement granted in Volume 1404, Page 223, Real Property Records, Bexar County, Texas.**
2. **Water line easement recorded in Volume 3912, Page 1163, Real Property Records, Bexar County, Texas.**
3. **Real Estate Easement granted to Green Valley Special Utility District as recorded in Volume 9952, Page 1001, Volume 9952, Page 1004, Real Property Records of Bexar County, Texas.**
4. **Unrecorded six (6) month lease-back agreement between Grantee, as lessor, and Grantor, as lessee, dated of evendate herewith.**

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

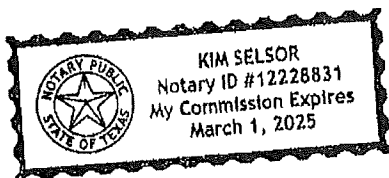
When the context requires, singular nouns and pronouns include the plural.

Michael William Elliott  
MICHAEL WILLIAM ELLIOTT

STATE OF TEXAS )

COUNTY OF BEXAR )

This instrument was acknowledged before me on April 21, 2021, by MICHAEL WILLIAM ELLIOTT.



KWS  
Notary Public, State of Texas  
My commission expires: 3/1/2025

PREPARED IN THE OFFICE OF:

Law Offices of Kevin H. Berry, P.C.  
242 W. Sunset Rd, Ste 201  
San Antonio, Texas 78209  
Tel: (210) 828-5844  
Fax: (210) 828-5899

AFTER RECORDING RETURN TO:

SA EISELE, LLC  
6812 West Avenue, Suite 100  
San Antonio, TX 78213



EXHIBIT A - 2

DESCRIPTION FOR A  
5.000 ACRE TRACT



A 5.000 acre, tract of land, situate in the Maria Josefa Rodriguez Survey No. 3, Abstract No. 17, Bexar County, Texas, said 5.000 acres being the same Michael William Elliott called 5.00 acre tract, recorded in Volume 15278, Page 900, Official Public Records, Bexar County, Texas (O.P.R.), and being more fully described by metes and bounds as follows:

**BEGINNING** at a found 1/2" iron rod with no identification for the southern corner of this tract, the southwestern corner of the Julius Zillmann called 1 acre tract, recorded in Volume 591, Page 1, Deed Records, Bexar County, Texas (D.R.B.), on the northeastern Right-of-Way (ROW) of Stapper Road;

**THENCE**, N29°49'59"W, along the southwestern boundary of this tract, the northeastern ROW of Stapper Road, a distance of 462.86 feet to a found 1/2" iron rod with no identification for the western corner of this tract, the southern corner of the Harold Morgan and Dorothy Morgan called 8.00 acre tract, recorded in Volume 17442, Page 591, O.P.R.;

**THENCE**, N60°34'05"E, along the northwestern boundary of this tract, the southeastern boundary of said 8.00 acre tract, a distance of 470.50 feet to a point for the northern corner of this tract, the south southwestern corner of the remainder of the Michael William Elliott and Carolyn Sutton and Hazel Joann Duncan called 60.26 acre tract, recorded in Volume 15176, Page 673, O.P.R.;

**THENCE**, S29°49'59"E, along the northeastern boundary of this tract, the southwestern boundary of said remainder of the 60.26 acre tract, a distance of 462.99 feet to a set 1/2" iron rod with plastic cap stamped "KFW SURVEY" for the eastern corner of this tract, the south southeastern corner of said remainder of the 60.26 acre tract, on the northwestern boundary of said 1 acre tract;

**THENCE**, S60°35'06"W, along the southeastern boundary of this tract, the northwestern boundary of said 1 acre tract, a distance of 470.50 feet to the **POINT OF BEGINNING**.

**CONTAINING: 5.000 ACRES** in Bexar County, Texas, being described in accordance with a survey and exhibit prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

NOTE: Field measured vs. record bearings and distances are shown on the exhibit.

Job No.: 20-113  
Prepared by: KFW Surveying  
Date: December 8, 2020  
File: S:\Draw 2020\20-113 Elliott Tract Subdivision\DOCS



*Douglas A. Kramer*  
12.09.2020

**File Information**

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

**Document Number:** 20210106472  
**Recorded Date:** April 22, 2021  
**Recorded Time:** 9:19 AM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* 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: 4/22/2021 9:19 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk

CHICAGO TITLE - 125

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

**SPECIAL WARRANTY DEED**

Grantor: SA Eisele, LLC, a Texas limited liability company

Grantor's Mailing Address:

6812 West Avenue, Suite 100  
San Antonio, TX 78213

Grantee: SA Do the Evolution, LLC, a Texas limited liability company

Grantee's Mailing Address:

6812 West Avenue, Suite 100  
San Antonio, TX 78213

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, including the assignment of all of Grantor's membership interest to Grantee in connection with a Reverse Exchange under Section 1031 of the Internal Revenue Code.

Property:

The property more particularly described on Exhibits "A-1", "A-2", "A-3", "A-4" and "A-5" respectively (the "Land"), which exhibits are incorporated fully by reference, including all (i) strips or gores, if any, between the Land and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Land, (iii) any easements, rights of way, rights of ingress and egress or other interests in, on, or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Land, and (iv) all development rights, utility service commitments and connections and all other development rights associated with the Land, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Land,

Being the same property conveyed to Grantor pursuant to the following instruments:

1. Special Warranty Deed from Carolyn Ree Sutton, Hazel J. Duncan and Michael W. Elliott to Grantor dated April 21, 2021 and recorded in Clerk's File No. 20210106471, Bexar County, Texas,

SWD(SADTE)072721

2. Special Warranty Deed from Michael W. Elliott to Grantor dated April 21, 2021 and recorded in Clerk's File No. 20210106472, Bexar County, Texas,
3. Special Warranty Deed from Donald J. Sutton and Carolyn R. Sutton to Grantor dated April 21, 2021 and recorded in Clerk's File No. 20210106473, Bexar County, Texas, and
4. Special Warranty Deed from Hazel Joann Duncan to Grantor dated April 21, 2021 and recorded in Clerk's File No. 20210106474, Bexar County, Texas, and
5. Deed without Warranty from Carolyn R. Sutton, Hazel J. Duncan and Michael W. Elliott to Grantor dated April 21, 2021 and recorded in Clerk's File No. 20210106475, Bexar County, Texas.

Reservations from and Exceptions to Conveyance and Warranty: All matters of record, to the extent the same are valid, in existence and affect the Property.

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

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor to be effective as April 21, 2021.

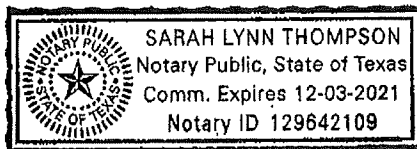
SIGNATURE PAGE FOLLOWS

SA EISELE, LLC, a Texas limited liability company

By: [Signature]  
Name: Blake Kentis  
Title: man

STATE OF Texas §  
COUNTY OF Bexar §

This instrument was acknowledged before me on the 28<sup>th</sup> day of July, 2021, by T. Blake Kentis in the capacity stated.



[Signature]  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

Mosaic Land Development, LLC  
6812 West Avenue, Suite 100  
San Antonio, TX 78213



EXHIBIT A-1  
DESCRIPTION FOR A  
54.280 ACRE TRACT

A 54.280 acre, tract of land, situate in the Maria Josefa Rodriguez Survey No. 3, Abstract No. 17, Bexar County, Texas, said 54.280 acres being the remainder of the Michael William Elliott and Carolyn Sutton and Hazel Joann Duncan called 60.26 acre tract recorded in Volume 15176, Page 673, Official Public Records, Bexar County, Texas (O.P.R.), and being more fully described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod with no identification for the southern corner of the Michael William Elliott called 5.00 acre tract recorded in Volume 15275, Page 900, O.P.R., the southwestern corner of the Julius Zillmann called 1 acre tract, recorded in Volume 591, Page 1, Deed Records, Bexar County, Texas (D.R.B.), on the northeastern Right-of-Way (ROW) of Stapper Road;

THENCE, N29°49'59"W, along the southwestern boundary of said 5.00 acre tract, the northeastern ROW of Stapper Road, a distance of 462.86 feet to a found 1/2" iron rod with no identification for the western corner of said 5.00 acre tract, the southern corner of the Harold Morgan and Dorothy Morgan called 8.00 acre tract, recorded in Volume 17442, Page 591, O.P.R.;

THENCE, N60°34'05"E, along the northwestern boundary of said 5.00 acre tract, the southeastern boundary of said 8.00 acre tract, a distance of 470.50 feet to a point for the south southwestern corner of this tract, the northern corner of said 5.00 acre tract and  
**THE POINT OF BEGINNING;**

THENCE, N60°34'05"E, along a northwestern boundary of this tract, the southeastern boundary of said 8.00 acre tract, a distance of **159.17 feet** to a point;

THENCE, S31°23'27"E, through the interior of this tract, a distance of **29.87 feet** to a found 1/2" iron rod with cap stamped "BAKER" for the western corner of the Hazel Joann Duncan called 0.4997 acre tract, recorded in Volume 15275, Page 902, O.P.R.;

THENCE, S31°23'27"E, along the southwestern boundary of said 0.4997 acre tract, a distance of **137.49 feet** to a found 1/2" iron rod with cap stamped "BAKER" for the southern corner of said 0.4997 acre tract;

EXHIBIT A-1  
PAGE 1 OF 3

**THENCE, N60°33'58"E**, along the southeastern boundary of said 0.4997 acre tract and the southeastern boundary of the Donald J. Sutton and Carolyn R. Sutton called 0.500 acre tract, recorded in Volume 9496, Page 1734, O.P.R., a distance of **316.90 feet** to a found 1/2" iron rod with cap stamped "BAKER" for the eastern corner of said 0.500 acre tract;

**THENCE, N31°23'58"W**, along the northeastern boundary of said 0.500 acre tract, a distance of **137.69 feet** to a found 1/2' iron rod with cap stamped "BAKER" for the northern corner of said 0.500 acre tract;

**THENCE, S60°30'39"W**, along the northwestern boundary of said 0.500 acre tract, a distance of **158.43 feet** to a found 1/2' iron rod with cap stamped "BAKER" for the western corner of said 0.500 acre tract, the northern corner of said 0.4997 acre tract;

**THENCE, S60°32'57"W**, along the northwestern boundary of said 0.4997 acre tract, a distance of **158.44 feet** to a found 1/2' iron rod with cap stamped "BAKER" for the western corner of said 0.4994 acre tract;

**THENCE, N31°23'27"W**, through the interior of this tract, a distance of **29.87 feet** to a point on the northwestern boundary of this tract, the southeastern boundary of said 8.00 acre tract;

**THENCE, N60°34'05"E**, along a northwestern boundary of this tract, the southeastern boundary of said 8.00 acre tract, a distance of **196.68 feet** to a found 1/2" iron rod with no identification for an angle point of this tract, the eastern corner of said 8.00 acre tract, the southern corner of Tract I, Frist Service Vending, Inc., called 10.75 acre tract, recorded in Volume 16992, Page 1569, O.P.R.;

**THENCE, N60°30'51"E**, continuing along a northwestern boundary of this tract, the southeastern boundary of said 10.75 acre tract, a distance of **954.59 feet** to found 1/2' iron rod with no identification for an interior corner of this tract and said 60.26 acre tract, the eastern corner of said 10.75 acre tract;

**THENCE, N29°42'43"W**, along a southwestern boundary of this tract and said 60.26 acre tract, the northeastern boundary of said 10.75 acre tract, the northeastern boundary of Tract II, Frist Service Vending, Inc., called 5.27 acre tract recorded in Volume 16992, Page 1569, O.P.R. a distance of **722.19 feet** to a found 1/2" iron rod with no identification for a northwestern corner of this tract and said 60.26 acre tract, the southern corner of Tract II Donald R. Maples called 1.00 acre tract recorded in Volume 4340, Page 1990, O.P.R.;

**THENCE, N60°25'44"E**, along a northwestern boundary of this tract and said 60.26 acre tract, the southeastern boundary of said Maple's 1.00 acre tract, a distance of **150.98 feet** to a found 1/2" iron rod with no identification for an angle point of this tract, the eastern corner of said Maple's 1.00 acre tract, the southern corner of Tract I Donald R. Maples called 9.0 acre tract recorded in Volume 4340, Page 1990, O.P.R.;

EXHIBIT A-1  
PAGE 2 OF 3







EXHIBIT A - 2

DESCRIPTION FOR A  
5.000 ACRE TRACT

A 5.000 acre, tract of land, situate in the Maria Josefa Rodriguez Survey No. 3, Abstract No. 17, Bexar County, Texas, said 5.000 acres being the same Michael William Elliott called 5.00 acre tract, recorded in Volume 15278, Page 900, Official Public Records, Bexar County, Texas (O.P.R.), and being more fully described by metes and bounds as follows:

**BEGINNING** at a found 1/2" iron rod with no identification for the southern corner of this tract, the southwestern corner of the Julius Zillmann called 1 acre tract, recorded in Volume 591, Page 1, Deed Records, Bexar County, Texas (D.R.B.), on the northeastern Right-of-Way (ROW) of Stapper Road;

**THENCE, N29°49'59"W**, along the southwestern boundary of this tract, the northeastern ROW of Stapper Road, a distance of **462.86 feet** to a found 1/2" iron rod with no identification for the western corner of this tract, the southern corner of the Harold Morgan and Dorothy Morgan called 8.00 acre tract, recorded in Volume 17442, Page 591, O.P.R.;

**THENCE, N60°34'05"E**, along the northwestern boundary of this tract, the southeastern boundary of said 8.00 acre tract, a distance of **470.50 feet** to a point for the northern corner of this tract, the south southwestern corner of the remainder of the Michael William Elliott and Carolyn Sutton and Hazel Joann Duncan called 60.26 acre tract, recorded in Volume 15176, Page 673, O.P.R.;

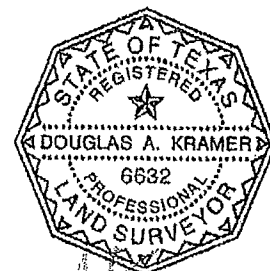
**THENCE, S29°49'59"E**, along the northeastern boundary of this tract, the southwestern boundary of said remainder of the 60.26 acre tract, a distance of **462.99 feet** to a set 1/2" iron rod with plastic cap stamped "KFW SURVEY" for the eastern corner of this tract, the south southeastern corner of said remainder of the 60.26 acre tract, on the northwestern boundary of said 1 acre tract;

**THENCE, S60°35'06"W**, along the southeastern boundary of this tract, the northwestern boundary of said 1 acre tract, a distance of **470.50 feet** to the **POINT OF BEGINNING**.

**CONTAINING: 5.000 ACRES** in Bexar County, Texas, being described in accordance with a survey and exhibit prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

NOTE: Field measured vs. record bearings and distances are shown on the exhibit.

Job No.: 20-113  
Prepared by: KFW Surveying  
Date: December 8, 2020  
File: S:\Draw 2020\20-113 Elliott Tract Subdivision\DOCS



*Douglas A. Kramer*  
12-09-2020



EXHIBIT A - 3

DESCRIPTION FOR A  
0.5003 ACRE TRACT

A 0.5003 acre, tract of land, situate in the Maria Josefa Rodriguez Survey No. 3, Abstract No. 17, Bexar County, Texas, said 0.5003 acres being the same Donald J. Sutton and Carolyn R. Sutton called 0.500 acre tract recorded in Volume 9496, Page 1734, Official Public Records, Bexar County, Texas (O.P.R.), and being more fully described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod with no identification for the southern corner of the Michael William Elliott called 5.00 acre tract recorded in Volume 15275, Page 900, O.P.R., the southwestern corner of the Julius Zillmann called 1 acre tract recorded in Volume 591, Page 1, Deed Records, Bexar County, Texas (D.R.B.), on the northeastern Right-of-Way (ROW) of Stapper Road;

THENCE, N29°49'59"W, along the southwestern boundary of said 5.00 acre tract, the northeastern ROW of Stapper Road, a distance of 462.86 feet to a found 1/2" iron rod with no identification for the western corner of said 5.00 acre tract, the southern corner of the Harold Morgan and Dorothy Morgan called 8.00 acre tract, recorded in Volume 17442, Page 591, O.P.R.;

THENCE, N60°34'05"E, along the northwestern boundary of said 5.00 acre tract, the northwestern boundary of the remainder of the Michael William Elliott and Carolyn Sutton and Hazel Joann Duncan called 60.26 acre tract recorded in Volume 15176, Page 673, O.P.R., the southeastern boundary of said 8.00 acre tract, a distance of 629.67 feet to a point;

THENCE, S31°23'27"E, through the interior of said remainder of the 60.26 acre tract, a distance of 29.87 feet to found 1/2" iron rod with cap stamped "BAKER" for the western corner of the Hazel Joann Duncan called 0.4997 acre tract recorded in Volume 15275, Page 902, O.P.R.;

THENCE, N60°32'57"E, along the northwestern boundary of said 0.4997 acre tract, a distance of 158.44 feet to a found 1/2' iron rod with cap stamped "BAKER" for the western corner of this tract, the northern corner of said 0.4997 acre tract and the **POINT OF BEGINNING**;

THENCE, N60°30'39"E, along the northwestern boundary of this tract, a distance of 158.43 feet to a found 1/2' iron rod with cap stamped "BAKER" for the northern corner of this tract,

EXHIBIT A 3  
PAGE 1 OF 2

**THENCE, S31°23'58"E**, along the northeastern boundary of this tract, a distance of **137.69 feet** to a found 1/2' iron rod with cap stamped "BAKER" for the eastern corner of this tract;

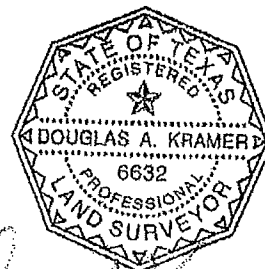
**THENCE, S60°33'58"W**, along the southeastern boundary of this tract, a distance of **158.50 feet** to a point for the southern corner of this tract, the eastern corner of said 0.4997 acre tract;

**THENCE, N31°22'25"W**, along the southwestern boundary of this tract, the northeastern boundary of said 0.4997 acre tract, a distance of **137.54 feet** to the **POINT OF BEGINNING**.

**CONTAINING: 0.5003 ACRES** in Bexar County, Texas, being described in accordance with a survey and exhibit prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

NOTE: Field measured vs. record bearings and distances are shown on the exhibit.

Job No.: 20-113  
Prepared by: KFW Surveying  
Date: December 8, 2020  
File: S:\Draw 2020\20-113 Elliott Tract Subdivision\DOCS



*Douglas A. Kramer*  
12-09-2020

EXHIBIT A-3  
PAGE 1 OF 2



EXHIBIT A 4

**DESCRIPTION FOR A  
0.4998 ACRE TRACT**

**A 0.4998 acre**, tract of land, situate in the Maria Josefa Rodriguez Survey No. 3, Abstract No. 17, Bexar County, Texas, said 0.4998 acres being the same Hazel Joann Duncan called 0.4997 acre tract, recorded in Volume 15275, Page 902, Official Public Records, Bexar County, Texas (O.P.R.), and being more fully described by metes and bounds as follows:

**COMMENCING** at a found 1/2" iron rod with no identification for the southern corner of the Michael William Elliott called 5.00 acre tract recorded in Volume 15275, Page 900, O.P.R., the southwestern corner of the Julius Zillmann called 1 acre tract, recorded in Volume 591, Page 1, Deed Records, Bexar County, Texas (D.R.B.), on the northeastern Right-of-Way (ROW) of Stapper Road;

**THENCE**, N29°49'59"W, along the southwestern boundary of said 5.00 acre tract, the northeastern ROW of Stapper Road, a distance of 462.86 feet to a found 1/2" iron rod with no identification for the western corner of said 5.00 acre tract, the southern corner of the Harold Morgan and Dorothy Morgan called 8.00 acre tract, recorded in Volume 17442, Page 591, O.P.R.;

**THENCE**, N60°34'05"E, along the northwestern boundary of said 5.00 acre tract, the northwestern boundary of the remainder of the Michael William Elliott and Carolyn Sutton and Hazel Joann Duncan called 60.26 acre tract, recorded in Volume 15176, Page 673, O.P.R., the southeastern boundary of said 8.00 acre tract, a distance of 629.67 feet to a point;

**THENCE**, S31°23'27"E, through the interior of said remainder of the 60.26 acre tract, a distance of 29.87 feet to a found 1/2" iron rod with cap stamped "BAKER" for the western corner of this tract and **THE POINT OF BEGINNING**;

**THENCE**, N60°32'57"E, along the northwestern boundary of this tract, a distance of **158.44 feet** to a found 1/2" iron rod with cap stamped "BAKER" for the northern corner of this tract, the western corner of the Donald J. Sutton and Carolyn R. Sutton called 0.500 acre tract recorded in Volume 9496, Page 1734, O.P.R.;

**THENCE**, S31°22'25"E, along the northeastern boundary of this tract, the southwestern boundary of said 0.500 acre tract, a distance of **137.54 feet** to point for the eastern corner of this tract, the southern corner of said 0.500 acre tract;

EXHIBIT A-4  
PAGE 1 OF 2

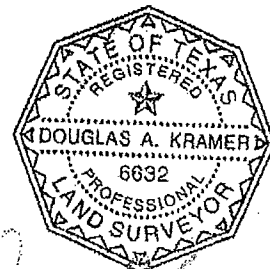
THENCE, S60°33'58"W, along the southeastern boundary of this tract, a distance of 158.40 feet to a found iron 1/2" rod with cap stamped "BAKER" for the southern corner of this tract;

THENCE, N31°23'27"W, along the southwestern boundary of this tract, a distance of 137.49 feet to the POINT OF BEGINNING.

CONTAINING: 0.4998 ACRES in Bexar County, Texas, being described in accordance with a survey and exhibit prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

NOTE: Field measured vs. record bearings and distances are shown on the exhibit.

Job No.: 20-113  
Prepared by: KFW Surveying  
Date: December 8, 2020  
File: S:\Draw 2020\20-113 Elliott Tract Subdivision\DOCS



*Douglas A. Kramer*  
12.09.2020

EXHIBIT A-4  
PAGE 2 OF 2

EXHIBIT A-5

All of that certain tract or parcel of land lying and being situated in the County of Bexar, State of Texas, on the S.W. side of the Cibolo Creek, and being a part of two leagues, granted to Marla Josepha Rodriguez, and is a strip of land alongside the eastern line of a 68-1/8 acre tract of land conveyed by Herman A. Rosebrook and Frieda Rosebrook to Julius Zillman by Deed dated December 30, 1913, and recorded in the Records of Deeds of Bexar County, in Book 432, Pages 311 to 313, being a strip fifteen feet wide and 1178 varas long, along the eastern line of said 68 1/8 acre tract, being one acre, more or less; all being the same property conveyed by Warranty Deed dated December 29, 1919, recorded at Volume 591, Page 1, Deed Records of Bexar County, Texas.

**File Information**

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

**Document Number:** 20210221865  
**Recorded Date:** August 11, 2021  
**Recorded Time:** 4:50 PM  
**Total Pages:** 13  
**Total Fees:** \$70.00

**\*\* 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: 8/11/2021 4:50 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk

## **EXHIBIT 2**



CoSA ETJ

GREEKSDR

STAPPER RD

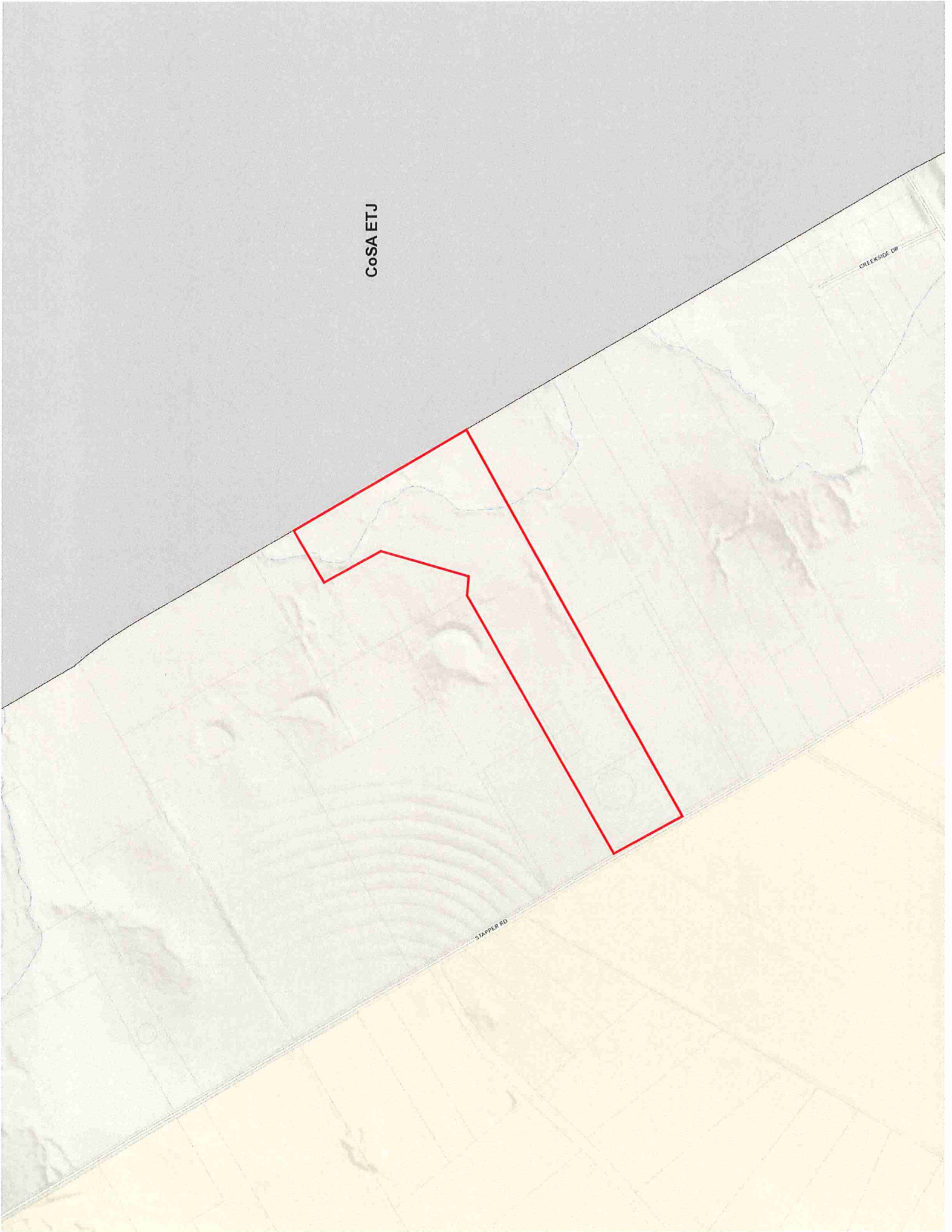




CoSA ETJ

CREEKSIDE DR

STAPLER RD



### **EXHIBIT 3**

210-667-9568

Email: [citymanager@sainthedwigcity.com](mailto:citymanager@sainthedwigcity.com)

Website: [sainthedwigcity.com](http://sainthedwigcity.com)



P.O. Box 40

13065 FM 1346

Saint Hedwig, Texas 78152

## City of Saint Hedwig

November 7, 2023

Matthew Gilbert  
Ortiz McKnight, PLLC  
112 E. Pecan, Ste. 1350  
San Antonio, Texas 78205

Re: Notice of Verification of Petition to Release from the City of Saint Hedwig's Extraterritorial Jurisdiction (ETJ)

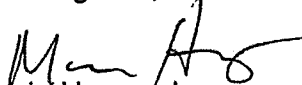
Mr. Gilbert,

The City is in receipt of your client's petition for release approximately 42.383-acre tract of land generally located southeast of the intersection of Abbott Road and Stapper Road from the City of Saint Hedwig's extraterritorial jurisdiction. Pursuant to Tex. Loc. Gov. Code Section 42.105(b), the City is hereby providing notice that it has verified the signatures and that they meet the requirements under state law.

At the November 2, 2023 city council meeting, the City Council determined that it would not act on your client's petition. However, in accordance with Section 42.105(d), the area will be deemed released from the City's extraterritorial jurisdiction by operation of state law. The effective date will be November 4, 2023, which is the 45th day after the date the City received your client's petition.

The City will update its maps accordingly. Please let me know if you have any questions or need additional information.

Best regards,

  
Maria Hernandez  
City Manager

**EXHIBIT "B"**  
**DESCRIPTION AND DETAILS FOR VOLUNTARY ETJ EXPANSION**

### Voluntary ETJ Expansion Description and Details

Bexar County Appraisal District Parcel Identification Number(s)	<ul style="list-style-type: none"> <li>• 04019-000-1880</li> <li>• 04019-000-1881</li> <li>• 04019-000-1882</li> <li>• 04019-000-1883</li> <li>• 04019-000-0191</li> </ul>
Bexar County Appraisal District Account Number(s)	<ul style="list-style-type: none"> <li>• 169912</li> <li>• 169913</li> <li>• 1172641</li> <li>• 1172711</li> <li>• 169348</li> </ul>
Property Owners	<ul style="list-style-type: none"> <li>• SA Do The Evolution, LLC</li> <li>• SA Eisele, LLC</li> </ul>
Site Address(es) (situated addresses according to BCAD)	<ul style="list-style-type: none"> <li>• 4060 Stapper Road, Saint Hedwig, TX 78152</li> </ul>
Acreage (per attached field notes/survey)	<ul style="list-style-type: none"> <li>• 35.55-acres</li> </ul>
Current or Proposed Service or Utility Purveyors	<ul style="list-style-type: none"> <li>• Sewer &amp; Water: Green Valley SUD</li> </ul>
Existing Land Use	In Bexar County and no existing land use designation. Adjacent to City of San Antonio's ETJ, but adjacent to the I-10 East Corridor Perimeter Plan and Parks/Open Space future land use designations.
Description of proposed residential development (including number of residential units, lot size, density)	Single-family residential development with 99 total lots planned (2.3 units/acre). Currently, lots within the 42.383-acre tract are planned to be a minimum of 5,000 s.f.
Description of proposed commercial development	N/A. No commercial development proposed.
Description of proposed industrial development	N/A. No industrial development proposed.
Current Appraised Value (according to 2024 BCAD appraisal information)	\$419,360
Value at completion	TBD
Project begin date	4 <sup>th</sup> Quarter of 2024 or 1 <sup>st</sup> Quarter of 2025
Project completion date	TBD

**EXHIBIT "C"**  
**BCAD INFORMATION FOR THE SUBJECT PROPERTY**

## Bexar CAD

Property Search Results > 169348 SA EISELE LLC for Year 2024 Tax Year: 2024

### Property

#### Account

Property ID:	169348	Legal Description:	CB 4019-1 P-19A ABS 17 REFER TO: 04019-000-1883
Geographic ID:	04019-000-0191	Zoning:	OCL
Type:	Real	Agent Code:	2715839
Property Use Code:	002		
Property Use Description:	Rural		

#### Protest

Protest Status:  
Informal Date:  
Formal Date:

#### Location

Address:	4060 STAPPER RD SAINT HEDWIG, TX 78152	Mapsc0:	589A7
Neighborhood:	SCUCISD/JUDSON Rural Development East	Map ID:	
Neighborhood CD:	22004	E-File Eligible	

#### Owner

Name:	SA EISELE LLC	Owner ID:	3300547
Mailing Address:	6812 WEST AVE STE 100 SAN ANTONIO, TX 78213	% Ownership:	100.000000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$135,560	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$21,440	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$157,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$157,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$157,000	



## Taxing Jurisdiction

Owner: SA EISELE LLC  
 % Ownership: 100.000000000000%  
 Total Value: \$157,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$157,000	\$157,000	\$37.16
08	SA RIVER AUTH	0.018000	\$157,000	\$157,000	\$28.26
09	ALAMO COM COLLEGE	0.149150	\$157,000	\$157,000	\$234.16
10	UNIVERSITY HEALTH	0.276235	\$157,000	\$157,000	\$433.69
11	BEXAR COUNTY	0.276331	\$157,000	\$157,000	\$433.84
112	BEXAR CO EMERG DIST #12	0.100000	\$157,000	\$157,000	\$157.00
64	SCHERTZ-CIBOLO ISD	1.139200	\$157,000	\$157,000	\$1,788.54
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$157,000	\$157,000	\$0.00
Total Tax Rate:		1.982584			
Taxes w/Current Exemptions:					\$3,112.65
Taxes w/o Exemptions:					\$3,112.65

## Improvement / Building

Improvement #1: Residential State Code: E1 Living Area: 1776.0 sqft Value: \$135,560

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - SB		1913	1776.0
OP	Attached Open Porch	F - NO		1913	180.0
PAC	Terrace with cover	F - NO		1913	335.0
ENC	Enclosure	F - SB		1913	456.0
CP	Att Carport	F - NO		1913	600.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	1.0000	43560.00	0.00	0.00	\$21,440	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$135,560	\$21,440	0	157,000	\$0	\$157,000
2023	\$130,640	\$19,360	0	150,000	\$0	\$150,000
2022	\$127,940	\$18,420	0	146,360	\$0	\$146,360
2021	\$101,110	\$13,480	0	114,590	\$0	\$114,590
2020	\$97,500	\$12,540	0	110,040	\$0	\$110,040

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/21/2021	SWD	Special Warranty Deed	ELLIOTT MICHAEL WILLIAM	SA EISELE LLC			20210106472

2	12/8/2011	WD	Warranty Deed	ELLIOTT JOHN MARTIN SR	ELLIOTT MICHAEL WILLIAM	15275	900	20110225747
3	4/5/2010	Deed	Deed	ELLIOTT JOHN M	ELLIOTT JOHN MARTIN SR	14423	1125 & 1129	20100057190-191

---

Protest status and date information current as of Jul 23 2024  
2:29AM.

2024 and prior year appraisal data current as of Jul 5 2024 6:46AM  
For property information, contact (210) 242-2432 or (210) 224-  
8511 or email.

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

Property Identification #: 169348

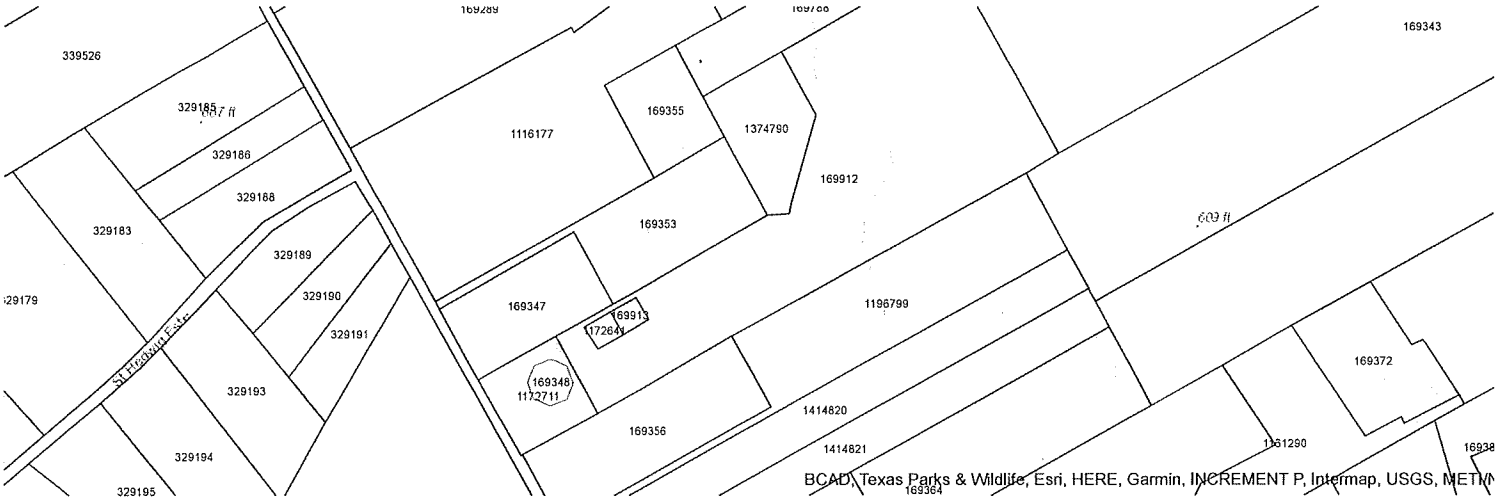
Property Information: 2024

Owner Identification #: 3300547

Geo ID: 04019-000-0191  
Situs Address: 4060 STAPPER RD SAINT HEDWIG, TX 78152  
Property Type: Real  
State Code: E1

Legal Description: CB 4019-1 P-19A ABS 17 REFER TO: 04019-000-1883  
Abstract: A04019  
Neighborhood: SCUCISD/JUDSON Rural Development East  
Appraised Value: \$157,000.00  
Jurisdictions: 06, 08, 11, CAD, 112, 64, 09, 10

Name: SA EISELE LLC  
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.

# Property Search Results > 169912 SA DO THE EVOLUTION LLC for Year 2024

Tax Year: 2024

## Property

### Account

Property ID:	169912	Legal Description:	CB 4019-1 P-19C(18.581AC) & P-188(27.87AC) ABS 17
Geographic ID:	04019-000-1880	Zoning:	OCL
Type:	Real	Agent Code:	2715839
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

### Protest

Protest Status:  
Informal Date:  
Formal Date:

### Location

Address:	4060 STAPPER RD SAINT HEDWIG, TX 78152	Mapsc0:	589B6
Neighborhood:	SCUCISD/JUDSON Rural Development East	Map ID:	
Neighborhood CD:	22004	E-File Eligible	

### Owner

Name:	SA DO THE EVOLUTION LLC	Owner ID:	3356654
Mailing Address:	6812 W AVE STE 100 SAN ANTONIO, TX 78213	% 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:	+	\$924,460	\$4,400
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$924,460	
(-) Ag or Timber Use Value Reduction:	-	\$920,060	
-----			
(=) Appraised Value:	=	\$4,400	
(-) HS Cap:	-	\$0	
-----			

(=) Assessed Value: = \$4,400

### Taxing Jurisdiction

Owner: SA DO THE EVOLUTION LLC

% Ownership: 100.0000000000%

Total Value: \$924,460

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$4,400	\$4,400	\$1.04
08	SA RIVER AUTH	0.018000	\$4,400	\$4,400	\$0.79
09	ALAMO COM COLLEGE	0.149150	\$4,400	\$4,400	\$6.56
10	UNIVERSITY HEALTH	0.276235	\$4,400	\$4,400	\$12.16
11	BEXAR COUNTY	0.276331	\$4,400	\$4,400	\$12.16
112	BEXAR CO EMERG DIST #12	0.100000	\$4,400	\$4,400	\$4.40
64	SCHERTZ-CIBOLO ISD	1.139200	\$4,400	\$4,400	\$50.12
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$4,400	\$4,400	\$0.00
Total Tax Rate:		1.982584			
Taxes w/Current Exemptions:					\$87.23
Taxes w/o Exemptions:					\$87.23

### 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	27.2510	1187053.56	0.00	0.00	\$584,360	\$3,270
2	IMPR	PTD Land Type - Improved Pasture	9.2000	400752.00	0.00	0.00	\$157,830	\$1,100
3	BRNW	PTD Land Type - Barren Wasteland	7.5000	326700.00	0.00	0.00	\$128,660	\$20
4	BRNW	PTD Land Type - Barren Wasteland	2.5000	108900.00	0.00	0.00	\$53,610	\$10

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$0	\$924,460	4,400	4,400	\$0	\$4,400
2023	\$0	\$834,460	4,710	4,710	\$0	\$4,710
2022	\$0	\$920,720	6,130	6,130	\$0	\$6,130
2021	\$0	\$701,580	5,390	37,730	\$0	\$37,730
2020	\$0	\$652,980	5,370	35,470	\$0	\$35,470

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/28/2021	SWD	Special Warranty Deed	SA EISELE LLC	SA DO THE EVOLUTION LLC			20210221865
2	4/21/2021	SWD	Special Warranty Deed	ELLIOTT MICHAEL W &	SA EISELE LLC			20210106475

				SUTTON CAROLYN & DUNCAN HAZEL J		
3	4/21/2021	SWD	Special Warranty Deed	ELLIOTT MICHAEL W & SUTTON CAROLYN & DUNCAN HAZEL J	SA EISELE LLC	20210106471

Protest status and date information current as of Jul 23 2024  
2:29AM.

2024 and prior year appraisal data current as of Jul 5 2024  
6:46AM

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

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

Property Identification #: 169912

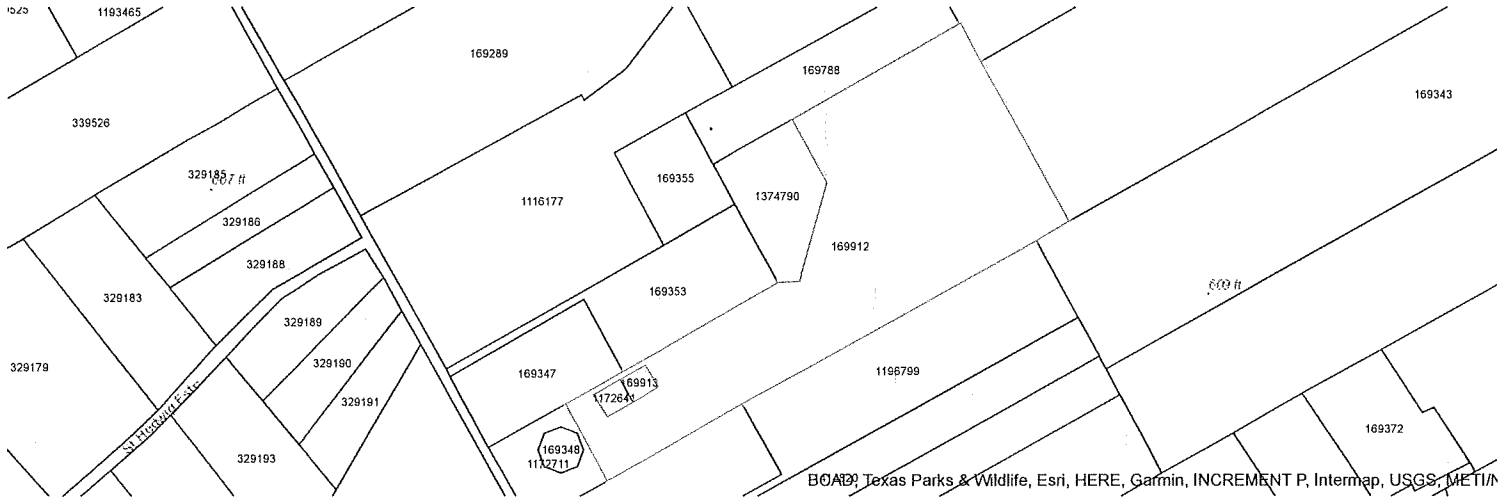
Property Information: 2024

Owner Identification #: 3356654

Geo ID: 04019-000-1880  
Situs Address: 4060 STAPPER RD SAINT HEDWIG, TX 78152  
Property Type: Real  
State Code: D1

Legal Description: CB 4019-1 P-19C(18.581AC) & P-188(27.87AC) ABS 17  
Abstract: A04019  
Neighborhood: SCUCISD/JUDSON Rural Development East  
Appraised Value: \$4,400.00  
Jurisdictions: 09, 06, 08, 11, CAD, 64, 10, 112

Name: SADO THE EVOLUTION LLC  
Exemptions:  
DBA: Null



Bexar CAD Map Search

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Property

Account			
Property ID:	169913	Legal Description:	CB 4019-1 P-188A ABS 17
Geographic ID:	04019-000-1881	Zoning:	OCL
Type:	Real	Agent Code:	2715839
Property Use Code:	002		
Property Use Description:	Rural		
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Location			
Address:	4060 STAPPER RD SAINT HEDWIG, TX 78152	Map ID:	589A7
Neighborhood:	SCUCISD/JUDSON Rural Development East	E-File Eligible	
Neighborhood CD:	22004		
Owner			
Name:	SA DO THE EVOLUTION LLC	Owner ID:	3356654
Mailing Address:	6812 W AVE STE 100 SAN ANTONIO, TX 78213	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$223,030	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$10,720	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$233,750	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$233,750	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$233,750	



## Taxing Jurisdiction

Owner: SA DO THE EVOLUTION LLC

% Ownership: 100.0000000000%

Total Value: \$233,750

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$233,750	\$233,750	\$55.33		
08	SA RIVER AUTH	0.018000	\$233,750	\$233,750	\$42.08		
09	ALAMO COM COLLEGE	0.149150	\$233,750	\$233,750	\$348.64		
10	UNIVERSITY HEALTH	0.276235	\$233,750	\$233,750	\$645.70		
11	BEXAR COUNTY	0.276331	\$233,750	\$233,750	\$645.93		
112	BEXAR CO EMERG DIST #12	0.100000	\$233,750	\$233,750	\$233.75		
64	SCHERTZ-CIBOLO ISD	1.139200	\$233,750	\$233,750	\$2,662.89		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$233,750	\$233,750	\$0.00		
Total Tax Rate:		1.982584					
Taxes w/Current Exemptions:					\$4,634.32		
Taxes w/o Exemptions:					\$4,634.32		

## Improvement / Building

Improvement #1: Residential State Code: A1 Living Area: 1928.0 sqft Value: \$223,030

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		2002	1928.0
ENC	Enclosure	A - NO		2002	416.0
AG	Attached Garage	A - WS		2002	484.0
OP	Attached Open Porch	A - NO		2002	216.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	0.5000	21780.00	0.00	0.00	\$10,720	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$223,030	\$10,720	0	233,750	\$0	\$233,750
2023	\$216,320	\$9,680	0	226,000	\$0	\$226,000
2022	\$212,050	\$7,360	0	219,410	\$0	\$219,410
2021	\$170,840	\$5,370	0	176,210	\$0	\$176,210
2020	\$166,430	\$5,000	0	171,430	\$0	\$171,430

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/28/2021	SWD	Special Warranty Deed	SA EISELE LLC	SA DO THE EVOLUTION LLC			20210221865

2	4/21/2021	SWD	Special Warranty Deed	SUTTON DONALD J & CAROLYN R	SA EISELE LLC	20210106473
3	6/6/2002	Deed	Deed	SUTTON, DONALD J & CAROLYN R	9426	1734 0

Protest status and date information current as of Jul 23 2024  
2:29AM.

2024 and prior year appraisal data current as of Jul 5 2024  
6:46AM

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

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

Property Identification #: 169913

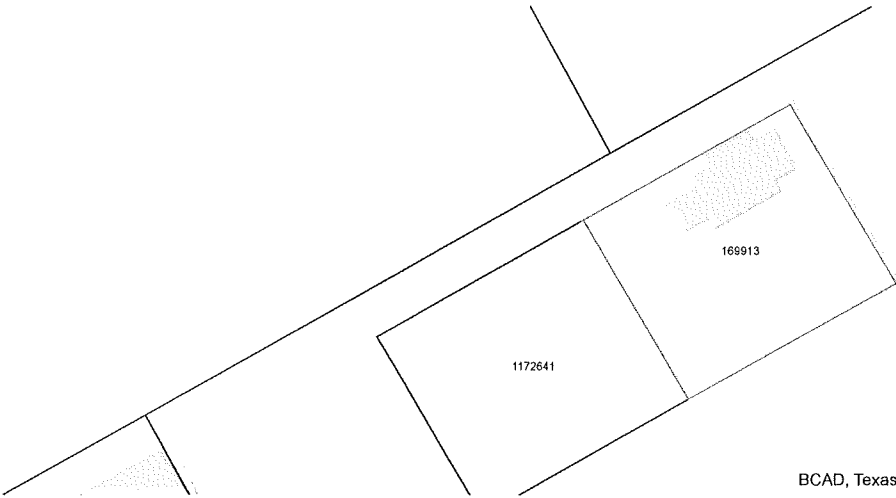
Property Information: 2024

Owner Identification #: 3356654

Geo ID: 04019-000-1881  
Situs Address: 4060 STAPPER RD SAINT HEDWIG, TX 78152  
Property Type: Real  
State Code: A1

Legal Description: CB 4019-1 P-188A ABS 17  
Abstract: A04019  
Neighborhood: SCUCISD/JUDSON Rural Development East  
Appraised Value: \$233,750.00  
Jurisdictions: 09, 08, 06, 64, 10, CAD, 11, 112

Name: SA DO THE EVOLUTION LLC  
Exemptions:  
DBA: Null



BCAD, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, U

Bexar CAD Map Search

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# Property Search Results > 1172641 SA DO THE EVOLUTION LLC for Year 2024

Tax Year: 2024

## Property

### Account

Property ID:	1172641	Legal Description:	CB 4019-1 P-188B ABS 17 REFER TO: 80400-000-1880
Geographic ID:	04019-000-1882	Zoning:	OCL
Type:	Real	Agent Code:	2715839
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

### Protest

Protest Status:  
 Informal Date:  
 Formal Date:

### Location

Address:	4060 STAPPER RD SAINT HEDWIG, TX 78152	Map ID:	589A7
Neighborhood:	SCUCISD/JUDSON Rural Development East	E-File Eligible	
Neighborhood CD:	22004		

### Owner

Name:	SA DO THE EVOLUTION LLC	Owner ID:	3356654
Mailing Address:	6812 W AVE STE 100 SAN ANTONIO, TX 78213	% Ownership:	100.0000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$10,720	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$10,720	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$10,720	
(-) HS Cap:	-	\$0	
-----			

(=) Assessed Value: = \$10,720

### Taxing Jurisdiction

Owner: SA DO THE EVOLUTION LLC

% Ownership: 100.0000000000%

Total Value: \$10,720

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$10,720	\$10,720	\$2.54
08	SA RIVER AUTH	0.018000	\$10,720	\$10,720	\$1.93
09	ALAMO COM COLLEGE	0.149150	\$10,720	\$10,720	\$15.99
10	UNIVERSITY HEALTH	0.276235	\$10,720	\$10,720	\$29.62
11	BEXAR COUNTY	0.276331	\$10,720	\$10,720	\$29.63
112	BEXAR CO EMERG DIST #12	0.100000	\$10,720	\$10,720	\$10.72
64	SCHERTZ-CIBOLO ISD	1.139200	\$10,720	\$10,720	\$122.12
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$10,720	\$10,720	\$0.00
Total Tax Rate:		1.982584			
Taxes w/Current Exemptions:					\$212.55
Taxes w/o Exemptions:					\$212.55

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	0.5000	21780.00	0.00	0.00	\$10,720	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$0	\$10,720	0	10,720	\$0	\$10,720
2023	\$0	\$9,680	0	9,680	\$0	\$9,680
2022	\$0	\$7,370	0	7,370	\$0	\$7,370
2021	\$0	\$5,390	0	5,390	\$0	\$5,390
2020	\$0	\$5,010	0	5,010	\$0	\$5,010

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/28/2021	SWD	Special Warranty Deed	SA EISELE LLC	SA DO THE EVOLUTION LLC			20210221865
2	4/21/2021	SWD	Special Warranty Deed	DUNCAN HAZEL JOANN	SA EISELE LLC			20210106474
3	12/8/2011	WD	Warranty Deed	ELLIOTT JOHN M & HAZEL	DUNCAN HAZEL JOANN	15275	0902	20110225748

Protest status and date information current as of Jul 23 2024  
2:29AM.

2024 and prior year appraisal data current as of Jul 5 2024  
6:46AM

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

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

Property Identification #: 1172641

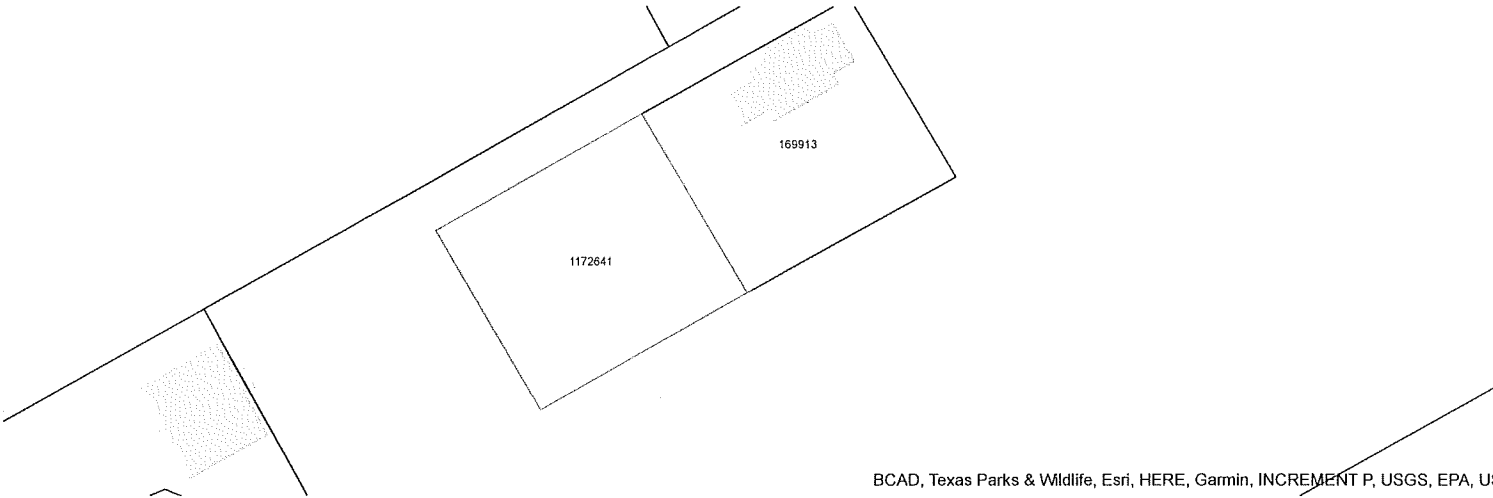
Property Information: 2024

Owner Identification #: 3356654

Geo ID: 04019-000-1882  
Situs Address: 4060 STAPPER RD SAINT HEDWIG, TX 78152  
Property Type: Real  
State Code: C1

Legal Description: CB 4019-1 P-188B ABS 17 REFER TO: 80400-000-1880  
Abstract: A04019  
Neighborhood: SCUCISD/JUDSON Rural Development East  
Appraised Value: \$10,720.00  
Jurisdictions: 08, CAD, 06, 64, 112, 09, 10, 11

Name: SA DO THE EVOLUTION LLC  
Exemptions:  
DBA: Null



Bexar CAD Map Search

BCAD, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, US

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Property

<b>Account</b>			
Property ID:	1172711	Legal Description:	CB 4019-1 P-19A ABS 17 REFER TO: 04019-000-0191
Geographic ID:	04019-000-1883	Zoning:	OCL
Type:	Real	Agent Code:	2715839
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		
<b>Protest</b>			
Protest Status:			
Informal Date:			
Formal Date:			
<b>Location</b>			
Address:	4060 STAPPER RD SAINT HEDWIG, TX 78152	Mapsc0:	589A7
Neighborhood:	SCUCISD/JUDSON Rural Development East	Map ID:	
Neighborhood CD:	22004	E-File Eligible	
<b>Owner</b>			
Name:	SA EISELE LLC	Owner ID:	3300547
Mailing Address:	6812 WEST AVE STE 100 SAN ANTONIO, TX 78213	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$13,010	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$85,780	\$480
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$98,790	
(-) Ag or Timber Use Value Reduction:	-	\$85,300	
-----			
(=) Appraised Value:	=	\$13,490	
(-) HS Cap:	-	\$0	
-----			



(=) Assessed Value: = \$13,490

### Taxing Jurisdiction

Owner: SA EISELE LLC  
% Ownership: 100.000000000000%  
Total Value: \$98,790

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$13,490	\$13,490	\$3.19		
08	SA RIVER AUTH	0.018000	\$13,490	\$13,490	\$2.43		
09	ALAMO COM COLLEGE	0.149150	\$13,490	\$13,490	\$20.12		
10	UNIVERSITY HEALTH	0.276235	\$13,490	\$13,490	\$37.26		
11	BEXAR COUNTY	0.276331	\$13,490	\$13,490	\$37.28		
112	BEXAR CO EMERG DIST #12	0.100000	\$13,490	\$13,490	\$13.49		
64	SCHERTZ-CIBOLO ISD	1.139200	\$13,490	\$13,490	\$153.68		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$13,490	\$13,490	\$0.00		
Total Tax Rate:		1.982584					
Taxes w/Current Exemptions:					\$267.45		
Taxes w/o Exemptions:					\$267.45		

### Improvement / Building

Improvement #1: Residential State Code: D2 Living Area: sqft Value: \$13,010

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	F - NO		1985	4016.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IMPR	PTD Land Type - Improved Pasture	4.0000	174240.00	0.00	0.00	\$85,780	\$480

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$13,010	\$85,780	480	13,490	\$0	\$13,490
2023	\$13,010	\$77,420	510	13,520	\$0	\$13,520
2022	\$13,010	\$73,670	560	13,570	\$0	\$13,570
2021	\$11,760	\$53,900	390	12,150	\$0	\$12,150
2020	\$11,760	\$50,170	390	12,150	\$0	\$12,150

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/21/2021	SWD	Special Warranty Deed	ELLIOTT MICHAEL WILLIAM	SA EISELE LLC			20210106472

2	12/8/2011	WD	Warranty Deed	ELLIOTT JOHN M & HAZEL	ELLIOTT MICHAEL WILLIAM	15275	0900	20110225747
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Protest status and date information current as of Jul 23 2024  
2:29AM.

2024 and prior year appraisal data current as of Jul 5 2024  
6:46AM

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

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

Property Identification #: 1172711

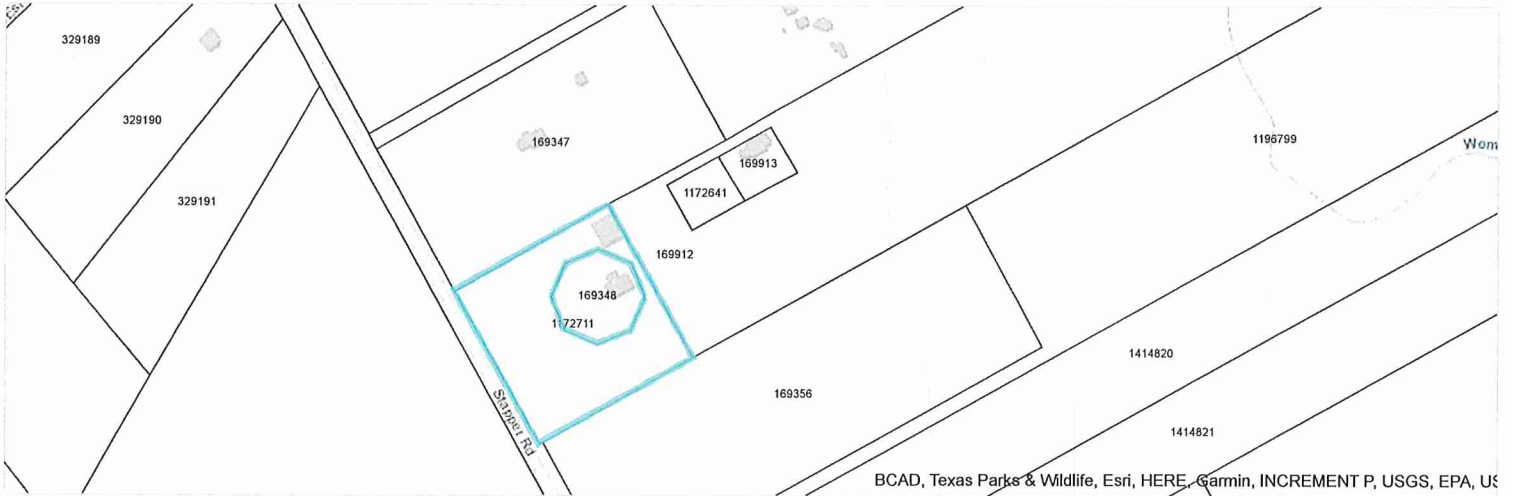
Property Information: 2024

Owner Identification #: 3300547

Geo ID: 04019-000-1883  
Situs Address: 4060 STAPPER RD SAINT HEDWIG, TX 78152  
Property Type: Real  
State Code: D2

Legal Description: CB 4019-1 P-19A ABS 17 REFER TO: 04019-000-0191  
Abstract: A04019  
Neighborhood: SCUCISD/JUDSON Rural Development East  
Appraised Value: \$13,490.00  
Jurisdictions: 08, CAD, 06, 112, 10, 64, 09, 11

Name: SA EISELE LLC  
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.

COSEA - CITY CLERK  
2024 JUL 24 PM03:03

**EXHIBIT “B”**

**Map**



# COSA ETJ Expansion and Clearwater Creek PID Expansion (Proposed)

