



September 17, 2024

VIA HAND DELIVERY

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

RE: Petition for City of San Antonio Consent to the Creation of the Straus Medina Special Improvement District, in accordance with Chapter 382 of the Texas Local Government Code, for Property Generally Located Southeast of the Intersection of Highway 90 and Montgomery Road, in the Extraterritorial Jurisdiction (“ETJ”) of the City of San Antonio, Bexar County, Texas (the “Subject Property”); *Our File No. 8000.024.*

Dear Ms. Racca-Sittre:

On behalf of the Petitioner, JEN Texas 36 LLC (Petitioner and Property Owner), we respectfully submit the enclosed Petition to the City of San Antonio (the “City”) and, pursuant to Chapter 382 of the Texas Local Government Code (the “Code”), request the written consent of the City to the creation of the Straus Medina Special Improvement District (the “District”) and the inclusion of the Subject Property therein, all as further described in the attached Petition. The Petitioner 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 create the District and additionally constitutes more than fifty percent (50%) of all record owners of property liable for assessment under the proposed creation.

With this submittal, we respectfully request the City’s consent to the creation of the District and the inclusion of the Subject Property therein. City consent to the creation of the District will allow for construction of a single-family residential development and associated public improvements across the Subject Property.

Please find enclosed the following documents and information related to the request for City consent to the creation of the District.

1. Petition for Consent to the Creation of the Straus Medina Public Improvement District (including Field Notes of the Subject Property and Sworn Statement of Petitioner/Property Owner).
2. Straus Medina PID Development Agreement Provisions Matrix.
3. Summary of the Proposed Straus Medina PID.
4. Pro-Forma showing Expected Public Improvement Costs and Revenues within the Straus Medina PID.
5. Site Plan of the Straus Medina 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 Straus Medina PID.

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:  _____
Daniel Ortiz

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

CDSA - CITY CLERK
2024 SEP 18 PM03:23:45

EXHIBIT "1"
**PETITION FOR CONSENT TO THE CREATION OF THE STRAUS MEDINA PUBLIC
IMPROVEMENT DISTRICT**

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

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

TO: THE HONORABLE CITY COUNCIL OF SAN ANTONIO, TEXAS

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

I. NAME

A public improvement district is being requested, which will be named the “Straus Medina Special Improvement District” (referred to herein as the “District”).

II. PETITIONER

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

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

III. BOUNDARIES

The proposed boundaries of the District shall include the Subject Property, more particularly described in **Exhibit “A”** attached hereto and incorporated herein for all purposes. The total acreage of the District is approximately 276.657 acres total. None of the land to be included in the District is within the corporate boundaries of any municipality and all of the land proposed to be included in the District is in the ETJ of the City and in the County.

IV. GENERAL NATURE OF THE PROPOSED PUBLIC IMPROVEMENTS

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

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

The total estimated capital cost for the District's public improvements is approximately \$43,572,096.63. Such costs can be partially offset with the imposition of taxes and the issuance of bonds by the District, as further described herein.

VI. NATURE OF THE DISTRICT AND AUTHORITY

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

The Petitioner specifically requests that:

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

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

The authority requested within this Petition will allow for development of the Subject Property with residential land uses and allow for the possibility of non-residential development.

VII. ROAD IMPROVEMENTS

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

VIII. ADVISORY BOARD

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

IX. MANAGEMENT OF THE DISTRICT AND BOARD OF DIRECTORS

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

X. TAXES AND BONDS

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

The Petitioners specifically request that:

- (1) the District's proposed improvements be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments;
- (2) the City consent to and the County grant the District authority to impose an ad valorem tax and sales and use tax to accomplish the economic development purposes prescribed by Section 52a, Article III, of the Texas Constitution;
- (3) the County grant the District authority, in accordance with Section 382.152 of the Code, to issue bonds, negotiable promissory notes and other District obligations, which may be secured

- by District revenue or any type of District taxes, or any combination of taxes and revenue pledged to the payment of bonds; and
- (4) the County grant the District authority as provided in Sections 382.158 and 382.159 of the Code, regarding borrowing and repayment of costs, respectively.

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

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

The taxes and tax rates requested within this Petition will allow for development of the Subject Property with residential land uses and allow for the possibility of non-residential development.

XI. METHOD OF ASSESSMENT

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

XII. APPORTIONMENT OF COST BETWEEN CITY, COUNTY, AND THE DISTRICT

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

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

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

XIV. FILING WITH THE CITY CLERK

This Petition will be filed with the City Clerk in support of the City's consent to creation of the District, as described herein.

XV. PRAYER

This Petition requests that the City consent to County creation of the District, include the Subject Property therein, and consent to the County's grant to the District the powers requested in the Petition. The Petitioner prays that this Petition be heard and the City Council set a hearing date, publish notice of, conduct a hearing, make certain findings, and enter an Order or Resolution consenting to the creation of the District in a manner authorized under Chapter 382 of the Code and as described herein.

Respectfully submitted this 10th day of September 2024.

Signature(s) on the Following Page(s)

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

METES AND BOUNDS DESCRIPTION
FOR

A 276.657 acre, or 12,051,161 square feet more or less, tract of land being out of that remaining portion of a 326.58 acre tract conveyed to the Jen Texas 36, LLC, by deed, recorded in Document No. 20240132079, in the Official Public Records of Bexar County, Texas, in the Gil Rodriguez Survey No. 11, Abstract No. 615, County Block 4319, in the Rafael Alderite Survey No. 12, Abstract No. 21, County Block 4320, and in the ASA Wickson Survey No. 68, Abstract No. 793, County Block 4318, of Bexar County, Texas. Said 276.657 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 ½" iron rod with a cap marked "RPLS 5687" on the east right-of-way line of Old Montgomery Road, an 86-foot public right-of-way, at the most westerly southwest corner of said remaining 326.58 acres, at the northwest corner of a 83.353 acre tract, conveyed to San Antonio River Authority, in deed recorded in Document No. 20190245502, of said Official Public Records;
- THENCE: N 00°04'27" E, along and with said east right-of-way line, same being the west line of said remaining 326.58 acres, a common line, a distance of 769.11 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";
- THENCE: N 00°02'08" E, continuing along said common line, a distance of 363.78 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the southwest corner of a 149.266 acre tract conveyed to LGI Homes – Texas LLC, in deed recorded in Document No. 20200090153 of said Official Public Records;
- THENCE: N 88°49'03" E, along and with the south line of said 149.266 acre tract, same being a north line of said remaining 326.58 acres, a common line, a distance of 1144.17 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";
- THENCE: N 67°31'08" E, continuing along and with said common line, a distance of 438.05 feet passing a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the southwest corner of Tract 1, a 28.284 acre tract, conveyed to Board of Trustees of The Medina Valley Independent School District, in deed recorded in Document No. 20240133159, of said Official Public Records, continuing along the south line of said Tract 1, same being the a north line of said 326.58 acres, a common line, for a total distance of 881.63 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";
- THENCE: N 89°29'32" E, continuing along said common line, a distance of 637.05 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the southeast corner of said Tract 1;

- THENCE: N 00°30'30" E, a distance of 1149.19 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the northeast corner of said Tract 1;
- THENC: S 89°29'32" W, a distance of 1038.66 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" on the east line of said 149.266 acre tract, at the northwest corner of said Tract 1;
- THENCE: N 00°05'01" W, along and with said east line of said 149.266 acre tract, a distance of 413.94 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";
- THENCE: N 72°26'11" E, continuing along the northerly line of the here herein described tract, a distance of 57.99 feet to a corner of said 149.266 acre tract, same being the southwest corner of a 434.378 acre tract, conveyed to Forbrich Ranch LLC, in deed recorded in Document Number 20220040531 of said Official Public Records of Bexar, continuing along the south line of said 434.378 acre tract, for a total distance of 1397.04 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";
- THENCE: S 00°30'28" E, departing the north line of said remaining 326.58 acres, same being the south line of said 434.378 acres, a common line, along and with the west line of Tract 2, a 21.630 acre tract, conveyed to Board of Trustees of The Medina Valley Independent School District, in deed recorded in Document No. 20240133159, of said Official Public Records, a distance of 725.68 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";
- THENCE: Along and with the south line of said Tract 2 the following courses:
- N 89°29'32" E, a distance of 159.38 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";
- Northeasterly, along a tangent curve to the left, said curve having a radius of 652.00 feet, a central angle of 04°43'34", a chord bearing and distance of N 87°07'45" E, 53.77 feet, for an arc length of 53.78 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";
- N 84°45'57" E, a distance of 947.96 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the southeast corner of said Tract 2;
- THENCE: N 05°14'03" W, along and with the east line of said Tract 2, a distance of 873.22 feet to a point at the northeast corner of said Tract 2, on the north line of said 326.58 acres, same being the south line of said 434.378 acres, a common line;
- THENCE: N 84°45'57" E, along and with said common line, a distance of 1376.57 feet to a found ½" iron rod with a cap marked "BMWD";

THENCE: N 85°02'04" E, continuing along said common line, a distance of 700.13 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at an interior corner of said 434.378 acre tract;

THENCE: Along and with an interior east line of said 434.378 acre tract, same being the east line of said remaining 326.58 acres, the following bearings and distances:

S 36°03'41" E, a distance of 713.56 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 15°30'25" E, a distance of 62.65 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 00°31'07" E, a distance of 497.60 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 07°41'24" W, a distance of 104.46 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 19°10'27" W, a distance of 146.86 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 32°59'25" W, a distance of 92.37 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 47°24'18" W, a distance of 305.02 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 53°38'17" W, a distance of 111.26 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 60°36'23" W, a distance of 163.67 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 52°54'01" W, a distance of 138.54 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 66°33'26" W, a distance of 83.66 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 85°41'20" W, a distance of 126.30 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 12°39'24" E, a distance of 22.21 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 26°12'20" E, a distance of 36.75 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 20°12'00" W, a distance of 26.43 feet to a point on the north line of the bank of the Medina River;

THENCE: Along and with said north line of the Medina River, the following bearings and distances:

N 74°16'09" W, a distance of 18.66 feet to a point;

S 41°41'43" W, a distance of 188.49 feet to a point;

S 62°08'37" W, a distance of 100.65 feet to a point;

S 80°04'26" W, a distance of 30.44 feet to a point;

N 43°20'19" W, a distance of 198.73 feet to a point;

S 76°53'20" W, a distance of 150.19 feet to a point;

S 36°51'59" W, a distance of 142.13 feet to a point;

S 18°00'45" W, a distance of 287.17 feet to a point;

S 41°54'21" W, a distance of 224.91 feet to a point;

S 49°46'49" W, a distance of 299.91 feet to a point;

S 26°58'24" W, a distance of 177.56 feet to a point;

N 78°43'55" W, a distance of 380.07 feet to a point;

S 53°07'56" W, a distance of 354.69 feet to a point;

S 57°11'48" W, a distance of 253.39 feet to a point;

S 70°56'28" W, a distance of 192.74 feet to a point;

N 82°28'51" W, a distance of 144.99 feet to a point;
S 57°10'16" W, a distance of 70.30 feet to a point;
S 33°55'37" W, a distance of 201.37 feet to a point;
N 88°14'47" W, a distance of 76.58 feet to a point;
N 76°33'51" W, a distance of 191.43 feet to a point;
N 56°38'15" W, a distance of 305.88 feet to a point;
N 50°14'58" W, a distance of 159.37 feet to a point;
N 72°02'04" W, a distance of 161.41 feet to a point;
N 68°29'38" W, a distance of 218.48 feet to a point;
N 77°44'19" W, a distance of 65.78 feet to a point;
S 84°29'03" W, a distance of 103.52 feet to a point;
S 64°34'44" W, a distance of 104.73 feet to a point;
S 64°06'27" W, a distance of 175.78 feet to a point;
S 76°35'23" W, a distance of 181.60 feet to a point;
S 36°53'33" W, a distance of 157.56 feet to a point;
S 61°50'52" W, a distance of 153.86 feet to a point;
S 84°23'22" W, a distance of 118.62 feet to a point;
N 86°52'46" W, a distance of 236.25 feet to a point;
S 87°28'22" W, a distance of 187.05 feet to a point;
S 64°00'25" W, a distance of 258.76 feet to a point;
S 54°57'54" W, a distance of 69.22 feet to a point;
S 09°53'34" W, a distance of 211.10 feet to a point;

S 19°57'53" E, a distance of 94.74 feet to a point;

S 23°38'35" E, a distance of 73.96 feet to a point at the northeast corner of said 83.353 acre tract;

THENCE: N 86°39'12" W, along and with the north line of said 83.353 acre tract, a distance of 701.37 feet to the POINT OF BEGINNING and containing 276.657 acres in, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 13055-02 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 2024
JOB NO. 13055-09
DOC. ID. N:\CIVIL\13055-09\Word\13055-09 FN 276.657AC.docx



[Handwritten signature]
9/6/2024

EXHIBIT "B"
PETITIONER'S SWORN STATEMENT

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

JEN Texas 36 , LLC (hereinafter "Owner") hereby affirms that they are the fee simple owner of real property located in Bexar County. Owner requests the creation of the Straus Medina Special Improvement District (the "District") and consents to the inclusion of said real property within its boundaries. The description of the real property owned by Owner, and which Owner wishes to include within the proposed District is attached as **Exhibit "A"** to the Petition for the creation of the Straus Medina Special Improvement District.

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

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

EXHIBIT "2"
STRAUS MEDINA PID DEVELOPMENT AGREEMENT PROVISIONS MATRIX

**Straus Medina PID
Development Agreement Provisions Matrix**

Special District	Petition Information	Status -Date Submitted
Special District Name	Straus Medina Special Improvement District	
Type of Special District and Request	Ch. 382 PID Request for City of San Antonio consent to the creation of a Ch. 382 PID	
Other information about the District or Request	This request is made pursuant to Chapter 382 of the Texas Local Government Code requesting City of San Antonio consent to Bexar County's creation of a special improvement district.	
Applicant(s) & Property Owner(s)	Applicant: Lennar Homes of Texas Land and Construction, Ltd. Property Owners: JEN Texas 36, LLC	
Representatives or Contacts	Ortiz McKnight PLLC	
Location	The proposed Straus Medina PID is generally located southeast of Montgomery Road and Straus Medina Road, wholly within the City's extraterritorial jurisdiction.	
Total Acres	Approximately 276.657-acres, being more accurately described in the attached field notes and survey	
Water CCN	SAWS	
Wastewater/ Sewer CCN	SAWS	
Commercial Acres	N/A	
Single Family Units	747 total units	
Multi-Family Units	N/A	
Proposed Public Improvement Costs (per submitted petition & pro-forma analysis)	Approximately \$43.6M, being more accurately defined by the attached pro-forma analysis	
Proposed PID Revenue (per pro-forma analysis)	Approximately \$28.019M, being more accurately defined by the by the attached pro-forma analysis	

Petition/Application Documents		
Petition Submitted to County requesting Creation of the Straus Medina PID	September 18, 2024	
County's Resolution of Intent to Create the Straus Medina PID	October 29, 2024	
Petition Submitted to City requesting consent to Creation of the Straus Medina PID	September 18, 2024	
Field Notes/ Legal Description and Exhibit	Attached	
Master Development Plan MDP or Site Plan (approved or status)	MDP-23-11100031	
GIS Shapefiles	Attached	
Proforma analysis showing projected revenue of the Straus Medina PID	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 Straus Medina PID	Attached	
County's Resolution Consenting to Creation of the Straus Medina PID	TBD	

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	\$130,725	
Total Fees	\$138,225	

Cost reimbursement to the City of San Antonio for recording of Development Agreement with County Real Property Records	✓	
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Proposed PID Taxes and fees set by COSA		
Ad Valorem Tax Rate	not to exceed to the City of San Antonio's ad-valorem tax rate within the municipal boundaries	
Hotel Occupancy Tax Rate	N/A	
Sales and Use Tax Rate	2% per taxable sale subject to the state and local sales and use tax rates in the District	
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, annexation, or expansion of the District.	
30-year development agreement term	✓	
Annual updates by January 30 of each year - Plat for the subdivision, development document and permit required by the UDC is submitted, Number of built-out single-family unit and multi-family, built-out percentages for commercial, infrastructure or improvements, Recalculated built-out numbers and percentages, if applicable, Annual PID revenue & expenditures, etc.	✓	
Renegotiate new provisions if the development agreement is extended	✓	

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

Infrastructure & Improvement Provisions		
Streetlights per Inside City Limits requirements as outlined in the Chapter 35	✓	
Identify Schools, emergency services & community centers Sites	Within Medina Valley ISD and ESD #5 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	✓	

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. MDP-23-11100031	

The above is intended to be the City's best-faith effort to streamline the required business points for the consent of a special district. The City may require compliance with additional protections based on the type of special district proposed by the petitioner.

EXHIBIT "3"
SUMMARY OF THE PROPOSED STRAUS MEDINA PID

STRAUS MEDINA SPECIAL IMPROVEMENT DISTRICT

PID SUMMARY

1. Public Improvement District:

- Name: Straus Medina Special Improvement District
- Location: Southeast of Montgomery Rd. and Straus Medina Rd.
 - Generally southeast of Highway 90 and Montgomery Rd.
- Property Owner: JEN Texas 36 LLC
- Applicant/Developer: Lennar Homes of Texas Land and Construction, Ltd.
- Jurisdiction: Bexar County (City of San Antonio’s Extraterritorial Jurisdiction)
- Acreage: +/- 276.7 acres
 - 145.9 acres of developable land
 - 130.6 acres of open space/conservation land
- Water CCN: SAWS
- Sewer CCN: SAWS

2. Statutory Authority, Ad Valorem Tax, and Sales and Use Tax:

- The Straus Medina Special Improvement District (the “District”) is a proposed public improvement district which would be created pursuant to Chapter 382 of the Texas Local Government Code and would be authorized to assess an ad valorem tax (at a rate not to exceed the City of San Antonio’s tax rate), sales and use tax not to exceed 2% per taxable sale (subject to state sales and use tax rate) and would also be permitted the power to issue bonds.

3. Project:

- Project will be a 100% single-family residential development to consist of approximately 747 total lots with a mix of lot sizes and home types (single and 2-story homes).
- Proposed On-Site and Off-Site Improvements: Individual Lot Improvements (clearing and grading); Water Improvements; Drainage; Utilities (electric, gas, street light, telephone, internet, etc.) Streets (Collector); Landscaping; and Park/Open Space.

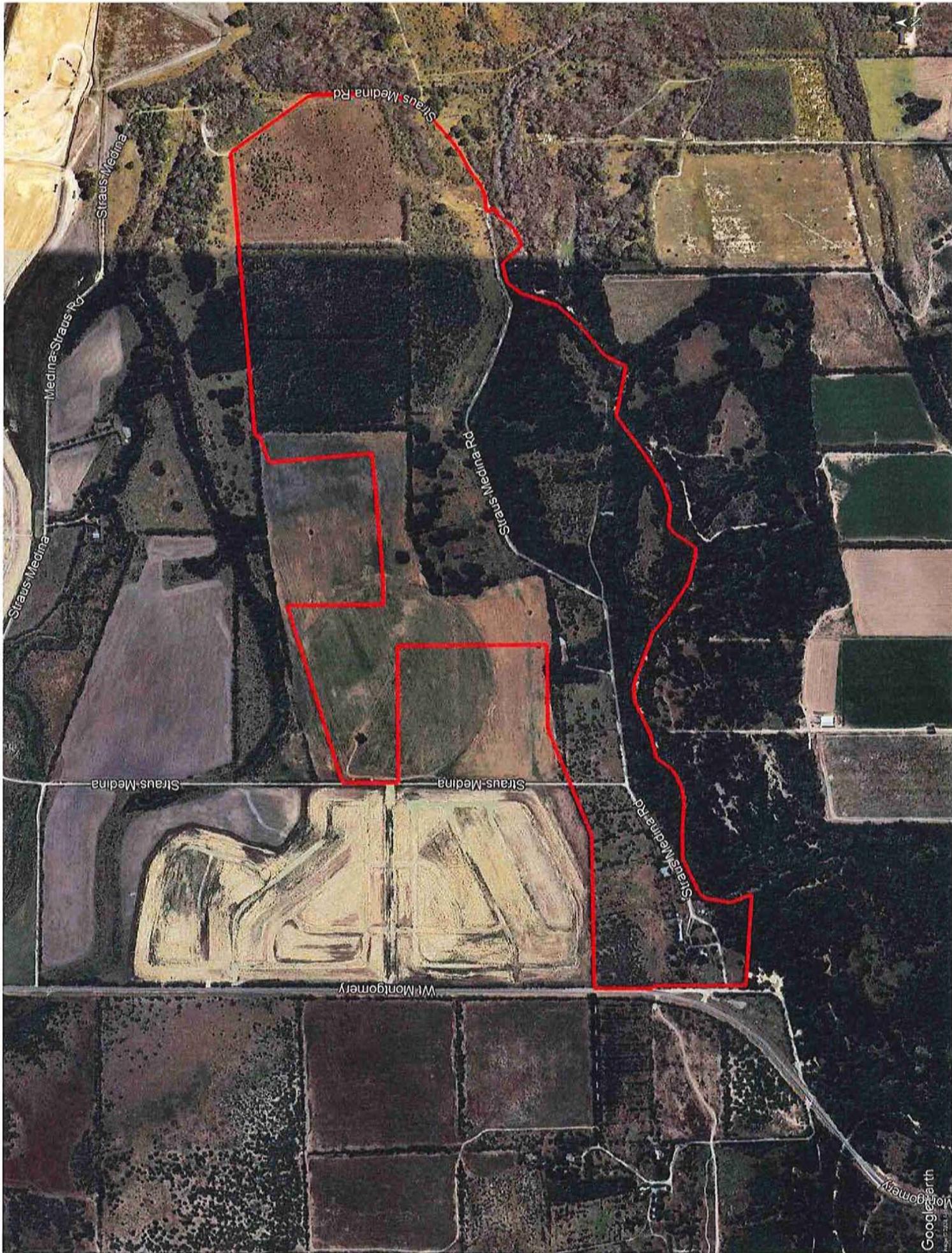


EXHIBIT "4"
PRO-FORMA SHOWING EXPECTED PUBLIC IMPROVEMENT COSTS AND REVENUES
WITHIN THE STRAUS MEDINA PID

STRAUS MEDINA SPECIAL IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS

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B	PROJECT AND PID REVENUE ANALYSIS	3
C	SUMMARY OF CUMULATIVE IMPACT - AD VALOREM REVENUES AT BUILD OUT	4
D	CALCULATION OF DIRECT ECONOMIC IMPACT FROM DATE PROPERTY GOES ON TAX ROLL	5
E	PID QUALIFIED COSTS	6

**STRAUS MEDINA SPECIAL IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS**

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	747
<hr/>	
PID Revenues Collected	\$ 28,019,727.32
Total Eligible PID Costs	\$ 43,572,096.63

STRAUS MEDINA SPECIAL IMPROVEMENT DISTRICT - FINANCIAL ANALYSIS

PID Revenues Analysis

Year No.	Year on Tax Rolls	Yearly Housing Units on Ground	Housing Units on Ground (Cumulative)	Taxable Basis Per Unit	Total Taxable Basis ¹	Ad Valorem Tax/(100*0.54159) ²	Cumulative	
1	2025	0	0	\$ 300,000.00	\$ -	\$ -	\$ -	
2	2026	72	72	\$ 300,000.00	\$ 21,600,000.00	\$ 111,134.27	\$ 111,134.27	
3	2027	72	144	\$ 300,000.00	\$ 43,200,000.00	\$ 222,268.54	\$ 333,402.80	
4	2028	72	216	\$ 300,000.00	\$ 64,800,000.00	\$ 333,402.80	\$ 666,805.61	
5	2029	72	288	\$ 300,000.00	\$ 86,400,000.00	\$ 444,537.07	\$ 1,111,342.68	
6	2030	72	360	\$ 300,000.00	\$ 108,000,000.00	\$ 555,671.34	\$ 1,667,014.02	
7	2031	72	432	\$ 300,000.00	\$ 129,600,000.00	\$ 666,805.61	\$ 2,333,819.63	
8	2032	72	504	\$ 300,000.00	\$ 151,200,000.00	\$ 777,939.88	\$ 3,111,759.50	
9	2033	72	576	\$ 300,000.00	\$ 172,800,000.00	\$ 889,074.14	\$ 4,000,833.65	
10	2034	72	648	\$ 300,000.00	\$ 194,400,000.00	\$ 1,000,208.41	\$ 5,001,042.06	
11	2035	72	720	\$ 300,000.00	\$ 216,000,000.00	\$ 1,111,342.68	\$ 6,112,384.74	
12	2036	27	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 7,265,402.77	
13	2037	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 8,418,420.80	
14	2038	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 9,571,438.83	
15	2039	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 10,724,456.86	
16	2040	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 11,877,474.89	
17	2041	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 13,030,492.92	
18	2042	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 14,183,510.95	
19	2043	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 15,336,528.98	
20	2044	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 16,489,547.01	
21	2045	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 17,642,565.05	
22	2046	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 18,795,583.08	
23	2047	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 19,948,601.11	
24	2048	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 21,101,619.14	
25	2049	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 22,254,637.17	
26	2050	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 23,407,655.20	
27	2051	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 24,560,673.23	
28	2052	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 25,713,691.26	
29	2053	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 26,866,709.29	
30	2054	0	747	\$ 300,000.00	\$ 224,100,000.00	\$ 1,153,018.03	\$ 28,019,727.32	
TOTALS							\$ 28,019,727.32	\$ 28,019,727.32

¹ Assumes 0.0% annual inflation

² Assumes a Collection Ratio of 95%

STRAUS MEDINA SPECIAL IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS

Cumulative Ad Valorem Tax Revenues

Year No.	Year	Bexar County	Bexar County Road & Flood	SA River Authority	Alamo Community College	University Health System	Bexar County ESD #5	Medina Valley ISD
5	2029	\$ 596,874.96	\$ 51,122.88	\$ 38,880.00	\$ 322,164.00	\$ 596,667.60	\$ 216,000.00	\$ 2,525,472.00
10	2034	\$ 2,685,937.32	\$ 230,052.96	\$ 174,960.00	\$ 1,449,738.00	\$ 2,685,004.20	\$ 972,000.00	\$ 11,364,624.00
15	2039	\$ 5,759,843.36	\$ 493,335.79	\$ 375,192.00	\$ 3,108,882.60	\$ 5,757,842.34	\$ 2,084,400.00	\$ 24,370,804.80
20	2044	\$ 8,856,132.22	\$ 758,535.73	\$ 576,882.00	\$ 4,780,108.35	\$ 8,853,055.52	\$ 3,204,900.00	\$ 37,471,690.80
25	2049	\$ 11,952,421.07	\$ 1,023,735.67	\$ 778,572.00	\$ 6,451,334.10	\$ 11,948,268.69	\$ 4,325,400.00	\$ 50,572,576.80
30	2054	\$ 15,048,709.93	\$ 1,288,935.61	\$ 980,262.00	\$ 8,122,559.85	\$ 15,043,481.87	\$ 5,445,900.00	\$ 63,673,462.80

STRAUS MEDINA SPECIAL IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS

Ad Valorem Tax Revenues

Year on Tax Rolls	Bexar County		Bexar County Road & Flood		SA River Authority		Alamo Community College		University Health System		Bexar County ESD #5		Medina Valley ISD	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
2025	\$ 0.276331	\$ -	\$ -	\$ -	\$ 0.018000	\$ -	\$ 0.149150	\$ -	\$ 0.276235	\$ -	\$ 0.100000	\$ -	\$ 1.169200	\$ -
2026	\$ 59,687.50	\$ 59,687.50	\$ 5,112.29	\$ 5,112.29	\$ 3,888.00	\$ 3,888.00	\$ 32,216.40	\$ 32,216.40	\$ 59,666.76	\$ 59,666.76	\$ 21,600.00	\$ 21,600.00	\$ 252,547.20	\$ 252,547.20
2027	\$ 119,374.99	\$ 179,062.49	\$ 10,224.58	\$ 15,336.86	\$ 7,776.00	\$ 11,664.00	\$ 64,432.80	\$ 96,649.20	\$ 119,333.52	\$ 179,000.28	\$ 43,200.00	\$ 64,800.00	\$ 505,094.40	\$ 757,641.60
2028	\$ 179,062.49	\$ 358,124.98	\$ 15,336.86	\$ 30,673.73	\$ 11,664.00	\$ 23,328.00	\$ 96,649.20	\$ 193,298.40	\$ 338,000.36	\$ 518,000.36	\$ 64,800.00	\$ 129,600.00	\$ 757,641.60	\$ 1,515,283.20
2029	\$ 238,749.98	\$ 596,874.96	\$ 20,449.15	\$ 51,122.88	\$ 15,532.00	\$ 38,880.00	\$ 128,865.60	\$ 322,164.00	\$ 238,667.04	\$ 596,667.04	\$ 86,400.00	\$ 216,000.00	\$ 1,010,188.80	\$ 2,525,472.00
2030	\$ 298,437.48	\$ 895,312.44	\$ 25,561.44	\$ 76,684.32	\$ 19,440.00	\$ 58,320.00	\$ 161,082.00	\$ 483,246.00	\$ 298,333.80	\$ 895,001.40	\$ 108,000.00	\$ 324,000.00	\$ 1,262,736.00	\$ 3,788,208.00
2031	\$ 358,124.98	\$ 1,253,437.42	\$ 30,673.73	\$ 107,358.05	\$ 23,328.00	\$ 81,648.00	\$ 193,298.40	\$ 676,544.40	\$ 358,000.56	\$ 1,253,001.96	\$ 129,600.00	\$ 453,600.00	\$ 1,515,283.20	\$ 5,303,491.20
2032	\$ 417,812.47	\$ 1,671,249.89	\$ 35,786.02	\$ 143,144.06	\$ 27,216.00	\$ 108,864.00	\$ 225,514.80	\$ 902,059.20	\$ 417,667.32	\$ 1,670,669.28	\$ 151,200.00	\$ 604,800.00	\$ 1,767,830.40	\$ 7,071,321.60
2033	\$ 477,499.97	\$ 2,148,749.86	\$ 40,898.30	\$ 184,042.37	\$ 31,104.00	\$ 139,968.00	\$ 257,731.20	\$ 1,159,790.40	\$ 477,334.08	\$ 2,148,003.36	\$ 172,800.00	\$ 777,600.00	\$ 2,020,377.60	\$ 9,091,699.20
2034	\$ 537,187.46	\$ 2,685,937.32	\$ 46,010.59	\$ 230,052.96	\$ 34,992.00	\$ 174,960.00	\$ 289,947.60	\$ 1,449,738.00	\$ 537,000.84	\$ 2,685,004.20	\$ 194,400.00	\$ 972,000.00	\$ 2,272,924.80	\$ 11,364,624.00
2035	\$ 596,874.96	\$ 3,282,812.28	\$ 51,122.88	\$ 281,175.84	\$ 38,880.00	\$ 213,840.00	\$ 322,164.00	\$ 1,771,902.00	\$ 596,667.60	\$ 3,281,671.80	\$ 216,000.00	\$ 1,188,000.00	\$ 2,525,472.00	\$ 13,890,096.00
2036	\$ 619,257.77	\$ 3,902,070.05	\$ 53,039.99	\$ 334,215.83	\$ 40,338.00	\$ 254,178.00	\$ 334,245.15	\$ 2,106,147.15	\$ 619,042.64	\$ 3,900,714.44	\$ 224,100.00	\$ 1,412,100.00	\$ 2,620,177.20	\$ 16,510,273.20
2037	\$ 619,257.77	\$ 4,521,327.82	\$ 53,039.99	\$ 387,255.82	\$ 40,338.00	\$ 294,516.00	\$ 334,245.15	\$ 2,440,392.30	\$ 619,042.64	\$ 4,519,757.07	\$ 224,100.00	\$ 1,636,200.00	\$ 2,620,177.20	\$ 19,130,450.40
2038	\$ 619,257.77	\$ 5,140,585.59	\$ 53,039.99	\$ 440,295.80	\$ 40,338.00	\$ 334,854.00	\$ 334,245.15	\$ 2,774,637.45	\$ 619,042.64	\$ 5,138,799.71	\$ 224,100.00	\$ 1,860,300.00	\$ 2,620,177.20	\$ 21,750,627.60
2039	\$ 619,257.77	\$ 5,759,843.36	\$ 53,039.99	\$ 493,335.79	\$ 40,338.00	\$ 375,192.00	\$ 334,245.15	\$ 3,108,882.60	\$ 619,042.64	\$ 5,757,842.34	\$ 224,100.00	\$ 2,084,400.00	\$ 2,620,177.20	\$ 24,370,804.80
2040	\$ 619,257.77	\$ 6,379,101.14	\$ 53,039.99	\$ 546,375.78	\$ 40,338.00	\$ 415,530.00	\$ 334,245.15	\$ 3,443,127.75	\$ 619,042.64	\$ 6,376,884.98	\$ 224,100.00	\$ 2,308,500.00	\$ 2,620,177.20	\$ 26,990,982.00
2041	\$ 619,257.77	\$ 7,000,358.91	\$ 53,039.99	\$ 599,415.77	\$ 40,338.00	\$ 455,868.00	\$ 334,245.15	\$ 3,777,372.90	\$ 619,042.64	\$ 7,000,358.91	\$ 224,100.00	\$ 2,532,600.00	\$ 2,620,177.20	\$ 29,611,159.20
2042	\$ 619,257.77	\$ 7,621,616.68	\$ 53,039.99	\$ 652,455.76	\$ 40,338.00	\$ 496,206.00	\$ 334,245.15	\$ 4,111,618.05	\$ 619,042.64	\$ 7,621,616.68	\$ 224,100.00	\$ 2,756,700.00	\$ 2,620,177.20	\$ 32,321,336.40
2043	\$ 619,257.77	\$ 8,242,874.45	\$ 53,039.99	\$ 705,495.74	\$ 40,338.00	\$ 536,544.00	\$ 334,245.15	\$ 4,445,863.20	\$ 619,042.64	\$ 8,242,874.45	\$ 224,100.00	\$ 2,980,800.00	\$ 2,620,177.20	\$ 34,851,513.60
2044	\$ 619,257.77	\$ 8,864,132.22	\$ 53,039.99	\$ 758,535.73	\$ 40,338.00	\$ 576,882.00	\$ 334,245.15	\$ 4,780,108.35	\$ 619,042.64	\$ 8,864,132.22	\$ 224,100.00	\$ 3,204,900.00	\$ 2,620,177.20	\$ 37,471,690.80
2045	\$ 619,257.77	\$ 9,485,389.99	\$ 53,039.99	\$ 811,575.72	\$ 40,338.00	\$ 617,220.00	\$ 334,245.15	\$ 5,114,353.50	\$ 619,042.64	\$ 9,485,389.99	\$ 224,100.00	\$ 3,429,000.00	\$ 2,620,177.20	\$ 40,091,868.00
2046	\$ 619,257.77	\$ 10,106,647.76	\$ 53,039.99	\$ 864,615.71	\$ 40,338.00	\$ 657,558.00	\$ 334,245.15	\$ 5,448,598.65	\$ 619,042.64	\$ 10,106,647.76	\$ 224,100.00	\$ 3,653,100.00	\$ 2,620,177.20	\$ 42,712,045.20
2047	\$ 619,257.77	\$ 10,727,905.53	\$ 53,039.99	\$ 917,655.70	\$ 40,338.00	\$ 697,896.00	\$ 334,245.15	\$ 5,782,843.80	\$ 619,042.64	\$ 10,727,905.53	\$ 224,100.00	\$ 3,877,200.00	\$ 2,620,177.20	\$ 45,332,222.40
2048	\$ 619,257.77	\$ 11,349,163.30	\$ 53,039.99	\$ 970,695.68	\$ 40,338.00	\$ 738,234.00	\$ 334,245.15	\$ 6,117,088.95	\$ 619,042.64	\$ 11,349,163.30	\$ 224,100.00	\$ 4,101,300.00	\$ 2,620,177.20	\$ 47,952,399.60
2049	\$ 619,257.77	\$ 11,970,421.07	\$ 53,039.99	\$ 1,023,735.67	\$ 40,338.00	\$ 778,572.00	\$ 334,245.15	\$ 6,451,334.10	\$ 619,042.64	\$ 11,970,421.07	\$ 224,100.00	\$ 4,325,400.00	\$ 2,620,177.20	\$ 50,572,576.80
2050	\$ 619,257.77	\$ 12,591,678.85	\$ 53,039.99	\$ 1,076,775.66	\$ 40,338.00	\$ 818,910.00	\$ 334,245.15	\$ 6,785,579.25	\$ 619,042.64	\$ 12,591,678.85	\$ 224,100.00	\$ 4,549,500.00	\$ 2,620,177.20	\$ 53,192,754.00
2051	\$ 619,257.77	\$ 13,212,936.62	\$ 53,039.99	\$ 1,129,815.65	\$ 40,338.00	\$ 859,248.00	\$ 334,245.15	\$ 7,119,824.40	\$ 619,042.64	\$ 13,212,936.62	\$ 224,100.00	\$ 4,773,600.00	\$ 2,620,177.20	\$ 55,812,931.20
2052	\$ 619,257.77	\$ 13,834,194.39	\$ 53,039.99	\$ 1,182,855.64	\$ 40,338.00	\$ 899,586.00	\$ 334,245.15	\$ 7,454,069.55	\$ 619,042.64	\$ 13,834,194.39	\$ 224,100.00	\$ 4,997,700.00	\$ 2,620,177.20	\$ 58,433,108.40
2053	\$ 619,257.77	\$ 14,455,452.16	\$ 53,039.99	\$ 1,235,895.62	\$ 40,338.00	\$ 939,924.00	\$ 334,245.15	\$ 7,788,314.70	\$ 619,042.64	\$ 14,455,452.16	\$ 224,100.00	\$ 5,221,800.00	\$ 2,620,177.20	\$ 61,053,285.60
2054	\$ 619,257.77	\$ 15,076,709.93	\$ 53,039.99	\$ 1,288,935.61	\$ 40,338.00	\$ 980,262.00	\$ 334,245.15	\$ 8,122,559.85	\$ 619,042.64	\$ 15,076,709.93	\$ 224,100.00	\$ 5,445,900.00	\$ 2,620,177.20	\$ 63,673,462.80
Total	\$ 15,048,709.93	\$ 1,288,935.61	\$ 980,262.00	\$ 8,122,559.85	\$ 15,043,481.87	\$ 5,445,900.00	\$ 63,673,462.80							

*Tax Rates per BCAD 2023 Tax Rate Chart

STRAUS MEDINA SPECIAL IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS

Summary of Projected PID Qualified Costs

Improvement	Cost
Streets	\$ 24,263,610.67
Sewer	\$ 5,587,530.73
Water	\$ 7,061,513.96
Gas/Electric	\$ 2,355,200.00
Platting, Drainage Impact, and Misc.	\$ 676,786.27
Engineering, Surveying, Contingency	\$ 3,627,455.00
Total	\$ 43,572,096.63

STRAUS PHASE 1

OPINION OF PROBABLE CONSTRUCTION COST
SUMMARY

12/4/2023

I.	STREET AND DRAINAGE IMPROVEMENTS	\$4,732,084.40
II.	SANITARY SEWER COLLECTION SYSTEM	\$2,181,253.73
III.	WATER DISTRIBUTION SYSTEM*	\$3,352,479.85
IV.	GAS, ELECTRIC, STREETLIGHTS, AND CONDUIT	\$857,800
V.	PLATTING FEES	\$215,417.51
VI.	ENGINEERING	\$850,000

PROJECT TOTAL: **\$12,189,035.49**

*Includes Off-Site Water Improvements for second connection through Luckey Ranch. Wt. Montgomery Road Water Improvements are included in the off-site OPCs.

UNIT COST ANALYSIS:

-
- | | |
|-------------------------------------|---------------------|
| <input checked="" type="checkbox"/> | NO DESIGN COMPLETED |
| <input type="checkbox"/> | PRELIMINARY DESIGN |
| <input type="checkbox"/> | FINAL DESIGN |
| <input type="checkbox"/> | OTHER |
-

STRAUS PHASE I

OPINION OF PROBABLE CONSTRUCTION COST

I. STREET AND DRAINAGE IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
STREET IMPROVEMENTS					
1.	Clearing	AC	62.3	\$1,500.00	\$93,420.00
2.	Demo Existing Infrastructure	LS	1.0	\$100,000.00	\$100,000.00
3.	Street Excavation	CY	27,230	\$4.50	\$122,535.00
4.	Street Embankment	CY	8,237	\$3.00	\$24,711.00
5.	Lot Excavation	CY	32,883	\$4.50	\$147,973.50
6.	Lot Embankment	CY	46,472	\$3.00	\$139,416.00
7.	Future Lot Embankment	CY	5,404	\$3.00	\$16,212.00
8.	Local A Street				
	a. 2" HMAC	SY	15,743	\$14.00	\$220,402.00
	b. 10" Flexible Base	SY	17,580	\$15.00	\$263,700.00
	c. 6" Lime Treated Subgrade	SY	17,580	\$8.00	\$140,640.00
	d. Lime	TON	281	\$335.00	\$94,135.00
9.	Local B Street				
	a. 2" Type D HMAC	SY	16,618	\$14.00	\$232,652.00
	b. 2" Type C HMAC	SY	16,618	\$13.00	\$216,034.00
	c. 16" Flexible Base	SY	18,329	\$21.00	\$384,909.00
	d. 8" Lime Treated Subgrade	SY	18,329	\$10.50	\$192,454.50
	e. Lime	TON	394	\$335.00	\$131,990.00
10.	4' Concrete Sidewalk	SY	282	\$70.00	\$19,740.00
11.	6' Concrete Sidewalk	SY	1,285	\$70.00	\$89,950.00
12.	7" Concrete Curb	LF	18,244	\$12.00	\$218,928.00
13.	Remove Header Curb and Barricade Post	EA	2	\$1,500.00	\$3,000.00
14.	Wall	FF	1,410	\$45.00	\$63,450.00
15.	TPDES	LS	1	\$42,150.00	\$42,150.00
16.	Signage and Striping	LS	1	\$28,100.00	\$28,100.00
17.	15% Contingency	LS	1	\$447,975.30	\$447,975.30
SUBTOTAL STREET IMPROVEMENTS:					\$3,434,477.30
DRAINAGE IMPROVEMENTS					
1.	Drainage Excavation	CY	12,190	\$4.50	\$54,855.00
2.	Drainage Embankment	CY	14,830	\$3.00	\$44,490.00
3.	4'x2' SBC	CY	20.5	\$2,500.00	\$51,250.00
4.	5'x3' SBC	CY	26	\$2,500.00	\$65,000.00
5.	4-5'x3' MBC	CY	174.8	\$2,500.00	\$437,000.00
6.	Reinforced Concrete Class 'A'				
	a. Curb Inlet	CY	23	\$1,900.00	\$43,700.00
	b. Sidewalk Box	CY	22.6	\$5,000.00	\$113,000.00
	c. Headwall	CY	35.3	\$1,650.00	\$58,245.00
7.	Rock Rubble	SY	262.6	\$140.00	\$36,764.00
8.	Pipe Railing	LF	320.0	\$110.00	\$35,200.00
9.	6" Concrete Rip-Rap	SY	330.0	\$200.00	\$66,000.00
10.	Hydromulch	SY	16,380	\$7.50	\$122,850.00
11.	15% Contingency	LS	1	\$169,253.10	\$169,253.10
SUBTOTAL DRAINAGE IMPROVEMENTS:					\$1,297,607.10
TOTAL STREET AND DRAINAGE IMPROVEMENTS:					\$4,732,084.40

STRAUS PHASE 1

OPINION OF PROBABLE CONSTRUCTION COST

II. SANITARY SEWER SYSTEM

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
SANITARY SEWER IMPROVEMENTS					
1.	8" Sanitary Sewer Pipe (6-10 Feet)	LF	2,005	\$45.00	\$90,228.60
2.	8" Sanitary Sewer Pipe (10-14 Feet)	LF	2,005	\$50.00	\$100,254.00
3.	8" Sanitary Sewer Pipe (14-18 Feet)	LF	3,008	\$60.00	\$180,457.20
4.	8" Sanitary Sewer Pipe (18-24 Feet)	LF	3,008	\$105.00	\$315,800.10
5.	Standard Manhole	EA	20	\$9,000.00	\$180,000.00
6.	Cleanout	EA	281	\$750.00	\$210,750.00
7.	Manhole Extra Depth	VF	200	\$750.00	\$150,000.00
8.	Vertical Stack	VF	1,124	\$130.00	\$146,120.00
9.	8" x 6" Wye	EA	281	\$160.00	\$44,960.00
10.	6" Sanitary Sewer Lateral	LF	9,835	\$40.00	\$393,400.00
11.	Tie into Existing Manhole	LS	1	\$25,000.00	\$25,000.00
12.	Trench Excavation Protection	LF	19,860	\$2.00	\$39,720.80
13.	Camera Testing	LF	10,025	\$2.00	\$20,050.80
14.	15% Contingency	LS	1	\$284,511.23	\$284,511.23
TOTAL SANITARY SEWER IMPROVEMENTS:					\$2,181,252.73

STRAUS PHASE I

OPINION OF PROBABLE CONSTRUCTION COST

III. WATER DISTRIBUTION SYSTEM

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
WATER DISTRIBUTION IMPROVEMENTS					
1.	8" PVC Waterline	LF	4,814	\$50.00	\$240,700.00
2.	12" PVC Waterline (On-site)	LF	4,300	\$100.00	\$430,000.00
3.	12" PVC Waterline (On-site through future phase)	LF	3,800	\$100.00	\$380,000.00
4.	12" PVC Waterline (Off-site to Luckey Ranch)	LF	4,675	\$100.00	\$467,500.00
5.	16" PVC Waterline (WT Montgomery, Tract Frontage)	LF	2,600	\$200.00	\$520,000.00
6.	Water Main Valves	LS	1	\$100,945.00	\$100,945.00
7.	Standard Fire Hydrant Assembly	EA	30	\$6,000.00	\$180,000.00
8.	Cast Iron Fittings	TON	25.24	\$8,000.00	\$201,890.00
9.	Single Service (Long)	EA	140	\$1,000.00	\$140,000.00
10.	Single Service (Short)	EA	141	\$750.00	\$105,750.00
11.	2" Blowoff (Temporary)	EA	2	\$3,850.00	\$7,700.00
12.	2" Blowoff (Permanent)	EA	1	\$2,750.00	\$2,750.00
13.	3/4" Irrigation Service	EA	8	\$1,000.00	\$8,000.00
14.	Hydrostatic Testing	LS	20.2	\$1,500.00	\$30,300.00
15.	Trench Excavation Protection	LF	20,189	\$1.00	\$20,189.00
16.	Cast Iron Meter Box	EA	289	\$275.00	\$79,475.00
17.	15% Contingency	LS	1	\$437,279.85	\$437,279.85
TOTAL WATER DISTRIBUTION IMPROVEMENTS:					\$3,352,478.85

STRAUS PHASE 1

OPINION OF PROBABLE CONSTRUCTION COST

IV. GAS, ELECTRIC, STREETLIGHTS, AND CONDUIT

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
GAS AND ELECTRIC					
1.	Gas and Electric	LOT	281	\$2,300.00	\$646,300.00
2.	Overhead Electric Extension	LF	2,900	\$50.00	\$145,000.00
3.	Street Lights	EA	19	\$3,500.00	\$66,500.00
TOTAL GAS AND ELECTRIC					\$857,800.00

STRAUS PHASE 1

OPINION OF PROBABLE COST

V. PLATTING FEES

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
PLATTING FEES					
1.	Base Fee (City)	LS	1	\$625.00	\$625.00
2.	Base Fee (County)	LS	1	\$450.00	\$450.00
3.	Lot Fee (City)	Lot	281	\$80.00	\$22,480.00
4.	Lot Fee (County)	Lot	281	\$46.21	\$12,985.01
5.	Recording Fee	Sheet	6	\$82.00	\$492.00
6.	Handling Fee	LS	1	\$50.00	\$50.00
7.	Parks and Rec Fee (Residential)	LS	1	\$175.00	\$175.00
8.	Planning Department	LS	1	\$275.00	\$275.00
9.	Complete Filing Fee	LS	1	\$250.00	\$250.00
10.	Tree Affidavit Base Fees	LS	1	\$100.00	\$100.00
11.	Tree Affidavit and Canopy Fees	LS	1.0	\$2,000.00	\$2,000.00
12.	Water Quality Permit	LS	1	\$750.00	\$750.00
SUBTOTAL PLATTING FEES:					\$40,632.01
IMPACT FEES					
	1 FILO Fee	SF	1,165,230	\$0.15	\$174,784.50
TOTAL PLATTING FEES:					\$215,416.51

STRAUS PHASE 2

OPINION OF PROBABLE CONSTRUCTION COST
SUMMARY

I.	STREET AND DRAINAGE IMPROVEMENTS	\$5,821,716.81
II.	SANITARY SEWER COLLECTION SYSTEM	\$1,888,201.10
III.	WATER DISTRIBUTION SYSTEM	\$1,038,559.25
IV.	GAS, ELECTRIC, STREETLIGHTS, AND CONDUIT	\$778,600
V.	PLATTING FEES	\$181,405.99
VI.	ENGINEERING	\$693,000
<i>PROJECT TOTAL:</i>		<i>\$10,401,483.15</i>

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| <input checked="" type="checkbox"/> | NO DESIGN COMPLETED |
| <input type="checkbox"/> | PRELIMINARY DESIGN |
| <input type="checkbox"/> | FINAL DESIGN |
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STRAUS PHASE 2

OPINION OF PROBABLE CONSTRUCTION COST

I. STREET AND DRAINAGE IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
STREET IMPROVEMENTS					
1.	Clearing	AC	44.2	\$1,500.00	\$66,315.00
1.	Street Excavation	CY	250	\$4.50	\$1,125.00
2.	Street Embankment	CY	29,012	\$3.00	\$87,036.00
3.	Lot Excavation	CY	668	\$4.50	\$3,006.00
4.	Lot Embankment	CY	146,028	\$3.00	\$438,084.00
5.	Import	CY	174,122	\$12.50	\$2,176,525.00
6.	Local A Street				
	a. 2" HMAC	SY	24,333	\$14.00	\$340,662.00
	b. 10" Flexible Base	SY	27,172	\$15.00	\$407,580.00
	c. 6" Lime Treated Subgrade	SY	27,172	\$8.00	\$217,376.00
	d. Lime	TON	435	\$335.00	\$145,725.00
7.	Local B Street				
	a. 2" Type D HMAC Type D	SY	548	\$14.00	\$7,672.00
	b. 2" Type C HMAC Type D	SY	548	\$13.00	\$7,124.00
	c. 16" Flexible Base	SY	302	\$21.00	\$6,342.00
	d. 8" Lime Treated Subgrade	SY	302	\$10.50	\$3,171.00
	e. Lime	TON	65	\$335.00	\$21,775.00
8.	4' Concrete Sidewalk	SY	178	\$70.00	\$12,444.44
9.	7" Concrete Curb	LF	14,890	\$12.00	\$178,680.00
10.	Barricade Post	EA	18	\$200.00	\$3,600.00
11.	Header Curb	LF	90	\$20.00	\$1,800.00
12.	Remove Header Curb and Barricade Post	EA	2	\$1,500.00	\$3,000.00
13.	Wall	FF	1,650	\$45.00	\$74,250.00
14.	TPDES	LS	1	\$37,800.00	\$37,800.00
15.	Signage and Striping	LS	1	\$25,200.00	\$25,200.00
16.	15% Contingency	LS	1	\$639,943.87	\$639,943.87
SUBTOTAL STREET IMPROVEMENTS:					\$4,906,236.31
DRAINAGE IMPROVEMENTS					
1.	Drainage Excavation	CY	8,310	\$4.50	\$37,395.00
2.	Drainage Embankment	CY	5,000	\$3.00	\$15,000.00
3.	3'x2' SBC	CY	29	\$2,500.00	\$73,000.00
4.	24" RCP	LF	650	\$125.00	\$81,250.00
5.	Reinforced Concrete Class 'A'				
	a. Curb Inlet	CY	11.5	\$1,900.00	\$21,850.00
	b. Sidewalk Box	CY	16.1	\$5,000.00	\$80,500.00
	c. Headwall	CY	9	\$1,650.00	\$14,850.00
6.	Pipe Railing	LF	81	\$110.00	\$8,855.00
7.	5'x5' 4-Way Inlet	EA	1	\$20,000.00	\$20,000.00
8.	Rock Rubble	SY	78	\$140.00	\$10,920.00
9.	6" Concrete Rip-Rap	SY	1,848	\$200.00	\$369,600.00
10.	Trench Excavation Protection	LF	650	\$1.50	\$975.00
11.	Hydromulch	SY	8,250	\$7.50	\$61,875.00
12.	15% Contingency	LS	1	\$119,410.50	\$119,410.50
SUBTOTAL DRAINAGE IMPROVEMENTS:					\$915,480.50
TOTAL STREET AND DRAINAGE IMPROVEMENTS:					\$5,821,716.81

STRAUS PHASE 2

OPINION OF PROBABLE CONSTRUCTION COST

II. SANITARY SEWER SYSTEM

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
SANITARY SEWER IMPROVEMENTS					
1.	8" Sanitary Sewer Pipe (6-10 Feet)	LF	1,525	\$45.00	\$68,625.00
2.	8" Sanitary Sewer Pipe (10-14 Feet)	LF	1,525	\$50.00	\$76,250.00
3.	8" Sanitary Sewer Pipe (14-18 Feet)	LF	2,337	\$60.00	\$140,220.00
4.	8" Sanitary Sewer Pipe (18-24 Feet)	LF	2,337	\$105.00	\$245,385.00
5.	8" Sanitary Sewer Pipe (18-24 Feet)(Offsite)	LF	660	\$105.00	\$69,300.00
6.	Standard Manhole	EA	17	\$9,000.00	\$153,000.00
7.	Cleanout	EA	252	\$750.00	\$189,000.00
8.	Manhole Extra Depth	VF	170	\$750.00	\$127,500.00
9.	Vertical Stack	VF	1,008	\$130.00	\$131,040.00
10.	8" x 6" Wye	EA	252	\$160.00	\$40,320.00
11.	6" Sanitary Sewer Lateral	LF	8,820	\$35.00	\$308,700.00
12.	Tie into Existing Manhole	LS	2	\$25,000.00	\$50,000.00
13.	Trench Excavation Protection	LF	17,204	\$1.50	\$25,806.00
14.	Camera Testing	LF	8,384	\$2.00	\$16,768.00
15.	15% Contingency	LS	1	\$246,287.10	\$246,287.10
TOTAL SANITARY SEWER IMPROVEMENTS:					\$1,888,201.10

STRAUS PHASE 2

OPINION OF PROBABLE CONSTRUCTION COST

III. WATER DISTRIBUTION SYSTEM

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
WATER DISTRIBUTION IMPROVEMENTS					
1.	8" PVC Waterline	LF	7,445	\$50.00	\$372,250.00
2.	Water Main Valves	LS	1	\$37,225.00	\$37,225.00
3.	Standard Fire Hydrant Assembly	EA	13	\$6,000.00	\$78,000.00
4.	Cast Iron Fittings	TON	9.31	\$8,000.00	\$74,450.00
5.	Single Service (Long)	EA	116	\$1,000.00	\$116,000.00
6.	Single Service (Short)	EA	136	\$750.00	\$102,000.00
7.	2" Blowoff (Temporary)	EA	6	\$3,850.00	\$23,100.00
8.	2" Blowoff (Permanent)	EA	3	\$2,750.00	\$8,250.00
9.	3/4" Irrigation Service	EA	3	\$1,000.00	\$3,000.00
10.	Hydrostatic Testing	LS	7.5	\$1,500.00	\$11,250.00
11.	Trench Excavation Protection	LF	7,445	\$1.00	\$7,445.00
12.	Cast Iron Meter Box	EA	255	\$275.00	\$70,125.00
13.	15% Contingency	LS	1	\$135,464.25	\$135,464.25
TOTAL WATER DISTRIBUTION IMPROVEMENTS:					\$1,038,559.25

STRAUS PHASE 2

OPINION OF PROBABLE CONSTRUCTION COST

IV. GAS, ELECTRIC, STREETLIGHTS, AND CONDUIT

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
GAS AND ELECTRIC					
1.	Gas and Electric	LOT	252	\$2,300.00	\$579,600.00
2.	Overhead Electric Extension	LF	3,000	\$50.00	\$150,000.00
3.	Street Lights	EA	14	\$3,500.00	\$49,000.00
TOTAL GAS AND ELECTRIC					\$778,600.00

STRAUS PHASE 2

OPINION OF PROBABLE COST

V. PLATTING FEES

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
PLATTING FEES					
1.	Base Fee (City)	LS	1	\$625.00	\$625.00
2.	Base Fee (County)	LS	1	\$450.00	\$450.00
3.	Lot Fee (City)	Lot	252	\$80.00	\$20,160.00
4.	Lot Fee (County)	Lot	252	\$46.21	\$11,644.92
5.	Recording Fee	Sheet	6	\$82.00	\$492.00
6.	Handling Fee	LS	1	\$50.00	\$50.00
7.	Parks and Rec Fee (Residential)	LS	1	\$175.00	\$175.00
8.	Planning Department	LS	1	\$275.00	\$275.00
9.	Complete Filing Fee	LS	1	\$250.00	\$250.00
10.	Tree Affidavit Base Fees	LS	1	\$100.00	\$100.00
11.	Tree Affidavit and Canopy Fees	LS	1.0	\$2,000.00	\$2,000.00
12.	Water Quality Permit	LS	1	\$750.00	\$750.00
SUBTOTAL PLATTING FEES:					\$36,971.92
IMPACT FEES					
	1 FILO Fee	SF	962,894	\$0.15	\$144,434.07
TOTAL PLATTING FEES:					\$181,405.99

STRAUS PHASE 3

OPINION OF PROBABLE CONSTRUCTION COST
SUMMARY

I.	STREET AND DRAINAGE IMPROVEMENTS	\$2,970,630.55
II.	SANITARY SEWER COLLECTION SYSTEM	\$1,518,075.90
III.	WATER DISTRIBUTION SYSTEM*	\$842,662.50
IV.	GAS, ELECTRIC, STREETLIGHTS, AND CONDUIT	\$688,800
V.	PLATTING FEES	\$165,166.57
VI.	ENGINEERING	\$594,000
<i>PROJECT TOTAL:</i>		<i>\$6,779,335.52</i>

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| <input type="checkbox"/> | FINAL DESIGN |
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STRAUS PHASE 3

OPINION OF PROBABLE CONSTRUCTION COST

I. STREET AND DRAINAGE IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
STREET IMPROVEMENTS					
1.	Clearing	AC	40.6	\$1,500.00	\$60,945.00
2.	Street Excavation	CY	3,300	\$4.50	\$14,850.00
3.	Street Embankment	CY	8,460	\$3.00	\$25,380.00
4.	Lot Excavation	CY	16,855	\$4.50	\$75,847.50
5.	Lot Embankment	CY	55,520	\$3.00	\$166,560.00
6.	Import	CY	43,825	\$12.50	\$547,812.50
7.	Local A Street				
	a. 2" HMAC	SY	18,000	\$14.00	\$252,000.00
	b. 10" Flexible Base	SY	20,100	\$15.00	\$301,500.00
	c. 8" Lime Treated Subgrade	SY	20,100	\$8.00	\$160,800.00
	d. Lime	TON	660	\$335.00	\$221,100.00
8.	Local B Street				
	a. 2" Type D HMAC	SY	737	\$14.00	\$10,318.00
	b. 2" Type C HMAC	SY	737	\$13.00	\$9,581.00
	c. 19" Flexible Base	SY	813	\$21.00	\$17,073.00
	d. 8" Lime Treated Subgrade	SY	813	\$10.50	\$8,536.50
	e. Lime	TON	18	\$335.00	\$5,862.50
9.	4' Concrete Sidewalk	SY	116	\$70.00	\$8,120.00
10.	6' Concrete Sidewalk	SY	67	\$70.00	\$4,690.00
11.	7" Concrete Curb	LF	11,190	\$12.00	\$134,280.00
12.	Remove Header Curb and Barricade Post	EA	5	\$1,500.00	\$7,500.00
13.	TPDES	LS	1	\$32,400.00	\$32,400.00
14.	Signage and Striping	LS	1	\$21,600.00	\$21,600.00
15.	15% Contingency	LS	1	\$313,013.40	\$313,013.40
SUBTOTAL STREET IMPROVEMENTS:					\$2,399,769.40
DRAINAGE IMPROVEMENTS					
1.	Drainage Excavation	CY	200	\$4.50	\$900.00
2.	24" RCP	LF	30	\$125.00	\$3,750.00
3.	30" RCP	LF	100	\$145.00	\$14,500.00
4.	4'x3' SBC	CY	23.1	\$2,500.00	\$57,750.00
5.	Reinforced Concrete Class 'A'				
	a. Curb Inlet	EA	27.44	\$1,900.00	\$52,136.00
	b. Sidewalk Box	EA	16.1	\$5,000.00	\$80,500.00
	c. Headwall	EA	11	\$1,650.00	\$18,480.00
6.	Pipe Railing	LF	130.5	\$110.00	\$14,355.00
7.	Rock Rubble	SY	119	\$140.00	\$16,660.00
8.	6" Concrete Rip-Rap	SY	1,166	\$200.00	\$233,200.00
9.	Trench Excavation Protection	LF	130	\$1.50	\$195.00
10.	Hydromulch	SY	530	\$7.50	\$3,975.00
11.	15% Contingency	LS	1	\$74,460.15	\$74,460.15
SUBTOTAL DRAINAGE IMPROVEMENTS:					\$570,861.15
TOTAL STREET AND DRAINAGE IMPROVEMENTS:					\$2,970,630.55

STRAUS PHASE 3

OPINION OF PROBABLE CONSTRUCTION COST

II. SANITARY SEWER SYSTEM

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
SANITARY SEWER IMPROVEMENTS					
1.	8" Sanitary Sewer Pipe (6-10 Feet)	LF	1,069	\$45.00	\$48,105.00
2.	8" Sanitary Sewer Pipe (10-14 Feet)	LF	1,069	\$50.00	\$53,450.00
3.	8" Sanitary Sewer Pipe (14-18 Feet)	LF	1,803	\$60.00	\$108,180.00
4.	8" Sanitary Sewer Pipe (18-24 Feet)	LF	1,803	\$105.00	\$189,315.00
5.	Cleanout	EA	216	\$750.00	\$162,000.00
6.	Standard Manhole	EA	12	\$9,000.00	\$108,000.00
7.	Manhole Extra Depth	VF	120	\$750.00	\$90,000.00
8.	Vertical Stack	VF	856	\$130.00	\$111,280.00
9.	8" x 6" Wye	EA	214	\$160.00	\$34,240.00
10.	6" Sanitary Sewer Lateral	LF	7,560	\$40.00	\$302,400.00
11.	Tie into Existing Manhole	LS	3	\$25,000.00	\$75,000.00
12.	Trench Excavation Protection	LF	13,304	\$2.00	\$26,608.00
13.	Camera Testing	LF	5,744	\$2.00	\$11,488.00
14.	15% Contingency	LS	1	\$198,009.90	\$198,009.90
TOTAL SANITARY SEWER IMPROVEMENTS:					\$1,518,075.90

STRAUS PHASE 3

OPINION OF PROBABLE CONSTRUCTION COST

III. WATER DISTRIBUTION SYSTEM

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
WATER DISTRIBUTION IMPROVEMENTS					
1.	8" PVC Waterline	LF	5,700	\$50.00	\$285,000.00
2.	Water Main Valves	LS	1	\$28,500.00	\$28,500.00
3.	Standard Fire Hydrant Assembly	EA	10	\$6,000.00	\$60,000.00
4.	Cast Iron Fittings	TON	7.13	\$8,000.00	\$57,000.00
5.	Single Service (Long)	EA	98	\$1,000.00	\$98,000.00
6.	Single Service (Short)	EA	118	\$750.00	\$88,500.00
7.	2" Blowoff (Temporary)	EA	4	\$3,850.00	\$15,400.00
8.	2" Blowoff (Permanent)	EA	6	\$2,750.00	\$16,500.00
9.	3/4" Irrigation Service	EA	8	\$1,000.00	\$8,000.00
10.	Hydrostatic Testing	LS	5.7	\$1,500.00	\$8,550.00
11.	Trench Excavation Protection	LF	5,700	\$1.00	\$5,700.00
12.	Cast Iron Meter Box	EA	224	\$275.00	\$61,600.00
13.	15% Contingency	LS	1	\$109,912.50	\$109,912.50
TOTAL WATER DISTRIBUTION IMPROVEMENTS:					\$842,662.50

STRAUS PHASE 3

OPINION OF PROBABLE CONSTRUCTION COST

IV. GAS, ELECTRIC, STREETLIGHTS, AND CONDUIT

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
GAS AND ELECTRIC					
1.	Gas and Electric	LOT	216	\$2,300.00	\$496,800.00
3.	Overhead Electric Extension	LF	3,000	\$50.00	\$150,000.00
4.	Street Lights	EA	12	\$3,500.00	\$42,000.00
TOTAL GAS AND ELECTRIC					\$688,800.00

STRAUS PHASE 3

OPINION OF PROBABLE COST

V. PLATTING FEES

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
PLATTING FEES					
1.	Base Fee (City)	LS	1	\$625.00	\$625.00
2.	Base Fee (County)	LS	1	\$450.00	\$450.00
3.	Lot Fee (City)	Lot	216	\$80.00	\$17,280.00
4.	Lot Fee (County)	Lot	216	\$46.21	\$9,981.36
5.	Recording Fee	Sheet	6	\$82.00	\$492.00
6.	Handling Fee	LS	1	\$50.00	\$50.00
7.	Parks and Rec Fee (Residential)	LS	1	\$175.00	\$175.00
8.	Planning Department	LS	1	\$275.00	\$275.00
9.	Complete Filing Fee	LS	1	\$250.00	\$250.00
10.	Tree Affidavit Base Fees	LS	1	\$100.00	\$100.00
11.	Tree Affidavit and Canopy Fees	LS	1.0	\$2,000.00	\$2,000.00
12.	Water Quality Permit	LS	1	\$750.00	\$750.00
SUBTOTAL PLATTING FEES:					\$32,428.36
IMPACT FEES					
	1 FILO Fee	SF	884,921	\$0.15	\$132,738.21
TOTAL PLATTING FEES:					\$165,166.57

ARTERIAL PHASE I

OPINION OF PROBABLE CONSTRUCTION COST
SUMMARY

I.	STREET AND DRAINAGE IMPROVEMENTS	\$1,998,977.75
II.	WATER DISTRIBUTION SYSTEM	\$234,379.55
III.	GAS, ELECTRIC, STREETLIGHTS, AND CONDUIT	\$10,000
IV.	PLATTING FEES	\$30,528.60
V.	ENGINEERING	\$115,000
<i>PROJECT TOTAL:</i>		\$2,388,885.90

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| <input checked="" type="checkbox"/> | NO DESIGN COMPLETED |
| <input type="checkbox"/> | PRELIMINARY DESIGN |
| <input type="checkbox"/> | FINAL DESIGN |
| <input type="checkbox"/> | OTHER |
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ARTERIAL PHASE I

OPINION OF PROBABLE CONSTRUCTION COST

I. STREET AND DRAINAGE IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
STREET IMPROVEMENTS					
1.	Mobilization	LS	1.0	\$25,000.00	\$25,000.00
2.	Clearing	AC	2.9	\$2,000.00	\$5,897.52
3.	Street Excavation	CY	6,300	\$4.50	\$28,350.00
4.	Street Embankment	CY	14,000	\$3.00	\$42,000.00
5.	Import	CY	7,700	\$12.50	\$96,250.00
6.	Arterial Road				
	a. 2" Type D HMAC	SY	7,136	\$14.00	\$99,904.00
	b. 2" Type C HMAC	SY	7,136	\$13.00	\$92,768.00
	c. 22.5" Flexible Base	SY	8,176	\$29.00	\$237,104.00
	d. 8" Lime Treated Subgrade	SY	8,176	\$10.50	\$85,848.00
7.	Lime	TON	176	\$335.00	\$58,960.00
8.	6' Concrete Sidewalk	SY	892	\$70.00	\$62,440.00
9.	12' Concrete Sidewalk	SY	1,784	\$70.00	\$124,880.00
10.	7" Concrete Curb	LF	3,352	\$12.00	\$40,224.00
11.	Barricade Post	EA	19	\$200.00	\$3,800.00
12.	Header Curb	LF	98	\$20.00	\$1,960.00
13.	Remove Temporary Turnaround	EA	1	\$5,000.00	\$5,000.00
14.	Temporary Turnaround	EA	1	\$23,800.00	\$23,800.00
15.	Turn Lane	EA	3	\$30,000.00	\$90,000.00
16.	TPDES	LS	1	\$20,000.00	\$20,000.00
17.	Signage and Striping	LS	1	\$20,000.00	\$20,000.00
18.	15% Contingency	LS	1	\$174,627.83	\$174,627.83
SUBTOTAL STREET IMPROVEMENTS:					\$1,338,813.35
DRAINAGE IMPROVEMENTS					
1.	Drainage Excavation	CY	2,080	\$4.50	\$9,360.00
2.	Drainage Embankment	CY	1,500	\$3.00	\$4,500.00
3.	Demo Existing Headwall	EA	1	\$2,500.00	\$2,500.00
4.	24" RCP	LF	64	\$125.00	\$8,000.00
5.	30" RCP	LF	20	\$145.00	\$2,900.00
6.	5'x3' Single Box Culvert	CY	99.8	\$2,500.00	\$249,500.00
7.	6'x3' Single Box Culvert	CY	72.6	\$2,500.00	\$181,500.00
8.	7'x7' Junction Box	EA	1	\$17,000.00	\$17,000.00
9.	8'x8' Junction Box	EA	1	\$25,000.00	\$25,000.00
10.	Reinforced Concrete Class 'A'				
	a. Curb Inlet	CY	12	\$1,900.00	\$21,850.00
	b. Headwall	CY	8	\$1,650.00	\$13,200.00
11.	Pipe Railing	LF	27	\$110.00	\$2,970.00
12.	6" Concrete Rip-Rap	SY	47	\$200.00	\$9,400.00
13.	Baffle Blocks	CY	0.3	\$2,500.00	\$750.00
14.	Trench Excavation Protection	LF	84.0	\$1.50	\$126.00
15.	Hydromulch	SY	3,400	\$7.50	\$25,500.00
16.	15% Contingency	LS	1	\$86,108.40	\$86,108.40
SUBTOTAL DRAINAGE IMPROVEMENTS:					\$660,164.40
TOTAL STREET AND DRAINAGE IMPROVEMENTS:					\$1,998,977.75

ARTERIAL PHASE I

OPINION OF PROBABLE CONSTRUCTION COST

II. WATER DISTRIBUTION SYSTEM

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
WATER DISTRIBUTION IMPROVEMENTS					
1.	12" PVC Waterline	LF	1,472	\$100.00	\$147,180.00
2.	Water Main Valves	LS	1	\$14,718.00	\$14,718.00
3.	Standard Fire Hydrant Assembly	EA	3	\$6,000.00	\$18,000.00
4.	Cast Iron Fittings	TON	1.84	\$6,000.00	\$11,038.50
5.	2" Blowoff (Temporary)	EA	1	\$3,850.00	\$3,850.00
6.	2" Blowoff (Permanent)	EA	1	\$2,750.00	\$2,750.00
7.	3/4" Irrigation Service	EA	2	\$1,000.00	\$2,000.00
8.	Hydrostatic Testing	LS	1.5	\$1,500.00	\$2,250.00
9.	Trench Excavation Protection	LF	1,472	\$1.00	\$1,471.80
10.	Cast Iron Meter Box	EA	2	\$275.00	\$550.00
11.	15% Contingency	LS	1	\$30,571.25	\$30,571.25
TOTAL WATER DISTRIBUTION IMPROVEMENTS:					\$234,379.55

ARTERIAL PHASE 1

OPINION OF PROBABLE CONSTRUCTION COST

III. GAS, ELECTRIC, STREETLIGHTS, AND CONDUIT

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
GAS AND ELECTRIC					
1.	Dry Utility Conduit	LS	1	\$10,000.00	\$10,000.00
TOTAL GAS AND ELECTRIC					\$10,000.00

ARTERIAL PHASE I

OPINION OF PROBABLE COST

IV. PLATTING FEES

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
PLATTING FEES					
1.	Base Fee (City)	LS	1	\$625.00	\$625.00
2.	Base Fee (County)	LS	1	\$450.00	\$450.00
3.	Lot Fee (City)	Lot	0	\$80.00	\$0.00
4.	Lot Fee (County)	Lot	0	\$46.21	\$0.00
5.	Recording Fee	Sheet	2	\$82.00	\$164.00
6.	Handling Fee	LS	1	\$50.00	\$50.00
7.	Parks and Rec Fee (Residential)	LS	1	\$175.00	\$175.00
8.	Planning Department	LS	1	\$275.00	\$275.00
9.	Complete Filing Fee	LS	1	\$250.00	\$250.00
10.	Tree Affidavit Base Fees	LS	1	\$100.00	\$100.00
11.	Tree Affidavit and Canopy Fees	LS	1.0	\$2,000.00	\$2,000.00
12.	Water Quality Permit	LS	1	\$750.00	\$750.00
SUBTOTAL PLATTING FEES:					\$4,839.00
IMPACT FEES					
13.	FILO Fee	LS	1	\$25,689.60	\$25,689.60
TOTAL PLATTING FEES:					\$30,528.60

ARTERIAL PHASE 2

OPINION OF PROBABLE CONSTRUCTION COST
SUMMARY

I.	STREET AND DRAINAGE IMPROVEMENTS	\$2,111,145.28
II.	GAS, ELECTRIC, STREETLIGHTS, AND CONDUIT	\$10,000
III.	PLATTING FEES	\$51,012.60
IV.	ENGINEERING	\$203,150
<i>PROJECT TOTAL:</i>		<i>\$2,375,307.88</i>

Note: Water Improvement Costs are included with Straus Tract Unit 1 to complete the looping requirements of the USA.

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| <input checked="" type="checkbox"/> | NO DESIGN COMPLETED |
| <input type="checkbox"/> | PRELIMINARY DESIGN |
| <input type="checkbox"/> | FINAL DESIGN |
| <input type="checkbox"/> | OTHER |
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ARTERIAL PHASE 2

OPINION OF PROBABLE CONSTRUCTION COST

I. STREET AND DRAINAGE IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
STREET IMPROVEMENTS					
1.	Mobilization	LS	1.0	\$25,000.00	\$25,000.00
2.	Clearing	AC	5.3	\$2,000.00	\$10,600.00
3.	Street Excavation	CY	7,700	\$4.50	\$34,650.00
4.	Street Embankment	CY	4,500	\$3.00	\$13,500.00
5.	Arterial Road				
	a. 2" Type D HMAC	SY	12,747	\$14.00	\$178,458.00
	b. 2" Type C HMAC	SY	12,747	\$13.00	\$165,711.00
	c. 22.5" Flexible Base	SY	14,605	\$29.00	\$423,545.00
	d. 8" Lime Treated Subgrade	SY	14,605	\$10.50	\$153,352.50
6.	Lime	TON	314	\$335.00	\$105,190.00
7.	6' Concrete Sidewalk	SY	1,593	\$70.00	\$111,510.00
8.	12' Concrete Sidewalk	SY	3,187	\$70.00	\$223,090.00
9.	7" Concrete Curb	LF	9,560	\$12.00	\$114,720.00
10.	Barricade Post	EA	16	\$200.00	\$3,200.00
11.	Header Curb	LF	100	\$20.00	\$2,000.00
12.	Remove Temporary Turnaround	EA	1	\$5,000.00	\$5,000.00
13.	Temporary Turnaround	EA	1	\$23,800.00	\$23,800.00
14.	Turn Lane	EA	4	\$30,000.00	\$120,000.00
15.	TPDES	LS	1	\$20,000.00	\$20,000.00
16.	Signage and Striping	LS	1	\$20,000.00	\$20,000.00
17.	15% Contingency	LS	1	\$262,998.98	\$262,998.98
SUBTOTAL STREET IMPROVEMENTS:					\$2,016,325.48
DRAINAGE IMPROVEMENTS					
1.	Reinforced Concrete Class 'A'				
	a. Curb Inlet	CY	23	\$1,900.00	\$43,700.00
	b. Headwall	CY	6	\$1,650.00	\$9,900.00
2.	24" RCP	LF	128	\$125.00	\$16,000.00
3.	30" RCP	LF	40	\$145.00	\$5,800.00
4.	6" Concrete Rip-Rap	SY	34	\$200.00	\$6,800.00
5.	Trench Excavation Protection	LF	168	\$1.50	\$252.00
6.	15% Contingency	LS	1	\$12,367.80	\$12,367.80
SUBTOTAL DRAINAGE IMPROVEMENTS:					\$94,819.80
TOTAL STREET AND DRAINAGE IMPROVEMENTS:					\$2,111,145.28

ARTERIAL PHASE 2

OPINION OF PROBABLE CONSTRUCTION COST

II. GAS, ELECTRIC, STREETLIGHTS, AND CONDUIT

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
GAS AND ELECTRIC					
1.	Dry Utility Conduit	LS	1	\$10,000.00	\$10,000.00
TOTAL GAS AND ELECTRIC					\$10,000.00

ARTERIAL PHASE 2

OPINION OF PROBABLE COST

III. PLATTING FEES

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
PLATTING FEES					
1.	Base Fee (City)	LS	1	\$625.00	\$625.00
2.	Base Fee (County)	LS	1	\$450.00	\$450.00
3.	Lot Fee (City)	Lot	0	\$80.00	\$0.00
4.	Lot Fee (County)	Lot	0	\$46.21	\$0.00
5.	Recording Fee	Sheet	2	\$82.00	\$164.00
6.	Handling Fee	LS	1	\$50.00	\$50.00
7.	Parks and Rec Fee (Residential)	LS	1	\$175.00	\$175.00
8.	Planning Department	LS	1	\$275.00	\$275.00
9.	Complete Filing Fee	LS	1	\$250.00	\$250.00
10.	Tree Affidavit Base Fees	LS	1	\$100.00	\$100.00
11.	Tree Affidavit and Canopy Fees	LS	1.0	\$2,000.00	\$2,000.00
12.	Water Quality Permit	LS	1	\$750.00	\$750.00
SUBTOTAL PLATTING FEES:					\$4,839.00
IMPACT FEES					
13.	FILO Fee	LS	1	\$46,173.60	\$46,173.60
TOTAL PLATTING FEES:					\$51,012.60

ARTERIAL PHASE 3

OPINION OF PROBABLE CONSTRUCTION COST
SUMMARY

I.	STREET AND DRAINAGE IMPROVEMENTS	\$1,245,789.15
II.	GAS, ELECTRIC, STREETLIGHTS, AND CONDUIT	\$10,000
III.	PLATTING FEES	\$33,255
IV.	ENGINEERING	\$125,800

PROJECT TOTAL: ***\$1,414,844.15***

Note: Water Improvement Costs are included with Straus Tract Unit 1 to complete the looping requirements of the USA.

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| <input checked="" type="checkbox"/> | NO DESIGN COMPLETED |
| <input type="checkbox"/> | PRELIMINARY DESIGN |
| <input type="checkbox"/> | FINAL DESIGN |
| <input type="checkbox"/> | OTHER |
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ARTERIAL PHASE 3

OPINION OF PROBABLE CONSTRUCTION COST

I. STREET AND DRAINAGE IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
STREET IMPROVEMENTS					
1.	Mobilization	LS	1.0	\$25,000.00	\$25,000.00
2.	Clearing	AC	3.3	\$2,000.00	\$6,523.42
3.	Street Excavation	CY	2,790	\$4.50	\$12,555.00
4.	Street Embankment	CY	2,506	\$3.00	\$7,518.00
5.	Arterial Road				
	a. 2" Type D HMA	SY	7,895	\$14.00	\$110,530.00
	b. 2" Type C HMA	SY	7,895	\$13.00	\$102,635.00
	c. 22.5" Flexible Base	SY	9,045	\$29.00	\$262,305.00
	d. 8" Lime Treated Subgrade	SY	9,045	\$10.50	\$94,972.50
6.	Lime	TON	195	\$335.00	\$65,325.00
7.	6' Concrete Sidewalk	SY	987	\$70.00	\$69,090.00
8.	12' Concrete Sidewalk	SY	1,973	\$70.00	\$138,110.00
9.	7" Concrete Curb	LF	5,920	\$12.00	\$71,040.00
10.	Remove Temporary Turnaround	EA	1	\$5,000.00	\$5,000.00
11.	Turn Lane	EA	1	\$30,000.00	\$30,000.00
12.	TPDES	LS	1	\$20,000.00	\$20,000.00
13.	Signage and Striping	LS	1	\$20,000.00	\$20,000.00
14.	15% Contingency	LS	1	\$156,090.59	\$156,090.59
SUBTOTAL STREET IMPROVEMENTS:					\$1,196,694.50
DRAINAGE IMPROVEMENTS					
1.	Reinforced Concrete Class 'A'				
	a. Curb Inlet	CY	11.5	\$1,900.00	\$21,850.00
	b. Headwall	CY	3	\$1,650.00	\$4,950.00
2.	24" RCP	LF	64	\$125.00	\$8,000.00
3.	30" RCP	LF	30	\$145.00	\$4,350.00
4.	6" Concrete Rip-Rap	SY	17	\$200.00	\$3,400.00
5.	Trench Excavation Protection	LF	94	\$1.50	\$141.00
6.	15% Contingency	LS	1	\$6,403.65	\$6,403.65
SUBTOTAL DRAINAGE IMPROVEMENTS:					\$49,094.65
TOTAL STREET AND DRAINAGE IMPROVEMENTS:					\$1,245,789.15

Note: Roadway Costs would decrease to \$892,743.85 if the City allow this section to be classified as a Collector Type B.

ARTERIAL PHASE 3

OPINION OF PROBABLE CONSTRUCTION COST

II. GAS, ELECTRIC, STREETLIGHTS, AND CONDUIT

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
GAS AND ELECTRIC					
2.	Dry Utility Conduit	LS	1	\$10,000.00	\$10,000.00
TOTAL GAS AND ELECTRIC					\$10,000.00

ARTERIAL PHASE 3

OPINION OF PROBABLE COST

III. PLATTING FEES

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
PLATTING FEES					
1.	Base Fee (City)	LS	1	\$625.00	\$625.00
2.	Base Fee (County)	LS	1	\$450.00	\$450.00
3.	Lot Fee (City)	Lot	0	\$80.00	\$0.00
4.	Lot Fee (County)	Lot	0	\$46.21	\$0.00
5.	Recording Fee	Sheet	2	\$82.00	\$164.00
6.	Handling Fee	LS	1	\$50.00	\$50.00
7.	Parks and Rec Fee (Residential)	LS	1	\$175.00	\$175.00
8.	Planning Department	LS	1	\$275.00	\$275.00
9.	Complete Filing Fee	LS	1	\$250.00	\$250.00
10.	Tree Affidavit Base Fees	LS	1	\$100.00	\$100.00
11.	Tree Affidavit and Canopy Fees	LS	1.0	\$2,000.00	\$2,000.00
12.	Water Quality Permit	LS	1	\$750.00	\$750.00
SUBTOTAL PLATTING FEES:					\$4,839.00
IMPACT FEES					
13.	FILO Fee	LS	1	\$28,416.00	\$28,416.00
TOTAL PLATTING FEES:					\$33,255.00

OFFSITE IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST
SUMMARY

I.	LUCKEY RANCH SECONDARY ARTERIAL	\$2,479,516.73
II.	WATER DISTRIBUTION SYSTEM (LUCKEY RANCH)	\$309,486.56
III.	WATER DISTRIBUTION SYSTEM (WT MONTGOMERY ROAD)	\$1,283,946.25
IV.	OFF-SITE TURN LANE & SIGNAL IMPROVEMENTS	\$2,903,750
V.	ENGINEERING	\$1,046,505
PROJECT TOTAL:		\$8,023,204.54

Note: The School Tract should be responsible for a portion of the off-site improvements.

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| <input checked="" type="checkbox"/> | NO DESIGN COMPLETED |
| <input type="checkbox"/> | PRELIMINARY DESIGN |
| <input type="checkbox"/> | FINAL DESIGN |
| <input type="checkbox"/> | OTHER |
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OFFSITE IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

I. LUCKEY RANCH SECONDARY ARTERIAL

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
STREET IMPROVEMENTS					
1.	Mobilization	LS	1.0	\$25,000.00	\$25,000.00
2.	Clearing	AC	3.4	\$2,000.00	\$6,800.00
3.	Street Embankment	CY	16,000	\$3.00	\$48,000.00
4.	Import	CY	16,000	\$12.50	\$200,000.00
5.	Arterial Road				
	a. 2" Type D HMAC	SY	8,480	\$14.00	\$118,720.00
	b. 2" Type C HMAC	SY	8,480	\$13.00	\$110,240.00
	c. 22.5" Flexible Base	SY	9,717	\$29.00	\$281,793.00
	d. 8" Lime Treated Subgrade	SY	9,717	\$10.50	\$102,028.50
6.	Lime	TON	210	\$335.00	\$70,350.00
7.	6' Concrete Sidewalk	SY	1,060	\$70.00	\$74,200.00
8.	12' Concrete Sidewalk	SY	2,120	\$70.00	\$148,400.00
9.	7" Concrete Curb	LF	6,360	\$12.00	\$76,320.00
10.	Temporary Turnaround	EA	1	\$23,000.00	\$23,000.00
11.	TPDES	LS	1	\$20,000.00	\$20,000.00
12.	Signage and Striping	LS	1	\$20,000.00	\$20,000.00
13.	15% Contingency	LS	1	\$198,727.73	\$198,727.73
SUBTOTAL STREET IMPROVEMENTS:					\$1,523,579.23
DRAINAGE IMPROVEMENTS					
1.	Drainage Excavation	CY	1,000	\$4.50	\$4,500.00
2.	Drainage Embankment	CY	1,000	\$3.00	\$3,000.00
3.	24" RCP	LF	64	\$125.00	\$8,000.00
4.	4'x2' SBC	CY	32.3	\$2,500.00	\$80,750.00
5.	5'x3' SBC	CY	260	\$2,500.00	\$650,000.00
6.	7'x7' Junction Box	EA	1	\$17,000.00	\$17,000.00
7.	Reinforced Concrete Class 'A'				
	a. Curb Inlet	CY	15.9	\$1,900.00	\$17,000.00
	b. Headwall	CY	10	\$1,650.00	\$0.00
8.	Pipe Railing	LF	26	\$110.00	\$17,000.00
9.	6" Concrete Rip-Rap	SY	29	\$200.00	\$0.00
10.	Rock Rubble	SY	6	\$140.00	\$17,000.00
11.	Trench Excavation Protection	LF	64	\$1.50	\$0.00
12.	Hydromulch	SY	3,900	\$7.50	\$17,000.00
13.	15% Contingency	LS	1	\$124,687.50	\$124,687.50
SUBTOTAL DRAINAGE IMPROVEMENTS:					\$955,937.50
TOTAL STREET AND DRAINAGE IMPROVEMENTS:					\$2,479,516.73

OFFSITE IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

II. WATER DISTRIBUTION SYSTEM (LUCKEY RANCH)

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
WATER DISTRIBUTION IMPROVEMENTS					
1.	12" PVC Waterline	LF	1,988	\$100.00	\$198,750.00
2.	Water Main Valves	LS	1	\$19,875.00	\$19,875.00
3.	Standard Fire Hydrant Assembly	EA	4	\$6,000.00	\$24,000.00
4.	Cast Iron Fittings	TON	2.48	\$6,000.00	\$14,906.25
5.	2" Blowoff (Temporary)	EA	1	\$3,850.00	\$3,850.00
6.	2" Blowoff (Permanent)	EA	1	\$2,750.00	\$2,750.00
7.	Hydrostatic Testing	LS	2.0	\$1,500.00	\$3,000.00
8.	Trench Excavation Protection	LF	1,988	\$1.00	\$1,987.50
9.	15% Contingency	LS	1	\$40,367.81	\$40,367.81
TOTAL LUCKEY RANCH WATER DISTRIBUTION IMPROVEMENTS:					\$309,486.56

OFFSITE IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

III. WATER DISTRIBUTION SYSTEM (WT MONTGOMERY ROAD)

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
WATER DISTRIBUTION IMPROVEMENTS					
1.	12" PVC Waterline	LF	355	\$100.00	\$35,500.00
2.	16" PVC Waterline	LF	5,500	\$125.00	\$687,500.00
3.	12" Gate Valve w/ Valve Box	EA	4	\$3,750.00	\$15,000.00
4.	12" Division Gate Valve w/ Valve Box	EA	1	\$3,750.00	\$3,750.00
5.	16" Gate Valve w/ Valve Box	EA	6	\$5,000.00	\$30,000.00
6.	Standard Fire Hydrant Assembly	EA	10	\$6,000.00	\$60,000.00
7.	Cast Iron Fittings	TON	4.00	\$6,000.00	\$24,000.00
8.	12"x12" Cut in Tee	EA	1.00	\$10,500.00	\$10,500.00
9.	16"x12" Tee	EA	2.00	\$9,110.00	\$18,220.00
10.	WT Montgomery Road Bore	EA	3.00	\$40,000.00	\$120,000.00
11.	2" Blowoff (Temporary)	EA	3	\$3,850.00	\$11,550.00
12.	2" Blowoff (Permanent)	EA	3	\$2,750.00	\$8,250.00
13.	Joint Restraint	LS	1	\$50,000.00	\$50,000.00
14.	Hydrostatic Testing	LS	5.9	\$1,500.00	\$8,850.00
15.	Trench Excavation Protection	LF	5,855	\$1.00	\$5,855.00
16.	TPDES	LS	1	\$7,500.00	\$7,500.00
17.	Traffic Control	LS	1	\$20,000.00	\$20,000.00
18.	15% Contingency	LS	1	\$167,471.25	\$167,471.25
TOTAL WATER DISTRIBUTION (WT MONTGOMERY) IMPROVEMENTS:					\$1,283,946.25

Note: The 16" main improvements are impact fee eligible.

OFFSITE IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

IV. OFF-SITE TURN LANE & SIGNAL IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
TURN LANE IMPROVEMENTS					
1.	Wt. Montgomery at Secondary Arterial				
	a. SB Left Turn Lane	LS	1	\$175,000.00	\$175,000.00
	b. NB Right-Turn Lane	LS	1	\$150,000.00	\$150,000.00
	c. Signal	LS	1	\$1,000,000.00	\$1,000,000.00
2.	Wt. Montgomery at Luckey River				
	a. Stripe a dedicated WB left and right-turn lane	LS	1	\$50,000.00	\$50,000.00
	b. Signal	LS	1	\$1,000,000.00	\$1,000,000.00
	c. Intall a NB right-turn lane	LS	1	\$150,000.00	\$150,000.00
3.	15% Contingency	LS	1	\$378,750.00	\$378,750.00
TOTAL OFF-SITE TURN LANE & SIGNAL IMPROVEMENTS:					\$2,903,750.00

EXHIBIT "5"
SITE PLAN OF THE STRAUS MEDINA PID

EXHIBIT "6"
PETITIONER/PROPERTY OWNER'S EXECUTED CONTRACTS DISCLOSURE FORM AND
FORM 1295



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 Charles *M.I S *Last Marsh Suffix _____

* 2) Contract Information

a) Contract or Project Name: Straus Medina Special Improvement District

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

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

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

JEN Texas 36 LLC

b) Name and title of contract signatory

Charles S. Marsh (Authorized 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):

JEN 8 VA LLC, a Delaware limited liability 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:

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

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

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

Please see attached

Updates on Contributions Required

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

Notice Regarding Contribution Prohibitions for "High-Profile" Contracts

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

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

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

* 8) Disclosure of conflict of interest.

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

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

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

* 9) Prohibited Interest in Contracts.

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

Yes No

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

Yes No

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

Yes No

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

Notice Regarding Prohibited Interest in Contracts.

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

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

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

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

Acknowledgments

***1. Updates Required.**

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

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

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

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

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

This is not a high-profile contract.

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

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

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

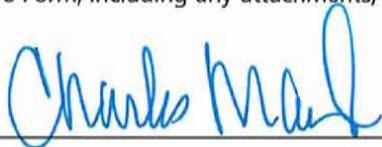
Chapter 176 of the Local Government Code requires all contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

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

*** Oath**

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

*Print Name: Charles S. Marsh

*Signature: 

Title: Authorized Signatory

*Date: 8/23/24

*Company Name or DBA: JEN Texas 36 LLC

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

If submitting via regular mail, send to:

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

Daniel Ortiz

2023 Campaign Contributions

3/7/2023	Marc Whyte Campaign	\$	500.00
3/8/2023	Manny Pelaez Campaign	\$	500.00
3/15/2023	Phyllis Viagran Campaign	\$	500.00
3/15/2023	Adriana Rocha Garcia Campaign	\$	500.00
3/22/2023	Jalen McKee-Rodriguez Campaign	\$	500.00
4/5/2023	Marina Aldrete Gavito Campaign	\$	1,000.00
4/19/2023	Marc Whyte Campaign	\$	500.00
4/26/2023	Better SA, Inc.	\$	10,000.00
5/26/2023	Marina Alderete Gavito Campaign	\$	1,000.00
5/30/2023	Mario Bravo Campaign	\$	1,000.00
6/22/2023	Marc Whyte Campaign	\$	500.00
6/27/2023	Phyllis Viagran Campaign	\$	500.00
7/10/2023	Sukh Kaur Campaign	\$	1,000.00
9/21/2023	Manny Pelaez Campaign	\$	500.00
Total		\$	18,500.00

2024 Campaign Contributions

0

James McKnight

2023 Campaign Contributions

3/7/2023	Marc Whyte Campaign	\$	500.00
3/8/2023	Manny Pelaez Campaign	\$	500.00
3/9/2023	Ron Nirenberg Campaign	\$	1,000.00
3/15/2023	Adriana Rocha Garcia Campaign	\$	500.00
3/15/2023	Phyllis Viagran Campaign	\$	500.00
3/20/2023	Ron Nirenberg Campaign	\$	1,000.00
4/5/2023	Marina Aldrete Gavito Campaign	\$	1,000.00
4/19/2023	John Courage Campaign	\$	1,000.00
4/19/2023	Marc Whyte Campaign	\$	500.00
4/25/2023	Melissa Cabello Havrda Campaign	\$	1,000.00
5/26/2023	Marina Aldrete Gavito Campaign	\$	1,000.00
5/30/2023	Mario Bravo Campaign	\$	1,000.00
6/22/2023	Marc Whyte Campaign	\$	500.00
6/27/2023	Phyllis Viagran Campaign	\$	500.00
7/10/2023	Sukh Kaur Campaign	\$	500.00
9/18/2023	Sukh Kaur Campaign	\$	500.00
9/21/2023	Manny Pelaez Campaign	\$	500.00
Total		\$	12,000.00

2024 Campaign Contributions

0

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 805151966 **Entity Type:** Domestic Limited Liability Company (LLC)
Original Date of Filing: July 20, 2023 **Entity Status:** In existence
Formation Date: N/A
Tax ID: 32090864466 **FEIN:**
Duration: Perpetual

Name: JEN Texas 36 LLC
Address: 680 5TH AVE FL 25
NEW YORK, NY 10019-5431 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Last Update	Name	Title	Address			
July 20, 2023	JEN 8 VA LLC	Manager	680 Fifth Ave., 25th Floor New York, NY 10019-10019 USA			

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

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Lennar Homes of Texas Land and Construction, Ltd.
San Antonio, TX, TX United States

Certificate Number:
2024-1204484

Date Filed:
08/22/2024

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 - Planning Department

Date Acknowledged:

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.
Straus Medina PID
Straus Medina PID

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

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

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

My address is 7715 Battle Intense, Boerne, TX, 78015, Bexar.
(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 10th day of September, 2024.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2024-1204482

Date Filed:
08/22/2024

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
JEN TEXAS 36 LLC
New York, NY 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 - Planning Department

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.
Straus Medina PID
Straus Medina PID

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
JEN TEXAS 36 LLC	New York, NY United States	X	
Ortiz McKnight PLLC	San Antonio, TX United States		X
Ortiz , Daniel	San Antonio, TX United States		X
DeAnda, Kevin	San Antonio, TX United States		X

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Charles Marsh, and my date of birth is 6/2/70.

My address is 603 CR 651 (street), Darwin (city), Tx (state), 78016 (zip code), USA (country).

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

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

Charles Marsh
Signature of authorized agent of contracting business entity
(Declarant)

EXHIBIT "7"
OWNERSHIP DEEDS AND BEXAR COUNTY APPRAISAL DISTRICT INFORMATION
RELATED TO THE STRAUS MEDINA PID

ATC 4000412300664 DB

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.

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

DEED WITHOUT WARRANTY

Effective Date: July 22, 2024

Grantor: City of San Antonio, acting by and through its San Antonio Water System

Grantor's Mailing Address: P.O. Box 2449, San Antonio, Texas 78298-2449

Grantee: JEN TEXAS 36 LLC, a Texas limited liability company

Grantee's Mailing Address: 8023 Vantage Dr., Ste. 220, San Antonio, Texas 78230

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements thereon): An approximately 326.58 acre tract of land in Bexar County, Texas being more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes (the "*Land*"), together with all buildings and improvements thereon; all rights, privileges, easements, and appurtenances pertaining to the Land, including Seller's right, title and interest to 18.302 acre feet per annum of "base irrigation groundwater" from the Edwards Aquifer under Edwards Aquifer Authority Permit No. P100-080 (BE00046); all of Grantor's right, title, and interest in and to any alleys, strips, or gores adjoining the Land and all of Grantor's rights of ingress and egress to the Land, including, without limitation, any easements, rights-of-way, rights, or other interests in, on, under, or to any land, highway, street, road, right-of-way, or avenue, open or proposed, in, on, under, across, in front of, abutting, or adjoining the Land; all of Grantor's right, title, and interest in and to any oil, gas, and other minerals in, under, and that may be produced from the Land, regardless of whether or not the minerals are considered part of the surface estate or part of the mineral estate (the Land, together with the foregoing interests being referred to herein as the "*Property*").

Reservations from Conveyance: For avoidance of doubt, the sewer easement granted to Grantor and recorded in Volume 14598, Page 1294 of the Real Property Records of Bexar County, Texas is hereby ratified, affirmed, and reserved for the use, benefit, and control of the San Antonio Water System.

Exceptions to Conveyance: All applicable zoning, platting and other governmental ordinances, laws, rules and regulations applicable to the Property; any recorded instruments related to the historic Hendrick Arnold cemetery located on a portion of the Property and all ordinances, statutes, laws and rules related thereto; and all matters set forth in **Exhibit B** attached hereto (the "*Permitted Exceptions*").

Grantor, for the Consideration, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, subject to Exceptions to Conveyance and Reservations from Conveyance, to have and to hold it to Grantee and Grantee's successors and

assigns forever, but without warranty of title or any other warranty of any kind or nature, and without limitation on such disclaimer of warranties, including but not limited to any warranties under Section 5.023 of the Texas Property Code.

By accepting this deed, Grantee acknowledges that the **PROPERTY IS HEREBY CONVEYED IN ITS PRESENT "AS IS" CONDITION. GRANTEE ACKNOWLEDGES THAT IT IS NOT RELYING UPON THE ACCURACY OR COMPLETENESS OF ANY REPRESENTATION OTHER THAN THE EXPRESS REPRESENTATIONS AND WARRANTIES OF SELLER SET FORTH IN SECTION 13 OF THE PURCHASE AGREEMENT BETWEEN GRANTOR AND GRANTEE DATED MARCH 21, 2023 (AS AMENDED, THE "PURCHASE AGREEMENT") NOR IS IT RELYING ON ANY OTHER BROCHURE, RENDERING, PROMISE, STATEMENT OR OTHER ASSERTION OR INFORMATION (INCLUDING THE PROPERTY INFORMATION DOCUMENTS, AS DEFINED IN THE PURCHASE AGREEMENT) WITH RESPECT TO THE PROPERTY MADE OR FURNISHED BY OR ON BEHALF OF, OR OTHERWISE ATTRIBUTED TO, GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES, BROKERS OR REPRESENTATIVES, ANY AND ALL SUCH RELIANCE BEING HEREBY EXPRESSLY AND UNEQUIVOCALLY DISCLAIMED, BUT IS RELYING SOLELY AND EXCLUSIVELY UPON ITS OWN EXPERIENCE AND ITS INDEPENDENT JUDGMENT, EVALUATION AND EXAMINATION OF THE PROPERTY, EXCEPT FOR GRANTOR'S EXPRESS REPRESENTATIONS AND WARRANTIES IN SECTION 13 OF THE PURCHASE AGREEMENT. GRANTEE FURTHER UNEQUIVOCALLY DISCLAIMS (I) THE EXISTENCE OF ANY DUTY TO DISCLOSE ON THE PART OF GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES, BROKERS OR REPRESENTATIVES AND (II) ANY RELIANCE BY GRANTEE ON THE SILENCE OR ANY ALLEGED NONDISCLOSURE OF GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES, BROKERS OR REPRESENTATIVES. GRANTEE TAKES THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR GRANTOR'S EXPRESS REPRESENTATIONS AND WARRANTIES IN SECTION 13 OF THE PURCHASE AGREEMENT. GRANTEE EXPRESSLY WARRANTS AND REPRESENTS THAT NO PROMISE OR AGREEMENT WHICH IS NOT HEREIN EXPRESSED HAS BEEN MADE TO IT AND HEREBY DISCLAIMS ANY RELIANCE UPON ANY SUCH ALLEGED PROMISE OR AGREEMENT. GRANTEE HAS AGREED TO DISCLAIM RELIANCE ON GRANTOR AND TO ACCEPT THE PROPERTY "AS-IS" WITH FULL AWARENESS THAT THE PROPERTY'S PRIOR USES OR OTHER MATTERS COULD AFFECT ITS CONDITION, VALUE, SUITABILITY OR FITNESS; AND GRANTEE CONFIRMS THAT GRANTEE IS HEREBY ASSUMING ALL RISK ASSOCIATED THEREWITH, EXCEPT FOR GRANTOR'S EXPRESS REPRESENTATIONS AND WARRANTIES IN SECTION 13 OF THE PURCHASE AGREEMENT. GRANTEE UNDERSTANDS THAT THE DISCLAIMERS OF RELIANCE AND OTHER PROVISIONS CONTAINED HEREIN COULD LIMIT ANY LEGAL RECOURSE OR REMEDY GRANTEE OTHERWISE MIGHT HAVE. GRANTEE ACKNOWLEDGES THAT IT HAS SOUGHT AND HAS RELIED UPON THE ADVICE OF ITS OWN LEGAL COUNSEL CONCERNING THIS PROVISION.**

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

This conveyance is being made subject to ad valorem taxes for the year 2024 and all subsequent years, which are assumed by Grantee.

Signatures and acknowledgements on following pages

GRANTOR:

CITY OF SAN ANTONIO, ACTING BY AND
THROUGH ITS SAN ANTONIO WATER
SYSTEM:

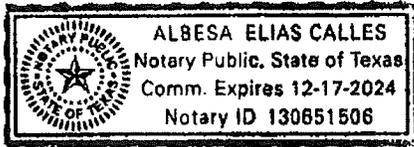
By: *Nancy Belinsky*
Printed Name: Nancy Belinsky

Title: Executive Vice President and Chief Legal &
Ethics Officer

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this 18 day of July 2024 by Nancy Belinsky, Executive Vice President and Chief Legal & Ethics Officer of the San Antonio Water System, a municipal utility of the City of San Antonio.

[Seal]

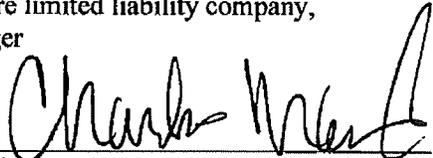


Albesa Calles
Notary Public, State of Texas

ACCEPTED BY GRANTEE:

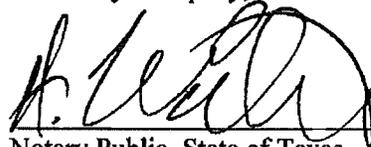
JEN TEXAS 36 LLC,
a Texas limited liability company

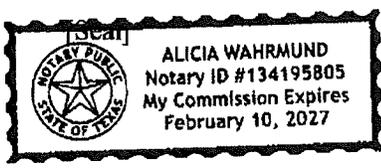
By: JEN 8 VA, LLC,
a Delaware limited liability company,
its Manager

By: 
Charles Marsh, Authorized Signatory

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on this 18th day of July 2024 by Charles Marsh in his capacity as authorized signatory for JEN 8 VA, LLC, a Delaware limited liability company, the Manager of JEN TEXAS 36 LLC, a Texas limited liability company, on behalf of both limited liability companies.


Notary Public, State of Texas



After recording, return to:

JEN TEXAS 36 LLC
c/o Entrada Development Group
Attn: Trey Marsh
8023 Vantage Dr, Suite 220
San Antonio, Texas 78230

EXHIBIT A
DESCRIPTION OF PROPERTY

A 326.580 acre, or 14,225,833 square feet more or less, tract of land being the remaining portion of a 1094.62 acre tract conveyed to City of San Antonio/San Antonio Water System in deed recorded in Volume 15414, Page 1147, of the Official Public Records of Bexar County, Texas, out of the Gil Rodriguez Survey No. 11, Abstract No. 615, County Block 4319, out of the Rafael Alderite Survey No. 12, Abstract No. 21, County Block 4320, and out of the ASA Wickson Survey No. 68, Abstract No. 793, County Block 4318, of Bexar County, Texas. Said 326.580 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found 1/2" iron rod with a cap marked "RPLS 5687" on the east right-of-way line of old Montgomery Road, a 51-foot public right-of-way, at the northwest corner of a 83.353 acre tract, conveyed to San Antonio River Authority, in deed recorded in Document No. 20190245502, of said Official Public Records;

THENCE: N 00°04'27" E, along and with said east right-of-way line, same being the west line of said remaining portion of 1094.62 acre tract, a distance of 769.11 feet to a set 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: N 00°02'08" E, continuing along said east right-of-way line, a distance of 363.78 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson" at the southwest corner of a 149.266 acre tract conveyed to LGI Homes – Texas LLC, in deed recorded in Document No. 20200090153 of said Official Public Records;

THENCE: N 88°49'03" E, along and with the south line of said 149.266 acre tract, a distance of 1144.17 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: N 67°31'08" E, continuing along and with said south line, a distance of 438.05 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: N 00°05'01" W, along and with the east line of said 149.266 acre tract, a distance of 1729.14 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson" for a northwest corner of the herein described tract;

THENCE: N 72°26'11" E, continuing along the northerly line of the here herein described tract, a distance of 57.99 feet to a corner of said 149.266 acre tract, same being the southwest corner of a 729.582 acre tract, conveyed to TCP III Straus Medina LLC, in deed recorded in Volume 15212, Page 1628, of said Official Public Records of Bexar, continuing along the south line of said 729.582 acre tract, for a total distance of 2053.06 feet to a set 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: Along and with said south line, the following bearings and distances:

N 85°26'30" E, a distance of 733.09 feet to a set 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

N 84°45'57" E, a distance of 1376.57 feet to a found 1/2" iron rod with a cap marked "BMW";

N 85°02'04" E, a distance of 700.13 feet to a set 1/2" iron rod with a yellow cap stamped "Pape-Dawson" at an interior corner of said 729.582 acre tract;

THENCE: Along and with an interior east line of said 729.582 acre tract, the following bearings and distances: S 36°03'41" E, a distance of 713.56 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

S 15°30'25" E, a distance of 62.65 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";
S 00°31'07" E, a distance of 497.60 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";
S 07°41'24" W, a distance of 104.46 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";
S 19°10'27" W, a distance of 146.86 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";
S 32°59'25" W, a distance of 92.37 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";
S 47°24'18" W, a distance of 305.02 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";
S 53°38'17" W, a distance of 111.26 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";
S 60°36'23" W, a distance of 163.67 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";
S 52°54'01" W, a distance of 138.54 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";
S 66°33'26" W, a distance of 83.66 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";
S 85°41'20" W, a distance of 126.30 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";
S 12°39'24" E, a distance of 22.21 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";
S 26°12'20" E, a distance of 36.75 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";
S 20°12'00" W, a distance of 26.43 feet to a point on the north line of the bank of the Medina River;

THENCE: Along and with said north line of the Medina River, the following bearings and distances:

N 74°16'09" W, a distance of 18.66 feet to a point;
S 41°41'43" W, a distance of 188.49 feet to a point;
S 62°08'37" W, a distance of 100.65 feet to a point;
S 80°04'26" W, a distance of 30.44 feet to a point;
N 43°20'19" W, a distance of 198.73 feet to a point;
S 76°53'20" W, a distance of 150.19 feet to a point;
S 36°51'59" W, a distance of 142.13 feet to point;
S 18°00'45" W, a distance of 287.17 feet to a point;
S 41°54'21" W, a distance of 224.91 feet to a point;
S 49°46'49" W, a distance of 299.91 feet to a point;
S 26°58'24" W, a distance of 177.56 feet to a point;

N 78°43'55" W, a distance of 380.07 feet to a point;
S 53°07'56" W, a distance of 354.69 feet to a point;
S 57°11'48" W, a distance of 253.39 feet to a point;
S 70°56'28" W, a distance of 192.74 feet to a point;
N 82°28'51" W, a distance of 144.99 feet to a point;
S 57°10'16" W, a distance of 70.30 feet to a point;
S 33°55'37" W, a distance of 201.37 feet to a point;
N 88°14'47" W, a distance of 76.58 feet to a point;
N 76°33'51" W, a distance of 191.43 feet to a point;
N 56°38'15" W, a distance of 305.88 feet to a point;
N 50°14'58" W, a distance of 159.37 feet to a point;
N 72°02'04" W, a distance of 161.41 feet to a point;
N 68°29'38" W, a distance of 218.48 feet to a point;
N 77°44'19" W, a distance of 65.78 feet to a point;
S 84°29'03" W, a distance of 103.52 feet to a point;
S 64°34'44" W, a distance of 104.73 feet to a point;
S 64°06'27" W, a distance of 175.78 feet to a point;
S 76°35'23" W, a distance of 181.60 feet to a point;
S 36°53'33" W, a distance of 157.56 feet to a point;
S 61°50'52" W, a distance of 153.86 feet to a point;
S 84°23'22" W, a distance of 118.62 feet to a point;
N 86°52'46" W, a distance of 236.25 feet to a point;
S 87°28'22" W, a distance of 187.05 feet to a point;
S 64°00'25" W, a distance of 258.76 feet to a point;
S 54°57'54" W, a distance of 69.22 feet to a point;
S 09°53'34" W, a distance of 211.10 feet to a point;
S 19°57'53" E, a distance of 94.74 feet to a point;

S 23°38'35" E, a distance of 73.96 feet to a point at the northeast corner of said 83.353 acre tract;

THENCE: N 86°39'12" W, along and with the north line of said 83.353 acre tract, a distance of 701.37 feet to the POINT OF BEGINNING and containing 326.580 acres in, Bexar County, Texas.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Terms and Provision of Declaration for Electrical Service recorded in Volume 2668, Page 302, Real Property Records of Bexar County, Texas.
2. Volume restrictions in Assignment of Water Rights and Bill of Sale (Surface Water) to Bexar Metropolitan Water District, recorded in Volume 7915, Page 886, Real Property Records of Bexar County, Texas.
3. Terms and Provisions of Edwards Aquifer Water Rights Filing recorded in Volume 7, Page 899, Water Rights Records of Bexar County, Texas.
4. Electric Line Right-of-Way Agreement dated April 4, 1986, recorded in Volume 4316, Page 707, Real Property Records of Bexar County, Texas. As affected by PARTIAL RELEASE OF EASEMENT recorded in Volume 16389, Page 1411, Real Property Records, Bexar County, Texas.
5. Easement(s) as provided therein, granted to the City of San Antonio, dated August 10, 2010, recorded in Volume 14598, Page 1294, Real Property Records, Bexar County, Texas.
6. Declaration of Dedication for Cemetery Purposes for the Arnold Cemetery recorded as Document No. 20200060934, Official Public Records, Bexar County, Texas. Any right or claim because of the dedication or use of a portion of the Property along the Medina River as a cemetery, including any right or easement of any persons who have burial lots there and any rights or easements for visitation, use, driveways and access to and from the cemetery.
7. Royalty reservation as set forth in the document recorded in:
Recording No.: Volume 1871, Page 495, Deed Records, Bexar County, Texas.
Said mineral interest not traced subsequent to the date of the above-cited instrument.
8. Terms, conditions and provisions of Partial Transfer of Non-Exclusive Easement Jurisdiction to CPS Energy, recorded in Document No. 20190088774, Official Public Records, Bexar County, Texas.
9. Terms and Provisions of Utility Service Agreement recorded in Document No. 20210102740, Official Public Records, Bexar County, Texas.
10. Terms and provisions of the Edwards Aquifer Authority Water Rights Filing recorded in Volume 9, Page 811, Water Rights Records of Bexar County, Texas.
11. The following matters:
 - a. Fence is inside property line along a portion of the north property line along the border with property depicted to be owned by TCP III Straus Medina LLC; and along the south property line adjacent to the Medina River.
 - b. Overhead utility lines with utility poles throughout subject property continuing into adjacent properties without the benefit of a recorded easement.

File Information

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

Document Number: 20240132078
Recorded Date: July 22, 2024
Recorded Time: 3:48 PM
Total Pages: 10
Total Fees: \$57.00

**** 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:
7/22/2024 3:48 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

Bexar CAD

Property Search > 192371 CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM for Year 2024

Tax Year: 2024

Property

Account

Property ID:	192371	Legal Description:	CB 4318 P-2A ABS 793
Geographic ID:	04318-000-0026	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:	FITZHUGH RD SAN ANTONIO, TX 78252	Mapsco:	645F8
Neighborhood:	MEDINA ISD Rural HWY 90 West (NS/SW)	Map ID:	
Neighborhood CD:	21098	E-File Eligible	

Owner

Name:	CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM	Owner ID:	113346
Mailing Address:	ATTN MARK BREWTON PO BOX 2449 SAN ANTONIO, TX 78298-2449	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$380	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$881,840	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$882,220	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$882,220	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$882,220

Taxing Jurisdiction

Owner: CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM
 % Ownership: 100.000000000000%
 Total Value: \$882,220

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$882,220	\$0	\$0.00
08	SA RIVER AUTH	0.018000	\$882,220	\$0	\$0.00
09	ALAMO COM COLLEGE	0.149150	\$882,220	\$0	\$0.00
10	UNIVERSITY HEALTH	0.276235	\$882,220	\$0	\$0.00
11	BEXAR COUNTY	0.276331	\$882,220	\$0	\$0.00
68	MEDINA VALLEY ISD	1.169200	\$882,220	\$0	\$0.00
76	BEXAR CO EMERG DIST #5	0.100000	\$882,220	\$0	\$0.00
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$882,220	\$0	\$0.00
Total Tax Rate:		2.012584			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$17,755.42

Improvement / Building

Improvement #1: Residential State Code: E1 Living Area: sqft Value: \$380

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	G - NO		0	160.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	10.0000	435600.00	0.00	0.00	\$112,190	\$0
2	BSE	Base Rate Lot	60.0291	2614867.60	0.00	0.00	\$769,650	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$380	\$881,840	0	882,220	\$0	\$882,220
2023	\$400	\$742,250	0	742,650	\$0	\$742,650
2022	\$420	\$674,770	0	675,190	\$0	\$675,190
2021	\$430	\$524,940	0	525,370	\$0	\$525,370
2020	\$450	\$524,940	0	525,390	\$0	\$525,390

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/1/2012	Deed	Deed	BEXAR METROPOLITAN WATER DISTRICT	CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM	15414	1147	20120055877

2	4/7/1999	Deed	Deed	BEXAR METROPOLITAN WATER	7915	0867	0
3	12/28/1994	Deed	Deed	MEDINA INVESTMENTS LTD	6326	1069	0

**Protest status and date information current as of Aug 20 2024
2:27AM.**

**2024 and prior year appraisal data current as of Aug 9 2024
7:17AM**

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

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

Property Identification #: 192371

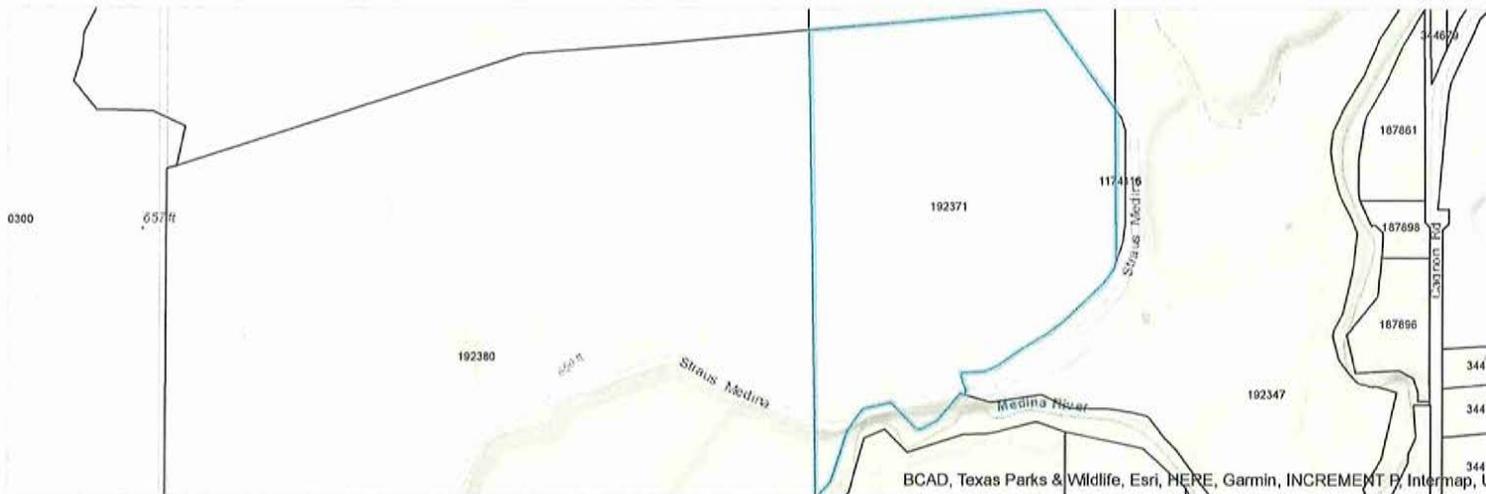
Geo ID: 04318-000-0026
Situs Address: FITZHUGH RD SAN ANTONIO, TX 78252
Property Type: Real
State Code: E1

Property Information: 2024

Legal Description: CB 4318 P-2A ABS 793
Abstract: A04318
Neighborhood: MEDINA ISD Rural HWY 90 West (NS/SW)
Appraised Value: \$882,220.00
Jurisdictions: 06, 76, 08, 09, CAD, 10, 68, 11

Owner Identification #: 113346

Name: CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM
Exemptions: EX-XV
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.

Bexar CAD

Property Search > 192380 CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM for Year 2024

Tax Year: 2024

Property

Account

Property ID:	192380	Legal Description:	CB 4319 P-2 ABS 615
Geographic ID:	04319-000-0024	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:	FITZHUGH RD SAN ANTONIO, TX 78252	Mapsco:	677E1
Neighborhood:	MEDINA ISD Rural HWY 90 West (NS/SW)	Map ID:	
Neighborhood CD:	21098	E-File Eligible	

Owner

Name:	CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM	Owner ID:	113346
Mailing Address:	ATTN MARK BREWTON PO BOX 2449 SAN ANTONIO, TX 78298-2449	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$408,510	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$3,030,760	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$3,439,270	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$3,439,270	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$3,439,270

Taxing Jurisdiction

Owner: CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM

% Ownership: 100.0000000000%

Total Value: \$3,439,270

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$3,439,270	\$0	\$0.00
08	SA RIVER AUTH	0.018000	\$3,439,270	\$0	\$0.00
09	ALAMO COM COLLEGE	0.149150	\$3,439,270	\$0	\$0.00
10	UNIVERSITY HEALTH	0.276235	\$3,439,270	\$0	\$0.00
11	BEXAR COUNTY	0.276331	\$3,439,270	\$0	\$0.00
68	MEDINA VALLEY ISD	1.169200	\$3,439,270	\$0	\$0.00
76	BEXAR CO EMERG DIST #5	0.100000	\$3,439,270	\$0	\$0.00
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$3,439,270	\$0	\$0.00
Total Tax Rate:		2.012584			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$69,218.20

Improvement / Building

Improvement #1: Residential State Code: E1 Living Area: sqft Value: \$408,510

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RST	Stable	F - S		1960	9600.0
SH4	Shed (4 sides open)	A - NO		1960	4000.0
SH4	Shed (4 sides open)	F - NO		1960	2280.0
SH4	Shed (4 sides open)	F - NO		1960	800.0
SH1	Shed (1 side open)	F - NO		1960	160.0
SH1	Shed (1 side open)	F - NO		1960	3600.0
SH1	Shed (1 side open)	F - NO		1960	160.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	236.3842	10296895.75	0.00	0.00	\$3,030,760	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$408,510	\$3,030,760	0	3,439,270	\$0	\$3,439,270
2023	\$408,510	\$2,550,990	0	2,959,500	\$0	\$2,959,500
2022	\$408,510	\$2,319,090	0	2,727,600	\$0	\$2,727,600
2021	\$408,510	\$1,820,680	0	2,229,190	\$0	\$2,229,190
2020	\$386,800	\$1,820,680	0	2,207,480	\$0	\$2,207,480

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/1/2012	Deed	Deed	BEXAR METROPOLITAN WATER DISTRICT	CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM	15414	1147	20120055877
2	4/7/1999	Deed	Deed		BEXAR METRO WATER DISTRICT	7915	0867	0

Protest status and date information current as of Aug 20 2024
2:27AM.

2024 and prior year appraisal data current as of Aug 9 2024
7:17AM

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

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

Property Identification #: 192380

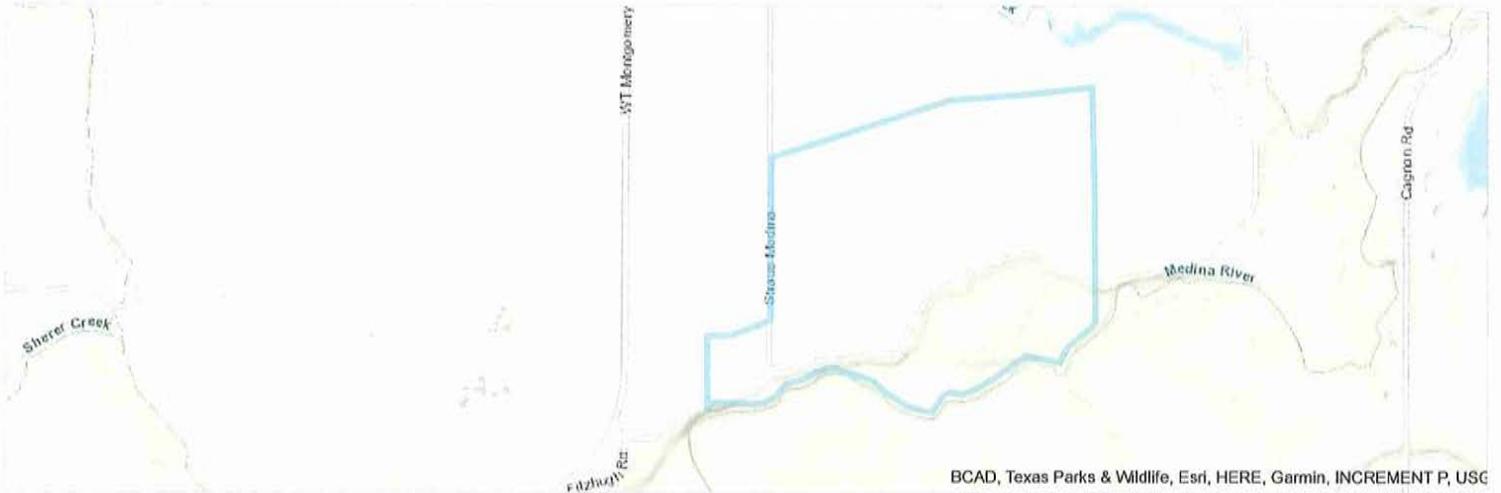
Property Information: 2024

Owner Identification #: 113346

Geo ID: 04319-000-0024
Situs Address: FITZHUGH RD SAN ANTONIO, TX 78252
Property Type: Real
State Code: E1

Legal Description: CB 4319 P-2 ABS 615
Abstract: A04319
Neighborhood: MEDINA ISD Rural HWY 90 West (NS/SW)
Appraised Value: \$3,439,270.00
Jurisdictions: 76, 10, 05, 08, CAD, 09, 68, 11

Name: CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM
Exemptions: EX-XV
DBA: Null



BCAD, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USC

Bejar 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 Bejar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search > 192404 CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM for Year 2024

Tax Year: 2024

Property

Account

Property ID:	192404	Legal Description:	CB 4320 P-3 ABS 21
Geographic ID:	04320-000-0033	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:	WT MONTGOMERY SAN ANTONIO, TX 78252	Map ID:	677D2
Neighborhood:	MEDINA ISD Rural HWY 90 West (NS/SW)	E-File Eligible	
Neighborhood CD:	21098		

Owner

Name:	CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM	Owner ID:	113346
Mailing Address:	ATTN MARK BREWTON PO BOX 2449 SAN ANTONIO, TX 78298-2449	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$82,850	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$514,020	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$596,870	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$596,870	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$596,870

Taxing Jurisdiction

Owner: CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM
 % Ownership: 100.000000000000%
 Total Value: \$596,870

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$596,870	\$0	\$0.00
08	SA RIVER AUTH	0.018000	\$596,870	\$0	\$0.00
09	ALAMO COM COLLEGE	0.149150	\$596,870	\$0	\$0.00
10	UNIVERSITY HEALTH	0.276235	\$596,870	\$0	\$0.00
11	BEXAR COUNTY	0.276331	\$596,870	\$0	\$0.00
68	MEDINA VALLEY ISD	1.169200	\$596,870	\$0	\$0.00
76	BEXAR CO EMERG DIST #5	0.100000	\$596,870	\$0	\$0.00
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$596,870	\$0	\$0.00
Total Tax Rate:		2.012584			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$12,012.51

Improvement / Building

Improvement #1: Residential State Code: E1 Living Area: sqft Value: \$82,850

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	A - NO		0	1030.0
RST	Stable	F - NO		0	4124.0
SH1	Shed (1 side open)	A - NO		0	5530.0
SH4	Shed (4 sides open)	L - NO		0	1267.0
GRY	Granary	L - NO		0	3122.0
GRY	Granary	L - NO		0	3122.0
GRY	Granary	L - NO		0	10600.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	31.2730	1362251.88	0.00	0.00	\$501,200	\$0
2	BSE	Base Rate Lot	1.0000	43560.00	0.00	0.00	\$12,820	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$82,850	\$514,020	0	596,870	\$0	\$596,870
2023	\$82,850	\$432,650	0	515,500	\$0	\$515,500
2022	\$82,850	\$393,320	0	476,170	\$0	\$476,170
2021	\$82,850	\$308,790	0	391,640	\$0	\$391,640
2020	\$82,020	\$308,790	0	390,810	\$0	\$390,810

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/1/2012	Deed	Deed	BEXAR METROPOLITAN WATER DISTRICT	CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM	15414	1147	20120055877
2	4/7/1999	Deed	Deed		BEXAR METROPOLITAN WATER	7915	0867	0

Protest status and date information current as of Aug 20 2024
2:27AM.

2024 and prior year appraisal data current as of Aug 9 2024
7:17AM

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

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

Property Identification #: 192404

Geo ID: 04320-000-0033
Site Address: WT MONTGOMERY SAN ANTONIO, TX 78252
Property Type: Real
State Code: E1

Property Information: 2024

Legal Description: CB 4320 P-3 ABS 21
Abstract: A04320
Neighborhood: MEDINA ISD Rural HWY 90 West (NS/SW)
Appraised Value: \$596,870.00
Jurisdictions: 10, 76, 06, 09, CAD, 68, 08, 11

Owner Identification #: 113346

Name: CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM
Exemptions: EX-XV
DBA: BEXAR METROPOLITAN WATER DISTRICT



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.

Bexar CAD

Property Search > 192405 CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM for Year 2024

Tax Year: 2024

Property

Account

Property ID: 192405 Legal Description: CB 4320 P-3 ABS 21
REFER TO: 04320-000-0033

Geographic ID: 04320-000-0034 Zoning: OCL

Type: Real Agent Code:

Property Use Code: 002

Property Use Description: Rural

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: WT MONTGOMERY Mapsco: 677D1
SAN ANTONIO, TX 78252

Neighborhood: MEDINA ISD Rural HWY 90 West (NS/SW) Map ID:

Neighborhood CD: 21098 E-File Eligible

Owner

Name: CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM Owner ID: 113346

Mailing Address: ATTN MARK BREWTON % Ownership: 100.0000000000%

PO BOX 2449

SAN ANTONIO, TX 78298-2449

Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$70,180	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$130,420	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$200,600	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$200,600	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$200,600

Taxing Jurisdiction

Owner: CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM

% Ownership: 100.0000000000%

Total Value: \$200,600

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$200,600	\$0	\$0.00
08	SA RIVER AUTH	0.018000	\$200,600	\$0	\$0.00
09	ALAMO COM COLLEGE	0.149150	\$200,600	\$0	\$0.00
10	UNIVERSITY HEALTH	0.276235	\$200,600	\$0	\$0.00
11	BEXAR COUNTY	0.276331	\$200,600	\$0	\$0.00
68	MEDINA VALLEY ISD	1.169200	\$200,600	\$0	\$0.00
76	BEXAR CO EMERG DIST #5	0.100000	\$200,600	\$0	\$0.00
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$200,600	\$0	\$0.00
Total Tax Rate:		2.012584			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$4,037.24

Improvement / Building

Improvement #1: Residential State Code: E1 Living Area: sqft Value: \$70,180

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	L - NO		0	3174.0
DLA2	Detached Living Area 2	L - NO		0	420.0
GAR	Detached Garage	L - WS		0	540.0
SH1	Shed (1 side open)	L - NO		0	221.0
DLA1	Detached Living Area 1	L - NO		0	1232.0
GAR	Detached Garage	L - WS		0	336.0
GAR	Detached Garage	L - WS		0	288.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	2.5000	108900.00	0.00	0.00	\$130,420	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$70,180	\$130,420	0	200,600	\$0	\$200,600
2023	\$73,120	\$118,750	0	191,870	\$0	\$191,870
2022	\$76,020	\$83,750	0	159,770	\$0	\$159,770
2021	\$78,960	\$27,500	0	106,460	\$0	\$106,460
2020	\$81,060	\$27,500	0	108,560	\$0	\$108,560

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/1/2012	Deed	Deed	BEXAR METROPOLITAN WATER DISTRICT	CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM	15414	1147	20120055877
2	4/7/1999	Deed	Deed		BEXAR METROPOLITAN WATER	7915	0867	0

CDSA - CITY CLERK
 2024 SEP 18 PM08:24:00

Protest status and date information current as of Aug 20 2024 2:27AM.

2024 and prior year appraisal data current as of Aug 9 2024 7:17AM

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Property Identification #: 192405

Geo ID: 04320-000-0034
Situa Address: WT MONTGOMERY SAN ANTONIO, TX 78252
Property Type: Real
State Code: E1

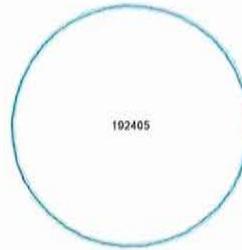
Property Information: 2024

Legal Description: CB 4320 P-3 ABS 21 REFER TO: 04320-000-0033
Abstract: A04320
Neighborhood: MEDINA ISD Rural HWY 90 West (NS/SW)
Appraised Value: \$200,600.00
Jurisdictions: 05, 76, 10, 08, 09, 68, 11, CAD

Owner Identification #: 113346

Name: CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM
Exemptions: EX-XV
DBA: Null

COSA - CITY CLERK
2024 SEP 18 PM 03:24:08



192404

BCAD, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREI

Bexar CAD Map Search

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