

**ATTACHMENT "A"**

**PETITION**

February 21, 2024

 **COPY**

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

**VIA HAND DELIVERY**

RE: Petition for City of San Antonio Consent to the Amendment of the Espada Special Improvement District No. 1, in accordance with Chapter 382 of the Texas Local Government Code, to Include an Approximately 426.794 Acre Tract of Land, Generally Located Southeast of the Intersection of Loop 410 and Highway 281, in the Extraterritorial Jurisdiction ("ETJ") of the City of San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 8000.007.*

Dear Ms. Racca-Sittre:

On behalf of the Property Owners, Marmaxx Operating Corp. ("Marmaxx") and Lennar Homes of Texas Land and Construction, Ltd. ("Lennar"), we respectfully submit the enclosed documentation in support of the Espada Special Improvement District No. 1's (the "District") petition requesting the written consent of the City to the amendment of the District's boundaries and the inclusion of the Subject Property therein, all as further described in the District's petition. Marmaxx and Lennar are the property owners representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal to amend the boundaries of the District and additionally constitute more than fifty percent (50%) of all record owners of property liable for assessment under the proposed amendment.

On October 21, 2008, the Bexar County Commissioners Court adopted an order for the creation of the District (the "Creation Order") pursuant to the previous Subchapter C, Chapter 372 of the Texas Local Government Code (the "Code"), now recodified and hereinafter referred to Chapter 382 of the Code. Thereafter, on October 7, 2009, the County amended the Creation Order to restate the purpose, powers, and authority of the District and to amend the District's boundaries (the "First Amended Creation Order").

On January 25, 2024, the County, through its Commissioners Court, re-constituted the District's Board of Directors (the "Board") and authorized the District, through the Board, to exercise powers authorized by Chapter 382 of the Code. Pursuant to the provisions of Chapter 382 of the Code, Marmaxx and Lennar submitted a Petition to the Board requesting that the boundaries of the District be amended to include the Subject Property. On February 12, 2024 the Board considered and approved a resolution to consider the future expansion of the District's boundaries to include the Subject Property, provided the City and County consented to such amendment. Thereafter, on February 15, 2024, the District formally requested the City consider consent to the amendment of the District's boundaries.

2024 FEB 21 PM 3:23  
CLERK  
CITY OF SAN ANTONIO

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

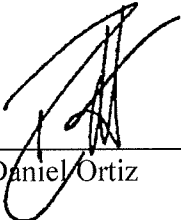
Please find enclosed the following documents and information related to the request to expand the boundaries of the District.

1. Petition for Amendment of the Espada Special Improvement District No. 1 submitted to the District's Board and Board Resolution.
2. Espada PID No. 1 – Amendment Development Agreement Provisions Matrix.
3. Summary of the Proposed Espada PID No. 1 - Amendment.
4. Pro-Forma showing Expected Public Improvement Costs and Revenues within the Espada PID No. 1 - Amendment.
5. Master Development Plan of the Espada PID No. 1.
6. Property Owners' Executed Contracts Disclosure Form and Form 1295.
7. Ownership Deeds and Bexar County Appraisal District Information related to the Espada PID No. 1 - Amendment.

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

**EXHIBIT "1"**  
**PETITION FOR AMENDMENT OF THE ESPADA SPECIAL IMPROVEMENT DISTRICT**  
**NO. 1 SUBMITTED TO THE DISTRICT'S BOARD AND BOARD RESOLUTION**



**From:** [Frank Garza](#)  
**To:** [Susan Guinn \(City Attorney\)](#); ["Jameene Williams \(City Attorney\)"](#)  
**Cc:** [Kevin DeAnda](#)  
**Subject:** Petition for Amendment of District's Boundaries - Espada PID No. 1  
**Date:** Thursday, February 15, 2024 12:17:08 PM  
**Attachments:** [image002.png](#)  
[Espada PID Board Petition\\_Espada 1 v1.1 \[EXECUTED\].pdf](#)  
[Espada Resolution to add land.PDF](#)

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Susan and Jameene

The newly appointed Espada Board of Directors met on February 12, 2024. Based on receiving your email last week and the fact the developer had submitted a petition to add land to the District, I had the Board consider and approve the attached Resolution. The Espada District now requests for the City to consider adding the land. Once the District is notified of the City's and County's approval, the District will call a meeting and adopt an Order adding the land to the District.

Please let me know if you need me to send you the original Resolution and Petition or whether the attached copies suffice. Also, please do not hesitate to contact me if you have any questions.

Francisco J. Garza



[www.dtrglaw.com](http://www.dtrglaw.com)

Pyramid Building  
601 NW Loop 410, Suite 100  
San Antonio, Texas 78216  
210-349-6484 Main Office  
210-442-2324 Direct  
210-349-0041 Fax

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**RESOLUTION NO. 021224-04**

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

**WHEREAS**, there has been presented to and filed with the Board of Directors of the ESPADA SPECIAL IMPROVEMENT DISTRICT (the "District") the petition of Lennar Homes of Texas Land and Construction, LTD., a Texas limited partnership (the "Petitioner"), praying that the approximately 426.794 acres described in Exhibit "A" (the "Land"), which is attached to this resolution and incorporated herein for all purposes, be added to and become a part of the District; and

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

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

**NOW THEREFORE BE IT RESOLVED BY THE ESPADA BOARD OF DIRECTORS:**

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

**SECTION 2.** Upon an affirmative finding that the proposed annexation is in the best interest of the District and is beneficial and advisable, the Board of Directors hereby expresses its intent, subject to Section 3 of this resolution, to consider expansion of the District by approximately 426.794 acres at a future date to include the Land therein, on terms and conditions the Board of Directors, in its sole discretion, deem advisable

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

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

**SECTION 4.** This Resolution shall be effective immediately upon the passage hereof.  
**PASSED AND APPROVED** this 12th day of February 2024

ATTEST:

  
\_\_\_\_\_  
President, Board of Directors

  
\_\_\_\_\_  
Frank J. Garza, General Counsel

**PETITION FOR THE AMENDMENT OF THE ESPADA SPECIAL  
IMPROVEMENT DISTRICT NO. 1**

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR    §

**TO: THE HONORABLE BOARD OF DIRECTORS OF ESPADA SPECIAL  
IMPROVEMENT DISTRICT NO. 1**

The undersigned petitioners (“Petitioners”) acting pursuant to the provisions of Chapter 382 of the Texas Local Government Code, as amended (the “Code”), submit this petition (“Petition”) to request the amendment of the Espada Special Improvement District No. 1 (the “District”), a public improvement district, within the extraterritorial jurisdiction (“ETJ”) of the City of San Antonio (“City”), Bexar County, Texas (“County”).

**I. AUTHORITY OF THE BOARD**

On October 21, 2008, the Bexar County Commissioners Court adopted an order for the creation of the District (the “Creation Order”), attached hereto as **Exhibit “A”**, pursuant to the previous Subchapter C, Chapter 372 of the Texas Local Government Code (the “Code”), now recodified and hereinafter referred to Chapter 382 of the Code. Thereafter, on October 7, 2009, the County amended the Creation Order to restate the purpose, powers, and authority of the District and to amend the District’s boundaries (the “First Amended Creation Order”), attached hereto as **Exhibit “B”**.

On January 25, 2024, the County, through its Commissioners Court, re-constituted the Board and authorized the District, through its Board of Directors (the “Board”), to exercise powers authorized by Chapter 382 of the Code. Pursuant to the provisions of Chapter 382 of the Code, the Petitioners respectfully request that the boundaries of the District be amended to include the property described in **Exhibit “C”** (the “Subject Property”). In Support of this Petition, the Petitioners present the following:

**II. PETITIONERS**

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 Petitioners are 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 Petitioners request, and consents to, the amendment of the District, as set forth in this Petition. The sworn statement of the Petitioners is attached hereto as **Exhibit “D”** and incorporated herein for all purposes.

### **III. NAME**

The name of the District shall not be amended and will continue to be the “Espada Special Improvement District Number 1” as provided for in the Creation Order and First Amendment to the Creation Order.

### **IV. BOUNDARIES**

The boundaries of the District shall be revised to include the Subject Property, which is more particularly described in **Exhibit “D”** attached hereto and incorporated herein for all purposes. The total acreage of the Subject Property is approximately 426.794 acres total. None of the land to be included in the District is within the corporate boundaries of any municipality and all of the land proposed to be included in the District is in the extraterritorial jurisdiction of the City and in the County.

### **V. GENERAL NATURE OF THE PROPOSED PUBLIC IMPROVEMENTS**

The Petitioners requests City consent and the County’s amendment the boundaries of the District to include the Subject Property 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 sewer line); onsite public improvements for residential lots (sewer, water, streets, and drainage); the improvement and construction of water, sanitary sewer, dry utilities (gas and electric) detention ponds, storm sewer, impact fees for capacity, road, landscaping in public right of ways, or sidewalks; right of way acquisition costs; easement acquisition costs; appraisal costs; geotechnical engineering costs; environmental inspection/testing and remediation costs; well plugging costs; demolition costs; water and sewer 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.

## **VI. ESTIMATED COSTS OF THE PROPOSED CONSTRUCTION OF THE PUBLIC IMPROVEMENTS**

The total estimated capital cost for the District's public improvements is approximately \$95,368,548. Such costs can be partially offset with the imposition of taxes and the issuance of bonds by the District, as further described herein.

## **VII. NATURE OF THE DISTRICT AND AUTHORITY**

The amendment to the District's boundaries is expressly requested pursuant to Chapter 382 of the Code. The nature of the District and the District's authority shall continue as provided in the Creation Order (and re-stated in the First Amended Creation Order). As amended, the District will continue 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.

## **VIII. ROAD IMPROVEMENTS**

The Petitioners request that pursuant to Section 382.101 and 382.109 of the Code the City consent to the County's delegation to the District the powers and duties of a road district and power to provide water, wastewater, or drainage facilities and designation and approval 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.

## **IX. 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 Petitioners do not propose that the District be granted with the power to impose assessments.

## **X. MANAGEMENT OF THE DISTRICT AND BOARD OF DIRECTORS**

The management of the District and the Board of Directors for the District shall continue as provided for in the Creation Order and First Amended Creation Order. Specifically, there shall be no change to the management of the District and the current appointed seven (7) member Board of Directors or their respective terms, as the population of the District, with boundaries amended to include the Subject Property is less than 1,000 persons.

## **XI. TAXES AND BONDS**

With the requested amendment to the District's Creation Order, the Petitioners request the District's taxing authority continue as provided for in the Creation Order and First Amended Creation Order.

Specifically, with the amendment of the District's boundaries to include the Subject Property, pursuant to the Creation Order and First Amended Creation Order:

- (1) the District's proposed improvements may be financed and paid for with ad valorem taxes authorized by the Creation Order and Chapter 382 of the Code instead of assessments;
- (2) the District has the authority to impose an ad valorem tax to accomplish the economic development purposes prescribed by Section 52a, Article III, of the Texas constitution;
- (3) the District's ad valorem tax rate is a rate not to exceed the City's ad valorem tax rate; and
- (4) the District's is permitted to levy a sales and use tax with a rate not to exceed two percent (2%).

## **XII. METHOD OF ASSESSMENT**

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

## **XIII. APPORTIONMENT OF COST BETWEEN THE CITY, COUNTY, AND THE DISTRICT**

Consent and approval to amend the District's boundaries 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.

## **XIV. ADVISABILITY AND FEASIBILITY OF THE DISTRICT AND BEST INTERESTS OF THE DISTRICT, CITY AND COUNTY**



The amendment of the District's boundaries to include the Subject Property, as well as its proposed improvements and economic development projects, is feasible, practicable, necessary and to the advantage of the District, the City, and the County. The District and the Subject Property are mostly undeveloped, and as such, the inclusion of the Subject Property in the District is necessary to pay for or finance public improvements and economic development within the amended boundaries of the District. Furthermore, the amendment of the District's boundaries 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, amending the boundaries of the District to include the Subject Property, is in the best interest of the City and County, as the District and the proposed improvements confer a special benefit on the District, the Subject Property, and the County.

#### **XV. FILING WITH THE CITY AND COUNTY CLERK**

This Petition will be filed with the City Clerk and County Clerk in support of the amendment of the District, as described herein.

#### **XVI. PRAYER**

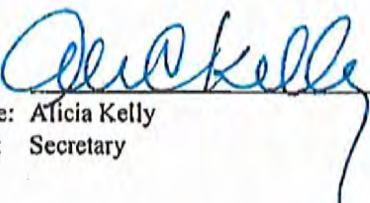
This Petition respectfully requests that the Board: (1) adopt a resolution of intent to consider the amendment of the District's boundaries, provided the City and County consent to such amendment; and (2) authorize the Petitioners to submit a petition to the City and County on behalf of the District requesting City and County consent to amend the boundaries of the District to include the Subject Property. The Petitioners pray that this Petition be heard, and the Board conduct individual hearings, make certain findings, and enter a Resolution or Order consenting to the amendment of the District's boundaries to include the Subject Property in a manner authorized under Chapter 382 of the Code and as described herein.

Respectfully submitted this 14th day of February 2024.

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

**PETITIONER:**

**MARMAXX OPERATING CORP.**  
**c/o the TJX Companies, Inc.**

By:   
Name: Alicia Kelly  
Title: Secretary

By:   
Name: David L. Averill  
Title: Vice-President

**PETITIONERS:**

**LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**  
a Texas limited partnership

By: Lennar Texas Holding Company,  
its General Partner

By:   
Name: Robert M. Smith  
Title: Authorized Agent

**EXHIBIT "A"**  
**ESPADA PID NO. 1 CREATION ORDER**

**ORDER CONDITIONALLY GRANTING PETITION FOR CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED "ESPADA SPECIAL IMPROVEMENT DISTRICT NUMBER 1," FOR APPOINTMENT OF DIRECTORS, AND IMPOSITION OF AD VALOREM, SALES AND USE AND HOTEL OCCUPANCY TAXES, EACH AT A SPECIFIED RATE, WITHIN THE BOUNDARIES OF THE DISTRICT, AND FOR AUTHORITY TO ENTER INTO ECONOMIC DEVELOPMENT AGREEMENTS, GRANTS AND LOANS**

WHEREAS, the Bexar County Commissioners Court ("Commissioners Court") met in regular session, open to the public, at the Bexar County Courthouse at 100 Dolorosa Street, Suite 1.20, San Antonio, Texas, on October 21, 2008, whereupon roll was called of the members of Commissioners Court, to wit:

Nelson W. Wolff  
Sergio "Chico" Rodriguez  
Paul Elizondo  
Lyle Larson  
Tommy Adkisson

County Judge  
Commissioner, Precinct 1  
Commissioner, Precinct 2  
Commissioner, Precinct 3  
Commissioner, Precinct 4

All Commissioners were present, except Paul Elizondo.

WHEREAS, among other business conducted by Commissioners Court, Commissioner Rodriguez introduced the Order set out below and moved its adoption, which was seconded by Commissioner Larson, and after a full discussion and the question being before the Court, said motion carried by the following vote:

AYE 4 / NO —

**THE ORDER THUS ADOPTED IS AS FOLLOWS:**

On January 7, 2008, a petition (the "Petition") was filed with the Bexar County Clerk seeking the creation of a Public Improvement District to be named "Espada Special Improvement District Number 1" (the "District"), for appointment of directors, and imposition of ad valorem, sales and use, and hotel occupancy taxes, each at a specified rate, within the boundaries of the District, and for authority to enter into economic development agreements, grants and loans. The Petition was signed by the owners of taxable real property representing more than 50 percent (50%) of the appraised value of taxable real property within the boundaries of the District ("Owners") and prayed that Commissioners Court grant the Petition.

Commissioners Court conducted a public hearing to consider the Petition and heard the evidence, both oral and documentary, of all persons who appeared and offered evidence with reference thereto, and find the following:

1. On April 22, 2008, a Petition, duly signed, praying for the creation of the District to be operated under Subchapter C, Chapter 372, of the Texas Local Government Code (the "Code"),

appointment of directors, imposition of ad valorem, sales and use, and hotel occupancy taxes, each at specified rates, within the boundaries of the District, and for authorization to use such tax revenues to finance the District's economic development program through issuance of economic development agreements, grants and loans, and planned improvements instead of assessments was considered by Commissioners Court at a public hearing. The Petition met the requirements of law relating thereto and upon due consideration of said Petition, it was set on the agenda for consideration by this Court on this date. Court proceedings began at 11:00 a.m. at the Bexar County Courthouse, San Antonio, Bexar County, Texas and public notice of the hearing was given in accordance with the requirements of Chapter 372 of the Code.

2. Commissioners Court is authorized to (a) consider the Petition; (b) enter an Order creating the District, designating that its operation shall be pursuant to the provisions of Subchapter C, Chapter 372 of the Local Government Code; (c) appoint its board of directors; and, (d) authorize the board of directors of the District to impose ad valorem, sales and use, and hotel occupancy taxes within the District, each at a specified rate, to be used to finance the District's planned economic development program and improvements and to induce and incentivize economic development projects through the use of economic development agreements, grant and loans. Upon creation, the District will become endowed with the powers granted by Article XVI, Section 59, Article III, Section 52, and Article III, Section 52a of the Constitution of the State of Texas, and Chapter 372 of the Local Government Code. The powers conditionally granted by this Order shall not be exercised by the District until: (1) the District and the City of San Antonio ("City") enter into an agreement for services in lieu of annexation. Should one of the eight (8) conditions specified in "Section 1" hereinbelow be breached, violated, or fail to occur within the time period specified herein ("Default") and the District fails to cure the Default as provide herein, the powers granted to the District by this Order shall be deemed revoked by order of Commissioners Court stating the same. Within fifteen (15) business days of Commissioners Court becoming aware of such a Default, Commissioners Court shall send written notice of same to the District. Thereafter, the District shall have ninety (90) days within which to cure the Default as set out in the notice. However, if the nature of the Default is such that more than ninety (90) days are reasonably required for its cure, then the District shall not be deemed to be in Default hereunder if the District commences such cure within such ninety (90) day period and thereafter diligently pursues such cure to completion.

3. The proposed District lies outside the full purpose city limits of any incorporated area and within Bexar County. The area proposed to be included within the District lies entirely within the extra territorial jurisdiction of the City. At the present time, there are fewer than 1,000 inhabitants residing in the proposed District.

4. Commissioners Court, for its authority to undertake action herein, relies upon the law as specifically found in Chapter 372 of the Code, wherein Subchapter C it is provided that a commissioners court of certain counties with a population of at least 825,000 may create a public improvement district, and authorize such a district to take such actions as are authorized under Chapter 372 of the Code, including imposition of ad valorem, sales and use, and hotel occupancy taxes, at rates specified by such county, within the boundaries of the public improvement district



(collectively the "Laws") if such taxes are approved by the qualified voters in the district at an election called for that purpose.

5. Commissioners Court relies upon the authority granted in Chapter 271 of the Texas Election Code authorizing political subdivisions, such as the District, to conduct a joint election, and the request of the Petitioner that Bexar County agree to conduct a joint election with the District upon its creation in order to facilitate the orderly conduct of the election required to approve the ad valorem tax, hotel occupancy tax, and sales and use tax authorized by this Order.

6. Commissioners Court recognizes the prayer in the Petition that the District be created and authorized under Subchapter C, Chapter 372 of the Code, and that the District impose taxes in lieu of assessments, and finds that the District is not required to submit a feasibility report or assessment plan pursuant to the requirements of such statute.

7. After full consideration by Commissioners Court, including presentation of testimony and evidence at a public hearing as required by Subchapter C, Chapter 372 of the Code, Commissioners Court affirmatively finds that:

- (a) the Petition conforms to the requirements of the Laws and creation of the District under Subchapter C, Chapter 372 of the Code is in the best interests of Bexar County; and
- (b) appointment of directors, and imposition of ad valorem, sales and use, and hotel occupancy taxes at the rates specified in this Order is beneficial and advisable to Bexar County in order to finance economic development programs and improvements and induce and incentivize economic development projects through the use of economic development agreements, grants and loans proposed for the District in lieu of assessments, through the issuance of bonds or other financing methods; and
- (c) creation of the District will provide for the improvement and construction of transportation infrastructure, creation of single and multifamily housing as well as stimulate business and commercial activity and lead to job creation, and would serve the public purpose of economic development, specifically, providing new jobs, expanding commercial development, attracting retail facilities, construction of residential housing and improvement and construction of an east-west enhanced secondary arterial.

**IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, THAT:**

Section 1. The Petition for creation of a public improvement district is conditionally granted, and a public improvement district is hereby created, subject to the following conditions:

- 1. the District shall comply with the City's Unified Development Code; and

2. the District shall construct an east-west enhanced secondary arterial in phases and in compliance with the following requirements: 1) construction shall be of a full enhanced secondary arterial section from US Highway 281 to the property line at the San Antonio River (approximately 10,500 - 10,800 feet) with dedication of 120' of right-of-way; 2) a minimum 48' pavement width; a minimum 14' median; 3) a maximum street grade of 5% and minimum street grade of 0.5%; 4) construction of sidewalks (4' if offset, 6' if abutting curb); 5) streetscape design; 6) design to support K-values in accordance with AASHTO for a forty-five (45) mile-per-hour design speed; 7) pavement section must comply with Unified Development Code 35-506(p); and 8) if the District (or Owners) intends to sell the conservation easement to a third party, the District (or Owners) shall require, as a condition of sale, that construction of the remainder of the east-west enhanced secondary arterial be in accordance with the above referenced requirements (such requirements originally set forth in a letter from Bexar County Infrastructure Services Department - Public Works Division dated 4/28/2008, attached as Exhibit "A"); and
3. as each development/phase occurs, the District shall submit plans, or cause plans to be submitted to, and the same must be approved by, Bexar County Infrastructure Services Department - Public Works Division for the east-west enhanced secondary arterial described herein above; and
4. the District shall construct and maintain paved roads at the City's minimum rating on the Pavement Condition Index (PCI), currently set at 62, and promptly adjust with any changes to the PCI by the City; and
5. the District shall establish a maintenance fund (the "Fund") to ensure the public infrastructure is maintained at the same level as infrastructure located within the corporate limits of the City. The Fund shall contain amounts sufficient to guarantee that upon annexation, existing infrastructure is equal to, or can be repaired to equal, the City's required level of maintenance. The public infrastructure for which the maintenance fund shall be established shall be limited to those which have been constructed utilizing District funds and shall include public streets, drainage and detention facilities associated with public streets, and any curb, sidewalk or driveway improvements abutting a public street that are necessary to ensure the condition of said improvement is equal to the then-existing City maintenance requirements, whether or not said improvement was conveyed or dedicated to another public entity. Improvements for which the Fund shall not be responsible for shall include but shall not be limited to water and sewer facilities which are conveyed to San Antonio Water Systems ("SAWS"), electrical and gas utilities which are conveyed to City Public Services ("CPS"), signage, parks and open spaces which are conveyed and or dedicated to the City, Bexar County or other public entity and those improvements which include, but shall not be limited to, landscaping and irrigation systems, trails, parks and open space which are conveyed to and managed and maintained by homeowners

association(s) within the District. The District shall, following the confirmation election, incorporate the Fund into its financing plans and pro forma; and

6. the District shall comply with the Government Accounting Standard Board (GASB) for reporting values for general infrastructure assets; and
7. the District shall enter into an agreement for services in lieu of annexation with the City within one year from the effective date of this Order; and
8. the District shall cause a notation detailing the road requirements contained in Exhibit A to be made on the master development plan ("MDP") and/or any subdivision plats effected by the east-west enhanced secondary arterial within seven days from adoption of this Order.

Section 2. The District will be known as the "Espada Special Improvement District Number 1" to be authorized by, and to operate pursuant to, the provisions of Subchapter C, Chapter 372 of the Texas Local Government Code. Directors are hereby appointed and are named in this Order and, subject to the approval of the qualified voters in the District, ad valorem, sales and use, and hotel occupancy taxes are hereby authorized to be imposed within the boundaries of the District, at the rates set forth in this Order, as prayed for in the Petition to finance the District's planned improvements and economic development grants, by the issuance of bonds or other methods. Assessments may not be levied or imposed by the District's board of directors. Except as may be provided for herein, and subject to the conditions contained in Section 1 of this Order, Commissioners Court hereby delegates to the District all of the powers granted in Subchapter C, Chapter 372 of the Texas Local Government Code. In addition, Bexar County hereby grants to the District the powers and duties of a road district, except the power of eminent domain and annexation authority, and the power to provide water, wastewater and drainage facilities, except retail provision of water, wastewater and drainage services, contingent upon consent from the City for such a grant of power. The District, upon approval from Commissioners Court, is authorized to issue bonds for any District purpose secured by any District revenue.

Section 3. Except for calling an election on November 3, 2009, entering into an agreement to conduct a joint election with Bexar County pursuant to Section 8 of this Order, setting the tax rates, contracting for consulting and administrative services and paying ordinary overhead expenses of the District, any powers granted to the District herein shall not be exercised until: (1) an agreement for services in lieu of annexation is entered into with the City. Should one of the eight (8) conditions specified in "Section 1" hereinabove be breached, violated, or fail to occur within the time period specified herein ("Default") and the District fails to cure the Default as provide herein, the powers granted to the District by this Order shall be deemed revoked by order of Commissioners Court stating the same. Within fifteen (15) business days of Commissioners Court becoming aware of such a Default, Commissioners Court shall send written notice of same to the District. Thereafter, the District shall have ninety (90) days within which to cure the Default as set out in the notice. However, if the nature of the Default is such that more than ninety (90) days are reasonably required for its cure, then the District shall not be deemed to be

in Default hereunder if the District commences such cure within such ninety (90) day period and thereafter diligently pursues such cure to completion.

Section 4. The District is required to obtain the approval of Bexar County if it desires to increase the tax rates authorized in this Order. The District may not enter into, and Commissioners Court does not give the District authority to execute, an economic development agreement without first obtaining the approval of the Commissioner Court. The District may not enter into, and Commissioners Court does not give the District authority to execute, any agreements to make a loan or grant of District proceeds without first obtaining the approval of Commissioners Court. In addition, the District may not issue bonds, and Commissioners Court does not give the District authority to issue bonds, without first obtaining Commissioners Court approval.

Section 5. The District is created and organized under the terms and provisions of Article XVI, Section 59, Article III, Section 52, and Article III, Section 52a of the Constitution of the State of Texas, and Chapter 372, 380, 381 and 383 of the Texas Local Government Code, as amended. The District may not exercise the powers granted by Article III, Section 52 unless the City grants approval for the District to exercise these powers.

Section 6. The District is created and organized under the terms and provisions of the "Bexar County Public Improvement District Policies, Procedures, and Program," as adopted by Commissioners Court on August 30, 2005, and such policies, procedures, and program are incorporated herein for all purposes.

Section 7. The District is expressly authorized to impose the taxes listed in this Order and except as conditioned herein, to use tax revenues if, as, and when collected to finance improvements in lieu of assessments, by use of bond issuances or other means, to manage economic development projects, and to make grants and loans of public money to promote state and local economic development and to stimulate investment of private capital, business and commercial activity in the District, and job creation in the District and Bexar County, subject to the approval of the voters within the District.

Section 8. Upon calling for an election by the District, the District will be permitted to negotiate and enter into an agreement to conduct a joint election with Bexar County in order to facilitate the orderly conduct of the District's tax election, which shall be held November 3, 2009. The District's qualified voters shall cast their ballots for or against the District's proposed taxes at a regular Bexar County polling place because no public building will exist within the District at the time of such election. Bexar County agrees to enter into an agreement to conduct a joint election pursuant to Chapter 271 of the Texas Election Code, and will negotiate the terms of such election with the District's Board of Directors.

Section 9. As an additional condition of Commissioners Court to create the District, Commissioners Court shall require the District to prepare a service plan and an annual report to be presented to Commissioners Court on the status of District improvements and services, including the compliance with negotiated terms and conditions in any economic development

agreement. In addition, on the request of Commissioners Court, quarterly reports shall be made to the County's SMWBE Advisory Committee and Program Office regarding all District expenditures to specifically include the efforts made in regards to outreach, solicitation and awards to certified small, minority and women-owned businesses on contracted work opportunities within the District.

Section 10. The Directors nominated in the Petition are hereby appointed, and shall serve staggered two-year terms, as set forth in Chapter 372 of the Texas Local Government Code. The Directors listed below are hereby appointed:

<u>Steven Tilotson</u>
<u>Tom Garcia</u>
<u>Leo Gomez</u>
<u>Bruce Tschoepe</u>
<u>Roberto Vasquez</u>
<u>Donald Vestal</u>
<u>Herman Segovia</u>

The aforementioned Directors shall qualify for office by providing the bond and taking the oath of office provided by law. Thereafter, the Board of Directors shall organize as soon as reasonably possible. The District shall provide for any compensation required under Chapter 372 of the Texas Local Government Code to the Board of Directors from the District's proceeds.

Section 11. Subject to the approval of the qualified voters in the District, the taxes that are hereby authorized to be levied and imposed within the District and the rates at which they are authorized to be imposed are as follows:

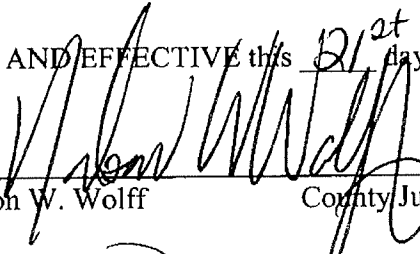
Ad Valorem Tax:	\$ .56714 per \$100 valuation
Sales and Use Tax:	\$0.02 per taxable sale subject to the state sales and use tax
Hotel Occupancy Tax:	the greater of nine (9%) percent or the rate imposed by the City.

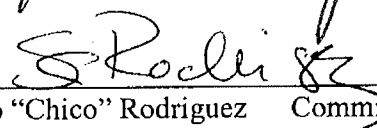
The levy of an ad valorem tax and the issuance of bonds are subject to the conditions attached as Exhibit "B" and incorporated herein for all purposes.

Section 12. The District's boundaries are described in a metes and bounds legal description attached as Exhibit "C" hereto and incorporated herein for all purposes, and in a conceptual site plan attached as Exhibit "D", designated to be illustrative and not to be relied upon as a legal description.

A certified copy of this Order shall be filed with the County Clerk of Bexar County, Texas, and recorded in a book kept for that purpose, and a certified copy shall be provided to the District. In addition, a certified copy of this Order shall be filed in the Real Property Records of Bexar County.

PASSED, ADOPTED, ORDERED AND EFFECTIVE this 21<sup>st</sup> day of October, 2008.

  
\_\_\_\_\_  
Nelson W. Wolff County Judge

  
\_\_\_\_\_  
Sergio "Chico" Rodriguez Commissioner, Precinct 1

Absent  
\_\_\_\_\_  
Paul Elizondo Commissioner, Precinct 2

  
\_\_\_\_\_  
Lyle Larson Commissioner, Precinct 3

  
\_\_\_\_\_  
Tommy Adkisson Commissioner, Precinct 4

ATTEST:

  
\_\_\_\_\_  
Gerard C. Rickhoff, County Clerk

VOL 769 PG 124



## EXHIBIT A



**INFRASTRUCTURE SERVICES DEPARTMENT**  
**PUBLIC WORKS DIVISION**  
233 North Pecos La Trinidad, Suite 420  
San Antonio, Texas 78207  
(210) 335-6700 Office  
(210) 335-6713 Fax

VOL 769 Pg 125

April 28, 2008

Charlie Turner  
Chief Executive Officer  
Terramark Communities  
322 Julie Rivers Drive  
Sugarland, Texas 77478

RE: Espada PID Proposed Primary Arterial Section

Dear Mr. Turner:

Bexar County needs to clarify the issues relating to the proposed primary arterial in the Espada Public Improvement Districts (PID) as well as specifically state the requirements to be included in the order for the creation of the PID and the development agreement. Below are the facts as we understand them:

- The Primary Arterial as proposed will only extend to intersection of "Southern" N-S Collector street and will not extend east beyond that intersection as required by the City of San Antonio (CoSA) Major Thoroughfare plan.
- Your proposed cost model indicates that "6,850' of '1/2 Enhanced Secondary Arterial'" will be funded by the PID at a cost of \$3,552,562.
- Your subsequent letter implies the thoroughfare will only be constructed adjacent to the development within the project and that the PID will only be responsible for 50% of the "County's" regional facility. Your letter further states that the County, City or VIA will be responsible for funding the remainder.
- Voice mail message left by Charlie Turner to Community Investments states the PID "intends to build only what is fully funded".

Based on this information, as well as the cost estimates included in your model, our interpretation is that the PID only intends to fund and therefore only intends to build 25% of the primary arterial road.

Please note the Unified Development Code (UDC) requires the East-West Primary Arterial be constructed with a full section from US Highway 281 to the property line at the San Antonio River (approximately 10,500 - 10,800 feet). Bexar County estimates the cost of the full section to be approximately \$13.8 million using City of San Antonio unit pricing. UDC Section 35-506(e)(8) states:

Major Thoroughfare Plan Designated Arterial Streets

A. Where a proposed plat abuts a designated thoroughfare shown on the Major Thoroughfare Plan and the proposed street alignment is split or separated by an ownership boundary, the applicant of the proposed plat shall include half (1/2) of the required dedication and construction for plat approval. ***(Your arterial section is included entirely within the proposed PID and not separated by an ownership boundary).***

B. If a plat applicant owns all of the land designated, as a thoroughfare, and the proposed plat abuts or embraces a thoroughfare alignment, the applicant shall be responsible for 100% dedication and construction or

C. A plat applicant may dedicate 100% of the R.O.W and develop an agreement with the owner of the abutting undeveloped tract to equally share the cost and post a guarantee for construction of the full thoroughfare in connection with the approval process.

As previously discussed, one option available to you is to work with CoSA to have this proposed roadway modified or removed from the Major Thoroughfare plan.

Should this roadway remain on the CoSA's Major Thoroughfare plan; the County will require the following specifications be included the order for the creation of the PID and the development agreement:

- Construction of a full primary arterial section from US Highway 281 to the property line at the San Antonio River (approximately 10,500 - 10,800 feet) with dedication of 120' of Right-of-Way
- Minimum 48' pavement width
- Minimum 14' median
- Maximum street grade of 5% and Minimum street grade of 0.5%
- Construction of Sidewalks (4' if offset, 6' if abutting curb)
- Streetscape design
- Design to support K-values in accordance with AASHTO for a 45 MPH design speed
- Pavement section to comply with UDC 35-506(p)

If the PID intends to sell the conservation easement to a third party, the County will require that construction of the remainder of the primary arterial be in accordance with the above referenced standards and be included as a part of the agreement.

Please contact me if you have any questions or wish to meet regarding this issue.

Sincerely,



Renee D. Green, P.E.  
County Engineer

cc: Commissioner Sergio "Chico" Rodriguez, Pct. 1  
Joe Aceves, P.E.; Executive Director Infrastructure Services  
Aurora M. Sanchez; Executive Director Community Investments

**EXHIBIT B**

**CONDITIONS**

- A) A debt pro forma must be submitted to Bexar County for review and approval prior to the issuance of debt.
- B) The debt pro forma must be feasible with the following assumptions:
  - a. Current taxable assessed valuation over the life of bond issue based on a 0% growth assumption;
  - b. Tax collection ratio must be calculated at ninety (90%) percent for initial issues until a history for collections has been established;
  - c. Debt must be a level structure, not ascending; and
  - d. Interest and sinking fund balance projected to be at twenty-five (25%) next year's debt service requirement.

## EXHIBIT C

December 19, 2007  
Job number 60025828  
PID No. 1

### Meets and Bounds Description

471.971 acres being out of a 0.989 acre tract of a called 1.0 acre tract as conveyed unto W.J. Emick in Volume 5957, Page 1565 of the Official Public Records of Real Property of Bexar County, Texas (O.P.R.R.P.B.C.T.), a 2.00 acre tract as conveyed unto Terramark Communities in Volume 11590, Page 461 of the O.P.R.R.P.B.C.T., a 24.24 acre tract, a 17.49 acre tract, a 11.70 acre tract, a 5.632 acre tract, a 20.01 acre tract, a 6.695 acre tract, a 2.036 acre tract, a 1.905 acre tract, a 11.88 acre tract, a called 21.31 acre tract, a called 15.05 acre tract all being recorded in Volume 12665, Page 222 of the O.P.R.R.P.B.C.T., a 672.567 acre tract conveyed unto E-TM Land Investment, LTD, in Volume 12665, Page 166 of the O.P.R.R.P.B.C.T. and Volume 12665, Page 183 of the O.P.R.R.P.B.C.T., a 439.85 acre tract conveyed unto E-TM Land Investment, LTD, in Volume 11627, Page 304 of the O.P.R.R.P.B.C.T., the proposed Lot 2, Block 1, N.C.B. 11039 of Marshall Way Subdivision, Plat # 050111, a portion of a 22.30 acre tract conveyed unto Terramark Communities, LTD in Volume 11619, Page 782 of the O.P.R.R.P.B.C.T, and all of that called 15.00 acre tract conveyed unto the Southside Independent School District in Volume 11322, Page 862 of the O.P.R.R.P.B.C.T. and being more particularly described as follows;

**BEGINNING** at a point on the south line of Chavaneaux Road (a 40 foot right-of-way) at the northwest corner of said 0.989 acre tract and being on the east line of Plat # 050111 Marshall Way (Variable Width Right-Of-Way) of said Marshall Way Subdivision from which a 10" x 10" stone pillar bears South 35° 15' East, 1.2 feet;

Thence South 89°52' 09" East, departing the east line of said Marshall Way and continuing along the south line of said Chavaneaux Road along the north line of said 0.989 acre tract a distance of 204.96 feet, departing said 0.989 acre tract and crossing said 22.30 acre tract and passing a found 1/2-inch iron rod at the northeast corner of said 22.30 acre tract at a 530.37 feet, crossing said 9.987 acre tract and said 7.042 acre tract and passing a found 1/2-inch iron rod with yellow plastic cap stamped "Pape-Dawson" at 782.15 feet and passing another found 1/2-inch iron rod with yellow plastic cap stamped "Pape-Dawson" at 833.41 feet continuing across said 5.632 acre tract for a total of 1032.49 feet to a point;

Thence South 00° 29' 54" West, 1101.53 feet departing the south line of said Chavaneaux Road and with the east line of said 5.632 acre tract and the west line of a 6.0 acre tract conveyed unto Nathan C. Saucedo in Volume 8298, Page 1014 of the O.P.R.R.P.B.C.T., to a found 1/2-inch iron rod with yellow plastic cap stamped "Pape-Dawson";

Thence South 89° 49' 44" East, 242.57 feet departing the east line of said 5.632 acre tract and with the south line of said 6.0 acre tract to a point;

Thence North 00° 29' 54" East, 1101.53 feet with the east line of said 6.0 acre tract to a found 1/2-inch iron rod with yellow plastic cap stamped "Pape-Dawson" for the northeast corner of said 6.0 acre tract on the south line of said Chavaneaux Road;

Thence South 89° 49' 45" East, continuing along the south line of said Chavaneaux Road passing a 2 inch pipe at 270.16 feet at the northeast corner of said 11.88 acre tract, same being a corner of said 21.31 acre tract and continuing for a total of 500.40 feet to a point from which a fence post bears South 49° 04' West, 6.2 feet and a found 1/2-inch iron rod at the northeast corner of 6.09 acre tract conveyed unto Yarlen Investments, LLC in Volume 13140, Page 2287 O.P.R.P.R.B.C.T., same being the northeast corner of tract 5 of the Plat of the Heirs of Rosalino Diaz 18.24 acres as filed in Volume 1993, Page 339 of the Official Public Deed Records of Bexar County, Texas (O.P.D.R.B.C.T.) bears South 89° 50' West, 418.09 feet;

Thence South 00° 08' 32" East, 2269.85 feet departing the south line of said Chavaneaux Road and with the west line of an unrecorded 30-foot private road being bounded on the east by said Rosalino Diaz tract;

Thence North 89° 51' 59" East, departing the west line of said 30- private road and along the north line of said 15.05 acre tract, passing the southwest corner of a called 6.0 acre tract conveyed unto Mariano Rivas and Dolores G. de Rivas in Volume 3233, Page 455 O.P.D.R.B.C.T. same being the west 6.0 acres of a partition of Original Tract 7 partitioned to Nimfa Diaz de Rivas as designated by the Plat of the Heirs of Rosalina Diaz Subdivision No. 1 as recorded in Volume 623, Page 596 of the O.P.D.R.B.C.T. at 30.00 feet, and continuing along the south line of said 6 acre tract passing the southeast corner of said 6 acre tract at 802.32 feet, the southwest corner of a called 9 acre tract conveyed unto Steve and Stella Rivas in Volume 3239, Page 587 being the called east 9 acres of the said Original Tract 7 for a total of 1984.26 feet for the northeast corner of said 15.05 acre tract, the southeast corner of said 9 acre tract, the southwest corner of a called 3.09 acre tract recorded in Volume 6848, Page 645 of the O.P.R.P.R.B.C.T., the northwest corner of a called 8.934 acre tract recorded in Volume 8035, Page 458 of the O.P.D.R.B.C.T.;

Thence departing the south line of said 9 acre tract, the north line of said 15.05 acre tract and along the east line of said 15.05 acre tract, the west line of said 8.394 acre tract the following five (5) courses and distances;

South 10° 52' 19" West, 104.91 feet to a point;

South 12° 19' 19" West, 59.15 feet to a point;

South 05° 30' 39" West, 46.05 feet to a point;

South 08° 14' 59" West, 66.39 feet to a point;

South 15° 04' 41" East, 65.97 feet to a point being the southeast corner of said 15.05 acre tract, the southwest corner of said 8.394 acre tract, the northwest corner of a called 2.539 acre tract recorded in Volume 3219, Page 520 of the O.P.D.R.B.C.T.

Thence South 89° 51' 59" West, departing the east line of said 15.05 acre tract, the west line of said 8.394 acre tract, along the south line of said 15.05 acre tract, the north line of the Original Tract 9 of the said Plat of the Heirs of Rosalino Diaz Subdivision No. 1 passing a found 1/2- inch iron rod at 1153.96 feet at the northeast corner of a 3.0 acre tract being designated as tract 4 of the division of said Original Tract 9 as conveyed unto Manuel V. and Teresa L. Pena in Volume 7989, Page 999 of the O.P.R.R.P.B.C.T. and continuing a distance of 394.06 to a found 1/2-inch iron rod at the northwest corner of said Pena 3.0 acres same being the northwest corner of a called 3 acre tract being designated as tract 5 of the said division of Original Tract 9 as conveyed unto Antonio Ramirez in Volume 5929, Page 1833 of the O.P.R.R.P.B.C.T. and continuing a distance of 376.40 feet to a point for the southwest corner of said Original Tract 9, from which a found 5/8-inch iron rod bears North 81° 03" East, 1.5 feet, and continuing a total distance of 1954.23 feet to a point on the west line of said 30-foot private road for the southwest corner of said 15.05 acre tract;

Thence South 00° 08' 32" East, 954.48 feet continuing along the west line of said 30-foot private road to a point on the north line of said 439.85 acre tract for the southwest corner of said 30-foot private road from which a found 1-inch pipe in a concrete disc bears North 28° 05' West, a distance of 2.4 feet;

Thence North 89° 57' 22" West, 66.81 feet continuing along the north line of said 439.85 acre tract to a point;

Thence South 00° 02' 38" West, 662.07 feet departing the north line of said 439.85 acre tract and crossing said 439.85 acre tract to a point;

Thence South 72° 29' 38" West, 850.44 feet continuing across said 439.85 to a point;

Thence departing said 439.85 acre tract and continuing across said 672.567 acre tract the following three (3) courses and distances;

South 19° 07' 23" East, 550.10 feet to a point at the beginning of a curve to the left;

296.98 feet along said curve to the left having a radius of 665.00, a central angle of 25° 35' 14", and a chord bearing and distance of South 31° 55' 00" East, 294.52 feet to a point;

South 44° 42' 37" East, 530.83 feet to a point on the south line of a 50 foot gas pipeline easement recorded in Volume 3403, Page 338 O.P.R.R.P.B.C.T. to a point;

Thence South 82° 26' 41" West, 2486.80 feet continuing across said 672.567 acre tract and crossing an interior line of said 439.85 acre tract;

Thence departing said 50 foot gas pipeline easement and crossing said 439.85 acre tract the following four (4) courses and distances;



South 65° 01' 33" East, 140.01 feet to a point at the beginning of a curve to the right;

98.73 feet along said curve to the right having a radius of 182.50, a central angle of 30° 59' 50", and a chord bearing and distance of South 49° 31' 38" East, 97.53 feet to a point;

South 34° 01' 43" East, 1541.75 feet to a point at the beginning of a curve to the right;

108.19 feet along said curve to the right having a radius of 182.50, a central angle of 33° 57' 55", and a chord bearing and distance of South 17° 02' 45" East, 106.61 feet to a point;

Thence South 00° 03' 48" East, 1574.00 feet to a point on the south line of said 672.567 acre tract;

Thence North 72° 46' 06" West, 1502.54 feet to a point from which a found 1/2-inch iron rod bears South 57° 16' East, 1.0 foot on the east right-of-way line of South Flores Street (F.M. 1937) an 80 foot right-of-way;

Thence with the east right-of-way line of said South Flores Street the following three (3) courses and distances;

North 13° 47' 10" West, 137.55 feet to a point at the beginning of a curve to the left from which a found Texas Department of Transportation (Tx DOT) Type I monument bears North 31° 45' West, a distance of 0.4 feet;

186.30 feet along said curve to the left having a radius of 5769.69, a central angle of 01° 51' 00", and a chord bearing and distance of North 14° 42' 40" West, 186.28 feet to point;

North 15° 38' 10" West, 2423.4 feet to a point on the east right-of-way line of east right-of-way line of U.S. Highway 281 (a variable width right-of-way) same being the west line of a portion of an 1115.024 acre tract conveyed unto Donald R. Vestal, C/O Royal D. Adams in Volume 5716, Page 396 of the O.P.R.R.P.B.C.T.;

Thence continuing along the east right-of-way line of said U.S. Highway 281 and the west line of said 1115.024 acre tract the following four (4) courses and distances;

North 24° 25' 18" West, 50.60 feet to a point;

North 15° 49' 53" West, passing a found 1/2-inch iron rod with a yellow plastic cap stamped "Pape-Dawson" at the southernmost corner of a 36.66 acre tract being a portion of said 439.85 acre tract at 399.93 feet and continuing a total of 778.48 feet to a point from which a found Tx DOT Type I monument bears South 48° 13' East, a distance of 20.3 feet;

North 13° 07' 40" West, 464.93 feet to a point from which a found Tx DOT Type I monument bears South 73° 46' West, 1.3 feet;

North 16° 13' 14" West, 299.95 feet to a point from which a found Tx DOT Type I monument bears South 73° 46' West, 0.9 feet and continuing along the same course for a total of 905.80 feet to a point from which a found Tx DOT Type I monument bears South 33° 10' East, 0.4 feet;

Thence North 72° 56' 55" East, 888.03 feet departing the east right-of-way line of said U.S. Highway 281 and the west line of said 1115.024 acre tract and crossing said 1115.024 acre tract to a point on the south line of a 35.80 acre tract recorded in Volume 5079, Page 222 of the O.P.R.P.P.B.C.T. and the north line of said 1115.024 acre tract;

Thence South 89° 57' 22" East, 1223.99 feet continuing along the north line of said 1115.024 acre tract and the south line of said 35.80 acre tract to a point;

Thence North 00° 01' 46" East, crossing said 35.80 acre tract and said 22.40 acre tract and passing the southeast corner of a 15.00 acre tract conveyed unto the Southside Independent School District in Volume 11322, Page 862 of the O.P.R.R.P.B.C.T. at 566.43 feet, and continuing a total of 1841.98 feet to a point on the south right-of-way line of said proposed Marshall Way;

Thence with the east right-of-way line of said proposed Marshall Way the following twelve (12) courses and distances;

South 89° 58' 14" East, 41.70 feet to a found 1/2-inch iron rod for a corner of the said 22.40 acre tract and said 35.80 acre tract;

North 00° 21' 24" West, 426.79 feet to a point at the beginning of a curve to the right;

4.82 feet along said curve to the right having a radius of 15.00, a central angle of 18° 24' 54", and a chord bearing and distance of North 80° 23' 10" East, 4.80 feet to a point;

North 00° 23' 26" West, 58.00 feet to a point at the beginning of a curve to the right;

4.79 feet along said curve to the right having a radius of 15.00, a central angle of 18° 17' 53", and a chord bearing and distance of North 81° 14' 30" West, 4.77 feet to a point;

North 00° 21' 24" West, 292.89 feet to a point at the beginning of a curve to the right;

196.54 feet along said curve to the right having a radius of 571.00, a central angle of 19° 43' 18", and a chord bearing and distance of North 20° 27' 25" East, 195.57 feet to a point;

North 30° 19' 05" East, 25.23 feet to a point at the beginning of a curve to the right;

December 19, 2007  
Job number 60025828  
PID No. 1

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15.61 feet along said curve to the right having a radius of 15.00, a central angle of  $59^{\circ} 37' 02''$ , and a chord bearing and distance of North  $60^{\circ} 07' 36''$  East, 14.91 feet to a point;

North  $89^{\circ} 56' 07''$  East, 51.59 feet to a point;

North  $00^{\circ} 03' 52''$  West, 58.83 feet to a point on the south line of said proposed Lot 2, Block 1, N.C.B. 11039 of Marshall Way Subdivision, to a point at the beginning of a curve to the right;

31.40 feet along said curve to the right having a radius of 15.00, a central angle of  $119^{\circ} 57' 17''$ , and a chord bearing and distance of North  $29^{\circ} 38' 49''$  West, 25.97 feet to a point;

Thence continuing along the east right-of-way line of said proposed Marshall Way, and with the west line of the said proposed Lot 2, Block 1, N.C.B. 11039 of Marshall Way Subdivision, the following two (2) courses and distances;

North  $30^{\circ} 19' 49''$  East, 354.63 feet to a point at the beginning of a curve to the left;

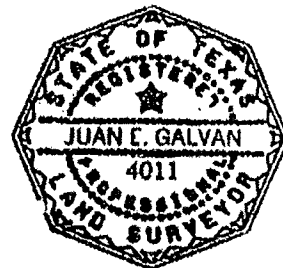
146.49 feet along said curve to the left having a radius of 629.00, a central angle of  $13^{\circ} 20' 37''$ , and a chord bearing and distance of North  $23^{\circ} 39' 31''$  East, 146.16 feet to a point;

Thence South  $89^{\circ} 49' 01''$  East, 31.95 feet to a found 1/2-inch iron rod on the north line of said proposed Lot 2, Block 1, N.C.B. 11039 of Marshall Way Subdivision, same being the southwest corner of said 0.989 acre tract;

Thence North  $00^{\circ} 02' 26''$  East, 208.24 feet along the west line of said 0.989 acre tract to the **POINT OF BEGINNING** and containing a computed area of 471.971 acres.

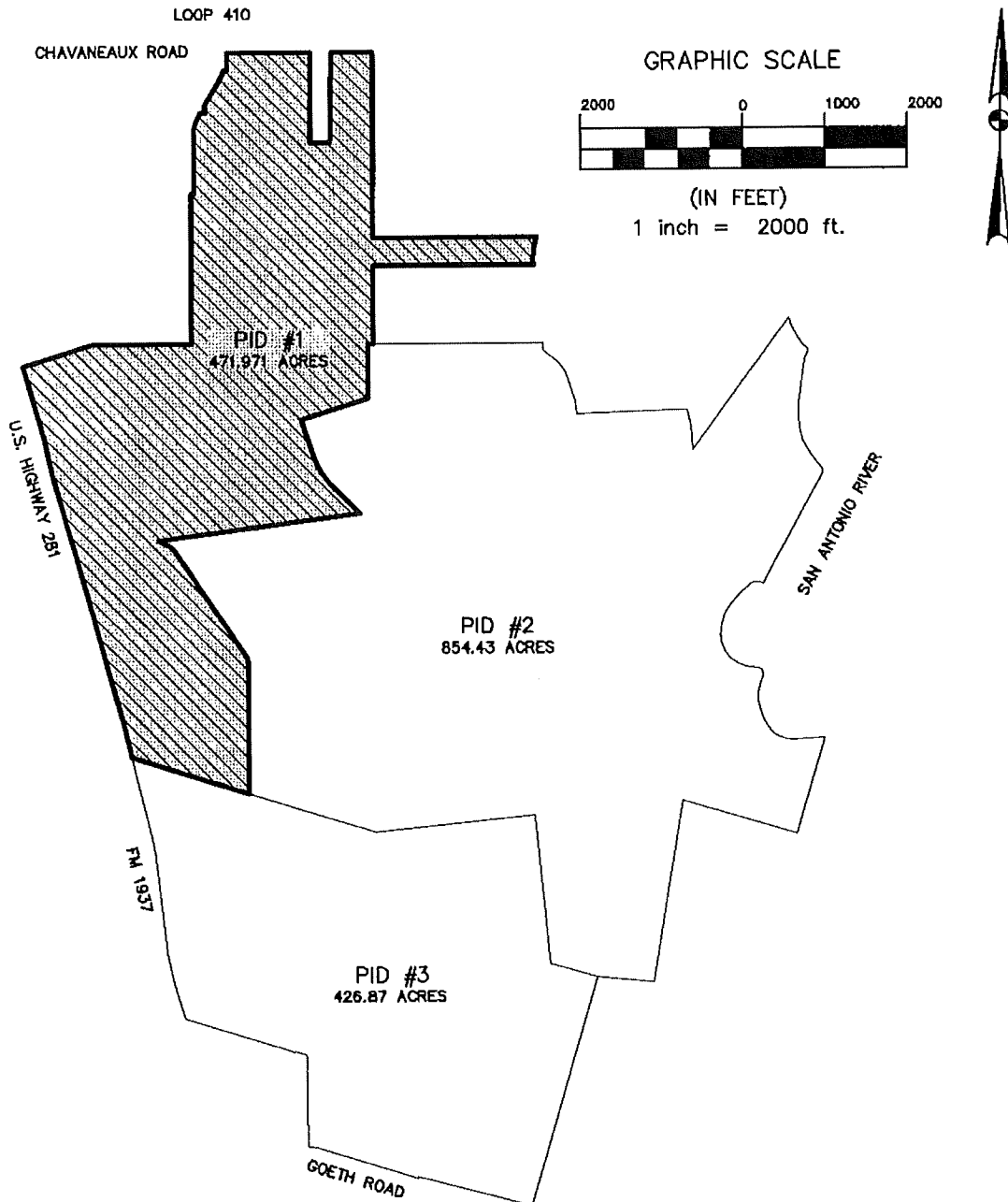
Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

*Juan E. Galvan*  
*08/20/08*



# EXHIBIT "A"

VOL 769 PG 134



## NOTES:

1. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.

## EXHIBIT OF PID 1 (471.97 ACRES) BEXAR COUNTY, TEXAS


 <b>SURVCON INC.</b> PROFESSIONAL SURVEYORS SAN ANTONIO, TEXAS 78213 6800 PARK TEN BLVD., SUITE 180-S (210) 296-2000	
SCALE: 1" = 2000'	JOB #: 60025828
DATE: 08-28-08	F.B. # N/A
DRAWN BY: PT/TML	CAD DATE: 09-25-07
CHECKED BY: JEG	CAD FILE: 8-3-08.dwg

EXHIBIT D



**EXHIBIT "B"**  
**ESPADA PID NO. 1 FIRST AMENDED CREATION ORDER**

VOL 809 PG 864

**FIRST AMENDED ORDER CONDITIONALLY GRANTING PETITION FOR CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED "ESPADA SPECIAL IMPROVEMENT DISTRICT NUMBER 1," FOR APPOINTMENT OF DIRECTORS, AND IMPOSITION OF AD VALOREM, SALES AND USE AND HOTEL OCCUPANCY TAXES, EACH AT A SPECIFIED RATE, WITHIN THE BOUNDARIES OF THE DISTRICT, AND FOR AUTHORITY TO ENTER INTO ECONOMIC DEVELOPMENT AGREEMENTS, GRANTS AND LOANS**

WHEREAS, the Bexar County Commissioners Court ("Commissioners Court") met in regular session, open to the public, at the Bexar County Courthouse at 100 Dolorosa Street, Suite 1.20, San Antonio, Texas, on October 21, 2008 and adopted an Order Conditionally Granting Petition for Creation of a Public Improvement District to be Named Espada Special Improvement District Number 1, for Appointment of Directors, and Imposition of Ad Valorem, Sales and Use and Hotel Occupancy Taxes, each at a Specific Rate, within the Boundaries of the District, and for Authority to Enter into Economic Development Agreements, Grants And Loans.

WHEREAS, Commissioners Court again met in regular session, open to the public, at the Bexar County Courthouse at 100 Dolorosa Street, Suite 1.20, San Antonio, Texas, on October 7, 2009, whereupon roll was called of the members of the Commissioners Court, to wit:

Nelson W. Wolff	County Judge
Sergio "Chico" Rodriguez	Commissioner, Precinct 1
Paul Elizondo	Commissioner, Precinct 2
Kevin Wolff	Commissioner, Precinct 3
Tommy Adkisson	Commissioner, Precinct 4

All Commissioners were present, except \_\_\_\_\_.

WHEREAS, among other business conducted by Commissioners Court, Commissioner Rodriguez introduced the First Amended Order set out below and moved its adoption, which was seconded by Commissioner Adkisson, and after a full discussion and the question being before the Court, said motion carried by the following vote:

AYE 5 / NO 1

**THE FIRST AMENDED ORDER THUS ADOPTED IS AS FOLLOWS:**

On January 7, 2008, a petition (the "Petition") was filed with the Bexar County Clerk seeking the creation of a Public Improvement District to be named "Espada Special Improvement District Number 1" (the "District"), for appointment of directors, and imposition of ad valorem, sales and use, and hotel occupancy taxes, each at a specified rate, within the boundaries of the District, and for authority to enter into economic development agreements, grants and loans. The Petition was signed by the owners of taxable real property representing

more than 50 percent (50%) of the appraised value of taxable real property within the boundaries of the District ("Owners") and prayed that Commissioners Court grant the Petition.

Commissioners Court conducted a public hearing to consider the Petition and heard the evidence, both oral and documentary, of all persons who appeared and offered evidence with reference thereto, and find the following:

1. On April 22, 2008, a Petition, duly signed, praying for the creation of the District to be operated under Subchapter C, Chapter 372, of the Texas Local Government Code (the "Code"), appointment of directors, imposition of ad valorem, sales and use, and hotel occupancy taxes, each at specified rates, within the boundaries of the District, and for authorization to use such tax revenues to finance the District's economic development program through issuance of economic development agreements, grants and loans, and planned improvements instead of assessments was considered by Commissioners Court at a public hearing. The Petition met the requirements of law relating thereto and upon due consideration of said Petition, it was set on the agenda for consideration by this Court on this date. Court proceedings began at 11:00 a.m. at the Bexar County Courthouse, San Antonio, Bexar County, Texas and public notice of the hearing was given in accordance with the requirements of Chapter 372 of the Code.

2. Commissioners Court is authorized to (a) consider the Petition; (b) enter an order creating the District, designating that its operation shall be pursuant to the provisions of Subchapter C, Chapter 372 of the Local Government Code; (c) appoint its board of directors; and, (d) authorize the board of directors of the District to impose ad valorem, sales and use, and hotel occupancy taxes within the District, each at a specified rate, to be used to finance the District's planned economic development program and improvements and to induce and incentivize economic development projects through the use of economic development agreements, grant and loans. Upon creation, the District will become endowed with the powers granted by Article XVI, Section 59, Article III, Section 52, and Article III, Section 52a of the Constitution of the State of Texas, and Chapter 372 of the Local Government Code. The powers conditionally granted by this First Amended Order shall not be exercised by the District until: (1) the District and the City of San Antonio ("City") enter into an agreement for services in lieu of annexation. Should one of the eight (8) conditions specified in "Section 1" hereinbelow be breached, violated, or fail to occur within the time period specified herein ("Default") and the District fails to cure the Default as provide herein, the powers granted to the District by this First Amended Order shall be deemed revoked by order of Commissioners Court stating the same. Within fifteen (15) business days of Commissioners Court becoming aware of such a Default, Commissioners Court shall send written notice of same to the District. Thereafter, the District shall have ninety (90) days within which to cure the Default as set out in the notice. However, if the nature of the Default is such that more than ninety (90) days are reasonably required for its cure, then the District shall not be deemed to be in Default hereunder if the District commences such cure within such ninety (90) day period and thereafter diligently pursues such cure to completion.

3. The proposed District lies outside the full purpose city limits of any incorporated area and within Bexar County. The area proposed to be included within the District lies entirely within



the extra territorial jurisdiction of the City. At the present time, there are fewer than 1,000 inhabitants residing in the proposed District.

4. Commissioners Court, for its authority to undertake action herein, relies upon the law as specifically found in Chapter 372 of the Code, wherein Subchapter C it is provided that a commissioners court of certain counties with a population of at least 825,000 may create a public improvement district, and authorize such a district to take such actions as are authorized under Chapter 372 of the Code, including imposition of ad valorem, sales and use, and hotel occupancy taxes, at rates specified by such county, within the boundaries of the public improvement district (collectively the "Laws") if such taxes are approved by the qualified voters in the district at an election called for that purpose.

5. Commissioners Court relies upon the authority granted in Chapter 271 of the Texas Election Code authorizing political subdivisions, such as the District, to conduct a joint election, and the request of the Petitioner that Bexar County agree to conduct a joint election with the District upon its creation in order to facilitate the orderly conduct of the election required to approve the ad valorem tax, hotel occupancy tax, and sales and use tax authorized by this First Amended Order.

6. Commissioners Court recognizes the prayer in the Petition that the District be created and authorized under Subchapter C, Chapter 372 of the Code, and that the District impose taxes in lieu of assessments, and finds that the District is not required to submit a feasibility report or assessment plan pursuant to the requirements of such statute.

7. After full consideration by Commissioners Court, including presentation of testimony and evidence at a public hearing as required by Subchapter C, Chapter 372 of the Code, Commissioners Court affirmatively finds that:

- (a) the Petition conforms to the requirements of the Laws and creation of the District under Subchapter C, Chapter 372 of the Code is in the best interests of Bexar County; and
- (b) appointment of directors, and imposition of ad valorem, sales and use, and hotel occupancy taxes at the rates specified in this First Amended Order is beneficial and advisable to Bexar County in order to finance economic development programs and improvements and induce and incentivize economic development projects through the use of economic development agreements, grants and loans proposed for the District in lieu of assessments, through the issuance of bonds or other financing methods; and
- (c) creation of the District will provide for the improvement and construction of transportation infrastructure, creation of single and multifamily housing as well as stimulate business and commercial activity and lead to job creation, and would serve the public purpose of economic development, specifically, providing new jobs, expanding commercial development, attracting retail facilities, construction of

residential housing and improvement and construction of an east-west enhanced secondary arterial.

**IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, THAT:**

Section 1. The Petition for creation of a public improvement district is conditionally granted, and a public improvement district is hereby created, subject to the following conditions:

1. the District shall comply with the City's Unified Development Code; and
2. the District shall construct an east-west enhanced secondary arterial in phases and in compliance with the following requirements: 1) construction shall be of a full enhanced secondary arterial section from US Highway 281 to the property line at the San Antonio River (approximately 10,500 - 10,800 feet) with dedication of 120' of right-of-way; 2) a minimum 48' pavement width; a minimum 14' median; 3) a maximum street grade of 5% and minimum street grade of 0.5%; 4) construction of sidewalks (4' if offset, 6' if abutting curb); 5) streetscape design; 6) design to support K-values in accordance with AASHTO for a forty-five (45) mile-per-hour design speed; 7) pavement section must comply with Unified Development Code 35-506(p); and 8) if the District (or Owners) intends to sell the conservation easement to a third party, the District (or Owners) shall require, as a condition of sale, that construction of the remainder of the east-west enhanced secondary arterial be in accordance with the above referenced requirements (such requirements originally set forth in a letter from Bexar County Infrastructure Services Department - Public Works Division dated 4/28/2008, attached as Exhibit "A"); and
3. as each development/phase occurs, the District shall submit plans, or cause plans to be submitted to, and the same must be approved by, Bexar County Infrastructure Services Department - Public Works Division for the east-west enhanced secondary arterial described herein above; and
4. the District shall construct and maintain paved roads at the City's minimum rating on the Pavement Condition Index (PCI), currently set at 62, and promptly adjust with any changes to the PCI by the City; and
5. the District shall establish a maintenance fund (the "Fund") to ensure the public infrastructure is maintained at the same level as infrastructure located within the corporate limits of the City. The Fund shall contain amounts sufficient to guarantee that upon annexation, existing infrastructure is equal to, or can be repaired to equal, the City's required level of maintenance. The public infrastructure for which the maintenance fund shall be established shall be limited to those which have been constructed utilizing District funds and shall include public streets, drainage and detention facilities associated with public streets, and

any curb, sidewalk or driveway improvements abutting a public street that are necessary to ensure the condition of said improvement is equal to the then-existing City maintenance requirements, whether or not said improvement was conveyed or dedicated to another public entity. Improvements for which the Fund shall not be responsible for shall include but shall not be limited to water and sewer facilities which are conveyed to San Antonio Water Systems ("SAWS"), electrical and gas utilities which are conveyed to City Public Services ("CPS"), signage, parks and open spaces which are conveyed and or dedicated to the City, Bexar County or other public entity and those improvements which include, but shall not be limited to, landscaping and irrigation systems, trails, parks and open space which are conveyed to and managed and maintained by homeowners association(s) within the District. The District shall, following the confirmation election, incorporate the Fund into its financing plans and pro forma; and

6. the District shall comply with the Government Accounting Standard Board (GASB) for reporting values for general infrastructure assets; and
7. the District shall enter into an agreement for services in lieu of annexation with the City within one year from the effective date of this First Amended Order; and
8. the District shall cause a notation detailing the road requirements contained in Exhibit A to be made on the master development plan ("MDP") and/or any subdivision plats effected by the east-west enhanced secondary arterial within seven days from adoption of this First Amended Order.

Section 2. The District will be known as the "Espada Special Improvement District Number 1" to be authorized by, and to operate pursuant to, the provisions of Subchapter C, Chapter 372 of the Texas Local Government Code. Directors are hereby appointed and are named in this First Amended Order and, subject to the approval of the qualified voters in the District, ad valorem, sales and use, and hotel occupancy taxes are hereby authorized to be imposed within the boundaries of the District, at the rates set forth in this First Amended Order, as prayed for in the Petition to finance the District's planned improvements and economic development grants, by the issuance of bonds or other methods. Assessments may not be levied or imposed by the District's board of directors. Except as may be provided for herein, and subject to the conditions contained in Section 1 of this First Amended Order, Commissioners Court hereby delegates to the District all of the powers granted in Subchapter C, Chapter 372 of the Texas Local Government Code. In addition, Bexar County hereby grants to the District the powers and duties of a road district, except the power of eminent domain and annexation authority, and the power to provide water, wastewater and drainage facilities, except retail provision of water, wastewater and drainage services, contingent upon consent from the City for such a grant of power. The District, upon approval from Commissioners Court, is authorized to issue bonds for any District purpose secured by any District revenue.

Section 3. Except for calling an election on November 3, 2010, entering into an agreement to conduct a joint election with Bexar County pursuant to Section 8 of this First Amended Order,

setting the tax rates, contracting for consulting and administrative services and paying ordinary overhead expenses of the District, any powers granted to the District herein shall not be exercised until: (1) an agreement for services in lieu of annexation is entered into with the City. Should one of the eight (8) conditions specified in "Section 1" hereinabove be breached, violated, or fail to occur within the time period specified herein ("Default") and the District fails to cure the Default as provide herein, the powers granted to the District by this First Amended Order shall be deemed revoked by order of Commissioners Court stating the same. Within fifteen (15) business days of Commissioners Court becoming aware of such a Default, Commissioners Court shall send written notice of same to the District. Thereafter, the District shall have ninety (90) days within which to cure the Default as set out in the notice. However, if the nature of the Default is such that more than ninety (90) days are reasonably required for its cure, then the District shall not be deemed to be in Default hereunder if the District commences such cure within such ninety (90) day period and thereafter diligently pursues such cure to completion.

Section 4. The District is required to obtain the approval of Bexar County if it desires to increase the tax rates authorized in this First Amended Order. The District may not enter into, and Commissioners Court does not give the District authority to execute, an economic development agreement without first obtaining the approval of the Commissioner Court. The District may not enter into, and Commissioners Court does not give the District authority to execute, any agreements to make a loan or grant of District proceeds without first obtaining the approval of Commissioners Court. In addition, the District may not issue bonds, and Commissioners Court does not give the District authority to issue bonds, without first obtaining Commissioners Court approval.

Section 5. The District is created and organized under the terms and provisions of Article XVI, Section 59, Article III, Section 52, and Article III, Section 52a of the Constitution of the State of Texas, and Chapter 372, 380, 381 and 383 of the Texas Local Government Code, as amended. The District may not exercise the powers granted by Article III, Section 52 unless the City grants approval for the District to exercise these powers.

Section 6. The District is created and organized under the terms and provisions of the "Bexar County Public Improvement District Policies, Procedures, and Program," as adopted by Commissioners Court on August 30, 2005, and such policies, procedures, and program are incorporated herein for all purposes.

Section 7. The District is expressly authorized to impose the taxes listed in this First Amended Order and except as conditioned herein, to use tax revenues if, as, and when collected to finance improvements in lieu of assessments, by use of bond issuances or other means, to manage economic development projects, and to make grants and loans of public money to promote state and local economic development and to stimulate investment of private capital, business and commercial activity in the District, and job creation in the District and Bexar County, subject to the approval of the voters within the District.

Section 8. Upon calling for an election by the District, the District will be permitted to negotiate and enter into an agreement to conduct a joint election with Bexar County in order to facilitate the orderly conduct of the District's tax election, which shall be held November 3, 2010. The District's qualified voters shall cast their ballots for or against the District's proposed taxes at a regular Bexar County polling place because no public building will exist within the District at the time of such election. Bexar County agrees to enter into an agreement to conduct a joint election pursuant to Chapter 271 of the Texas Election Code, and will negotiate the terms of such election with the District's Board of Directors.

Section 9. As an additional condition of Commissioners Court to create the District, Commissioners Court shall require the District to prepare a service plan and an annual report to be presented to Commissioners Court on the status of District improvements and services, including the compliance with negotiated terms and conditions in any economic development agreement. In addition, on the request of Commissioners Court, quarterly reports shall be made to the County's SMWBE Advisory Committee and Program Office regarding all District expenditures to specifically include the efforts made in regards to outreach, solicitation and awards to certified small, minority and women-owned businesses on contracted work opportunities within the District.

Section 10. The Directors nominated in the Petition are hereby appointed, and shall serve staggered two-year terms, as set forth in Chapter 372 of the Texas Local Government Code. The Directors listed below are hereby appointed:

<u>Steven Tilotson</u>
<u>Tom Garcia</u>
<u>Leo Gomez</u>
<u>Bruce Tschoepe</u>
<u>Roberto Vasquez</u>
<u>Donald Vestal</u>
<u>Herman Segovia</u>

The aforementioned Directors shall qualify for office by providing the bond and taking the oath of office provided by law. Thereafter, the Board of Directors shall organize as soon as reasonably possible. The District shall provide for any compensation required under the Code to the Board of Directors from the District's proceeds.

Section 11. Subject to the approval of the qualified voters in the District, the taxes that are hereby authorized to be levied and imposed within the District and the rates at which they are authorized to be imposed are as follows:

Ad Valorem Tax:	\$ .56569 per \$100 valuation
Sales and Use Tax:	\$0.02 per taxable sale subject to the state sales and use tax
Hotel Occupancy Tax:	the greater of nine (9%) percent or the rate imposed by the City.

The levy of an ad valorem tax and the issuance of bonds are subject to the conditions attached as Exhibit "B" and incorporated herein for all purposes.


Section 12. The District's boundaries are described in a metes and bounds legal description revised as of the date of this First Amended Order which updates the interior boundaries of the District, all in accordance with the Code. The revised metes and bounds legal description is attached as Exhibit "C" hereto and incorporated herein for all purposes, and in a conceptual site plan attached as Exhibit "D", designated to be illustrative and not to be relied upon as a legal description.

A certified copy of this First Amended Order shall be filed with the County Clerk of Bexar County, Texas, and recorded in a book kept for that purpose, and a certified copy shall be provided to the District. In addition, a certified copy of this First Amended Order shall be filed in the Real Property Records of Bexar County.

PASSED, ADOPTED, ORDERED AND EFFECTIVE this 7<sup>th</sup> day of October, 2009.

  
Nelson W. Wolff

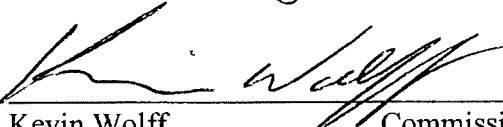
County Judge

  
Sergio "Chico" Rodriguez

Commissioner, Precinct 1

  
Paul Elizondo

Commissioner, Precinct 2

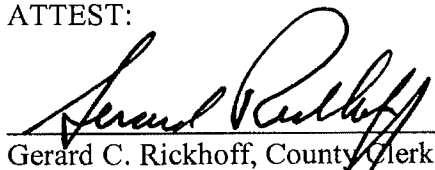
  
Kevin Wolff

Commissioner, Precinct 3

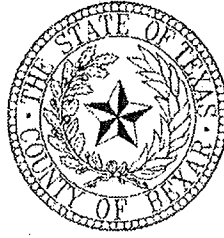
  
Tommy Adkisson

Commissioner, Precinct 4

ATTEST:

  
Gerard C. Rickhoff, County Clerk

## EXHIBIT A



**INFRASTRUCTURE SERVICES DEPARTMENT**  
**PUBLIC WORKS DIVISION**  
233 North Pecos La Trinidad, Suite 420  
San Antonio, Texas 78207  
(210) 335-6700 Office  
(210) 335-6713 Fax

VOL 809 PG 872

April 28, 2008

Charlie Turner  
Chief Executive Officer  
Terramark Communities  
322 Julie Rivers Drive  
Sugarland, Texas 77478

RE: Espada PID Proposed Primary Arterial Section

Dear Mr. Turner:

Bexar County needs to clarify the issues relating to the proposed primary arterial in the Espada Public Improvement Districts (PID) as well as specifically state the requirements to be included in the order for the creation of the PID and the development agreement. Below are the facts as we understand them:

- The Primary Arterial as proposed will only extend to intersection of "Southern" N-S Collector street and will not extend east beyond that intersection as required by the City of San Antonio (CoSA) Major Thoroughfare plan.
- Your proposed cost model indicates that "6,850' of '½ Enhanced Secondary Arterial'" will be funded by the PID at a cost of \$3,552,562.
- Your subsequent letter implies the thoroughfare will only be constructed adjacent to the development within the project and that the PID will only be responsible for 50% of the "County's" regional facility. Your letter further states that the County, City or VIA will be responsible for funding the remainder.
- Voice mail message left by Charlie Turner to Community Investments states the PID "intends to build only what is fully funded".

Based on this information, as well as the cost estimates included in your model, our interpretation is that the PID only intends to fund and therefore only intends to build 25% of the primary arterial road.

Please note the Unified Development Code (UDC) requires the East-West Primary Arterial be constructed with a full section from US Highway 281 to the property line at the San Antonio River (approximately 10,500 - 10,800 feet). Bexar County estimates the cost of the full section to be approximately \$13.8 million using City of San Antonio unit pricing. UDC Section 35-506(e)(8) states:

Major Thoroughfare Plan Designated Arterial Streets

- A. Where a proposed plat abuts a designated thoroughfare shown on the Major Thoroughfare Plan and the proposed street alignment is split or separated by an ownership boundary, the applicant of the proposed plat shall include half (1/2) of the required dedication and construction for plat approval. ***(Your arterial section is included entirely within the proposed PID and not separated by an ownership boundary).***
- B. If a plat applicant owns all of the land designated, as a thoroughfare, and the proposed plat abuts or embraces a thoroughfare alignment, the applicant shall be responsible for 100% dedication and construction or
- C. A plat applicant may dedicate 100% of the R.O.W and develop an agreement with the owner of the abutting undeveloped tract to equally share the cost and post a guarantee for construction of the full thoroughfare in connection with the approval process.

As previously discussed, one option available to you is to work with CoSA to have this proposed roadway modified or removed from the Major Thoroughfare plan.

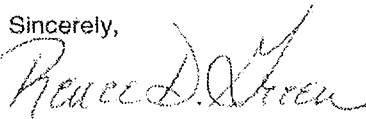
Should this roadway remain on the CoSA's Major Thoroughfare plan; the County will require the following specifications be included the order for the creation of the PID and the development agreement:

- Construction of a full primary arterial section from US Highway 281 to the property line at the San Antonio River (approximately 10,500 - 10,800 feet) with dedication of 120' of Right-of-Way
- Minimum 48' pavement width
- Minimum 14' median
- Maximum street grade of 5% and Minimum street grade of 0.5%
- Construction of Sidewalks (4' if offset, 6' if abutting curb)
- Streetscape design
- Design to support K-values in accordance with AASHTO for a 45 MPH design speed
- Pavement section to comply with UDC 35-506(p)

If the PID intends to sell the conservation easement to a third party, the County will require that construction of the remainder of the primary arterial be in accordance with the above referenced standards and be included as a part of the agreement.

Please contact me if you have any questions or wish to meet regarding this issue.

Sincerely,



Renee D. Green, P.E.  
County Engineer

cc: Commissioner Sergio "Chico" Rodriguez, Pct. 1  
Joe Aceves, P.E.; Executive Director Infrastructure Services  
Aurora M. Sanchez; Executive Director Community Investments



**EXHIBIT B**

**CONDITIONS**

- A) A debt pro forma must be submitted to Bexar County for review and approval prior to the issuance of debt.
- B) The debt pro forma must be feasible with the following assumptions:
  - a. Current taxable assessed valuation over the life of bond issue based on a 0% growth assumption;
  - b. Tax collection ratio must be calculated at ninety (90%) percent for initial issues until a history for collections has been established;
  - c. Debt must be a level structure, not ascending; and
  - d. Interest and sinking fund balance projected to be at twenty-five (25%) next year's debt service requirement.

VOL 809 PG 874

## EXHIBIT C

September 21, 2009  
Job number 60025828  
PID No. 1

### Meets and Bounds Description

494.976 acres being out of a 0.989 acre tract of a called 1.0 acre tract as conveyed unto W.J. Emick in Volume 5957, Page 1565 of the Official Public Records of Real Property of Bexar County, Texas (O.P.R.R.P.B.C.T.), a 2.00 acre tract as conveyed unto Terramark Communities in Volume 11590, Page 461 of the O.P.R.R.P.B.C.T., a 24.24 acre tract, a 17.49 acre tract, a 11.70 acre tract, a 5.632 acre tract, a 20.01 acre tract, a 6.695 acre tract, a 2.036 acre tract, a 1.905 acre tract, a 11.88 acre tract, a called 21.31 acre tract, a called 15.05 acre tract all being recorded in Volume 12665, Page 222 of the O.P.R.R.P.B.C.T., a 672.567 acre tract conveyed unto E-TM Land Investment, LTD, in Volume 12665, Page 166 of the O.P.R.R.P.B.C.T. and Volume 12665, Page 183 of the O.P.R.R.P.B.C.T., a 439.85 acre tract conveyed unto E-TM Land Investment, LTD, in Volume 11627, Page 304 of the O.P.R.R.P.B.C.T., the proposed Lot 2, Block 1, N.C.B. 11039 of Marshall Way Subdivision, Plat # 050111, a portion of a 22.30 acre tract conveyed unto Terramark Communities, LTD in Volume 11619, Page 782 of the O.P.R.R.P.B.C.T. and all of that called 15.00 acre tract conveyed unto the Southside Independent School District in Volume 11322, Page 862 of the O.P.R.R.P.B.C.T. and being more particularly described as follows;

**BEGINNING** at a point on the south line of Chavaneaux Road (a 40 foot right-of-way) at the northwest corner of said 0.989 acre tract and being on the east line of Plat # 050111 Marshall Way (Variable Width Right-Of-Way) of said Marshall Way Subdivision from which a 10" x 10" stone pillar bears South 35° 15' East, 1.2 feet;

Thence South 89°52' 09" East, departing the east line of said Marshall Way and continuing along the south line of said Chavaneaux Road along the north line of said 0.989 acre tract a distance of 204.96 feet, departing said 0.989 acre tract and crossing said 22.30 acre tract and passing a found 1/2-inch iron rod at the northeast corner of said 22.30 acre tract at a 530.37 feet, crossing said 9.987 acre tract and said 7.042 acre tract and passing a found 1/2-inch iron rod with yellow plastic cap stamped "Pape-Dawson" at 782.15 feet and passing another found 1/2-inch iron rod with yellow plastic cap stamped "Pape-Dawson" at 833.41 feet continuing across said 5.632 acre tract for a total of 1032.49 feet to a point;

Thence South 00° 29' 54" West, 1101.53 feet departing the south line of said Chavaneaux Road and with the east line of said 5.632 acre tract and the west line of a 6.0 acre tract conveyed unto Nathan C. Saucedo in Volume 8298, Page 1014 of the O.P.R.R.P.B.C.T., to a found 1/2-inch iron rod with yellow plastic cap stamped "Pape-Dawson";

Thence South 89° 49' 44" East, 242.57 feet departing the east line of said 5.632 acre tract and with the south line of said 6.0 acre tract to a point;

Thence North 00° 29' 54" East, 1101.53 feet with the east line of said 6.0 acre tract to a found 1/2-inch iron rod with yellow plastic cap stamped "Pape-Dawson" for the northeast corner of said 6.0 acre tract on the south line of said Chavaneaux Road;

Thence South 89° 49' 45" East, continuing along the south line of said Chavaneaux Road passing a 2 inch pipe at 270.16 feet at the northeast corner of said 11.88 acre tract, same being a corner of said 21.31 acre tract and continuing for a total of 500.40 feet to a point from which a fence post bears South 49° 04' West, 6.2 feet and a found 1/2-inch iron rod at the northeast corner of 6.09 acre tract conveyed unto Yarren Investments, LLC in Volume 13140, Page 2287 O.P.R.P.R.B.C.T., same being the northeast corner of tract 5 of the Plat of the Heirs of Rosalino Diaz 18.24 acres as filed in Volume 1993, Page 339 of the Official Public Deed Records of Bexar County, Texas (O.P.D.R.B.C.T.) bears South 89° 50' West, 418.09 feet;

Thence South 00° 08' 32" East, 2269.85 feet departing the south line of said Chavaneaux Road and with the west line of an unrecorded 30-foot private road being bounded on the east by said Rosalino Diaz tract;

Thence North 89° 51' 59" East, departing the west line of said 30- private road and along the north line of said 15.05 acre tract, passing the southwest corner of a called 6.0 acre tract conveyed unto Mariano Rivas and Dolores G. de Rivas in Volume 3233, Page 455 O.P.D.R.B.C.T. same being the west 6.0 acres of a partition of Original Tract 7 partitioned to Nimfa Diaz de Rivas as designated by the Plat of the Heirs of Rosalina Diaz Subdivision No. 1 as recorded in Volume 623, Page 596 of the O.P.D.R.B.C.T. at 30.00 feet, and continuing along the south line of said 6 acre tract passing the southeast corner of said 6 acre tract at 802.32 feet, the southwest corner of a called 9 acre tract conveyed unto Steve and Stella Rivas in Volume 3239, Page 587 being the called east 9 acres of the said Original Tract 7 for a total of 1984.26 feet for the northeast corner of said 15.05 acre tract, the southeast corner of said 9 acre tract, the southwest corner of a called 3.09 acre tract recorded in Volume 6848, Page 645 of the O.P.R.P.R.B.C.T., the northwest corner of a called 8.934 acre tract recorded in Volume 8035, Page 458 of the O.P.D.R.B.C.T.;

Thence departing the south line of said 9 acre tract, the north line of said 15.05 acre tract and along the east line of said 15.05 acre tract, the west line of said 8.394 acre tract the following five (5) courses and distances;

South 10° 52' 19" West, 104.91 feet to a point;

South 12° 19' 19" West, 59.15 feet to a point;

South 05° 30' 39" West, 46.05 feet to a point;

South 08° 14' 59" West, 66.39 feet to a point;

South  $15^{\circ} 04' 41''$  East, 65.97 feet to a point being the southeast corner of said 15.05 acre tract, the southwest corner of said 8.394 acre tract, the northwest corner of a called 2.539 acre tract recorded in Volume 3219, Page 520 of the O.P.D.R.B.C.T.

Thence South  $89^{\circ} 51' 59''$  West, departing the east line of said 15.05 acre tract, the west line of said 8.394 acre tract, along the south line of said 15.05 acre tract, the north line of the Original Tract 9 of the said Plat of the Heirs of Rosalino Diaz Subdivision No. 1 passing a found 1/2- inch iron rod at 1153.96 feet at the northeast corner of a 3.0 acre tract being designated as tract 4 of the division of said Original Tract 9 as conveyed unto Manuel V. and Teresa L. Pena in Volume 7989, Page 999 of the O.P.R.R.P.B.C.T. and continuing a distance of 394.06 to a found 1/2-inch iron rod at the northwest corner of said Pena 3.0 acres same being the northwest corner of a called 3 acre tract being designated as tract 5 of the said division of Original Tract 9 as conveyed unto Antonio Ramirez in Volume 5929, Page 1833 of the O.P.R.R.P.B.C.T. and continuing a distance of 376.40 feet to a point for the southwest corner of said Original Tract 9, from which a found 5/8-inch iron rod bears North  $81^{\circ} 03''$  East, 1.5 feet, and continuing a total distance of 1954.23 feet to a point on the west line of said 30-foot private road for the southwest corner of said 15.05 acre tract;

Thence South  $00^{\circ} 08' 32''$  East, 954.48 feet continuing along the west line of said 30-foot private road to a point on the north line of said 439.85 acre tract for the southwest corner of said 30-foot private road from which a found 1-inch pipe in a concrete disc bears North  $28^{\circ} 05'$  West, a distance of 2.4 feet;

Thence North  $89^{\circ} 57' 22''$  West, 1146.77 feet continuing along the north line of said 439.85 acre tract to a point;

Thence South  $16^{\circ} 17' 10''$  East, 957.12 feet departing the north line of said 439.85 acre tract and crossing said 439.85 acre tract and crossing said 672.567 acre tract to a point;

Thence continuing across said 672.567 acre tract the following three (3) courses and distances;

South  $19^{\circ} 07' 23''$  East, 550.10 feet to a point at the beginning of a curve to the left;

296.98 feet along said curve to the left having a radius of 665.00, a central angle of  $25^{\circ} 35' 14''$ , and a chord bearing and distance of South  $31^{\circ} 55' 00''$  East, 294.52 feet to a point;

South  $44^{\circ} 42' 37''$  East, 530.83 feet to a point on the south line of a 50 foot gas pipeline easement recorded in Volume 3403, Page 338 O.P.R.R.P.B.C.T. to a point;

Thence South  $82^{\circ} 26' 41''$  West, 2486.80 feet continuing across said 672.567 acre tract and crossing an interior line of said 439.85 acre tract;

Thence departing said 50 foot gas pipeline easement and crossing said 439.85 acre tract the following two (2) courses and distances;

South  $65^{\circ} 01' 33''$  East, 140.01 feet to a point at the beginning of a curve to the right;

98.73 feet along said curve to the right having a radius of 182.50, a central angle of  $30^{\circ} 59' 50''$ , and a chord bearing and distance of South  $49^{\circ} 31' 38''$  East, 97.53 feet to a point;

Thence South  $34^{\circ} 01' 48''$  East, 2158.86 feet continuing across said 439.85 acres and crossing said 672.567 acre tract to a point;

Thence South  $72^{\circ} 45' 52''$  East, 1210.02 feet continuing across said 439.85 acres and crossing said 672.567 acre tract to a point;

Thence South  $10^{\circ} 52' 22''$  West, 1212.16 feet to a point on the south line of said 672.567 acre tract;

Thence North  $72^{\circ} 46' 06''$  West, 2800.22 feet to a point from which a found 1/2-inch iron rod bears South  $57^{\circ} 16'$  East, 1.0 foot on the east right-of-way line of South Flores Street (F.M. 1937) an 80 foot right-of-way;

Thence with the east right-of-way line of said South Flores Street the following three (3) courses and distances;

North  $13^{\circ} 47' 10''$  West, 137.55 feet to a point at the beginning of a curve to the left from which a found Texas Department of Transportation (Tx DOT) Type I monument bears North  $31^{\circ} 45'$  West, a distance of 0.4 feet;

186.30 feet along said curve to the left having a radius of 5769.69, a central angle of  $01^{\circ} 51' 00''$ , and a chord bearing and distance of North  $14^{\circ} 42' 40''$  West, 186.28 feet to point;

North  $15^{\circ} 38' 10''$  West, 2423.4 feet to a point on the east right-of-way line of east right-of-way line of U.S. Highway 281 (a variable width right-of-way) same being the west line of a portion of an 1115.024 acre tract conveyed unto Donald R. Vestal, C/O Royal D. Adams in Volume 5716, Page 396 of the O.P.R.R.P.B.C.T.;

Thence continuing along the east right-of-way line of said U.S. Highway 281 and the west line of said 1115.024 acre tract the following four (4) courses and distances;

North 24° 25' 18" West, 50.60 feet to a point;

North 15° 49' 53" West, passing a found 1/2-inch iron rod with a yellow plastic cap stamped "Pape-Dawson" at the southernmost corner of a 36.66 acre tract being a portion of said 439.85 acre tract at 399.93 feet and continuing a total of 778.48 feet to a point from which a found Tx DOT Type I monument bears South 48° 13' East, a distance of 20.3 feet;

North 13° 07' 40" West, 464.93 feet to a point from which a found Tx DOT Type I monument bears South 73° 46' West, 1.3 feet;

North 16° 13' 14" West, 299.95 feet to a point from which a found Tx DOT Type I monument bears South 73° 46' West, 0.9 feet and continuing along the same course for a total of 905.80 feet to a point from which a found Tx DOT Type I monument bears South 33° 10' East, 0.4 feet;

Thence North 72° 56' 55" East, 888.03 feet departing the east right-of-way line of said U.S. Highway 281 and the west line of said 1115.024 acre tract and crossing said 1115.024 acre tract to a point on the south line of a 35.80 acre tract recorded in Volume 5079, Page 222 of the O.P.R.P.B.C.T. and the north line of said 1115.024 acre tract;

Thence South 89° 57' 22" East, 1223.99 feet continuing along the north line of said 1115.024 acre tract and the south line of said 35.80 acre tract to a point;

Thence North 00° 01' 46" East, 566.43 feet crossing said 35.80 acre tract and said 22.40 acre tract to the southeast corner of a 15.00 acre tract conveyed unto the said Southside Independent School District in Volume 11322, Page 862, O.P.R.R.P.B.C.T. and continuing 1037.92 feet to the southeast corner of said proposed Marshall Way and continuing along the east line of said proposed Marshall Way a total distance of 1841.98 feet to a point;

Thence with the east right-of-way line of said proposed Marshall Way the following twelve (12) courses and distances;

South 89° 58' 14" East, 41.70 feet to a found 1/2-inch iron rod for a corner of the said 22.40 acre tract and said 35.80 acre tract;

North 00° 21' 24" West, 426.79 feet to a point at the beginning of a curve to the right;

4.82 feet along said curve to the right having a radius of 15.00, a central angle of 18° 24' 54", and a chord bearing and distance of North 80° 23' 10" East, 4.80 feet to a point;

North 00° 23' 26" West, 58.00 feet to a point at the beginning of a curve to the right;

4.79 feet along said curve to the right having a radius of 15.00, a central angle of 18° 17' 53", and a chord bearing and distance of North 81° 14' 30" West, 4.77 feet to a point;

North 00° 21' 24" West, 292.89 feet to a point at the beginning of a curve to the right;

196.54 feet along said curve to the right having a radius of 571.00, a central angle of 19° 43' 18", and a chord bearing and distance of North 20° 27' 25" East, 195.57 feet to a point;

North 30° 19' 05" East, 25.23 feet to a point at the beginning of a curve to the right;

15.61 feet along said curve to the right having a radius of 15.00, a central angle of 59° 37' 02", and a chord bearing and distance of North 60° 07' 36" East, 14.91 feet to a point;

North 89° 56' 07" East, 51.59 feet to a point;

North 00° 03' 52" West, 58.83 feet to a point on the south line of said proposed Lot 2, Block 1, N.C.B. 11039 of Marshall Way Subdivision, to a point at the beginning of a curve to the right;

31.40 feet along said curve to the right having a radius of 15.00, a central angle of 119° 57' 17", and a chord bearing and distance of North 29° 38' 49" West, 25.97 feet to a point;

Thence continuing along the east right-of-way line of said proposed Marshall Way, and with the west line of the said proposed Lot 2, Block 1, N.C.B. 11039 of Marshall Way Subdivision, the following two (2) courses and distances;

North 30° 19' 49" East, 354.63 feet to a point at the beginning of a curve to the left;

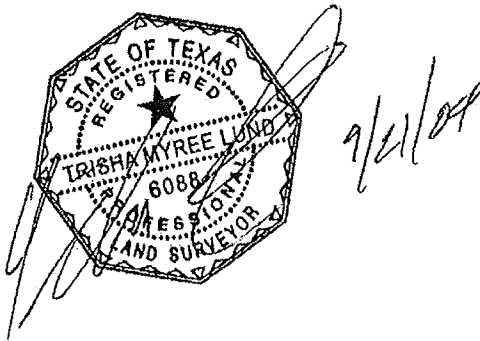
146.49 feet along said curve to the left having a radius of 629.00, a central angle of 13° 20' 37", and a chord bearing and distance of North 23° 39' 31" East, 146.16 feet to a point;

Thence South 89° 49' 01" East, 31.95 feet to a found 1/2-inch iron rod on the north line of said proposed Lot 2, Block 1, N.C.B. 11039 of Marshall Way Subdivision, same being the southwest corner of said 0.989 acre tract;

September 21, 2009  
Job number 60025828  
PID No. 1

Thence North  $00^{\circ} 02' 26''$  East, 208.24 feet along the west line of said 0.989 acre tract to the **POINT OF BEGINNING** and containing a computed area of 494.976 acres.

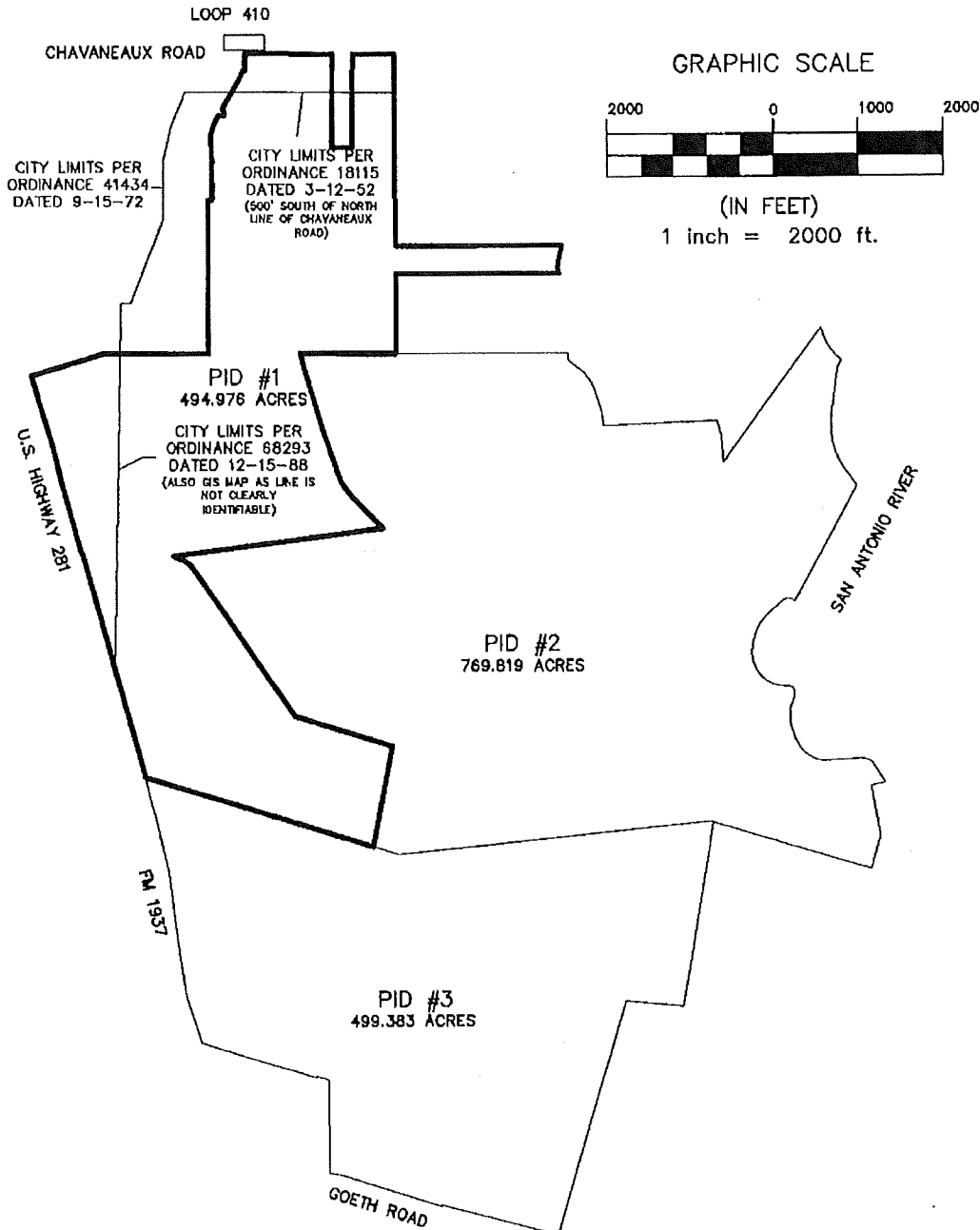
Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.



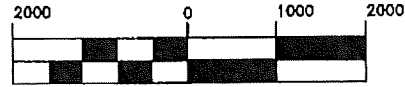
VOL 809 PG 881



# EXHIBIT "A"



## GRAPHIC SCALE



(IN FEET)

1 inch = 2000 ft.



7 0 0 0 9 7 6 0 0 1

## NOTES:

1. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.

REV. 09-18-08  
REV. 08-05-08  
REV. 12-26-07  
REV. RELEASE 3 11-30-07  
REV. 8-12-07

## EXHIBIT OF PID 1 (494.976 ACRES) BEXAR COUNTY, TEXAS

**AECOM**

AECOM USA GROUP, INC  
6800 PARK TEN BOULEVARD,  
SUITE 180 SOUTH  
SAN ANTONIO, TEXAS 78213  
WWW.AECOM.COM

SCALE: 1" = 2000'

JOB #: 60025828

DATE: 08-28-08

F.B. # N/A:

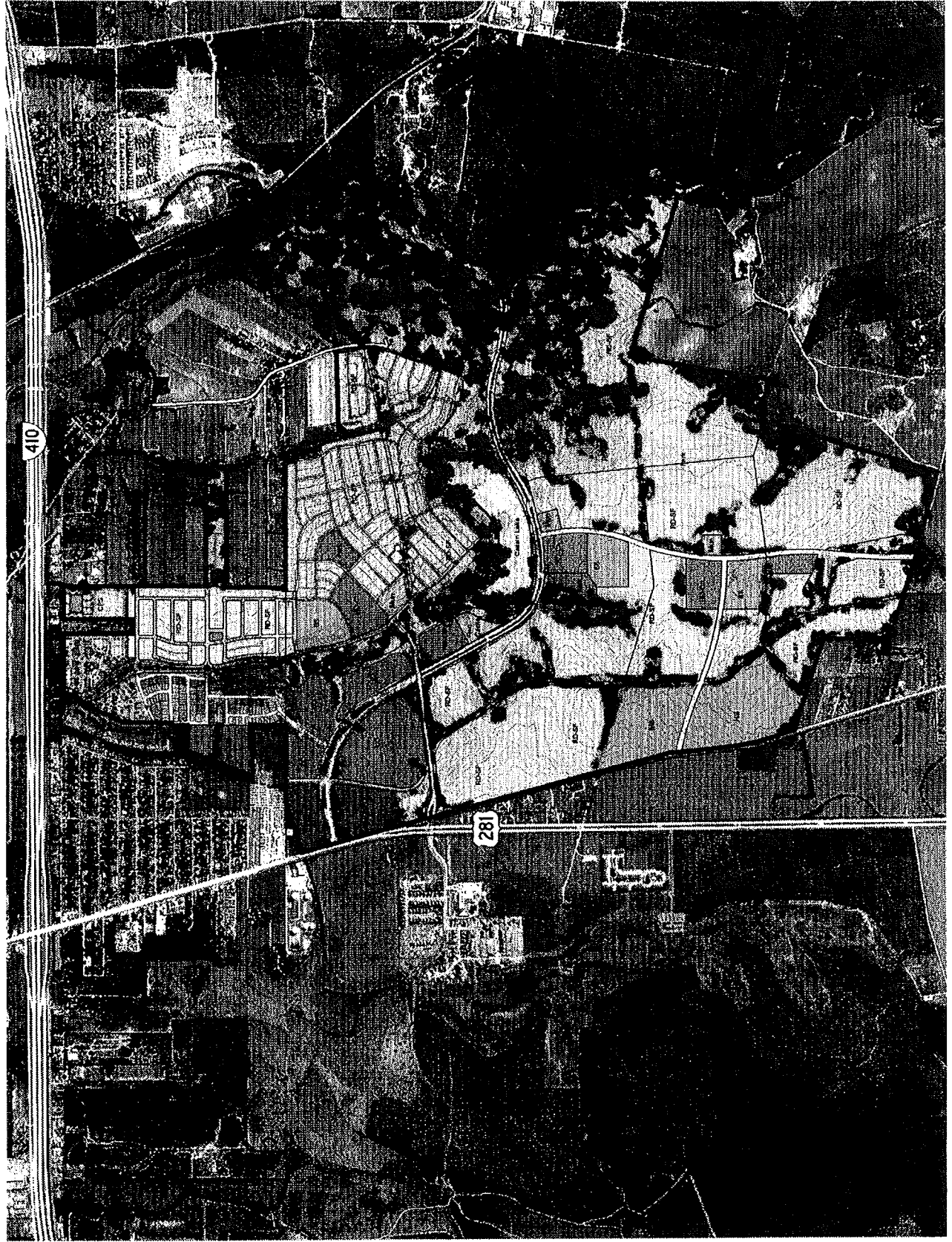
DRAWN BY: PT/TML

CAD DATE: 09-25-07

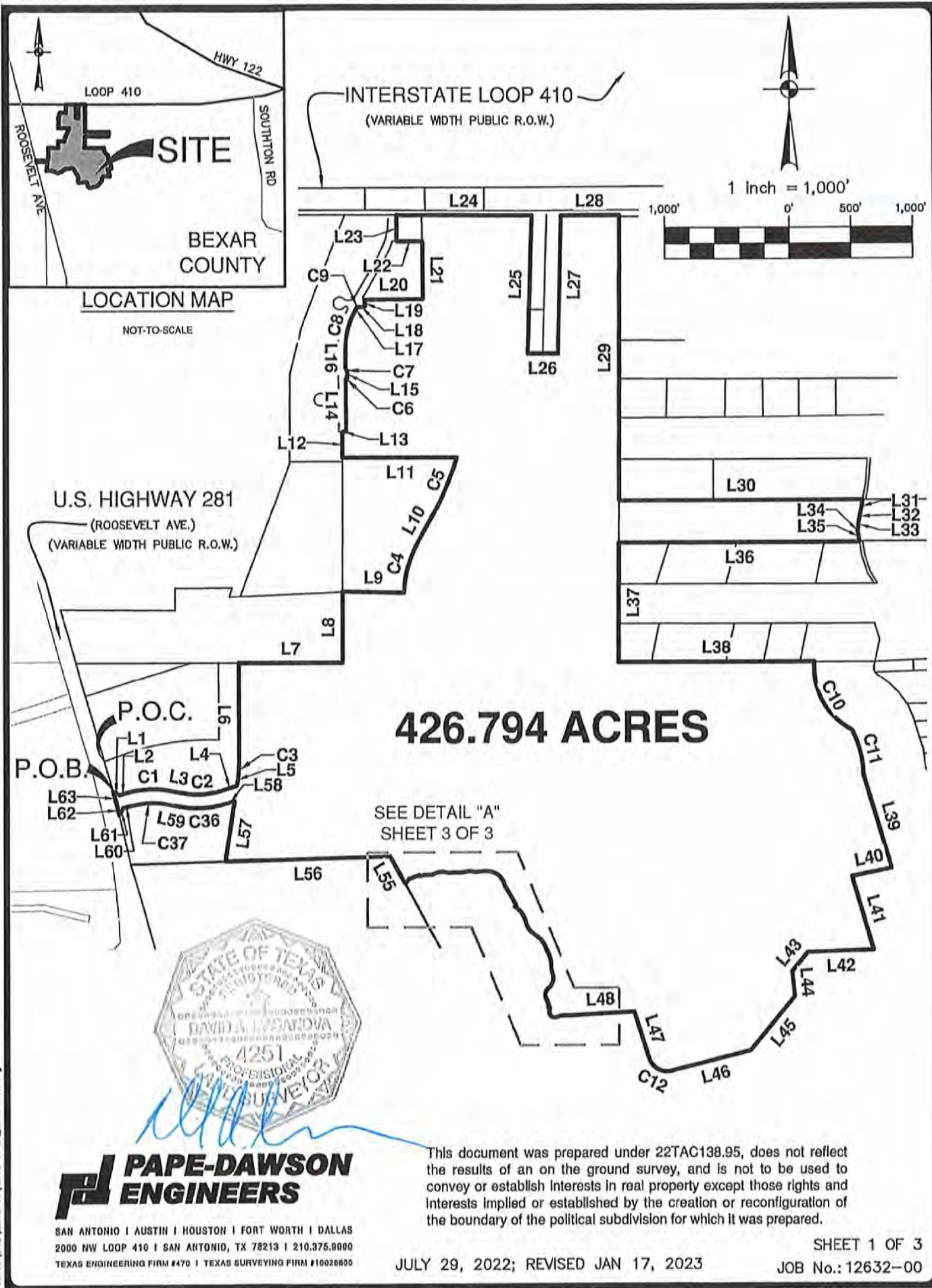
CHECKED BY: JEG

CAD FILE: 8-10-08.DWG

EXHIBIT D



**EXHIBIT "C"**  
**FIELD NOTES AND SURVEY OF THE SUBJECT PROPERTY**



LINE TABLE		
LINE	BEARING	LENGTH
L1	S61°07'55"E	56.57'
L2	N73°52'05"E	60.00'
L3	S79°20'35"E	107.73'
L4	N72°14'52"E	124.74'
L5	N08°51'27"E	91.83'
L6	N00°17'28"W	823.76'
L7	S89°57'22"E	841.40'
L8	N00°01'46"E	569.81'
L9	S88°33'04"E	491.70'
L10	N29°33'20"E	283.17'
L11	N89°59'51"W	921.81'
L12	N00°01'46"E	207.58'
L13	S89°58'14"E	31.69'
L14	N00°23'26"W	412.49'
L15	N00°23'26"W	58.00'
L16	N00°23'26"W	169.82'
L17	N30°19'05"E	25.23'
L18	N89°56'07"E	51.59'
L19	N00°03'53"W	58.00'
L20	N89°29'59"E	471.45'
L21	N00°48'52"W	458.68'
L22	N89°44'30"W	208.21'
L23	N00°05'04"E	208.83'
L24	S89°49'45"E	1095.57'
L25	S01°55'35"W	1101.20'
L26	S89°45'58"E	244.88'
L27	N01°23'00"E	1101.20'
L28	S89°49'45"E	468.28'
L29	S00°13'39"W	2269.86'
L30	S89°57'22"E	1962.77'
L31	S10°42'24"W	113.94'
L32	S10°32'15"W	39.06'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S07°44'29"W	91.88'
L34	S02°14'40"E	13.15'
L35	S09°44'28"E	83.22'
L36	N89°57'22"W	1938.01'
L37	S00°13'39"W	954.11'
L38	S89°57'22"E	1574.16'
L39	S16°49'27"E	779.28'
L40	S78°25'51"W	325.55'
L41	S16°36'05"E	610.41'
L42	S88°01'10"W	532.98'
L43	S39°48'30"W	197.69'
L44	S05°22'19"E	200.40'
L45	S39°39'33"W	560.39'
L46	S75°42'06"W	628.58'
L47	N17°28'39"W	375.41'
L48	S86°55'56"W	529.78'
L49	N87°39'38"W	10.00'
L50	N31°36'58"E	18.44'
L51	N31°10'42"W	180.05'
L52	N20°26'47"W	10.00'
L53	S70°00'27"W	84.80'
L54	S43°46'33"W	49.40'
L55	N28°59'12"W	244.22'
L56	S88°24'46"W	1326.55'
L57	N08°51'27"E	489.46'
L58	S72°14'52"W	69.64'
L59	N79°20'35"W	107.73'
L60	S73°52'05"W	60.00'
L61	S28°52'05"W	62.17'
L62	N13°16'45"W	79.53'
L63	N16°07'55"W	114.53'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	755.00'	26°47'21"	N87°15'45"E	349.80'	353.01'
C2	645.00'	28°24'33"	N86°27'09"E	316.55'	319.81'
C3	388.05'	9°08'55"	N04°17'00"E	61.90'	61.96'
C4	855.15'	28°07'11"	N15°29'45"E	415.49'	419.69'
C5	2085.84'	12°50'24"	N22°42'59"E	466.46'	467.44'
C6	15.00'	90°00'00"	N44°36'34"E	21.21'	23.56'
C7	15.00'	90°00'00"	N45°23'26"W	21.21'	23.56'
C8	571.00'	30°42'30"	N14°57'49"E	302.39'	306.04'
C9	15.00'	59°37'02"	N60°07'36"E	14.91'	15.61'
C10	560.14'	67°45'06"	S29°07'04"E	624.44'	662.36'
C11	776.82'	27°06'45"	S14°32'44"E	364.17'	367.59'
C12	152.42'	100°56'51"	N62°41'51"W	235.13'	268.54'
C13	150.00'	36°53'43"	S82°20'47"W	94.93'	96.59'
C14	45.53'	129°25'15"	N51°23'28"W	82.34'	102.85'
C15	137.35'	10°58'47"	N07°49'46"E	26.28'	26.32'
C16	127.34'	33°33'44"	N14°26'32"W	73.53'	74.59'
C17	60.20'	84°17'27"	N10°55'18"E	80.79'	88.56'
C18	105.94'	74°15'42"	N15°56'11"E	127.90'	137.31'
C19	155.01'	22°56'39"	N09°43'21"W	61.66'	62.07'
C20	194.99'	31°27'28"	N13°58'45"W	105.72'	107.06'
C21	155.00'	13°11'45"	N23°06'37"W	35.62'	35.70'
C22	194.99'	43°23'07"	N38°12'18"W	144.15'	147.65'
C23	155.00'	46°34'19"	N36°36'42"W	122.55'	125.99'
C24	195.00'	45°03'30"	N35°51'17"W	149.43'	153.35'
C25	140.00'	80°38'42"	N50°50'58"W	181.18'	197.05'
C26	80.00'	10°18'44"	N86°00'57"W	14.38'	14.40'
C27	120.01'	24°57'39"	S86°39'35"W	51.87'	52.28'
C28	79.99'	31°49'19"	N89°54'35"W	43.86'	44.43'
C29	120.01'	34°08'53"	S88°55'38"W	70.47'	71.52'
C30	130.01'	26°17'39"	S85°00'01"W	59.14'	59.66'
C31	169.99'	19°19'25"	S88°29'08"W	57.06'	57.33'
C32	80.00'	27°57'48"	N87°11'40"W	38.66'	39.05'
C33	120.00'	45°59'57"	S83°47'16"W	93.77'	96.34'
C34	80.01'	34°21'51"	S77°58'13"W	47.27'	47.99'
C35	169.99'	25°35'56"	S82°21'11"W	75.32'	75.95'
C36	755.00'	28°24'33"	S86°27'09"W	370.53'	374.36'
C37	645.00'	26°47'21"	S87°15'45"W	298.84'	301.58'

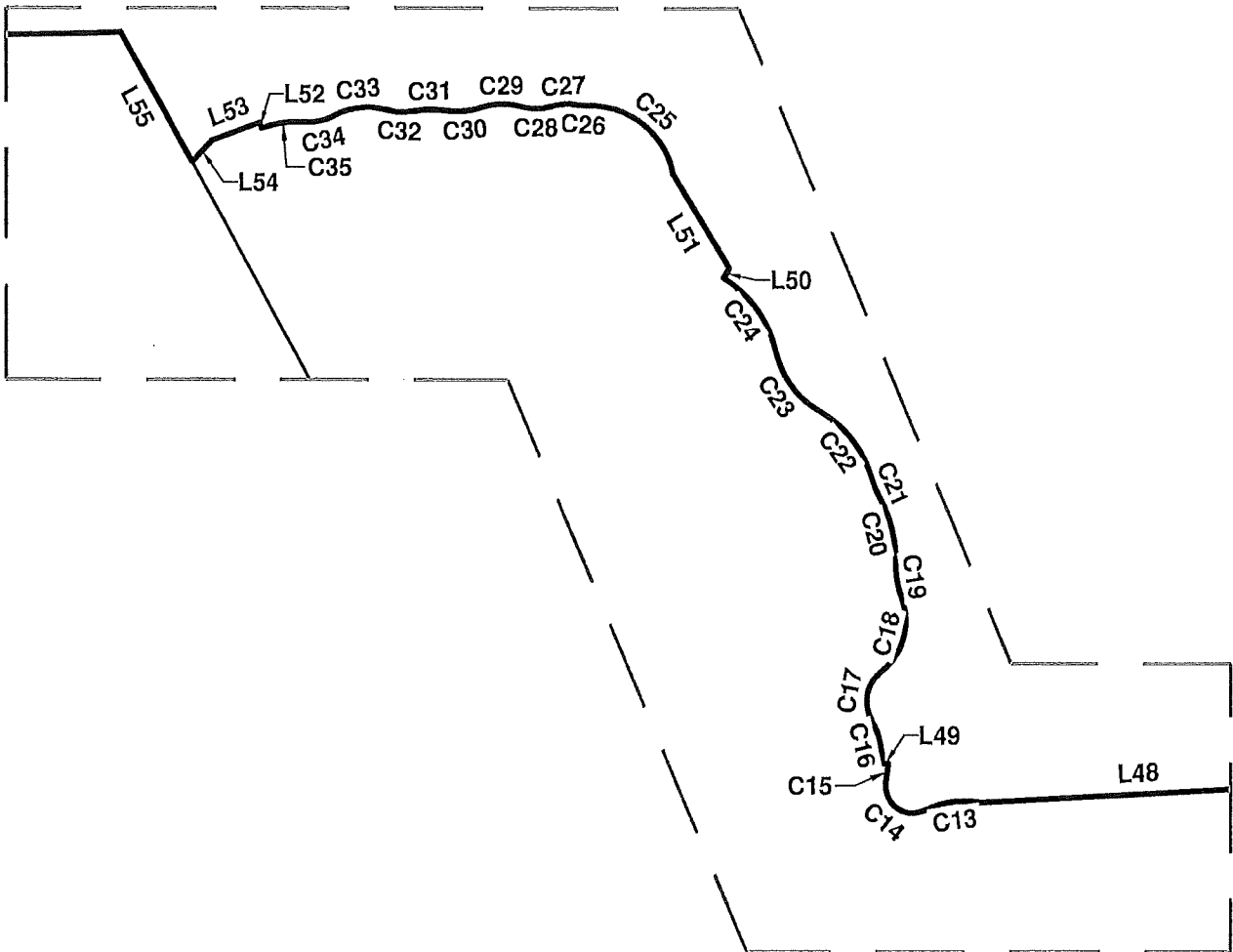


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JULY 29, 2022; REVISED JAN 17, 2023

SHEET 2 OF 3  
 JOB No.:12632-00

REFERENCE



DETAIL "A"  
1"=300'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

JULY 29, 2022; REVISED JAN 17, 2023

SHEET 3 OF 3  
JOB No.:12632-00

REFERENCE



#### METES AND BOUNDS DESCRIPTION

A 426.794 acre, more or less, tract of land out of that 1296.619 acre tract conveyed to Marmaxx Operating Corp. recorded in Volume 18753, Page 1832 of the Official Public Records of Bexar County, Texas, out of the Juan M. Urriegas Survey 32, Abstract 769, County Block 4283, Bexar County, Texas. Said 426.794 acre tract also includes all of that called 0.989 acre tract of land conveyed to Marmaxx Operating Corp. by deed recorded in Document No. 20220018829 of the Official Public Records of Bexar County, Texas, out of the Juan M. Urriegas Survey 32, Abstract 769, County Block 4283, Bexar County, Texas. Said 426.794 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;

COMMENCING: At a northwest corner of said 1296.619 acre tract, the southwest corner of a 13.250 acre tract conveyed to Girdley Ventures-Espada, LLC by deed recorded in Document No. 20190189970 of the Official Public Records of Bexar County, Texas, on the east right-of-way line of U.S. Highway 281, also known as Roosevelt Avenue, a variable width public right-of-way;

THENCE: S 16°07'55" E, with the east right-of-way line of said U.S. Highway 281, the west line of said 1296.619 acre tract, a distance of 250.00 feet to a northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE: Departing the east right-of-way line of said U.S. Highway 281, over and across said 1296.619 acre tract, the following bearings and distances:

S 61°07'55" E, a distance of 56.57 feet to a point;

N 73°52'05" E, a distance of 60.00 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 755.00 feet, a central angle of 26°47'21", a chord bearing and distance of N 87°15'45" E, 349.80 feet, for an arc length of 353.01 feet to a point;

S 79°20'35" E, a distance of 107.73 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 645.00 feet, a central angle of 28°24'33", a chord bearing and distance of N 86°27'09" E, 316.55 feet, for an arc length of 319.81 feet to a point;

N 72°14'52" E, a distance of 124.74 feet to a point;

N 08°51'27" E, a distance of 91.83 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 388.05 feet, a central angle of 09°08'55", a chord bearing and distance of N 04°17'00" E, 61.90 feet, for an arc length of 61.96 feet to a point;

N 00°17'28" W, a distance of 823.76 feet to a point on a north line of said 1296.619 acre tract, the south line of a 35.80 acre tract described in deed to Johnson Trust Investments, LLC, recorded in Volume 11512, Page 1600 of the Official Public Records of Bexar County, Texas;

THENCE: S 89°57'22" E, with a north line of said 1296.619 acre tract, the south line of said 35.80 acre tract, a distance of 841.40 feet to the southeast corner of said 35.80 acre tract;

THENCE: N 00°01'46" E, with a west line of said 1296.619 tract, the east line of said 35.80 acre tract, and the east line of a 15.00 acre tract described in deed to Southside I.S.D., recorded in Volume 11322, Page 862 of the Official Public Records of Bexar County, Texas, a distance of 569.81 feet to point;

THENCE: Departing the west line of said 1296.619 acre tract, the east line of said 15.00 acre tract, over and across said 1296.619 acre tract the following bearings and distances:

S 88°33'04" E, a distance of 491.70 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 855.15 feet, a central angle of 28°07'11", a chord bearing and distance of N 15°29'45" E, 415.49 feet, for an arc length of 419.69 feet to a point;

N 29°33'20" E, a distance of 283.17 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 2085.84 feet, a central angle of 12°50'24", a chord bearing and distance of N 22°42'59" E, 466.46 feet, for an arc length of 467.44 feet to a point;

N 89°59'51" W, a distance of 921.81 feet to point on the west line of said 1296.619 acre tract, the east line of a called 2.012 acre tract conveyed to San Antonio Housing Facility Corporation by deed recorded in Document No. 20190246575 of said Official Public Records;



THENCE: N 00°01'46" E, with a west line of said 1296.619 acre tract, the east line of said called 2.012 acre tract, a distance of 207.58 feet to the south terminus of Marshall Way, a variable width public right-of-way dedicated in Marshall Way Subdivision Plat, recorded in Volume 9594, Page 100 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 89°58'14" E, with a north line of said 1296.619 acre tract, the south terminus of said Marshall Way, a distance of 31.69 feet to the southeast corner of said Marshall Way;

THENCE: With a west line of said 1296.619 acre tract, the east right-of-way line of said Marshall Way, the following bearings and distances:

N 00°23'26" W, a distance of 412.49 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 44°36'34" E, 21.21 feet, for an arc length of 23.56 feet to a point;

N 00°23'26" W, a distance of 58.00 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 45°23'26" W, 21.21 feet, for an arc length of 23.56 feet to a point;

N 00°23'26" W, a distance of 169.82 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 571.00 feet, a central angle of 30°42'30", a chord bearing and distance of N 14°57'49" E, 302.39 feet, for an arc length of 306.04 feet to a point;

N 30°19'05" E, a distance of 25.23 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 59°37'02", a chord bearing and distance of N 60°07'36" E, 14.91 feet, for an arc length of 15.61 feet to a point;

N 89°56'07" E, a distance of 51.59 feet to a point;

N 00°03'53" W, a distance of 58.00 feet to a southwest corner of Lot 2, Block 1 of said Marshall Way Subdivision;

- THENCE: N 89°29'59" E, departing the east right-of-way line of said Marshall Way, with a north line of said 1296.619 acre tract, the south line of said Lot 2, a distance of 471.45 feet to the southeast corner of said Lot 2;
- THENCE: N 00°48'52" W, with a west line of said 1296.619 acre tract, the east line of said Lot 2, a distance of 458.68 feet to the northeast corner of said Lot 2, the southeast corner of said called 0.989 acre tract;
- THENCE: N 89°44'30" W, departing the west line of said 1296.619 acre tract, along and with the north line of said Lot 2, the south line of said called 0.989 acre tract, a distance of 208.21 feet to the southwest corner of said called 0.989 acre tract, on the east right-of-way line of said Marshall Way;
- THENCE: N 00°05'04" E, departing the north line of said Lot 2, along and with the west line of said called 0.989 acre tract, the east right-of-way line of said Marshall Way, a distance of 208.83 feet to the northeast corner of said called 0.989 acre tract, at the intersection of the east right-of-way line of said Marshall Way with the south right-of-way line of Chavaneaux Road, a 40-foot public right-of-way;
- THENCE: S 89°49'45" E, with the south right-of-way line of said Chavaneaux Road, the north line of said called 0.989 acre tract and the north line of said 1296.619 acre tract, a distance of 1095.57 feet to the northwest corner of a 2.0 acre tract conveyed to Eduardo and San Juanita Perez by deed recorded in Volume 18442, Page 2390 of said Official Public Records;
- THENCE: S 01°55'35" W, departing the south right-of-way line of said Chavaneaux Road, with an east line of said 1296.619 acre tract, the west line of said 2.0 acre tract, and the west line of a 1.0 acre tract conveyed to Deirdra Anderson by deed recorded in Volume 9108, Page 1703 of said Official Public Records, a distance of 1101.20 feet to the southwest corner of said 1.0 acre tract, a reentrant corner of said 1296.619 acre tract;
- THENCE: S 89°45'58" E, with a north line said 1296.619 acre tract, the south line of said 1.0 acre tract, and the south line of a 3.0 acre tract conveyed to Patricia Saucedo by deed recorded in Volume 8057, Page 528 of said Official Public Records, a distance of 244.88 feet to the southeast corner of said 3.0 acre tract, a reentrant corner of said 1296.619 acre tract;
- THENCE: N 01°23'00" E, with a west line of said 1296.619 acre tract, the east line of said 3.0 acre tract, a distance of 1101.20 feet to a northwest corner of said 1296.619 acre tract, the northeast corner of said 3.0 acre tract, on the south right-of-way line of said Chavaneaux Road;



THENCE: S 89°49'45" E, with the south right-of-way line of said Chavaneaux Road, the north line of said 1296.619 acre tract, a distance of 468.28 feet to a northeast corner of said 1296.619 acre tract, the northwest corner of a 10-foot street dedication described in Mario and Patricia Cavazos – A Subdivision, recorded in Volume 9611, Page 21 of said Deed and Plat Records, from which the northeast corner of said 10-foot street dedication, the northwest corner of a called 1.018 acre tract conveyed to Fiesta Oaks Properties, LLC by deed recorded in Volume 17590, Page 776 of the Official Public Records of Bexar County, Texas bears S 89°49'45" E, a distance of 592.85 feet;

THENCE: S 00°13'39" W, departing the south right-of-way line of said Chavaneaux Road, with the east line of said 1296.619 acre tract, and the west lines of the following tracts: said 10-foot street dedication, Lot 1, Block 2 of said Mario and Patricia Cavazos – A Subdivision, a 14.94 acre tract described in deed to Joseph DeGasperi recorded in Volume 6607, Pages 799-801 of the Deed Records of Bexar County, Texas, a 14.94 acre tract described in deed to Steve M. Rivas, recorded in Volume 4616, Page 398 of said Official Public Records, a 2.622 acre tract described in deed to Betty M. Gatlin and Josephine A. Gilchrist, recorded in Volume 15424, Page 1546 of said Official Public Records, a 14.96 acre tract described in deed to David Rodriguez, recorded in Volume 8189, Page 416 of said Official Public Records, and a tract described in deed to Dolores Rivas Arellano, recorded in Volume 15778, Page 286 of said Official Public Records, a distance of 2269.86 feet to the southwest corner of said Dolores Rivas Arellano tract;

THENCE: S 89°57'22" E, with a north line of said 1296.619 acre tract, the south line of said Dolores Rivas Arellano tract and the south line of a 14.94 acre tract conveyed to Steven M. Rivas by deed recorded in Volume 4616, Page 398 of said Official Public Records, a distance of 1962.77 feet to a point on the west high bank of the Old Espada Ditch;

THENCE: With an east line of said 1296.619 acre tract, the west high bank of said Old Espada Ditch, the following bearings and distances:

S 10°42'24" W, a distance of 113.94 feet to a point;

S 10°32'15" W, a distance of 39.06 feet to a point;

S 07°44'29" W, a distance of 91.88 feet to a point;

S 02°14'40" W, a distance of 13.15 feet to a point;

S 09°44'28" E, a distance of 83.22 feet to the southeast corner of said 1296.619 acre tract, the northeast corner of a 2.98 acre tract conveyed to Jose A. and Carmela Ferrer by deed recorded in Volume 12229, Page 618 of said Official Public Records;

THENCE: N 89°57'22" W, with a south line of said 1296.619 acre tract, the north lines of the following tracts: said 2.98 acre tract, a tract conveyed to Maria Gutierrez by deed recorded in Volume 5330, Page 409 of said Official Public Records, a 3.00 acre tract conveyed to Robert A. and Idrene Maspero by deed recorded in Volume 17973, Page 2122 of said Official Public Records, and a 3.00 acre tract conveyed to Antonio Ramirez Jr., et.al. by deed recorded in Doc. No. 20200033097 of said Official Public Records, a distance of 1938.01 feet to the northwest corner of said Antonio Ramirez Jr., et.al. tract;

THENCE: S 00°13'39" W, with an east line of said 1296.619 acre tract, the west lines of said Antonio Ramirez Jr., et.al. tract, a tract conveyed to Arthur B. Maspero by deed recorded in Volume 18185, Page 2337 of said Official Public Records, and a called 2.303 acre tract conveyed to Joseph Acevedo by deed recorded in Volume 7192, Page 267 of said Official Public Records, a distance of 954.11 feet to the southwest corner of said called 2.303 acre tract, a reentrant corner of said 1296.619 acre tract;

THENCE: S 89°57'22" E, with a north line of said 1296.619 acre tract, the south lines of the following tracts: said 2.303 acre tract, a 4.180 acre tract conveyed to Elena Dewitt Pena by deed recorded in Volume 6749, Page 127 of said Official Public Records, a 2.090 acre tract conveyed to Rodolfo Jimenez by deed recorded in Volume 17104, Page 893 of said Official Public Records, a 2.090 acre tract conveyed to Evy Adams by deed recorded in Document No. 20210156710 of said Official Public Records, and a 4.180 acre tract conveyed to Edward A. Dewitt by deed recorded in Volume 6749, Page 110 of said Official Public Records, a distance of 1574.16 feet to a point on the south line of said 4.180 acre tract;

THENCE: Departing the north line of said 1296.619 acre tract, the south line of said 4.180 acre tract, over and across said 1296.619 acre tract, the following bearings and distances:

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 560.14 feet, a central angle of 67°45'06", a chord bearing and distance of S 29°07'04" E, 624.44 feet, for an arc length of 662.36 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 776.82 feet, a central angle of 27°06'45", a chord bearing and distance of S 14°32'44" E, 364.17 feet, for an arc length of 367.59 feet to a point;

S 16°49'27" E, a distance of 779.28 feet to a point;



S 78°25'51" W, a distance of 325.55 feet to a point;

S 16°36'05" E, a distance of 610.41 feet a point;

S 88°01'10" W, a distance of 532.98 feet to a point;

S 39°48'30" W, a distance of 197.69 feet to a point;

S 05°22'19" E, a distance of 200.40 feet to a point;

S 39°39'33" W, a distance of 560.39 feet to a point;

S 75°42'06" W, a distance of 628.58 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 152.42 feet, a central angle of 100°56'51", a chord bearing and distance of N 62°41'51" W, 235.13 feet, for an arc length of 268.54 feet to a point;

N 17°28'39" W, a distance of 375.41 feet to a point;

S 86°55'56" W, a distance of 529.78 feet to a point on the north line of a variable width Trail Easement recorded in Document No. 20180195188 of the Official Public Records of Bexar County, Texas;

THENCE: Along the northerly line of said Trail Easement, continuing over and across said 1296.619 acre tract, the following bearings and distances:

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 150.00 feet, a central angle of 36°53'43", a chord bearing and distance of S 82°20'47" W, 94.93 feet, for an arc length of 96.59 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 45.53 feet, a central angle of 129°25'15", a chord bearing and distance of N 51°23'28" W, 82.34 feet, for an arc length of 102.85 feet to a point;

Northeasterly, along a reverse curve to the left, said curve having a radius of 137.35 feet, a central angle of 10°58'47", a chord bearing and distance of N 07°49'46" E, 26.28 feet, for an arc length of 26.32 feet to a point;

N 87°39'38" W, a distance of 10.00 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 127.34 feet, a central angle of 33°33'44", a chord bearing and distance of N 14°26'32" W, 73.53 feet, for an arc length of 74.59 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 60.20 feet, a central angle of 84°17'27", a chord bearing and distance of N 10°55'18" E, 80.79 feet, for an arc length of 88.56 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 105.94 feet, a central angle of 74°15'42", a chord bearing and distance of N 15°56'11" E, 127.90 feet, for an arc length of 137.31 feet to a point;

Northwesterly, along a reverse curve to the right, said curve having a radius of 155.01 feet, a central angle of 22°56'39", a chord bearing and distance of N 09°43'21" W, 61.66 feet, for an arc length of 62.07 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 194.99 feet, a central angle of 31°27'28", a chord bearing and distance of N 13°58'45" W, 105.72 feet, for an arc length of 107.06 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 155.00 feet, a central angle of 13°11'45", a chord bearing and distance of N 23°06'37" W, 35.62 feet, for an arc length of 35.70 feet to a point;

Northwesterly, along a reverse curve to the left, said curve having a radius of 194.99 feet, a central angle of 43°23'07", a chord bearing and distance of N 38°12'18" W, 144.15 feet, for an arc length of 147.65 feet to a point;

Northwesterly, along a reverse curve to the right, said curve having a radius of 155.00 feet, a central angle of 46°34'19", a chord bearing and distance of N 36°36'42" W, 122.55 feet, for an arc length of 125.99 feet to a point;

Northwesterly, along a reverse curve to the left, said curve having a radius of 195.00 feet, a central angle of 45°03'30", a chord bearing and distance of N 35°51'17" W, 149.43 feet, for an arc length of 153.35 feet to a point;

N 31°36'58" E, a distance of 18.44 feet to a point;



N 31°10'42" W, a distance of 180.05 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 140.00 feet, a central angle of 80°38'42", a chord bearing and distance of N 50°50'58" W, 181.18 feet, for an arc length of 197.05 feet to a point;

Northwesterly, along a reverse curve to the right, said curve having a radius of 80.00 feet, a central angle of 10°18'44", a chord bearing and distance of N 86°00'57" W, 14.38 feet, for an arc length of 14.40 feet to a point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 120.01 feet, a central angle of 24°57'39", a chord bearing and distance of S 86°39'35" W, 51.87 feet, for an arc length of 52.28 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 79.99 feet, a central angle of 31°49'19", a chord bearing and distance of N 89°54'35" W, 43.86 feet, for an arc length of 44.43 feet to a point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 120.01 feet, a central angle of 34°08'53", a chord bearing and distance of S 88°55'38" W, 70.47 feet, for an arc length of 71.52 feet to a point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 130.01 feet, a central angle of 26°17'39", a chord bearing and distance of S 85°00'01" W, 59.14 feet, for an arc length of 59.66 feet to a point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 169.99 feet, a central angle of 19°19'25", a chord bearing and distance of S 88°29'08" W, 57.06 feet, for an arc length of 57.33 feet to a point;

Northwesterly, along a reverse curve to the right, said curve having a radius of 80.00 feet, a central angle of 27°57'48", a chord bearing and distance of N 87°11'40" W, 38.66 feet, for an arc length of 39.05 feet to a point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 120.00 feet, a central angle of 45°59'57", a chord bearing and distance of S 83°47'16" W, 93.77 feet, for an arc length of 96.34 feet to a point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 80.01 feet, a central angle of 34°21'51", a chord bearing and distance of S 77°58'13" W, 47.27 feet, for an arc length of 47.99 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 169.99 feet, a central angle of  $25^{\circ}35'56''$ , a chord bearing and distance of  $S\ 82^{\circ}21'11''\ W$ , 75.32 feet, for an arc length of 75.95 feet to a point;

$N\ 20^{\circ}26'47''\ W$ , a distance of 10.00 feet to a point;

$S\ 70^{\circ}00'27''\ W$ , a distance of 84.80 feet to a point;

$S\ 43^{\circ}46'33''\ W$ , a distance of 49.40 feet to a point on the east line of Lot 1, Block 1, Chariot Subdivision recorded in Volume 20001, Pages 316-319 of the Deed and Plat Records of Bexar County, Texas;

THENCE:  $N\ 28^{\circ}59'12''\ W$ , along and with the east line of said Lot 1, a distance of 244.22 feet to the northeast corner of said Lot 1;

THENCE:  $S\ 88^{\circ}24'46''\ W$ , along and with the north line of said Lot 1, a distance of 1326.55 feet to a point;

THENCE: Departing the north line of said Lot 1, over and across said 1296.619 acre tract, the following bearings and distances:

$N\ 08^{\circ}51'27''\ E$ , a distance of 489.46 feet to a point;

$S\ 72^{\circ}14'52''\ W$ , a distance of 69.64 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 755.00 feet, a central angle of  $28^{\circ}24'33''$ , a chord bearing and distance of  $S\ 86^{\circ}27'09''\ W$ , 370.53 feet, for an arc length of 374.36 feet to a point;

$N\ 79^{\circ}20'35''\ W$ , a distance of 107.73 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 645.00 feet, a central angle of  $26^{\circ}47'21''$ , a chord bearing and distance of  $S\ 87^{\circ}15'45''\ W$ , 298.84 feet, for an arc length of 301.58 feet to a point;

$S\ 73^{\circ}52'05''\ W$ , a distance of 60.00 feet to a point;

$S\ 28^{\circ}52'05''\ W$ , a distance of 62.17 feet to a point on a west line of said 1296.619 acre tract, the east right-of-way line of said U.S. Highway 281;



THENCE: N 13°16'45" W, with the west line of said 1296.619 acre tract, the east right-of-way line of said U.S. Highway 281, a distance of 79.53 feet to a point;

THENCE: N 16°07'55" W, continuing with the west line of said 1296.619 acre tract, the east right-of-way line of said U.S. Highway 281, a distance of 114.53 feet to the POINT OF BEGINNING and containing 426.794 acres in Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12632-00 by Pape-Dawson Engineers, Inc.

This document was prepared under 22TAC138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 29, 2022  
JOB NO. 12632-00  
DOC. ID. N:\CIVIL\12632-00\Word\12632-00 FN\_426.794 AC\_PID.docx



**EXHIBIT "D"**  
**PETITIONERS SWORN STATEMENT**

**SWORN AFFIDAVIT OF FEE SIMPLE OWNER OF REAL PROPERTY REQUESTING  
AMENDMENT OF, AND CONSENTING TO INCLUSION IN, THE ESPADA SPECIAL  
IMPROVEMENT DISTRICT NO. 1**


Lennar Homes of Texas Land and Construction, Ltd. and Marmaxx Operating Corp. (hereinafter "Owners") hereby affirm that they are the fee simple owners of real property located in Bexar County. Owners request the amendment of the Espada Special Improvement District Number 1 (the "District") and consent to the inclusion of said real property within its boundaries. The description of the real property owned by Owners, and which Owners wish to include within the proposed District is attached as **Exhibit "C"** to the Petition for the creation of the Fischer Gardens Special Improvement District.

By the signatures below, Owners verify, for purposes of Chapter 382 of the Texas Local Government Code that they are the owners of taxable real property described in **Exhibit "C"**, 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)-*

**OWNER:**


**MARMAXX OPERATING CORP.  
c/o the TJX Companies, Inc.**

By:   
Name: Alicia Kelly  
Title: Secretary

By:   
Name: David L. Averill  
Title: Vice President

**LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**  
a Texas limited partnership

By: Lennar Texas Holding Company,  
its General Partner

By:   
Name: Clinton Karam  
Title: Authorized Agent

**EXHIBIT "2"**  
**ESPADA PID NO. 1 – AMENDMENT DEVELOPMENT AGREEMENT PROVISIONS**  
**MATRIX**

**Espada PID No. 1– Amendment  
Development Agreement Provisions Matrix**

Special District	Petition Information	Status -Date Submitted
Special District Name	Espada Special Improvement District No. 1	
Type of Special District and Request	Ch. 382 PID <sup>1</sup> Request to amend the boundaries of the Espada PID No. 1 to reduce acreage to encompass 426.794-acres of land, a net reduction of 68.182-acres	
Other information about the District or Request	The City of San Antonio originally consented to the creation of the Espada PID No. 1 on December 13, 2007, by Resolution 2007-12-13-0026R, and consented to the inclusion of 472.79-acres within. On March 18, 2010, the City of San Antonio, by Ordinance 2010-03-18-0224, re-instituted consent to the creation of the Espada PID No. 1 and consented to the revision of the district's boundaries to include 494.976-acres.  The current request is to amend the boundaries of Espada PID No. 1 to encompass 426.794-acres, a net reduction of 68.182-acres.	
Applicant(s) & Property Owner(s)	Marmaxx Operating Corp. and Lennar Homes of Texas Land and Construction, Ltd.	
Representatives or Contacts	Ortiz McKnight PLLC	
Location	The Espada PID No. 1 is generally located north of the Medina River Greenway/Roosevelt Avenue Trailhead marker, east of Roosevelt Road (Highway 281), south of Loop 410, and west of Southton Road.  The proposed amendment to the Espada PID No. 1 is generally located at the southeast intersection of Loop 410 and Highway 281	
Total Acres	Approximately 426.794-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	2005 total units	
Multi-Family Units	N/A	
Proposed Public Improvement Costs (per submitted petition & Pro-Forma Analysis)	Approximately \$95.3M, being more accurately defined by the attached Pro-forma analysis	
Proposed PID Revenue (per Pro-forma analysis of the proposed amendment)	Approximately \$62.5M, being more accurately defined by the attached Pro-forma analysis	

Petition/Application Documents		
County Petition Submitted	10/24/22	
County's Resolution of Intent to Amend the Boundaries of the PID	2/21/23	
Espada PID No. 1 Board Resolution of Intent to Amend PID Boundaries	2/12/24	
District Petition Submitted to City	2/15/24	
Field Notes/ Legal Description and Exhibit	2/16/24	

<sup>1</sup> Please note, Espada PID No. 1 was created pursuant to Chapter 372, Subchapter C of the Texas Local Government Code, which is now codified as Chapter 382 of the Texas Local Government Code.

Master Development Plan (MDP)	MDP 22-11100038	
GIS Shapefiles	2/16/24	
Proforma analysis showing projected revenue of the amendment request	2/16/24	
City of San Antonio Contract Disclosure Form and the Certificate of Interested Parties (Form 1295) completed by all Property Owners within the boundaries of the proposed expansion to the Westpointe PID	Attached	
County Order Amending Espada PID No. 1 Creation Order	TBD	
Espada PID No. 1 Board Order Approving Amendment to the Boundaries of the 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	\$350,875	
Total Fees	\$358,375 (\$7,500 application fee + \$350,875 operations fee)	
Cost reimbursement to the City of San Antonio for recording of Development Agreement with County Real Property Records	✓	

#### 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	the greater of 9% or the rate imposed by the City of San Antonio	
Sales and Use Tax Rate	up to 2%	
Bonds	yes	

#### Strategic Partnership Agreement (SPA)

Proposed SPA (City/District - 75%- 25%)	Yes, SPA will govern the terms of limited and full 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 and no annexation or expansion, except as requested with this request.	✓	
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



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

Infrastructure & Improvement Provisions		
<b>Streetlights</b> per Inside City Limits requirements as outlined in the Chapter 35	✓	
<b>Identify Schools, emergency services &amp; community centers Sites</b>	Within Southside ISD and ESD No. 6	
<b>Maintenance &amp; operation of infrastructures &amp; facilities</b> per COSA/SAWS standards	✓	
<b>SWMD</b> infrastructure standards & requirement [See DSD (IB) 576] Ch. 14 and 35	✓	

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

Environmental Protection		
<b>ERZD</b> (Edwards Recharge Zone District) Overlay, if located in the Edwards Aquifer Recharge Zone	If applicable	
<b>TCEQ Edwards Aquifer Best Management Practices</b> , if located in the Edwards Aquifer Recharge Zone	If applicable	
<b>Tree planting/replacement programs</b> ; 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	✓	
<b>Historical, Archeological or Cultural Protection</b>	✓ Completed as part of MDP-22-11100038 (Espada Tract MDP)	
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 ESPADA PID NO. 1 - AMENDMENT**

**ESPADA SPECIAL IMPROVEMENT DISTRICT NO. 1****AMENDMENT SUMMARY****1. Public Improvement District:**

- Name: Espada Special Improvement District
- Location: Generally Southeast of Loop 410 and Roosevelt Road
- Acreage: +/- 426.794
- Property Owner: Marmaxx Operating Corp. and Lennar Homes of Texas Land & Construction, Ltd.
- Jurisdiction: Bexar County (City of San Antonio's Extraterritorial Jurisdiction)
- Water/Sewer: SAWS Water & Sewer CCN

**2. Summary of Statutory Authority, Taxing and Bond Powers:**

- The Espada Special Improvement District No. 1 (Espada 1) is a public improvement district created pursuant to Chapter 372, Subchapter C of the Texas Local Government Code (now codified as Chapter 382 of the Texas Local Government Code) with the power to assess ad valorem tax at a rate not to exceed the City's tax rate, sales and use tax, hotel and occupancy tax, and the power to issue bonds. ESID No. 1. was originally created by Bexar County on October 21, 2008. On October 7, 2009, the County approved an amendment to the creation order for ESID No. 1 which restated the purpose, powers, and authority granted to ESID No. 1 and amended the boundaries to encompass 494.976-acres.
- This request is to amend the boundaries of Espada 1 to encompass 426.794-acres (a net reduction of 68.182-acres) and cover a new SF residential project proposed by Lennar Homes of Texas.

**3. Project:**

- 100% Single-Family Residential (2,005 total lots with mix of lot and home sizes)
- Proposed On-Site Improvements:
  - Individual Lot Improvements;
  - Streets;
  - Utilities;
  - Drainage and Grading; and
  - Amenity (Parks, Open Space, Trail Connection)
- Proposed Off-Site Improvements:
  - Turn Lane;
  - Utility Extension;
  - Traffic Light;
  - Streets; and
  - Driveways
- Improvements are dependent on phasing/adjacent platting, other developer improvements, and reimbursements through the District
- Improvement Costs: \$95.3M
- District Revenue: \$60.7M

**EXHIBIT "4"**  
**PRO-FORMA SHOWING EXPECTED PUBLIC IMPROVEMENT COSTS AND REVENUES**  
**WITHIN THE ESPADA PID NO. 1 - AMENDMENT**

TABLE OF CONTENTS  
 ESPADA PID NO. 1

EXHIBIT	TITLE	PDF PAGE NO.
A	PID ANALYSIS SUMMARY	2
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

Ex. A  
PID Analysis Summary

Description	Amount
PID Tax Rate (per \$100 AV)	0.5419
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	2005
PID Revenues Collected	\$ 60,766,901.62
Total Eligible PID Costs	\$ 95,368,548.00

**EX.B**  
**PID Revenues Analysis**

Year No.	Year on Tax Rolls	Cumulative Housing Units on Ground	Taxable Basis Per Unit	Total Taxable Basis <sup>1</sup>	Ad Valorem Tax/(100*0.5419) <sup>2</sup>	Cumulative
1	2024	0	\$ 222,498.00	\$ -	\$ -	\$ -
2	2025	226	\$ 222,498.00	\$ 50,284,548.00	\$ 258,867.37	\$ 258,867.37
3	2026	778	\$ 222,498.00	\$ 173,103,444.00	\$ 891,145.18	\$ 1,150,012.55
4	2027	1054	\$ 222,498.00	\$ 234,512,892.00	\$ 1,207,284.09	\$ 2,357,296.65
5	2028	1330	\$ 222,498.00	\$ 295,922,340.00	\$ 1,523,423.00	\$ 3,880,719.65
6	2029	1606	\$ 222,498.00	\$ 357,331,788.00	\$ 1,839,561.91	\$ 5,720,281.56
7	2030	1882	\$ 222,498.00	\$ 418,741,236.00	\$ 2,155,700.82	\$ 7,875,982.38
8	2031	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 10,172,571.19
9	2032	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 12,469,160.00
10	2033	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 14,765,748.82
11	2034	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 17,062,337.63
12	2035	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 19,358,926.44
13	2036	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 21,655,515.25
14	2037	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 23,952,104.06
15	2038	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 26,248,692.88
16	2039	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 28,545,281.69
17	2040	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 30,841,870.50
18	2041	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 33,138,459.31
19	2042	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 35,435,048.12
20	2043	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 37,731,636.93
21	2044	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 40,028,225.75
22	2045	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 42,324,814.56
23	2046	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 44,621,403.37
24	2047	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 46,917,992.18
25	2048	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 49,214,580.99
26	2049	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 51,511,169.81
27	2050	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 53,807,758.62
28	2051	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 56,104,347.43
29	2052	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,296,588.81	\$ 58,400,936.24
30	2053	2005	\$ 222,498.00	\$ 446,108,490.00	\$ 2,365,965.37	\$ 60,766,901.62
<b>TOTALS</b>					\$ 60,766,901.62	\$ 60,766,901.62

<sup>1</sup> Assumes 0.0% annual inflation



## EX. C

## Cumulative Ad Valorem Tax Revenues

Year No.	Year	Bexar Co Rd & Flood	SA River Auth	Alamo Com College	Univ Health System	Bexar County	Southside ISD	Bexar Co Emerg Dist #6
5	2028	\$ 178,414.88	\$ 135,688.18	\$ 1,124,327.34	\$ 2,082,323.58	\$ 2,083,047.25	\$ 8,323,972.34	\$ 753,823.22
10	2033	\$ 678,850.72	\$ 516,279.91	\$ 4,277,952.69	\$ 7,923,032.26	\$ 7,925,785.76	\$ 31,671,879.41	\$ 2,868,221.72
15	2038	\$ 1,206,775.50	\$ 917,777.55	\$ 7,604,806.76	\$ 14,084,571.20	\$ 14,089,466.01	\$ 56,302,287.52	\$ 5,098,764.17
20	2043	\$ 1,734,700.29	\$ 1,319,275.19	\$ 10,931,660.82	\$ 20,246,110.14	\$ 20,253,146.27	\$ 80,932,695.64	\$ 7,329,306.62
25	2048	\$ 2,262,625.08	\$ 1,720,772.83	\$ 14,258,514.88	\$ 26,407,649.07	\$ 26,416,826.53	\$ 105,563,103.76	\$ 9,559,849.07
30	2053	\$ 2,790,549.86	\$ 2,122,270.47	\$ 17,585,368.95	\$ 32,569,188.01	\$ 32,580,506.79	\$ 130,193,511.87	\$ 11,790,391.52



EX. D  
Ad Valorem Tax Revenues

Year on Tax Rolls	Bexar Co Rd & Flood		SA River Auth		Alamo Com College		Univ Health System		Bexar County		Southside ISD		Bexar Co Emerg Dist #6	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ 11,901.35	\$ 11,901.35	\$ 9,051.22	\$ 9,051.22	\$ 74,999.40	\$ 74,999.40	\$ 138,903.52	\$ 138,903.52	\$ 138,951.79	\$ 138,951.79	\$ 555,259.08	\$ 555,259.08	\$ 50,284.55	\$ 50,284.55
2026	\$ 40,970.12	\$ 52,871.47	\$ 31,138.62	\$ 40,209.84	\$ 333,183.99	\$ 408,183.39	\$ 478,172.30	\$ 617,075.82	\$ 478,338.48	\$ 617,290.27	\$ 1,911,467.08	\$ 2,466,726.16	\$ 173,103.44	\$ 223,387.99
2027	\$ 55,504.31	\$ 108,375.98	\$ 42,212.32	\$ 82,422.16	\$ 647,775.98	\$ 1,055,959.37	\$ 647,806.69	\$ 1,264,882.51	\$ 848,031.82	\$ 1,265,332.25	\$ 2,589,571.09	\$ 5,056,297.25	\$ 234,512.89	\$ 457,900.88
2028	\$ 70,038.90	\$ 178,414.88	\$ 52,266.02	\$ 135,688.18	\$ 1,124,327.94	\$ 2,180,287.31	\$ 817,441.08	\$ 2,082,323.58	\$ 817,726.16	\$ 2,083,047.25	\$ 3,267,675.09	\$ 8,323,972.34	\$ 295,922.34	\$ 753,823.22
2029	\$ 84,573.29	\$ 262,988.17	\$ 64,319.72	\$ 200,007.90	\$ 1,657,287.70	\$ 3,837,575.01	\$ 987,075.46	\$ 3,069,399.05	\$ 987,418.50	\$ 3,070,465.76	\$ 3,945,779.10	\$ 12,269,751.44	\$ 357,331.79	\$ 1,111,155.01
2030	\$ 99,107.68	\$ 362,095.84	\$ 75,373.42	\$ 275,381.32	\$ 2,281,840.25	\$ 6,119,615.26	\$ 1,156,709.85	\$ 4,236,108.90	\$ 1,157,111.84	\$ 4,237,577.60	\$ 4,925,883.10	\$ 16,893,634.54	\$ 418,741.24	\$ 1,529,896.25
2031	\$ 105,584.96	\$ 467,680.80	\$ 80,299.53	\$ 355,680.85	\$ 3,612,581.88	\$ 9,738,357.14	\$ 1,232,307.79	\$ 5,458,416.69	\$ 1,232,736.05	\$ 5,460,313.65	\$ 4,925,881.62	\$ 21,819,716.16	\$ 446,108.49	\$ 1,976,004.74
2032	\$ 105,584.96	\$ 573,265.76	\$ 80,299.53	\$ 435,980.38	\$ 4,277,952.69	\$ 14,016,309.82	\$ 1,232,307.79	\$ 6,690,724.48	\$ 1,232,736.05	\$ 6,693,049.70	\$ 4,925,881.62	\$ 26,745,797.78	\$ 446,108.49	\$ 2,422,113.23
2033	\$ 105,584.96	\$ 678,850.72	\$ 80,299.53	\$ 516,279.91	\$ 4,943,323.51	\$ 18,959,633.33	\$ 1,232,307.79	\$ 7,923,032.26	\$ 1,232,736.05	\$ 7,925,785.76	\$ 4,925,881.62	\$ 31,671,879.41	\$ 446,108.49	\$ 2,868,221.72
2034	\$ 105,584.96	\$ 784,435.67	\$ 80,299.53	\$ 596,579.44	\$ 5,608,694.32	\$ 24,568,327.65	\$ 1,232,307.79	\$ 9,155,340.05	\$ 1,232,736.05	\$ 9,158,521.81	\$ 4,925,881.62	\$ 36,597,961.03	\$ 446,108.49	\$ 3,314,330.21
2035	\$ 105,584.96	\$ 890,020.63	\$ 80,299.53	\$ 676,878.97	\$ 6,274,065.13	\$ 30,842,392.78	\$ 1,232,307.79	\$ 10,387,647.84	\$ 1,232,736.05	\$ 10,391,257.86	\$ 4,925,881.62	\$ 41,524,042.65	\$ 446,108.49	\$ 3,760,438.70
2036	\$ 105,584.96	\$ 995,605.59	\$ 80,299.53	\$ 757,178.49	\$ 6,939,435.94	\$ 37,781,828.72	\$ 1,232,307.79	\$ 11,619,955.62	\$ 1,232,736.05	\$ 11,623,993.91	\$ 4,925,881.62	\$ 46,450,124.28	\$ 446,108.49	\$ 4,206,547.19
2037	\$ 105,584.96	\$ 1,101,190.55	\$ 80,299.53	\$ 837,478.02	\$ 7,604,806.76	\$ 45,386,635.48	\$ 1,232,307.79	\$ 12,852,263.41	\$ 1,232,736.05	\$ 12,856,729.96	\$ 4,925,881.62	\$ 51,376,205.90	\$ 446,108.49	\$ 4,652,655.68
2038	\$ 105,584.96	\$ 1,206,775.50	\$ 80,299.53	\$ 917,777.55	\$ 8,270,177.57	\$ 53,656,813.25	\$ 1,232,307.79	\$ 14,084,571.20	\$ 1,232,736.05	\$ 14,089,466.01	\$ 4,925,881.62	\$ 56,302,287.52	\$ 446,108.49	\$ 5,098,764.17
2039	\$ 105,584.96	\$ 1,312,360.46	\$ 80,299.53	\$ 998,077.08	\$ 8,935,548.38	\$ 62,592,361.63	\$ 1,232,307.79	\$ 15,316,878.99	\$ 1,232,736.05	\$ 15,322,202.06	\$ 4,925,881.62	\$ 61,228,369.15	\$ 446,108.49	\$ 5,544,872.66
2040	\$ 105,584.96	\$ 1,417,945.42	\$ 80,299.53	\$ 1,078,376.61	\$ 9,600,919.20	\$ 72,193,281.05	\$ 1,232,307.79	\$ 16,549,186.77	\$ 1,232,736.05	\$ 16,554,938.12	\$ 4,925,881.62	\$ 66,154,450.77	\$ 446,108.49	\$ 5,990,981.15
2041	\$ 105,584.96	\$ 1,523,530.38	\$ 80,299.53	\$ 1,158,676.13	\$ 10,266,290.01	\$ 82,459,571.06	\$ 1,232,307.79	\$ 17,781,494.56	\$ 1,232,736.05	\$ 17,787,674.17	\$ 4,925,881.62	\$ 71,080,532.39	\$ 446,108.49	\$ 6,437,089.64
2042	\$ 105,584.96	\$ 1,629,115.33	\$ 80,299.53	\$ 1,238,975.66	\$ 10,991,660.89	\$ 93,451,231.95	\$ 1,232,307.79	\$ 19,013,802.35	\$ 1,232,736.05	\$ 19,020,410.22	\$ 4,925,881.62	\$ 76,006,614.02	\$ 446,108.49	\$ 6,883,198.13
2043	\$ 105,584.96	\$ 1,734,700.29	\$ 80,299.53	\$ 1,319,275.19	\$ 11,597,031.63	\$ 105,048,263.58	\$ 1,232,307.79	\$ 20,246,110.14	\$ 1,232,736.05	\$ 20,253,146.27	\$ 4,925,881.62	\$ 80,932,695.64	\$ 446,108.49	\$ 7,329,306.62
2044	\$ 105,584.96	\$ 1,840,285.25	\$ 80,299.53	\$ 1,399,574.72	\$ 12,262,402.45	\$ 117,315,665.01	\$ 1,232,307.79	\$ 21,478,417.92	\$ 1,232,736.05	\$ 21,485,882.32	\$ 4,925,881.62	\$ 85,858,777.26	\$ 446,108.49	\$ 7,775,415.11
2045	\$ 105,584.96	\$ 1,945,870.21	\$ 80,299.53	\$ 1,479,874.25	\$ 12,927,773.26	\$ 129,613,438.27	\$ 1,232,307.79	\$ 22,710,725.71	\$ 1,232,736.05	\$ 22,718,618.37	\$ 4,925,881.62	\$ 90,784,858.89	\$ 446,108.49	\$ 8,221,523.60
2046	\$ 105,584.96	\$ 2,051,455.16	\$ 80,299.53	\$ 1,560,173.78	\$ 13,593,144.07	\$ 143,206,582.34	\$ 1,232,307.79	\$ 23,943,033.50	\$ 1,232,736.05	\$ 23,951,354.43	\$ 4,925,881.62	\$ 95,710,940.51	\$ 446,108.49	\$ 8,667,632.09
2047	\$ 105,584.96	\$ 2,157,040.12	\$ 80,299.53	\$ 1,640,473.30	\$ 14,238,514.88	\$ 157,445,097.22	\$ 1,232,307.79	\$ 25,175,341.29	\$ 1,232,736.05	\$ 25,184,090.48	\$ 4,925,881.62	\$ 100,637,022.13	\$ 446,108.49	\$ 9,113,740.58
2048	\$ 105,584.96	\$ 2,262,625.08	\$ 80,299.53	\$ 1,720,772.83	\$ 14,993,855.70	\$ 172,438,952.92	\$ 1,232,307.79	\$ 26,407,649.07	\$ 1,232,736.05	\$ 26,416,826.53	\$ 4,925,881.62	\$ 105,563,103.76	\$ 446,108.49	\$ 9,559,849.07
2049	\$ 105,584.96	\$ 2,368,210.03	\$ 80,299.53	\$ 1,801,072.36	\$ 15,684,267.32	\$ 188,123,220.24	\$ 1,232,307.79	\$ 27,639,956.86	\$ 1,232,736.05	\$ 27,649,562.58	\$ 4,925,881.62	\$ 110,489,185.38	\$ 446,108.49	\$ 10,005,957.56
2050	\$ 105,584.96	\$ 2,473,794.99	\$ 80,299.53	\$ 1,881,371.89	\$ 16,254,627.32	\$ 204,377,847.56	\$ 1,232,307.79	\$ 28,872,264.65	\$ 1,232,736.05	\$ 28,882,298.63	\$ 4,925,881.62	\$ 115,415,267.00	\$ 446,108.49	\$ 10,452,066.05
2051	\$ 105,584.96	\$ 2,579,379.95	\$ 80,299.53	\$ 1,961,671.42	\$ 16,919,998.14	\$ 221,297,845.70	\$ 1,232,307.79	\$ 30,104,572.44	\$ 1,232,736.05	\$ 30,113,034.68	\$ 4,925,881.62	\$ 120,341,348.63	\$ 446,108.49	\$ 10,898,174.54
2052	\$ 105,584.96	\$ 2,684,964.91	\$ 80,299.53	\$ 2,041,970.95	\$ 17,585,368.95	\$ 238,883,214.65	\$ 1,232,307.79	\$ 31,336,880.22	\$ 1,232,736.05	\$ 31,347,770.73	\$ 4,925,881.62	\$ 125,267,430.25	\$ 446,108.49	\$ 11,344,283.03
2053	\$ 105,584.96	\$ 2,790,549.86	\$ 80,299.53	\$ 2,122,270.47	\$ 17,855,368.95	\$ 256,738,583.60	\$ 1,232,307.79	\$ 32,569,188.01	\$ 1,232,736.05	\$ 32,580,506.79	\$ 4,925,881.62	\$ 130,193,511.87	\$ 446,108.49	\$ 11,790,391.52
Total	\$ 2,790,549.86		\$ 2,122,270.47		\$ 17,585,368.95		\$ 32,569,188.01		\$ 32,580,506.79		\$ 130,193,511.87		\$ 11,790,391.52	

\*Tax Rates per BCAD 2022 Tax Rate Chart



EX. E  
Projected PID Qualified Costs

Offsite Improvements		
Soft Costs	Linear Feet	Cost
Engineering	N/A	\$ -
Subtotal	-	\$ -
Hard Costs	Linear Feet	Cost
Sewer	N/A	\$ -
Streets	N/A	\$ -
Subtotal	-	\$ -
<b>Total Offsite Linear Feet and Costs</b>	<b>-</b>	<b>\$ -</b>

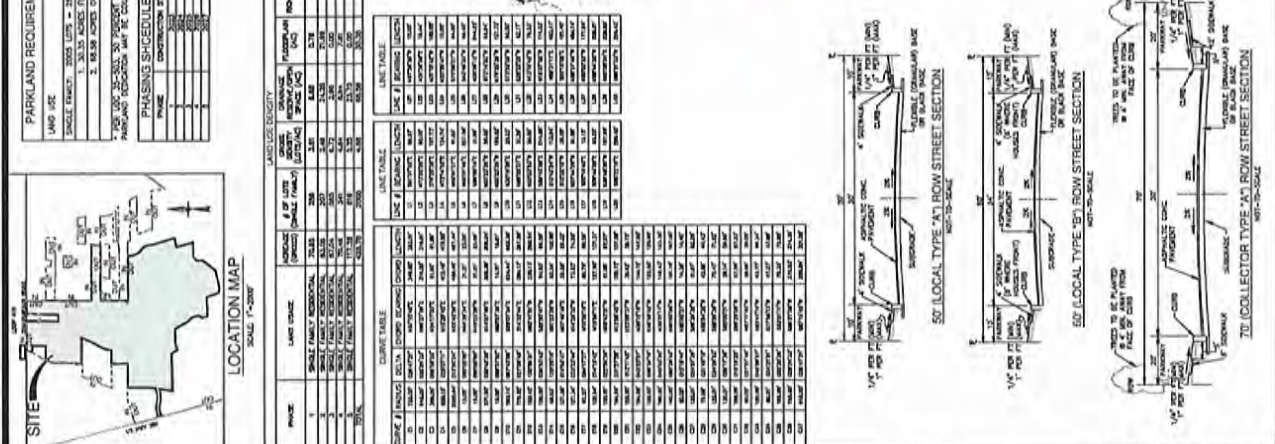
Onsite Improvements		
Soft Costs	Linear Feet	Cost
Engineering	N/A*	\$ 11,664,000.00
Geotechnical	N/A*	\$ 1,433,000.00
Mailboxes	N/A*	\$ 550,680.00
Subtotal	-	\$ 13,647,680.00
Hard Costs	Linear Feet	Cost
Land Clearing	N/A*	\$ 1,266,000.00
Sewer	86300	\$ 13,266,000.00
Water	94200	\$ 10,113,000.00
Drainage	65950	\$ 11,795,000.00
Streets	65950	\$ 29,700,000.00
- Secondary Arterial	6,600	
- Collector	4,600	
- Local B	3,400	
- Local A	51,350	
Electric	94200	\$ 6,911,000.00
Subtotal	689,200.00	\$ 73,051,000.00
<b>Total Onsite Linear Feet &amp; Costs</b>	<b>689,200.00</b>	<b>\$ 86,698,680.00</b>

Contingency		
Onsite/Offsite	LF	Cost
Offsite Contingency		
Onsite Contingency	NA*	\$ 8,669,868.00
Subtotal		\$ 8,669,868.00
<b>Total Eligible PID Costs (Total Linear Feet, Offsite Costs, Onsite Costs, &amp; Contingency Costs)</b>	<b>689,200</b>	<b>\$ 95,368,548.00</b>

\*Determined on an acreage basis not linear feet

**EXHIBIT "5"**  
**MASTER DEVELOPMENT PLAN OF ESPADA PID NO. 1**





**EXHIBIT "6"**  
**PROPERTY OWNERS' EXECUTED CONTRACTS DISCLOSURE FORM AND FORM 1295**





# Contracts Disclosure Form

This form can be completed online at [www.sanantonio.gov/ethics](http://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 Richard \*M.I.  \*Last Mott Suffix

## \* 2) Contract Information

a) Contract or Project Name: Espada 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.)

Lennar Homes of Texas Land and Construction, Ltd.

b) Name and title of contract signatory

Richard Mott, VP of Land Development

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):

**\* 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: Richard Mott

\*Signature: 

Title: VP Land Development

\*Date: 7/28/2022

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

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

If submitting via regular mail, send to:

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

**TEXAS SECRETARY of STATE**  
**RUTH R. HUGHS**

**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

**Filing Number:** 11452910      **Entity Type:** Domestic Limited Partnership (LP)  
**Original Date of Filing:** November 24, 1998      **Entity Status:** In existence  
**Formation Date:** N/A  
**Tax ID:** 17527920189      **FEIN:**  
**Duration:** Perpetual  
  
**Name:** LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
**Address:** 550 Greens Parkway, Suite 100  
Houston, TX 77067-4526 USA

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

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**TEXAS SECRETARY of STATE**  
**RUTH R. HUGHS**

**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

**Filing Number:** 150537000  
**Original Date of Filing:** September 30, 1998  
**Formation Date:** N/A  
**Tax ID:** 17527882579  
**Duration:** Perpetual

**Entity Type:** Domestic For-Profit Corporation  
**Entity Status:** Merged  
**FEIN:**

**Name:** LENNAR TEXAS HOLDING COMPANY  
**Address:** 700 NW 107 AVE  
 MIAMI, FL 33172 USA

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

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

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

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# 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:  
2022-870007

Date Filed:  
04/06/2022

Date Acknowledged:

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

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

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of San Antonio

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Espada 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.	Houston, TX United States	X	
	Brown & Ortiz, P.C.	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 Brian Barron, and my date of birth is 2/4/81.

My address is 9003 Judypur (street), Borres (city), TX (state), 78015 (zip code), US (country).

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

Executed in Bexar County, State of Texas, on the 15th day of June, 20 22.  
(month) (year)



Signature of authorized agent of contracting business entity  
(Declarant)





# Contracts Disclosure Form

This form can be completed online at [www.sanantonio.gov/ethics](http://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 Brown & Ortiz P.C. on behalf of Marmaxx \* M.I.  \* Last  Suffix

## \* 2) Contract Information

a) Contract or Project Name: Espada 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.)

Marmaxx Operating Corp., a Virginia corporation

### b) Name and title of contract signatory

Alicia Kelly, in her capacity as Secretary of Marmaxx Operating Corp., a Virginia corporation  
David L. Averill, in his capacity as Vice President of Marmaxx Operating Corp., a Virginia corporation

### 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):

**\* 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 Not applicable, Marmaxx Operating Corp. is a Virginia Corporation

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 Not applicable, Marmaxx Operating Corp. is a Virginia Corporation and a subsidiary of The TJX Companies, Inc.

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 Not applicable, Marmaxx Operating Corp. is a Virginia Corporation and a subsidiary of The TJX Companies, Inc.



**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.

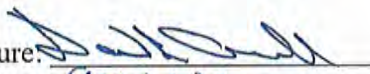
**\* Oath**

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: Alicia Kelly  
Title: Secretary

Signature:   
Date: 9/22/22

Print Name: David L. Averill  
Title: Vice President

Signature:   
Date: 9/22/22

Company Name or DBA: Marmaxx Operating Corp.

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

If submitting via regular mail, send to:

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



**TEXAS SECRETARY of STATE**  
**JOHN B. SCOTT**

**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

**Filing Number:** 8211106      **Entity Type:** Foreign For-Profit Corporation  
**Original Date of Filing:** November 22, 1989      **Entity Status:** In existence  
**Formation Date:** N/A  
**Tax ID:** 10430680982      **FEIN:** 043068098  
**Name:** MARMAXX OPERATING CORP.  
**Address:** 770 COCHITUATE RD, C/O CORP TAX DEPT, RT. 500C2S  
 Framingham, MA 01701-4666 USA  
**Fictitious Name:** N/A  
**Jurisdiction:** VA, USA  
**Foreign Formation Date:** January 1, 2018

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>	<u>INITIAL ADDRESS</u>
<b>Last Update</b>	<b>Name</b>	<b>Title</b>	<b>Address</b>			
September 10, 2021	TIMOTHY MINER	President	770 COCHITUATE RD FRAMINGHAM, MA 01701 USA			
September 10, 2021	DAVID AVERILL	V.P.	770 COCHITUATE RD FRAMINGHAM, MA 01701 USA			
September 10, 2021	DAVID AVERILL	DIRECTOR	770 COCHITUATE RD FRAMINGHAM, MA 01701 USA			
September 10, 2021	ERICA FARRELL	Treasurer	770 COCHITUATE RD FRAMINGHAM, MA 01701 USA			
September 10, 2021	ERICA FARRELL	DIRECTOR	770 COCHITUATE RD FRAMINGHAM, MA 01701 USA			



**Instructions:**

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

**APPLICANT:**

**MARMAXX OPERATING CORP.**  
**c/o the TJX Companies, Inc.**

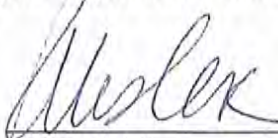
By:   
Name: Alicia Kelly  
Title: Secretary

By:   
Name: David L. Averill  
Title: Vice-President

**ACKNOWLEDGEMENT**

STATE OF Massachusetts §  
COUNTY OF Middlesex §

On the 20<sup>th</sup> day of September, 2022, before me, the undersigned, personally appeared Alicia Kelly, and David L. Averill, respectively, of MARMAXX OPERATING CORP., personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the foregoing instrument and acknowledged to me they executed the same in the capacities and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

  
Notary Public  
My Commission Expires: 6/24/27



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

# 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:  
2022-911940

Date Filed:  
07/19/2022

Date Acknowledged:

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

Marmaxx Operating Corp.  
Framingham, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of San Antonio

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Espada PID  
Espada PID

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Marmaxx Operating Corp.	Framingham, MA United States	X	
	Brown & Ortiz, P.C.	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 Patrick Elland, AUP & Sr. Real Estate Attorney, and my date of birth is 5/30/1980.

My address is c/o The TX Companies, Inc.  
500 Old Connecticut Path, Framingham, MA, 01701, USA.  
(street) (city) (state) (zip code) (country)

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

Executed in Middlesex County, State of Massachusetts, on the 22<sup>nd</sup> day of September, 2022.  
(month) (year)

Signature of authorized agent of contracting business entity  
(Declarant)

**EXHIBIT "7"**  
**OWNERSHIP DEEDS AND BEXAR COUNTY APPRAISAL DISTRICT INFORMATION**  
**RELATED TO THE ESPADA PID NO. 1 - AMENDMENT**

**SPECIAL WARRANTY DEED**

**THE STATE OF TEXAS**

§

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF BEXAR**

§

§

THAT THE UNDERSIGNED, **MARMAXX OPERATING CORP.**, a Virginia corporation ("Grantor"), with an address of 770 Cochituate Road, Framingham, MA 01701, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration paid to Grantor by **LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.**, a Texas limited partnership ("Grantee"), with an address of 1922 Dry Creek Way, Suite 101, San Antonio, Texas 78259, the receipt and sufficiency of which are hereby fully acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain tract of unimproved land totaling approximately 166.498 acres located in the City of San Antonio, Bexar County, Texas (the "Land"), being more particularly described by metes and bounds on **EXHIBIT A** attached hereto and made part hereof for all purposes, together with any and all improvements situated on the Land and all right, title and interest of Seller, if any, in and to any and all appurtenances, strips or gores, roads, easements, streets, alleys, drainage facilities, and rights-of-way bounding the Land; all utility capacity, utilities, water rights, licenses, permits, entitlements, and bonds, if any, and all other rights and benefits attributable to the Land; and all rights of ingress and egress thereto (all of which are hereinafter collectively called the "Property").

There is hereby reserved for Grantor and Grantor's successors and assigns, all of Grantor's interest in the water (including, without limitation, underground water from any and all depths and geological formations, surface water, diffuse surface flow and runoff, and harvested rain water, and all of the water rights associated with the property, including any and all permits issued by any applicable groundwater conservation district and any and all permits, licenses or other governmental authorizations related to such water), oil, gas and other minerals that are in, on and under the Property and that may be produced from it (all of which interests are excluded from the definition of "Property"); provided, however, Grantor shall not have the right of ingress and egress over the surface of the Property for mining, drilling, exploring, operating, and developing such water, oil, gas and other minerals. The phrase "surface of the Property" shall mean that portion of the Property from its then current grade to a depth of five hundred feet (500') below grade. Notwithstanding anything to the contrary, nothing herein shall be construed as preventing Grantor and Grantor's successors and assigns from using, exploring for, developing or producing the water, oil, gas and other minerals in and under the Property, or lands pooled or unitized therewith, by pooling or by wells drilled and other subsurface operations in and under the surface of the Property (including, without limitation, directional or horizontal drilling techniques, fracturing and other completion operations) originating from surface locations not on the Property, or by any other method that does not require ingress and egress over the surface of the Property.

This conveyance is expressly made and accepted subject to all matters set forth on **EXHIBIT B** attached hereto and made a part hereof for all purposes (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto said Grantee; and Grantor does hereby bind Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property unto said Grantee, against every person whomsoever claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Except for the special warranty of title contained herein, and except as expressly stated in the Real Estate Sales Contract ("Contract"), with an Effective Date of December 8, 2021, between Grantor by way of assignment and Grantee (the "Express Warranties"), Grantor hereby specifically disclaims any

CHICAGO TITLE GF# 430012105940A (DB)

warranty, guaranty, or representation, oral or written; past, present or future, of, as to, or concerning (i) the nature and condition of the Property, including but not by way of limitation, the water, soil, geology and the suitability thereof, and of the Property, for any and all activities and uses which Grantee may elect to conduct thereon, income to be derived therefrom or expenses to be incurred with respect thereto, or any obligations or any other matter or thing relating to or affecting the same; (ii) the manner of construction and condition and state of repair or lack of repair of any improvements located thereon; (iii) the nature and extent of any easement, right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; and (iv) the compliance of the Property or the operation of the Property with any laws, rules, ordinances, or regulations of any government or other body. EXCEPT FOR THE EXPRESS WARRANTIES, IN CONNECTION WITH THE CONVEYANCE OF THE PROPERTY, GRANTOR HAS NOT MADE AND DOES NOT MAKE, ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, COMPLIANCE BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND SPECIFICALLY, GRANTOR DOES NOT MAKE ANY REPRESENTATIONS REGARDING HAZARDOUS WASTE, AS DEFINED BY THE LAWS OF THE STATE OF TEXAS AND ANY REGULATIONS ADOPTED PURSUANT THERETO OR THE U. S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OF ANY HAZARDOUS WASTE OR ANY OTHER HAZARDOUS OR TOXIC SUBSTANCES IN OR ON THE PROPERTY. Grantee hereby accepts the Property with the Property being in its present AS IS condition WITH ALL FAULTS.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE IS EXPERIENCED IN THE OWNERSHIP, DEVELOPMENT AND/OR OPERATION OF PROPERTIES SIMILAR TO THE PROPERTY AND THAT GRANTEE HAS INSPECTED THE PROPERTY TO ITS SATISFACTION AND IS QUALIFIED TO MAKE SUCH INSPECTION. GRANTEE ACKNOWLEDGES THAT IT IS FULLY RELYING ON GRANTEE'S (OR GRANTEE'S REPRESENTATIVES') INSPECTIONS OF THE PROPERTY AND EXCEPT FOR THE EXPRESS WARRANTIES, NOT UPON ANY STATEMENT (ORAL OR WRITTEN) WHICH MAY HAVE BEEN MADE OR MAY BE MADE (OR PURPORTEDLY MADE) BY GRANTOR OR ANY OF ITS REPRESENTATIVES. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS (OR GRANTEE'S REPRESENTATIVES HAVE) THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE CONDITION OF THE PROPERTY AND ALL OTHER ASPECTS OF THE PROPERTY (INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY); AND GRANTEE ACKNOWLEDGES THAT GRANTEE IS RELYING SOLELY UPON ITS OWN (OR THEIR REPRESENTATIVES') INSPECTION, EXAMINATION AND EVALUATION OF THE PROPERTY. GRANTEE HEREBY EXPRESSLY ASSUMES ALL RISKS, LIABILITIES, CLAIMS, DAMAGES AND COSTS (AND AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL, OR OTHER DAMAGES) RESULTING OR ARISING FROM OR RELATED TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY ATTRIBUTABLE TO THE PERIOD FROM AND AFTER THE DATE HEREOF.

*[Signature Page to Follow]*

IN WITNESS WHEREOF, this Special Warranty Deed is executed to be effective the 29<sup>th</sup> day of March, 2023.

**GRANTOR:**


**MARMAXX OPERATING CORP.,**  
a Virginia corporation

By: [Signature]  
Name: David L. Averill  
Title: Vice President

By: [Signature]  
Name: Colleen Henschke  
Title: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS §  
§  
COUNTY OF MIDDLESEX §


The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of March, 2023, by David L. Averill, the Vice President of MARMAXX OPERATING CORP., a Virginia corporation, for the purposes therein set forth.

 **JULIE VINOMANO**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 30, 2029

[Signature]  
Notary Public Julie Vinomano  
Exp 3/30/29

COMMONWEALTH OF MASSACHUSETTS §  
§  
COUNTY OF MIDDLESEX §

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of March, 2023, by Colleen Henschke, the Authorized Signatory of MARMAXX OPERATING CORP., a Virginia corporation, for the purposes therein set forth.

 **JULIE VINOMANO**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 30, 2029

[Signature]  
Notary Public Julie Vinomano  
Exp 3/30/29

**AFTER RECORDING,  
PLEASE RETURN TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT A**

**Property Description**



**METES AND BOUNDS DESCRIPTION  
FOR TAKE 1**

A 166.498 acre, or 7,252,633 square feet more or less, tract of land out of that 1296.619 acre tract conveyed to Marmax Operating Corp. by deed recorded in Volume 18758, Page 1832 of the Official Public Records of Bexar County, Texas, out of the Juan M. Urriegas Survey No. 32, Abstract 769, County Block 4283, Bexar County, Texas. Said 166.498 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:

**COMMENCING:** At a found  $\frac{1}{2}$  inch iron rod with cap stamped "RPLS 4020" at a northwest corner of said 1296.619 acre tract, the southwest corner of a 13.250 acre tract conveyed to Girdley Ventures, Espada, LLC by deed recorded in Document No. 20190189370 of the Official Public Records of Bexar County, Texas, on the east right-of-way line of U.S. Highway 281, also known as Roosevelt Avenue, a variable width public right-of-way;

**THENCE:** S  $16^{\circ}07'55"$  E, with the east right-of-way line of said U.S. Highway 281, the west line of said 1296.619 acre tract, a distance of 230.19 feet to the POINT OF BEGINNING of the herein described tract;

**THENCE:** Departing the east right-of-way line of said U.S. Highway 281, over and across said 1296.619 acre tract, the following bearings and distances;

S  $61^{\circ}07'30"$  E, a distance of 64.76 feet to a point;

N  $73^{\circ}52'46"$  E, a distance of 54.22 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 768.99 feet, a central angle of  $26^{\circ}47'21"$ , a chord bearing and distance of N  $87^{\circ}15'49"$  E, 356.28 feet, for an arc length of 359.55 feet to a point;

S  $79^{\circ}20'35"$  E, a distance of 107.74 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 631.00 feet, a central angle of  $26^{\circ}07'10"$ , a chord bearing and distance of N  $87^{\circ}35'50"$  E, 285.17 feet, for an arc length of 287.65 feet to a point;

N  $00^{\circ}00'00"$  E, a distance of 12.01 feet to a point;

N  $90^{\circ}00'00"$  E, a distance of 16.00 feet to a point;

Page 1 of 15

Transportation | Water Resources | Land Development | Surveying | Environmental

Telephone: 210-375-9600 Address: 3090 NW LOOP 410 SAN ANTONIO, TX 78211 Website: PAPE-DAWSON.COM  
San Antonio | Austin | Houston | Fort Worth | Dallas Texas Engineering Firm #410 Texas Surveying Firm #16628600



166.498 Ac. Take 1  
Job No.: 12632-02  
Page 2 of 15

S 00°00'00" E, a distance of 7.35 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 631.00 feet, a central angle of 00°37'52", a chord bearing and distance of N 72°42'32" E, 6.95 feet, for an arc length of 6.95 feet to a point;

N 17°45'08" W, a distance of 15.00 feet to a point;

N 72°14'52" E, a distance of 15.00 feet to a point;

S 17°45'08" E, a distance of 15.00 feet to a point;

N 72°14'52" E, a distance of 118.36 feet to a point;

N 08°51'27" E, a distance of 76.17 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 388.05 feet, a central angle of 09°08'55", a chord bearing and distance of N 04°17'00" E, 61.90 feet, for an arc length of 61.96 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 00°17'28" W, a distance of 823.76 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" on a north line of said 1296.619 acre tract, the south line of a 35.80 acre tract conveyed to Flintrock Office Suites, LLC by deed recorded in Document No. 20220041669 of the Official Public Records of Bexar County, Texas;

THENCE: S 89°57'22" E, with a north line of said 1296.619 acre tract, the south line of said 35.80 acre tract, a distance of 841.40 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the southeast corner of said 35.80 acre tract;

THENCE: N 00°01'46" E, with a west line of said 1296.619 tract, the east line of said 35.80 acre tract, and the east line of a 15.00 acre tract described in deed to Southside I.S.D., recorded in Volume 11322, Page 862 of the Official Public Records of Bexar County, Texas, a distance of 569.81 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: Departing the west line of said 1296.619 acre tract, the east line of said 15.00 acre tract, over and across said 1296.619 acre tract the following bearings and distances:

S 88°33'04" E, a distance of 448.77 feet to a point;

N 00°00'00" E, a distance of 16.00 feet to a point;

**PAPE-DAWSON  
ENGINEERS**

166.498 Ac. Take 1  
Job No. 12632-02  
Page 3 of 15

S 88°33'47" E, a distance of 16.01 feet to a point;

S 00°00'00" E, a distance of 16.00 feet to a point;

S 88°33'04" E, a distance of 12.93 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 869.00 feet, a central angle of 09°22'57", a chord bearing and distance of N 06°07'31" E, 142.14 feet, for an arc length of 142.30 feet to a point;

N 77°06'31" W, a distance of 10.17 feet to a point;

N 12°53'29" E, a distance of 10.00 feet to a point;

S 77°06'31" E, a distance of 9.86 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 869.00 feet, a central angle of 08°25'45", a chord bearing and distance of N 15°41'26" E, 127.73 feet, for an arc length of 127.84 feet to a point;

S 89°01'51" W, a distance of 5.38 feet to a point;

N 23°50'13" E, a distance of 117.57 feet to a point;

S 30°32'15" E, a distance of 5.44 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 869.00 feet, a central angle of 02°15'05", a chord bearing and distance of N 28°25'48" E, 34.14 feet, for an arc length of 34.14 feet to a point;

N 29°33'14" E, a distance of 198.84 feet to a point;

N 60°27'10" W, a distance of 10.00 feet to a point;

N 29°32'50" E, a distance of 10.00 feet to a point;

S 60°27'10" E, a distance of 10.00 feet to a point;

N 29°33'14" E, a distance of 74.32 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 2137.83 feet, a central angle of 00°47'20", a chord bearing and distance of N 28°44'04" E, 29.44 feet, for an arc length of 29.44 feet to a point;

---

 **PAPE-DAWSON  
ENGINEERS**

166.498 Ac. Take 1  
Job No. 12632-02  
Page 4 of 15

S 60°26'40" E, a distance of 14.00 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 2085.84 feet, a central angle of 01°05'56", a chord bearing and distance of N 27°46'48" E, 40.00 feet, for an arc length of 40.00 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 61°23'40" E, a distance of 111.71 feet to a point;

S 29°32'50" W, a distance of 40.00 feet to a point;

S 60°26'50" E, a distance of 14.00 feet to a point;

S 29°40'39" W, a distance of 15.02 feet to a point;

S 61°43'54" E, a distance of 26.03 feet to a point;

N 28°16'05" E, a distance of 29.00 feet to a point;

S 61°43'55" E, a distance of 203.38 feet to a point;

S 28°16'06" W, a distance of 29.00 feet to a point;

S 61°43'54" E, a distance of 151.74 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 28°16'06" E, a distance of 110.03 feet to a point;

N 61°43'54" W, a distance of 10.00 feet to a point;

N 28°16'06" E, a distance of 10.00 feet to a point;

N 61°43'54" W, a distance of 11.10 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 125.00 feet, a central angle of 13°18'46", a chord bearing and distance of N 55°04'31" W, 28.98 feet, for an arc length of 29.04 feet to a point;

N 28°29'46" E, a distance of 52.30 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 75.00 feet, a central angle of 22°23'46", a chord bearing and distance of S 50°32'02" E, 29.13 feet, for an arc length of 29.32 feet to a point;

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S 51°43'54" E, a distance of 11.10 feet to a point;

N 28°16'06" E, a distance of 10.00 feet to a point;

S 61°43'54" E, a distance of 16.38 feet to a point;

N 28°15'45" E, a distance of 93.54 feet to a point;

N 61°44'01" W, a distance of 6.09 feet to a point;

N 28°16'17" E, a distance of 70.00 feet to a point;

S 62°01'26" E, a distance of 109.03 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 265.00 feet, a central angle of 02°02'30", a chord bearing and distance of N 22°18'59" E, 9.44 feet, for an arc length of 9.44 feet to a point;

S 68°44'16" E, a distance of 10.00 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 275.00 feet, a central angle of 08°13'12", a chord bearing and distance of N 17°09'08" E, 39.42 feet, for an arc length of 39.45 feet to a point;

S 65°47'24" E, a distance of 50.81 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 325.00 feet, a central angle of 08°02'53", a chord bearing and distance of S 18°48'06" W, 45.51 feet, for an arc length of 45.65 feet to a point;

S 67°10'27" E, a distance of 10.00 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 335.00 feet, a central angle of 00°58'21", a chord bearing and distance of S 23°18'43" W, 5.69 feet, for an arc length of 5.69 feet to a point;

S 24°33'06" W, a distance of 4.31 feet to a point;

S 58°02'50" E, a distance of 902.21 feet to a set 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

N 29°33'20" E, a distance of 190.37 feet to a set 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

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S 60°26'40" E, a distance of 110.02 feet to a point;

N 29°33'20" E, a distance of 10.00 feet to a point;

S 60°26'40" E, a distance of 10.00 feet to a point;

N 29°33'20" E, a distance of 40.00 feet to a point;

S 60°26'40" E, a distance of 50.00 feet to a point;

S 29°33'20" W, a distance of 21.79 feet to a point;

S 60°26'40" E, a distance of 10.00 feet to a point;

S 29°33'20" W, a distance of 10.00 feet to a point;

S 61°46'28" E, a distance of 256.48 feet to a found 1/2" Iron rod with a yellow cap stamped "Pape-Dawson" at the northwest corner of a called 3.00 acre tract conveyed to Antonio Ramirez Jr., et. al., by deed recorded in Document No. 20200033097 of the Official Public Records of Bexar County, Texas, at a southeast interior corner of said 1296.619 acre tract;

THENCE: S 00°13'39" W, with an east line of said 1296.619 acre tract, the west lines of said Antonio Ramirez Jr., et.al. tract, a tract conveyed to Arthur B. Maspero by deed recorded in Volume 18185, Page 2337 of said Official Public Records, and a called 2.303 acre tract conveyed to Joseph Acevedo by deed recorded in Volume 7192, Page 267 of said Official Public Records, a distance of 954.11 feet to the southwest corner of said called 2.303 acre tract, a reentrant corner of said 1296.619 acre tract, from which a found 1" Iron pipe bears N 00°13'39" E, a distance of 2.10 feet;

THENCE: Over and across said 1296.619 acre tract, the following bearings and distances:

S 07°37'36" E, a distance of 102.63 feet to a set 1/2" Iron rod with a yellow cap stamped "Pape-Dawson";

S 14°35'01" E, a distance of 345.55 feet to a point;

N 75°25'01" E, a distance of 10.00 feet to a point;

S 14°34'59" E, a distance of 10.00 feet to a point;

N 75°25'01" E, a distance of 40.00 feet to a point;

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S 14°34'59" E, a distance of 50.00 feet to a point;

S 75°25'01" W, a distance of 40.00 feet to a point;

S 14°34'59" E, a distance of 10.00 feet to a point;

S 75°25'01" W, a distance of 10.00 feet to a point;

S 14°34'59" E, a distance of 42.07 feet to a point;

S 15°23'33" E, a distance of 32.56 feet to a set 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

S 73°34'25" W, a distance of 110.07 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1265.00 feet, a central angle of 00°27'11", a chord bearing and distance of S 16°26'02" E, 10.00 feet, for an arc length of 10.00 feet to a point;

S 73°24'08" W, a distance of 10.00 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1275.00 feet, a central angle of 01°47'47", a chord bearing and distance of S 17°39'29" E, 39.97 feet, for an arc length of 39.97 feet to a point;

S 73°47'24" W, a distance of 50.04 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 1325.00 feet, a central angle of 01°45'58", a chord bearing and distance of N 17°30'18" W, 40.07 feet, for an arc length of 40.07 feet to a point;

S 73°23'28" W, a distance of 10.00 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 1335.00 feet, a central angle of 00°25'45", a chord bearing and distance of N 16°25'26" W, 10.00 feet, for an arc length of 10.00 feet to a point;

S 73°46'51" W, a distance of 110.00 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1445.00 feet, a central angle of 00°23'47", a chord bearing and distance of S 16°24'29" E, 10.00 feet, for an arc length of 10.00 feet to a point;

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S 73°23'37" W, a distance of 10.00 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1455.00 feet, a central angle of 00°14'14", a chord bearing and distance of S 16°43'30" E, 6.03 feet, for an arc length of 6.03 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 59.00 feet, a central angle of 260°34'27", a chord bearing and distance of S 72°11'13" W, 90.01 feet, for an arc length of 268.33 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 1545.00 feet, a central angle of 00°13'46", a chord bearing and distance of N 16°47'08" W, 6.19 feet, for an arc length of 6.19 feet to a point;

S 73°19'45" W, a distance of 10.00 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 1555.00 feet, a central angle of 00°22'06", a chord bearing and distance of N 16°29'11" W, 10.00 feet, for an arc length of 10.00 feet to a point;

S 73°31'31" W, a distance of 110.08 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1665.00 feet, a central angle of 00°20'39", a chord bearing and distance of S 16°29'21" E, 10.00 feet, for an arc length of 10.00 feet to a point;

S 73°21'03" W, a distance of 10.00 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1675.00 feet, a central angle of 01°22'02", a chord bearing and distance of S 17°20'41" E, 39.97 feet, for an arc length of 39.97 feet to a point;


S 73°41'05" W, a distance of 50.02 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 1725.00 feet, a central angle of 01°19'50", a chord bearing and distance of N 17°18'49" W, 40.06 feet, for an arc length of 40.06 feet to a point;

S 73°21'06" W, a distance of 10.00 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 1735.00 feet, a central angle of 00°19'49", a chord bearing and distance of N 16°28'59" W, 10.00 feet, for an arc length of 10.00 feet to a point;

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S 73°40'39" W, a distance of 109.92 feet to a point;

N 16°15'45" W, a distance of 3.39 feet to a point;

S 73°46'58" W, a distance of 109.74 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1955.00 feet, a central angle of 00°17'35", a chord bearing and distance of S 16°21'50" E, 10.00 feet, for an arc length of 10.00 feet to a point;

S 73°29'23" W, a distance of 10.00 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1965.00 feet, a central angle of 01°09'54", a chord bearing and distance of S 17°05'34" E, 39.95 feet, for an arc length of 39.95 feet to a point;

S 73°48'44" W, a distance of 50.02 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 2015.00 feet, a central angle of 01°08'18", a chord bearing and distance of N 17°04'09" W, 40.03 feet, for an arc length of 40.03 feet to a point;

S 73°30'00" W, a distance of 10.00 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 2025.00 feet, a central angle of 00°47'14", a chord bearing and distance of N 16°06'23" W, 27.82 feet, for an arc length of 27.82 feet to a point;

S 74°17'18" W, a distance of 107.00 feet to a point;

S 72°24'15" W, a distance of 84.43 feet to a set 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

S 19°00'36" E, a distance of 617.59 feet to a set 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 895.72 feet, a central angle of 13°15'10", a chord bearing and distance of S 26°54'03" E, 206.72 feet, for an arc length of 207.18 feet to a set 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

S 28°05'24" E, a distance of 476.52 feet to a set 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

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S 13°51'00" E, a distance of 281.46 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 50°46'42" E, a distance of 126.08 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 74°55'41" E, a distance of 65.48 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 40°32'18" E, a distance of 461.58 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 17°28'39" E, a distance of 375.03 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 46°45'49" E, a distance of 13.31 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

N 50°45'04" E, a distance of 120.74 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 51.01 feet, a central angle of 97°14'42", a chord bearing and distance of N 86°30'12" E, 76.55 feet, for an arc length of 86.57 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Northeasterly, along a reverse curve to the right, said curve having a radius of 15.00 feet, a central angle of 19°03'33", a chord bearing and distance of N 47°24'37" E, 4.97 feet, for an arc length of 4.99 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 07°36'54" E, a distance of 196.94 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 75°42'06" W, a distance of 40.85 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 152.42 feet, a central angle of 100°56'51", a chord bearing and distance of N 62°41'51" W, 235.13 feet, for an arc length of 268.54 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

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N 17°28'39" W, a distance of 375.41 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

S 86°55'56" W, a distance of 529.78 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 150.00 feet, a central angle of 36°58'43", a chord bearing and distance of S 82°20'47" W, 94.93 feet, for an arc length of 96.59 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 45.53 feet, a central angle of 129°25'15", a chord bearing and distance of N 51°23'28" W, 82.34 feet, for an arc length of 102.85 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

Northeasterly, along a reverse curve to the left, said curve having a radius of 137.35 feet, a central angle of 10°58'47", a chord bearing and distance of N 07°49'46" E, 26.28 feet, for an arc length of 26.32 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

N 87°39'38" W, a distance of 10.00 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 127.34 feet, a central angle of 33°33'44", a chord bearing and distance of N 14°26'32" W, 73.53 feet, for an arc length of 74.59 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 60.20 feet, a central angle of 84°17'27", a chord bearing and distance of N 10°55'18" E, 80.79 feet, for an arc length of 88.56 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 105.94 feet, a central angle of 74°15'42", a chord bearing and distance of N 15°56'11" E, 127.90 feet, for an arc length of 137.31 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a reverse curve to the right, said curve having a radius of 155.01 feet, a central angle of 22°56'39", a chord bearing and distance of N 09°43'21" W, 61.66 feet, for an arc length of 62.07 feet to a found 1/2" iron rod with a yellow cap stamped "Pape-Dawson";

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Northwesterly, along a non-tangent curve to the left, said curve having a radius of 194.99 feet, a central angle of  $31^{\circ}27'28''$ , a chord bearing and distance of  $N 13^{\circ}58'45'' W$ , 105.72 feet, for an arc length of 107.06 feet to a found  $\frac{1}{4}''$  iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 155.00 feet, a central angle of  $19^{\circ}11'45''$ , a chord bearing and distance of  $N 23^{\circ}06'37'' W$ , 35.62 feet, for an arc length of 35.70 feet to a found  $\frac{1}{4}''$  iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a reverse curve to the left, said curve having a radius of 194.99 feet, a central angle of  $43^{\circ}23'07''$ , a chord bearing and distance of  $N 38^{\circ}12'18'' W$ , 144.15 feet, for an arc length of 147.65 feet to a found  $\frac{1}{4}''$  iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a reverse curve to the right, said curve having a radius of 155.00 feet, a central angle of  $46^{\circ}34'19''$ , a chord bearing and distance of  $N 36^{\circ}36'42'' W$ , 122.35 feet, for an arc length of 125.99 feet to a found  $\frac{1}{4}''$  iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a reverse curve to the left, said curve having a radius of 195.00 feet, a central angle of  $45^{\circ}03'30''$ , a chord bearing and distance of  $N 35^{\circ}51'17'' W$ , 149.43 feet, for an arc length of 153.35 feet to a found  $\frac{1}{4}''$  iron rod with a yellow cap stamped "Pape-Dawson";

$N 31^{\circ}36'38'' E$ , a distance of 18.44 feet to a found  $\frac{1}{4}''$  iron rod with a yellow cap stamped "Pape-Dawson";

$N 31^{\circ}10'42'' W$ , a distance of 180.05 feet to a found  $\frac{1}{4}''$  iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 140.00 feet, a central angle of  $80^{\circ}38'42''$ , a chord bearing and distance of  $N 50^{\circ}50'58'' W$ , 181.18 feet, for an arc length of 197.05 feet to a found  $\frac{1}{4}''$  iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a reverse curve to the right, said curve having a radius of 80.00 feet, a central angle of  $10^{\circ}18'44''$ , a chord bearing and distance of  $N 86^{\circ}00'57'' W$ , 14.38 feet, for an arc length of 14.40 feet to a found  $\frac{1}{4}''$  iron rod with a yellow cap stamped "Pape-Dawson";

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Southwesterly, along a reverse curve to the left, said curve having a radius of 120.01 feet, a central angle of  $24^{\circ}57'39''$ , a chord bearing and distance of  $S 86^{\circ}39'35'' W$ , 51.87 feet, for an arc length of 52.28 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 79.99 feet, a central angle of  $31^{\circ}49'19''$ , a chord bearing and distance of  $N 89^{\circ}54'35'' W$ , 43.86 feet, for an arc length of 44.43 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a reverse curve to the left, said curve having a radius of 120.01 feet, a central angle of  $34^{\circ}08'53''$ , a chord bearing and distance of  $S 88^{\circ}55'38'' W$ , 70.47 feet, for an arc length of 71.52 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a reverse curve to the right, said curve having a radius of 130.01 feet, a central angle of  $26^{\circ}17'39''$ , a chord bearing and distance of  $S 85^{\circ}00'01'' W$ , 59.14 feet, for an arc length of 59.66 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a reverse curve to the left, said curve having a radius of 169.99 feet, a central angle of  $19^{\circ}19'25''$ , a chord bearing and distance of  $S 88^{\circ}29'08'' W$ , 57.06 feet, for an arc length of 57.33 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a reverse curve to the right, said curve having a radius of 80.00 feet, a central angle of  $27^{\circ}57'48''$ , a chord bearing and distance of  $N 87^{\circ}11'40'' W$ , 38.68 feet, for an arc length of 39.05 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a reverse curve to the left, said curve having a radius of 120.00 feet, a central angle of  $45^{\circ}59'57''$ , a chord bearing and distance of  $S 83^{\circ}47'16'' W$ , 93.77 feet, for an arc length of 96.34 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

Southwesterly, along a reverse curve to the right, said curve having a radius of 80.01 feet, a central angle of  $34^{\circ}21'51''$ , a chord bearing and distance of  $S 77^{\circ}58'13'' W$ , 47.27 feet, for an arc length of 47.99 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

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Southwesterly, along a non-tangent curve to the left, said curve having a radius of 169.99 feet, a central angle of  $25^{\circ}35'56''$ , a chord bearing and distance of  $S 82^{\circ}21'11'' W$ , 75.32 feet, for an arc length of 75.95 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

$N 20^{\circ}26'47'' W$ , a distance of 10.00 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

$S 70^{\circ}00'27'' W$ , a distance of 84.80 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

$S 43^{\circ}46'33'' W$ , a distance of 49.40 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson" on the west line of Lot 1, Block 1, Charlot Subdivision recorded in Volume 20001, Pages 316-319 of the Plat Records of Bexar County, Texas;

THENCE:  $N 28^{\circ}59'12'' W$ , along and with the east line of said Lot 1, a distance of 244.22 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson" at the northeast corner of said Lot 1;

THENCE:  $S 88^{\circ}25'17'' W$ , along and with the north line of said Lot 1, a distance of 1326.51 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: Departing the north line of said Lot 1, over and across said 1296.619 acre tract, the following bearings and distances:

$N 08^{\circ}51'27'' E$ , a distance of 473.60 feet to a point;

$S 72^{\circ}14'52'' W$ , a distance of 62.62 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 769.00 feet, a central angle of  $03^{\circ}36'46''$ , a chord bearing and distance of  $S 74^{\circ}03'15'' W$ , 48.48 feet, for an arc length of 48.49 feet to a point;

$S 08^{\circ}51'28'' W$ , a distance of 22.13 feet to a point;

$N 90^{\circ}00'00'' W$ , a distance of 21.40 feet to a point;

$N 11^{\circ}02'02'' E$ , a distance of 3.90 feet to a point;

$N 78^{\circ}57'58'' W$ , a distance of 16.00 feet to a point;

$N 11^{\circ}02'02'' E$ , a distance of 6.43 feet to a point;

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Southwesterly, along a non-tangent curve to the right, said curve having a radius of 769.00 feet, a central angle of  $21^{\circ}51'13''$ , a chord bearing and distance of  $S 89^{\circ}43'49'' W$ , 291.53 feet, for an arc length of 293.31 feet to a point;

$N 79^{\circ}20'35'' W$ , a distance of 107.74 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 631.00 feet, a central angle of  $26^{\circ}47'21''$ , a chord bearing and distance of  $S 87^{\circ}15'48'' W$ , 292.35 feet, for an arc length of 295.03 feet to a point;

$S 73^{\circ}51'59'' W$ , a distance of 54.20 feet to a point;

$S 28^{\circ}53'04'' W$ , a distance of 21.72 feet to a point;

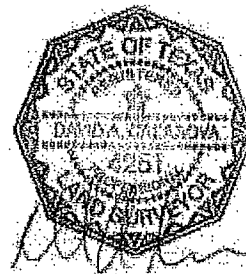
$S 14^{\circ}15'42'' E$ , a distance of 180.15 feet to a point;

$S 03^{\circ}30'31'' E$ , a distance of 216.36 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson" on a west line of said 1296.619 acre tract, the east right-of-way line of said U.S. Highway 281;

THENCE:  $N 13^{\circ}16'45'' W$ , along and with the west line of said 1296.619 acre tract, the east right-of-way line of said U.S. Highway 281, a distance of 456.57 feet to a found TxDOT Monument (Type 1);

THENCE:  $N 16^{\circ}07'55'' W$ , continuing along and with the west line of said 1296.619 acre tract, the east right-of-way line of said U.S. Highway 281, a distance of 134.34 feet to the POINT OF BEGINNING and containing 166.498 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 12632-02 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: March 03, 2023  
JOB NO.: 12632-02  
DOC. ID: NACIVIL\12632-02\Word\12632-02 FN 166.498 AC TAKE 1.docx



**PAPE-DAWSON  
ENGINEERS**

**EXHIBIT B**

**Permitted Exceptions**

1. The following restrictive covenant of record: Volume 17788, page 1276, Real Property Records, Bexar County, Texas.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of San Antonio  
Purpose: A 30' wide easement and right-of-way granted in a Permanent Easement – Water  
Recording Date: February 27, 2009  
Recording No: Volume 13877, Page 1526, Real Property Records, Bexar County, Texas  
Affects: As described therein, as shown on Survey prepared by David A. Casanova, RPLS No. 4251 of Pape-Dawson Engineers, dated March 03, 2023, under Job No. 12632-02.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of San Antonio  
Purpose: Electric Line Right of Way Agreement  
Recording Date: August 20, 1985  
Recording No: Volume 3483, Page 1087, Real Property Records, Bexar County, Texas  
Affects: As described therein.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of San Antonio  
Purpose: Sanitary Sewer Line Easement  
Recording Date: December 23, 1987  
Recording No: Volume 4204, Page 1884, Real Property Records, Bexar County, Texas  
Affects: As described therein.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of San Antonio  
Purpose: A 50' wide easement and right-of-way granted in an Easement – Dedication  
Recording Date: March 4, 1988



Recording No: Volume 4249, page 1984, Real Property Records, Bexar County, Texas  
Affects: As described therein, as shown on Survey prepared by David A. Casanova, RPLS No. 4251 of Pape-Dawson Engineers, dated March 03, 2023, under Job No. 12632-02.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United Gas Pipe Line Company  
Purpose: Pipeline Easement  
Recording Date: October 16, 1953  
Recording No: Volume 3403, Page 338, Deed Records, Bexar County, Texas  
Affects: As described therein.

As affected by instruments recorded in Volume 3655, Page 1865, Volume 3889, Page 545, and Volume 4464, Page 574, Deed Records, Bexar County, Texas.

7. Assignment of water rights as described in instrument recorded in Volume 7057, Page 1322, Real Property Records, Bexar County, Texas. Additional Assignment of water rights as described in instruments recorded in Volume 12662, Page 2409, and Volume 12665, Page 203, Real Property Records, Bexar County, Texas. Assignment of Water Rights filed September 21, 2019 and recorded in Volume 18753, page 1859, Real Property Records, Bexar County, Texas.
8. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 31, 2005, recorded September 6, 2005, at Volume 11626, Page 390, Real Property Records, Bexar County, Texas, which document contains the following language: "For Grantor and Grantor's successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. Provided however, Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the mineral estate owned or reserved by Grantor. Nothing herein, however, restricts or prohibits the pooling or unitization of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface use of the Property or subsurface support of any improvements constructed or to be constructed on the Property. The foregoing reservation, waiver and other provisions is intended to include, without limitation, the 1/16' of all the oil, gas and other minerals, and all other rights as set forth in instrument recorded Volume 839, Page 329, Deed Records, Bexar County, Texas. Undivided one sixteenth interest in and to all of the oil, gas and other minerals in and under and that may be produced conveyed to G. C. Hollis as described in Royalty Deed filed August 5, 1925, and recorded in Volume 839, Page 329, Deed Records, Bexar County, Texas. No further

search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). Grantor hereby advises Grantee and the public that Grantor claims ownership of this 1/16' of the minerals by adverse possession under the open mine doctrine and that grantor's predecessors in title have made the same claim to ownership and that the claim has been made for a total of more than ten (10) years." Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

9. Utility Easement Agreement granted to ORH Acquisitions, L.L.C. for the purpose(s) provided instrument recorded in Volume 11590, Page 485, Real Property Records, Bexar County, Texas, as shown on Survey prepared by David A. Casanova, RPLS No. 4251 of Pape-Dawson Engineers, dated January 12, 2022, under Job No. 12632-00.
10. 30' wide pipeline easement to Sigmor Pipeline Company for the purpose(s) provided in instrument recorded in Volume 4877, Page 241, Real Property Records, Bexar County, Texas.
11. 30' wide pipeline easement granted to Sigmor Pipeline Company for the purpose(s) provided in instrument recorded in Volume 5067, Page 883, Real Property Records, Bexar County, Texas.
12. Declarations in order to obtain electrical service as described in instrument recorded in Volume 3549, Page 1102, Real Property Records, Bexar County, Texas.
13. Mineral and/or Royalty interests as set out in Oil Gas Leases recorded in Volume 1175, Page 606, Volume 1187, Page 261, Volume 2627, Page 257, Deed Records, Bexar County, Texas and Volume 2417, Page 19, Real Property Records, Bexar County, Texas.
14. Water Easement granted to the City of San Antonio for the purpose(s) provided in instrument recorded in Volume 13877, Page 1512, Real Property Records, Bexar County, Texas.
15. Declarations in order to obtain electrical service as described in instrument recorded in Volume 3229, Page 523, Real Property Records, Bexar County, Texas.
16. Easement for underground facilities granted to Southwestern Bell for the purpose(s) provided in instrument recorded in Volume 1478, Page 189, Real Property Records, Bexar County, Texas.
17. Electric Line Right of Way Agreement (Blanket) granted to the City of San Antonio for the purpose(s) provided in instrument recorded in Volume 1616, Page 510, Real Property Records, Bexar County, Texas.

18. Interest in and to all coal, lignite, oil, gas and other minerals, except stone, sand and gravel, and all rights incident thereto, contained in instrument dated April 17, 1991, recorded May 29, 1991 at Volume 5073, Page 989, Real Property Records, Bexar County, Texas, which document contains the following language "SAVE AND EXCEPT and there is hereby reserved unto the Grantor, her heirs, successors and assigns all of the oil, gas and other minerals, presently owned by Grantor, in and under and that may be produced from the above described property, together with the rights of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and development said lands for oil, gas and other minerals and removing the same therefrom.". Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). Waiver of surface rights as described in instrument recorded in Volume 11863, Page 1919, Real Property Records, Bexar County, Texas.
19. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:

Purpose:	16' Gas, Electric, Telephone and Cable TV Easement
Affects:	As depicted thereon
Recording No:	Volume 20001, Pages 316-319, Plat Records of Bexar County, Texas, as shown on Survey prepared by David A. Casanova, RPLS No. 4251 of Pape-Dawson Engineers, dated March 03, 2023, under Job No. 12632-02.
20. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose:	12' Gas, Electric, Telephone and Cable TV Easement
Affects:	As depicted thereon
Recording No:	Volume 20001, Pages 316-319, Real Property Records, Bexar County, Texas, as shown on Survey prepared by David A. Casanova, RPLS No. 4251 of Pape-Dawson Engineers, dated March 03, 2023, under Job No. 12632-02.
21. Notice of Non-Annexation Agreement filed December 15, 2017, and recorded in Volume 18899, Page 1851, Real Property Records, Bexar County, Texas.
22. Industrial District Non-Annexation Agreement filed December 18, 2017, and recorded in Volume 18902, Page 1878, Real Property Records, Bexar County, Texas. First Amendment filed March 1, 2019, and recorded in Document Number 20190036365, Official Public Records, Bexar County, Texas. Second Amendment filed April 10, 2019, and recorded in Document Number 20190064783, Official Public Records, Bexar County, Texas.

23. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of San Antonio
Purpose:	Permanent Sewer Easement
Recording Date:	March 22, 2018
Recording No:	Volume 19408, Page 2258, Real Property Records, Bexar County, Texas
Affects:	As described therein, as shown on Survey prepared by David A. Casanova, RPLS No. 4251 of Pape-Dawson Engineers, dated March 03, 2023, under Job No. 12632-02.

24. Any rights, liens, or claims in favor of Espada Special Improvement District, including, but not limited to, any lien securing the payment of assessments levied against the Land in accordance with Chapter 372 of the Texas Local Government Code, which provides that said lien is: “(1) a first and prior lien against the property assessed; (2) superior to all other liens and claims except, liens or claims for state, county, school district, or municipal ad valorem taxes” [§372.018 (b), Texas Local Government Code].

As evidenced by instrument filed October 24, 2022, and recorded in Document Number 20220252917, Official Public Records, Bexar County, Texas.

25. Utility Service Agreement by and between the San Antonio Water System and Lennar Homes of Texas, Inc., filed March 9, 2023, and recorded in Document Number 20230040410, Official Public Records, Bexar County, Texas.

**File Information**

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

**Document Number:** 20230055482  
**Recorded Date:** March 31, 2023  
**Recorded Time:** 10:54 AM  
**Total Pages:** 24  
**Total Fees:** \$114.00

**\*\* 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: 3/31/2023 10:54 AM



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

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

WHEN RECORDED RETURN TO:

Hornberger Fuller & Garza Incorporated  
7373 Broadway, Suite 300  
San Antonio, Texas 78209  
Attn: Andrew S. Cohen

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

**SPECIAL WARRANTY DEED**

REDUS TEXAS LAND, LLC, a Delaware limited liability company ("Grantor"), whose address is c/o Wells Fargo Bank, N.A., 333 Market Street, 17th Floor, San Francisco, California 94105, Attention: David L. Ash, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor by MARMAXX OPERATING CORP., a Delaware corporation ("Grantee"), whose address is 770 Cochituate Road, Framingham, Maryland 01701, Attention: Mark Walker, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain land located in Bexar County, Texas, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to (i) zoning and building ordinances and land use regulations applicable to the Property, (ii) such state of facts as would be disclosed by an accurate survey of the Property, (iii) the lien of taxes and assessments not yet due and payable, and (iv) any other liens, encumbrances and matters of record (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys, rights-of-way and any adjacent strips and gores, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.



Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property (including, without limitation, any and all improvements located thereon and/or comprising a part thereof). GRANTEE, BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF SAME AND THAT IT ACCEPTS SUCH PROPERTY AS IS AND WITH ALL FAULTS, WITHOUT REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, INCLUDING, WITHOUT LIMITATION, NO IMPLIED WARRANTY AS TO MERCHANTABILITY OR FITNESS FOR ANY PURPOSE, SAVE AND EXCEPT THE WARRANTIES OF TITLE CONTAINED HEREIN.

All real and personal property taxes and assessments on the Property for the year 2017 have been prorated as of the effective date hereof, and by acceptance of this Special Warranty Deed, Grantee assumes payment of all such taxes and assessments for the year 2017 and subsequent years.

[Remainder of page is blank, signature page follows]

EXECUTED as of the 14<sup>th</sup> day of September, 2017.

"GRANTOR"

**REDUS TEXAS LAND, LLC**, a Delaware limited liability company

By: REDUS Properties, Inc., its sole member and manager

By: [Signature]  
Name: DAVID L. ASA  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 2017, by Senior Vice President of **REDUS PROPERTIES, INC.**, a Delaware corporation, sole manager and member of REDUS Texas Land, LLC, a Delaware limited liability company, on behalf of said limited liability company, on the \_\_\_\_\_ day of September, 2017, to certify which witness my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
My commission expires:

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

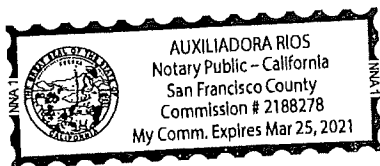
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of San Francisco )  
 On September 14, 2017 before me, Auxiliadora Rios, Notary Public,  
 Date Here Insert Name and Title of the Officer  
 personally appeared David L. Ash  
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Auxiliadora Rios  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Special Warranty Deed Document Date: September 14, 2017  
 Number of Pages: 3 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: David L. Ash  
☒ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: Redus Texas, Land, LLC  
by Redus Properties, Inc

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
**Legal Description**

**Tract 1:**

A 1,298.619 acre, or 58,480,715 square feet more or less, tract of land comprised of a 21.274 acre tract, a 22.40 acre tract, a 17.48 acre tract, a 11.70 acre tract, 7.042 acre tract, a 5.832 acre tract, a 2.036 acre tract, a 6.695 acre tract, a 1.905 acre tract, a 20.01 acre tract, a 1.992 acre tract, a 11.88 acre tract, a 21.31 acre tract, and 15.05 acre tract, all described in deed to REDUS Texas Land LLC recorded in Volume 15252, Page 1584-1673 of the Official Public Records of Real Property of Bexar County, Texas; a 4.817 acre tract, a 1.744 acre tract, a 1.208 acre tract, a 0.5255 acre tract, a 5.469 acre tract, a 3.005 acre tract, a 2.001 acre tract, and the remaining portion of a 38.88 acre tract, all described in deed to REDUS Texas Land LLC recorded in Volume 15252, Page 1674-1723 of the Official Public Records of Real Property of Bexar County, Texas; a 59.20 acre tract, a 653.70 acre tract save and except a 24.24 acre tract described in Volume 12862, Page 2380-2408 of the said Official Public Records of Bexar County, Texas and a 398.10 acre tract, all described in deed to REDUS Texas Land LLC recorded in Volume 15252, Page 1521-1684 of the Official Public Records of Bexar County, Texas. Out of the Juan M. Uriegas Survey No. 32, Abstract 789, County Block 4283, Bexar County, Texas and the Jose Sandoval Survey No. 1, Abstract 18, County Block 5162 of Bexar County, Texas. Said 1,298.619 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

- BEGINNING:** At a found  $\frac{1}{2}$ " iron rod with a cap marked "RPLS 4020" on the east right-of-way line of U.S. Highway 281, Roosevelt Ave, a variable width public right-of-way, at the southwest corner of a 13.250 acre tract described in deed to Alamo Fireworks, Inc. recorded in Volume 17788, Page 1271-1276 of the Official Public Records of Real Property of Bexar County, Texas and on the west line of said 35.86 acre tract;
- THENCE:** Departing the east right-of-way line of said U.S. Highway 281, with the south and east lines of said 13.250 acre tract, the following bearings and distances:  
N 70°44'06" E, a distance of 167.30 feet to a found  $\frac{1}{2}$ " iron rod with a cap marked "RPLS 4020";  
Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 19°18'57" E, a radius of 2080.00 feet, a central angle of 21°36'54", a chord bearing and distance of N 81°32'30" E, 772.64 feet, for an arc length of 777.14 feet to a found  $\frac{1}{2}$ " iron rod with a cap marked "RPLS 4020";  
N 00°18'17" W, a distance of 811.12 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "RPLS 4020" at the northeast corner of said 13.250 acre tract, on the north line of said 35.86 acre tract and the south line of a 35.80 acre tract described in deed to Johnson Trust Investments, LLC recorded in Volume 11512, Page 1800-1806 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE:** S 88°57'22" E, with the south line of said 35.80 acre tract, at a distance of 76.70 feet passing a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" at the northeast corner of said 35.86 acre tract and the northwest corner of said 398.10 acre tract, continuing with the south line of said 35.80 acre tract and the north line of said 398.10 acre tract for a total distance of 1003.83 feet to a set  $\frac{1}{4}$ " iron rod with a yellow cap marked "Pape-Dawson" at the southeast corner of said 35.80 acre tract and the southwest corner of said 22.40 acre tract;
- THENCE:** N 00°01'46" E, departing the north line of said 398.10 acre tract, with the west line of said 22.40 acre tract, the east line of said 35.80 acre tract and the east line of 15.00 acre tract described in deed to Southside I.S.D. recorded in Volume 11322, Page 862-865 of the Official Public Records of Real Property of Bexar County, Texas, a distance of 1841.88 feet to a set mag nail with washer marked "Pape-Dawson" at the northwest corner of said 22.40 acre tract on the south right-of-way line of Marshall Way, a variable width public right-of-way dedicated in the Marshall Way Subdivision recorded in Volume 9594, Page 100 of the deed and Plat Records of Bexar County, Texas;
- THENCE:** S 89°58'14" E, with the northernmost line of said 22.40 acre tract, the south line of Marshall Way, an 80-foot right-of-way dedicated in Volume 9594, Page 100 of the deed and Plat Records of Bexar County, Texas, a distance of 31.69 feet to a set  $\frac{1}{4}$ " iron rod with a yellow cap marked "Pape-Dawson", the southeast corner of said Marshall Way, from which a found  $\frac{1}{2}$ " iron rod, the northernmost east corner of said 22.40 acre tract and on the west line of said 21.274 acre tract, bears a bearing and distance of S 89°58'14" E, 10.01 feet;
- THENCE:** With the east line of said Marshall Way, the following bearings and distances:

**EXHIBIT "A"**  
**Legal Description**

N 00°23'26" W, a distance of 412.49 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Northeastly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 44°36'34" E, 21.21 feet, for an arc length of 23.56 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 00°23'26" W, a distance of 58.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Northwestly, along a non-tangent curve to the right, said curve having a radial bearing of N 00°23'26" W, a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 45°23'26" W, 21.21 feet, for an arc length of 23.56 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 00°23'26" W, a distance of 169.82 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Northeastly, along a tangent curve to the right, said curve having a radius of 571.00 feet, a central angle of 30°42'30", a chord bearing and distance of N 14°57'49" E, 302.39 feet, for an arc length of 306.04 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 30°19'05" E, a distance of 25.23 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Northeastly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 58°37'02", a chord bearing and distance of N 60°07'38" E, 14.91 feet, for an arc length of 15.61 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 69°56'07" E, a distance of 61.59 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 00°03'53" W, a distance of 58.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a southwest corner of Lot 2, Block 1 of the said Marshall Way Subdivision;

THENCE: N 69°29'59" E, a distance of 471.45 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", the southeast corner of said Lot 2, on the west line of said 4.817 acre tract;

THENCE: N 00°48'52" W, with the east line of said Lot 2, the west line of said 4.817 acre tract, the east line of a 1.000 acre tract described in deed to REDUS Texas Land LLC recorded in Volume 15252, Page 1621-1684 of the Official Public Records of Real Property of Bexar County, Texas, at a distance of a 456.68 feet passing the northeast corner of said Lot 2, and continuing for a total distance of 567.86 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" on the south right-of-way line of Chavaneaux Road, a 40 foot nominal public right-of-way and at the northwest corner of said 4.817 acre tract and the northeast corner of said 1.000 acre tract;

THENCE: S 89°49'46" E, with the south right-of-way line of said Chavaneaux Road, and the north line said 4.817 acre tract, said 1.744 acre tract, said 7.042 acre tract, said 1.2060 acre tract, said 0.5265 acre tract and said 5.469 acre tract, a distance of 827.54 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson" at the northeast corner of said 5.469 acre tract and the northwest corner of a 2.0 acre tract described in deed to Nathan C. Saucedo recorded in Volume 8298, Page 1014-1016 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 00°29'54" W, departing the south right-of-way line of said Chavaneaux Road, with the east line of said 5.469 acre tract, the east line of said 2.0 acre tract and the east line of a 1.0 acre tract described in deed to Deirdra Anderson recorded in Volume 9108, Page 1703-1706 of the Official Public Records of Real Property of Bexar County, Texas, a distance of 1101.83 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson" at the southwest corner of said 1.0 acre tract and the northwest corner of said 20.01 acre tract;

THENCE: S 89°49'44" E, with the north line of said 20.01 acre tract and the south line of said 1.0 acre tract, a distance of 242.57 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson" at the northwest corner of said 20.01 acre tract, the southeast corner of a 3.0 acre tract described in deed to Patricia Saucedo recorded in Volume 8057, Page 528-531 of the Official Public Records of Real Property of Bexar County, Texas and on the west line of said 11.88 acre tract;

THENCE: N 00°29'54" E, with the west line of said 11.88 acre tract and the east line of said 3.0 acre tract, a distance of 1101.83 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson" on the south right-of-way line of said Chavaneaux Road and at the northwest corner of said 11.88 acre tract;

**EXHIBIT "A"**  
Legal Description

- THENCE:** S 89°49'45" E, with the south right-of-way line of said Chavaneaux Road and the north line of said 11.88 acre tract and said 21.31 acre tract, a distance of 533.35 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at the northeast corner of said 21.31 acre tract and the northwest corner of a 10-foot street dedication recorded in the Mario and Patricia Cavazos - A Subdivision recorded in Volume 9911, Page 21 of the deed and Plat Records of Bexar County, Texas;
- THENCE:** S 00°29'54" W, departing the south right-of-way line of said Chavaneaux Road, with the east line of said 21.31 acre tract and the west line of the following tracts: said 10-foot street dedication, said Lot 1, a 14.94 acre tract described in deed to Joseph Degasperl recorded in Volume 6807, Page 799-801 of the deed Records of Bexar County, Texas, a 14.94 acre tract described in deed to Steve M. Rivas recorded in Volume 4816, Page 398-399 of the Official Public Records of Bexar County, Texas, a 2.822 acre tract described in deed Betty M. Gatlin and Josephine A. Gilchrist recorded in Volume 15424, Page 1546-1547 of the Official Public Records of Real Property of Bexar County, Texas, a 14.98 acre tract described in deed to David Rodriguez recorded in Volume 8189, Page 416-417 of the deed records of Bexar County, Texas, and a tract of land described in deed to Dolores Rivas Arellano recorded in Volume 15778, Page 288-289 of the Official Public Records of Bexar County, Texas, a distance of 2244.11 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at the southwest corner of said tract described in deed to Dolores Rivas Arellano and the northwest corner of said 15.05 acre tract;
- THENCE:** N 89°51'59" E, with the north line of said 15.05 acre tract and the south line of said tract described in deed to Dolores Rivas Arellano and the south line of a 14.94 acre tract described in deed to Steven M. Rivas recorded in Volume 4816, Page 398-399 of the deed Records of Bexar County, Texas, a distance of 1981.48 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at the northeast corner of said 15.05 acre tract and the northwest corner of a 8.394 acre tract described in deed to Manuel and Teresa Pena recorded in Volume 8035, Page 458-462 of the deed Records of Bexar County, Texas;
- THENCE:** With the east line of said 16.05 acre tract and the west line of said 8.394 acre tract, the following bearings and distances:  
S 10°52'19" W, a distance of 131.39 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";  
S 12°18'19" W, a distance of 59.15 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";  
S 05°30'39" W, a distance of 48.05 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";  
S 08°14'59" W, a distance of 66.39 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";  
S 15°04'41" E, a distance of 65.97 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at the southeast corner of said 15.05 acre tract and the southwest corner of said 8.394 acre tract;
- THENCE:** S 89°51'59" W, with the south line of said 15.05 acre tract and the north line of the following tracts: a 2.98 acre tract described in deed to Jose A. & Carmelita Ferrer recorded in Volume 12229, Page 618-620, a tract described in deed to Maria Gutierrez recorded in Volume 5330, Page 409-410, a 3.00 acre tract described in deed to Robert A. Maspero and Idrene Maspero recorded in Volume 17973, Page 2122-2123 and a 3.00 acre tract described in deed to Antonio Ramirez recorded in Volume 5928, Page 1833-1835 all of the Official Public Records of Real Property of Bexar County, Texas, a distance of 1950.41 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at the southwest corner of said 15.05 acre tract, the northwest corner of said 3.00 acre tract described in deed to Antonio Ramirez and on the east line of said 21.31 acre tract;
- THENCE:** With the east line of said 21.31 acre tract and the west line of the following tracts: said 3.00 acre tract described in deed to Antonio Ramirez, a tract described in deed to Arthur B. Maspero recorded in Volume 18185, Page 2337-2342 and a 2.303 acre tract described in deed to Joseph Acavado recorded in Volume 7192, Page 267-268 both of the Official Public Records of Real Property of Bexar County, Texas, the following bearings and distances:  
S 00°29'54" W, a distance of 653.48 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";  
S 11°44'36" W, a distance of 307.41 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at the southeast corner of said 21.31 acre tract and on the north line of said 398.10 acre tract;



**EXHIBIT "A"**  
Legal Description

THENCE: S 89°57'22" E, with the north line of said 388.10 acre tract and the south line of the following tracts: said 2.303 acre tract, a 4.180 acre tract described in deed to Elena Dewitt Pana recorded in Volume 6748, Page 127-132 of the deed Records of Bexar County, Texas, a 2.09 acre tract described in deed to Rodolfo Jimenez recorded in Volume 17104, Page 883-894, a 2.090 acre tract described in deed to Corina A. Jimenez Valadez recorded in Volume 4020, Page 1923-1924 both of the Official Public Records of Real Property of Bexar County, Texas and a 4.180 acre tract described in deed to Edward A. Dewitt recorded in Volume 8748, Page 110-116 of the deed Records of Bexar County, Texas, a distance of 2129.30 feet to a found 1/4" iron rod at the southeast corner of said 4.180 acre tract, the northwest corner of a 1.07 acre tract described in deed to Jaime Jimenez recorded in Volume 17104, Page 885-888 of the Official Public Records of Real Property of Bexar County, Texas and a northeast corner of said 653.70 acre tract;

THENCE: With an east line of said 653.70 acre tract and the west line of the following tracts: said 1.07 acre tract, 8.00 acre tract described in deed to Joe A. De Gasperi recorded in Volume 8031, Page 2306-2307, a 3.93 acre tract described in deed to Robert D. Garza recorded in Volume 11332, Page 1314-1316, a 3.93 acre tract described in deed to Ofella J. Arambula recorded in Volume 12336, Page 1567-1568, a 3.93 acre tract described in deed to Nicholas Wayne Garza recorded in Volume 15074, Page 916-918 and a 3.93 acre tract described in deed to Irma S. Morin recorded in Volume 11332, Page 1311-1312 all of the Official Public Records of Real Property of Bexar County, Texas, the following bearings and distances:  
S 10°40'37" W, a distance of 38.16 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 01°05'48" W, a distance of 24.88 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 16°06'32" E, a distance of 25.66 feet to a found 1/4" iron rod;  
S 48°30'27" E, a distance of 52.88 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 55°22'37" E, a distance of 89.57 feet to a found 1/2" iron rod;  
S 47°55'40" E, a distance of 101.62 feet to a found 1/2" iron rod;  
S 36°01'39" E, a distance of 117.55 feet to a found 1/2" iron rod;  
S 55°24'28" E, a distance of 5.07 feet to a found 1/2" iron rod;  
S 24°02'31" E, a distance of 103.97 feet to a found 1/2" iron rod;  
S 18°19'49" E, a distance of 49.36 feet to a found 1/2" iron rod;  
S 17°32'37" E, a distance of 134.41 feet to a found 1/2" iron rod;  
S 17°50'17" E, a distance of 89.14 feet to a found 1/2" iron rod;  
S 07°58'59" E, a distance of 33.18 feet to a found 1/2" iron rod;  
S 07°34'01" E, a distance of 127.59 feet to a found 1/2" iron rod at the southwest corner of said 3.93 acre tract described in deed to Irma S. Morin;

THENCE: N 87°59'03" E, with a north line of said 653.70 acre tract and the south line of said 3.93 acre tract described in deed to Irma S. Morin, a distance of 1381.79 feet to a found 1/2" iron at the southeast corner of said 3.93 acre tract and on the west right-of-way line of Espada Road, a variable width public right-of-way;

THENCE: With the west right-of-way line of said Espada Road and an east line of said 653.70 acre tract, the following bearings and distances:  
S 14°08'45" E, a distance of 169.95 feet to a found 1/4" iron rod;  
S 05°52'13" E, a distance of 130.48 feet to a found 1/2" iron rod;  
S 04°31'55" E, a distance of 184.84 feet to a found 1/2" iron rod;  
S 00°34'28" W, a distance of 33.17 feet to a found 1/2" iron rod at the southwest corner of said Espada Road;

**EXHIBIT "A"**  
**Legal Description**

THENCE: N 38°54'42" E, at a distance of 80.00 feet passing the southeast corner of said Espada Road and the southwest corner of a 12.723 acre tract described in deed to Bexar County recorded in Volume 16484, Page 1016-1024 of the Official Public Records of Real Property of Bexar County, Texas, continuing with the south line of said 12.723 acre tract and a north line of said 853.70 acre tract, at a distance of 2207.67 feet passing a fence and continuing with the south line of said 12.723 acre tract and a north line of said 853.70 acre tract for a total distance of 2428.32 feet to a point on the west side of the San Antonio River;

THENCE: With the meanders of the San Antonio River, the following bearings and distances:

S 09°21'24" E, a distance of 170.99 feet to a point;

S 22°07'04" W, a distance of 119.98 feet to a point;

S 20°09'00" E, a distance of 180.16 feet to a point;

S 49°41'50" E, a distance of 86.80 feet to a point;

S 80°21'22" E, a distance of 102.87 feet to a point;

S 41°03'50" E, a distance of 150.93 feet to a point;

S 11°39'58" W, a distance of 143.68 feet to a point;

S 40°09'41" W, a distance of 155.87 feet to a point;

S 02°55'45" W, a distance of 80.22 feet to a point;

S 08°32'40" E, a distance of 105.70 feet to a point;

S 21°35'23" W, a distance of 104.89 feet to a point;

S 10°05'49" W, a distance of 168.94 feet to a point;

S 03°23'43" W, a distance of 88.23 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 47°48'36" E, a radius of 110.84 feet, a central angle of 45°34'53", a chord bearing and distance of S 19°23'57" W, 85.87 feet, for an arc length of 88.18 feet to a point;

S 08°42'17" E, a distance of 93.81 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radial bearing of S 83°29'08" E, a radius of 308.00 feet, a central angle of 30°19'38", a chord bearing and distance of S 08°38'57" E, 161.17 feet, for an arc length of 163.07 feet to a point;

S 37°18'47" E, a distance of 143.33 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 14°38'34" W, a radius of 277.78 feet, a central angle of 28°19'48", a chord bearing and distance of S 61°10'33" E, 135.94 feet, for an arc length of 137.33 feet to a point;

S 74°21'51" E, a distance of 59.21 feet to a point;

S 32°13'02" E, a distance of 163.12 feet to a point;

S 28°32'35" E, a distance of 167.55 feet to a point;

S 42°59'45" W, a distance of 78.00 feet to a point;

N 58°27'19" W, a distance of 95.78 feet to a point;

S 05°12'18" E, a distance of 62.26 feet to a point;

S 38°51'23" W, a distance of 261.08 feet to a point;

S 15°40'34" E, a distance of 57.18 feet to a point;

S 37°18'06" W, a distance of 180.86 feet to a point;

S 06°13'59" E, a distance of 110.52 feet to a point;

**EXHIBIT "A"**  
**Legal Description**

S 26°07'07" W, a distance of 123.72 feet to a point;  
S 69°28'31" W, a distance of 152.80 feet to a point;  
S 31°04'17" W, a distance of 173.94 feet to a point;  
S 15°45'35" W, a distance of 173.66 feet to a point;  
S 27°32'29" W, a distance of 106.33 feet to a point;  
S 29°24'16" W, a distance of 110.48 feet to a point;  
S 32°13'35" W, a distance of 381.89 feet to a point;  
S 33°39'34" W, a distance of 114.11 feet to a point;  
S 68°10'56" W, a distance of 104.14 feet to a point;  
N 47°57'36" W, a distance of 165.77 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 34°25'16" E, a radius of 486.53 feet, a central angle of 32°20'11", a chord bearing and distance of S 39°24'36" W, 259.82 feet, for an arc length of 283.30 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 53°41'22" E, a radius of 208.06 feet, a central angle of 68°44'16", a chord bearing and distance of S 01°56'30" W, 234.91 feet, for an arc length of 249.61 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 52°57'09" E, a radius of 116.26 feet, a central angle of 48°11'58", a chord bearing and distance of S 60°08'60" E, 81.23 feet, for an arc length of 93.75 feet to a point;

S 86°13'37" E, a distance of 277.56 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 25°32'09" W, a radius of 358.20 feet, a central angle of 68°17'01", a chord bearing and distance of S 30°18'20" E, 402.08 feet, for an arc length of 426.80 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 89°03'05" W, a radius of 357.02 feet, a central angle of 19°05'10", a chord bearing and distance of S 13°29'30" W, 118.38 feet, for an arc length of 118.93 feet to a point;

S 21°47'55" W, a distance of 133.95 feet to a point;

S 08°16'21" E, a distance of 162.52 feet to a point;

S 33°22'30" E, a distance of 159.34 feet to a point;

S 88°09'09" E, a distance of 141.40 feet to a point;

N 64°33'49" E, a distance of 469.23 feet to a point;

N 60°59'23" E, a distance of 138.34 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 07°01'11" W, a radius of 180.02 feet, a central angle of 104°58'48", a chord bearing and distance of S 30°29'25" E, 285.80 feet, for an arc length of 329.83 feet to a point;

S 02°18'09" W, a distance of 160.68 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radial bearing of S 83°55'17" E, a radius of 179.84 feet, a central angle of 61°36'53", a chord bearing and distance of S 24°43'43" E, 184.21 feet, for an arc length of 193.40 feet to a point at a north corner of a 24.24 acre tract described in deed to Terramark Communities LTD recorded in Volume 12862, Page 2380-2408 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE:

Departing the San Antonio River, with the east line of said 24.24 acre tract, the following bearings and distances:

**EXHIBIT "A"**  
Legal Description

Southwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 20°32'36" W, a radius of 2092.78 feet, a central angle of 10°30'41", a chord bearing and distance of S 74°42'45" W, 383.40 feet, for an arc length of 383.94 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 10°45'49" E, a distance of 601.31 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 16°29'01" W, a distance of 404.35 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at the south east corner of said 24.24 acre tract, the south line of said 653.70 acre tract and the north line of a 245 acre tract described in deed to Robert H. & John R. Yturri recorded in Volume 2773, Page 293-295 of the Official Public Records of Bexar County, Texas;

THENCE: N 73°30'59" W, with the south line of said 653.70 acre tract and the north line of said 245 acre tract, a distance of 1997.40 feet to a found ½" iron rod at the east corner of a 59.20 acre tract described in deed to REDUS Texas Land LLC recorded in Volume 16252, Page 1621-1684 of the Official Public Records of Real Property of Bexar County, Texas and a northeast corner of a 499.37 acre tract described in deed to Robert H. & John R. Yturri recorded in Volume 14170, Page 1917-1924 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 84°13'34" W, with the south line of said 59.20 acre tract and the north line of said 499.37 acre tract, a distance of 3741.80 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" at the southernmost corner of said 59.20 acre tract, a reentrant corner of said 499.37 acre tract and a south corner of said 653.70 acre tract;

THENCE: N 72°46'06" W, with the south line of said 653.70 acre tract and the north line of said 499.37 acre tract, a distance of 3116.61 feet to a found ½" iron rod on the east right of way line of F.M. 1937, South Flores Road, a variable width public right-of-way and the southwest corner of said 653.70 acre tract;

THENCE: With the east right-of-way line of said F.M. 1937 and the east right-of-way line of said U.S. Highway 281, the following bearings and distances:

N 14°09'00" W, a distance of 117.47 feet to a found ½" iron rod;

N 14°52'33" W, a distance of 21.07 feet to a found Texas Department of Transportation (TxDOT) Type I monument;

N 18°30'04" W, a distance of 1409.70 feet to a found TxDOT Type I monument (broken);

N 16°57'21" W, a distance of 2007.89 feet to a found TxDOT Type I monument;

N 13°16'46" W, a distance of 485.43 feet to a found TxDOT Type I monument (disturbed);

THENCE: N 16°07'55" W, a distance of 364.53 feet to the POINT OF BEGINNING, and containing 1,296.618 acres in the City of San Antonio, Bexar County, Texas.

**Tract 2:**

A 1.990 acre, or 86,705 square feet more or less, tract of land being a called 1.982 acre tract described in deed to REDUS Texas Land, LLC recorded in Volume 15252, Page 1674-1723 of the Official Public Records of Real Property of Bexar County, Texas, out of the Domingo Bustillos Survey No. 31, Abstract 44, in New City Block (N.C.B.) 11168 of the City of San Antonio, Bexar County, Texas. Said 1.990 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 "SURVCON" at the northwest corner of said 1.982 acre tract, the northeast corner of a 1.088 acre tract described in Deed to Chicory Court Redmond, LP recorded in Volume 16195, Page 640-645 of the Official Public Records of Real Property of Bexar County, Texas and on the south right-of-way line of Interstate Loop 410, a variable width public right-of-way;

THENCE: N 89°51'17" E, with the south right-of-way line of said Interstate Loop 410 and the north line of said 1.982 acre tract, a distance of 483.47 feet to a found ½" iron rod at the northeast corner of said 1.982 acre tract

**EXHIBIT "A"**  
Legal Description

and the northwest corner of a 2.00 acre tract described in Deed to Wayne Bass recorded in Volume 10517, Page 1081-1085 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 00°15'02" E, departing the south right-of-way line of said Interstate Loop 410, with the east line of said 1.982 acre tract and the west line of said 2.00 acre tract, a distance of 181.40 feet to a found  $\frac{1}{4}$ " iron rod on the north right-of-way line of Chavaneaux Road, a nominal 40 foot public right-of-way, at the southeast corner of said 1.982 acre tract and the southwest corner of said 2.00 acre tract;

THENCE: N 89°37'46" W, with the north right-of-way line of said Chavaneaux Road and the south line of said 1.982 acre tract, a distance of 484.14 feet to a found  $\frac{1}{4}$ " iron rod with a cap marked "SURVCON" at the southwest corner of said 1.982 acre tract and the southeast corner of said 1.088 acre tract;

THENCE: N 00°02'32" W, departing the north right-of-way of said Chavaneaux Road, with the west line of said 1.982 acre tract and the east line of said 1.088 acre tract, a distance of 177.04 feet to the POINT OF BEGINNING, and containing 1.990 acres in the City of San Antonio, Bexar County, Texas.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

Doc# 20170188144  
# Pages 13  
09/21/2017 4:10PM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$70.00

STATE OF TEXAS  
COUNTY OF BEXAR  
This is to Certify that this document  
was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
09/21/2017 4:10PM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*



Property Search > 188940 MARMAXX OPERATING  
CORP for Year 2022

Tax Year: 2022

## Property

**Account**

Property ID:	188940	Legal Description:	CB 4283 P-53C, P-55A, P-55B, P-55E AND P-56 ABS 769 REFER TO:04283-000-0533
Geographic ID:	04283-000-0551	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

**Protest**

Protest Status:  
Informal Date:  
Formal Date:

**Location**

Address:	2110 E CHAVANEAU RD SAN ANTONIO, TX 78214	Mapsco:	683C5
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

**Owner**

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$264,570	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$264,570	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$264,570	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$264,570	

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$264,570

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$264,570	\$264,570	\$62.62
08	SA RIVER AUTH	0.018360	\$264,570	\$264,570	\$48.58
09	ALAMO COM COLLEGE	0.149150	\$264,570	\$264,570	\$394.61
10	UNIV HEALTH SYSTEM	0.276235	\$264,570	\$264,570	\$730.84
11	BEXAR COUNTY	0.276331	\$264,570	\$264,570	\$731.09
59	SOUTHSIDE ISD	1.253034	\$264,570	\$264,570	\$3,315.15
75	BEXAR CO EMERG DIST #6	0.100000	\$264,570	\$264,570	\$264.57
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$264,570	\$264,570	\$0.00
ESID1	Espada SID #1	0.000000	\$264,570	\$264,570	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$5,547.46
Taxes w/o Exemptions:					\$5,547.46

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	10.0000	435600.00	0.00	0.00	\$132,285	\$0
2	RER	Rear Lot	9.0100	392475.60	0.00	0.00	\$132,285	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$264,570	0	264,570	\$0	\$264,570
2021	\$0	\$248,420	0	248,420	\$0	\$248,420
2020	\$0	\$248,420	0	248,420	\$0	\$248,420
2019	\$0	\$248,420	0	248,420	\$0	\$248,420

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	ESA RESIDENTIAL DEVELOPMENT INC	REDUS TEXAS LAND LLC	15252	1584	20110215941
3	10/31/2005	SWD	Special Warranty Deed	TERRAMARK	ESA	11786	1586	20050275026

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Property Identification #: 188940

Geo ID: 04283-000-0551  
Situs 2110 E CHAVANEUX RD SAN  
Address: ANTONIO, TX 78214  
Property Type: Real  
State Code: F1

Property Information: 2023

Legal Description: CB 4283 P-53C, P-55A, P-55B, P-55E AND P-56 ABS 769 (TOTAL 20.01 ACRES)  
Abstract: A04283  
Neighborhood: NBHD code12820  
Appraised Value: N/A  
Jurisdictions: ESID1, 10, 08, CAD, 09, 11, 59, 06, 75

Owner Identification #: 3090176

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



Bexar CAD Map Search

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

## Bexar CAD

### Property Search > 155764 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

#### Property

##### Account

Property ID:	155764	Legal Description:	CB 4002-1 P-16 (177.35 AC), CB 4283 P-59A AB 769(236.642 AC), CB 5162 P-4 ABS 18(206.56 AC)
Geographic ID:	04002-001-0161	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

##### Protest

Protest Status:  
Informal Date:  
Formal Date:

##### Location

Address:	FM 1937 SAN ANTONIO, TX 78214	Mapsco:	683D7
Neighborhood:	NBHD code53005	Map ID:	2015 FALL REVAL
Neighborhood CD:	53005		

##### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.000000000000%
		Exemptions:	

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$5,826,590	\$52,890
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$5,826,590	
(-) Ag or Timber Use Value Reduction:	-	\$5,773,700	
-----			
(=) Appraised Value:	=	\$52,890	
(-) HS Cap:	-	\$0	
-----			

(=) Assessed Value: = \$52,890

### Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$5,826,590

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$52,890	\$52,890	\$12.52
08	SA RIVER AUTH	0.018360	\$52,890	\$52,890	\$9.71
09	ALAMO COM COLLEGE	0.149150	\$52,890	\$52,890	\$78.88
10	UNIV HEALTH SYSTEM	0.276235	\$52,890	\$52,890	\$146.10
11	BEXAR COUNTY	0.276331	\$52,890	\$52,890	\$146.16
59	SOUTHSIDE ISD	1.253034	\$52,890	\$52,890	\$662.73
75	BEXAR CO EMERG DIST #6	0.100000	\$52,890	\$52,890	\$52.89
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$52,890	\$52,890	\$0.00
ESID1	Espada SID #1	0.000000	\$5,169	\$5,169	\$0.00
ESID2	Espada SID #2	0.000000	\$47,721	\$47,721	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$1,108.99
Taxes w/o Exemptions:					\$1,108.99

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	290.2001	12641116.36	0.00	0.00	\$3,754,413	\$28,440
2	RER	Rear Lot	330.3519	14390128.00	0.00	0.00	\$2,072,177	\$24,450

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$5,826,590	52,890	52,890	\$0	\$52,890
2021	\$0	\$3,191,280	52,890	52,890	\$0	\$52,890
2020	\$0	\$3,191,280	52,890	52,890	\$0	\$52,890
2019	\$0	\$3,191,280	52,890	52,890	\$0	\$52,890

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

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	E-TM LAND INVESTMENT	REDUS TEXAS LAND LLC	15252	1521	20110215940



3	1/26/2007	Deed	Deed	LTD	TERRAMARK	E-TM LAND	12665	0183	20070023623
				LTD	COMMUNITIES	INVESTMENT			
				LTD		LTD			

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

## Bexar CAD

### Property Search > 1398741 LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD for Year 2024

Tax Year: 2024 - Values not available

#### Property

##### Account

Property ID: 1398741

Legal Description: CB 4283 P-49C(4.8127 AC),  
P-50B(6.5 AC), P-52F(6.8  
AC), P-52G(5.6 AC), P-  
53B(5.9605 AC), P-  
53D(.9337 AC), P-55A(2.089  
AC),P-55B(2.089 AC), P-  
55C(1.905 AC), P-55E(6.102  
AC), P-55F(.25 AC), SEE  
NOTES FOR FULL LEGAL  
DESCRIPTION

Geographic ID: 04283-000-0535

Type: Real

Property Use Code: 099

Property Use Description: VACANT LAND

Zoning: OCL PMRES

Agent Code:

##### Protest

Protest Status:

Informal Date:

Formal Date:

##### Location

Address: ROOSEVELT AVE  
TX

Mapsco: 683D7

Neighborhood: NBHD code53005

Map ID: 2015 FALL REVAL

Neighborhood CD: 53005

##### Owner

Name: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD

Owner ID: 2379828

Mailing Address: 100 NE LOOP 410 STE 1155  
SAN ANTONIO, TX 78216

% Ownership: 100.0000000000%

Exemptions:

#### Values

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

(-) HS Cap: - N/A

(=) Assessed Value: = N/A

### Taxing Jurisdiction

Owner: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIVERSITY HEALTH	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
59	SOUTHSIDE ISD	N/A	N/A	N/A	N/A
75	BEXAR CO EMERG DIST #6	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
ESID1	Espada SID #1	N/A	N/A	N/A	N/A
ESID2	Espada SID #2	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	166.4980	7252652.88	0.00	0.00	N/A	N/A

### Roll Value History

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

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

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/29/2023	SWD	Special Warranty Deed	MARMAXX OPERATING CORP	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD			20230055482

2024 data current as of Feb 16 2024 2:29AM.

2023 and prior year data current as of Feb 2 2024 7:06AM

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

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

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.33

Database last updated on: 2/16/2024 2:29 AM

© N. Harris Computer Corporation

Property Identification #: 1398741

Geo ID: 04283-000-0535  
Situation Address: ROOSEVELT AVE TX  
Property Type: Real  
State Code: E1

Property Information: 2024

Legal: CB 4283 P-49C(4.8127 AC), P-50B(6.5 AC), P-52F(6.8 AC), P-52G(5.6 AC), P-53B(5.9605 AC), P-53D(9.337 AC), P-55A(2.089 AC), P-55B(2.089 AC), P-55C(1.905 AC), P-55E(8.102 AC), P-55F(2.5 AC). SEE NOTES FOR FULL LEGAL DESCRIPTION  
Abstract: A04002  
Neighborhood: NBHD code53005  
Appraised Value: N/A  
Jurisdictions: 06, ESID2, 75, 11, ESID1, 08, 59, CAD, 09, 10

Owner Identification #: 2379828

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



Bexar CAD Map Search

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Property Identification #: 155764

Geo ID: 04002-001-0161  
Situs Address: FM 1937 SAN ANTONIO, TX 78214  
Property Type: Real  
State Code: D1

Property Information: 2023

Legal: CB 4002-1 P-16 (177.35 AC), CB  
Description: 4283 P-59A AB 769(236.642 AC),  
CB 5162 P-4 ABS 18(206.56 AC)  
Abstract: A04002  
Neighborhood: NBHD code53005  
Appraised: N/A  
Value:  
Jurisdictions: CAD, ESID1, 10, 11, 09, 08, 59, 06,  
ESID2, 75

Owner Identification #: 3090176

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



Bexar CAD Map Search

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## Bexar CAD

### Property Search > 188932 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

#### Property

##### Account

Property ID:	188932	Legal Description:	CB 4283 P-50 ABS 769
Geographic ID:	04283-000-0500	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

##### Protest

Protest Status:  
Informal Date:  
Formal Date:

##### Location

Address:	CHAVANEUUX RD SAN ANTONIO, TX 78214	Mapsco:	683C5
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

##### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.000000000000%

Exemptions:

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$222,680	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$222,680	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$222,680	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$222,680	

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.000000000000%

Total Value: \$222,680

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$222,680	\$222,680	\$52.71
08	SA RIVER AUTH	0.018360	\$222,680	\$222,680	\$40.88
09	ALAMO COM COLLEGE	0.149150	\$222,680	\$222,680	\$332.13
10	UNIV HEALTH SYSTEM	0.276235	\$222,680	\$222,680	\$615.12
11	BEXAR COUNTY	0.276331	\$222,680	\$222,680	\$615.33
59	SOUTHSIDE ISD	1.253034	\$222,680	\$222,680	\$2,790.26
75	BEXAR CO EMERG DIST #6	0.100000	\$222,680	\$222,680	\$222.68
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$222,680	\$222,680	\$0.00
ESID1	Espada SID #1	0.000000	\$222,680	\$222,680	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$4,669.11
Taxes w/o Exemptions:					\$4,669.11

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	16.0000	696960.00	0.00	0.00	\$222,680	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$222,680	0	222,680	\$0	\$222,680
2021	\$0	\$209,090	0	209,090	\$0	\$209,090
2020	\$0	\$209,090	0	209,090	\$0	\$209,090
2019	\$0	\$209,090	0	209,090	\$0	\$209,090

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	ESA RESIDENTIAL DEVELOPMENT INC	REDUS TEXAS LAND LLC	15252	1584	20110215941
3	12/27/2005	SWD	Special Warranty Deed	TERRAMARK COMMUNITIES LTD	ESA RESIDENTIAL	11944	0177	20060037066

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Property Identification #: 188932

Property Information: 2023

Owner Identification #: 3090176

Geo ID: 04283-000-0500  
Situe CHAVANEUUX RD SAN ANTONIO,  
Address: TX 78214  
Property Type: Real  
State Code: F1

Legal Description: CB 4283 P-50 ABS 769  
Abstract: A04283  
Neighborhood: NBHD code12820  
Appraised Value: N/A  
Jurisdictions: 10, 09, ESID1, 11, 08, CAD, 59,  
06, 75

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



Bexar CAD Map Search

BCAD, Texas Parks & Wildlife

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Property Search > 188934 MARMAXX OPERATING  
CORP for Year 2022

Tax Year: 2022

Property

**Account**

Property ID:	188934	Legal Description:	CB 4283 P-53A ABS 769
Geographic ID:	04283-000-0531	Zoning:	OCL PMT
Type:	Real	Agent Code:	60709
Property Use Code:	088		
Property Use Description:	MISC PROPERTY USE		

**Protest**

Protest Status:  
Informal Date:  
Formal Date:

**Location**

Address:	2108 E CHAVANEUX RD SAN ANTONIO, TX 78214	Mapsco:	683C5
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

**Owner**

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$28,340	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$28,340	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$28,340	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$28,340	

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.000000000000%

Total Value: \$28,340

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$28,340	\$28,340	\$6.70
08	SA RIVER AUTH	0.018360	\$28,340	\$28,340	\$5.20
09	ALAMO COM COLLEGE	0.149150	\$28,340	\$28,340	\$42.27
10	UNIV HEALTH SYSTEM	0.276235	\$28,340	\$28,340	\$78.28
11	BEXAR COUNTY	0.276331	\$28,340	\$28,340	\$78.31
59	SOUTHSIDE ISD	1.253034	\$28,340	\$28,340	\$355.11
75	BEXAR CO EMERG DIST #6	0.100000	\$28,340	\$28,340	\$28.34
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$28,340	\$28,340	\$0.00
ESID1	Espada SID #1	0.000000	\$28,340	\$28,340	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$594.21
Taxes w/o Exemptions:					\$594.21

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	2.0360	88688.16	0.00	0.00	\$28,340	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$28,340	0	28,340	\$0	\$28,340
2021	\$0	\$26,610	0	26,610	\$0	\$26,610
2020	\$0	\$26,610	0	26,610	\$0	\$26,610
2019	\$0	\$26,610	0	26,610	\$0	\$26,610

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	ESA RESIDENTIAL DEVELOPMENT INC	REDUS TEXAS LAND LLC	15252	1584	20110215941
3	10/31/2005	SWD	Special Warranty Deed	TERRAMARK COMMUNITIIES	ESA RESIDENTIAL	11786	1586	20050275026



2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Property Identification #: 188934

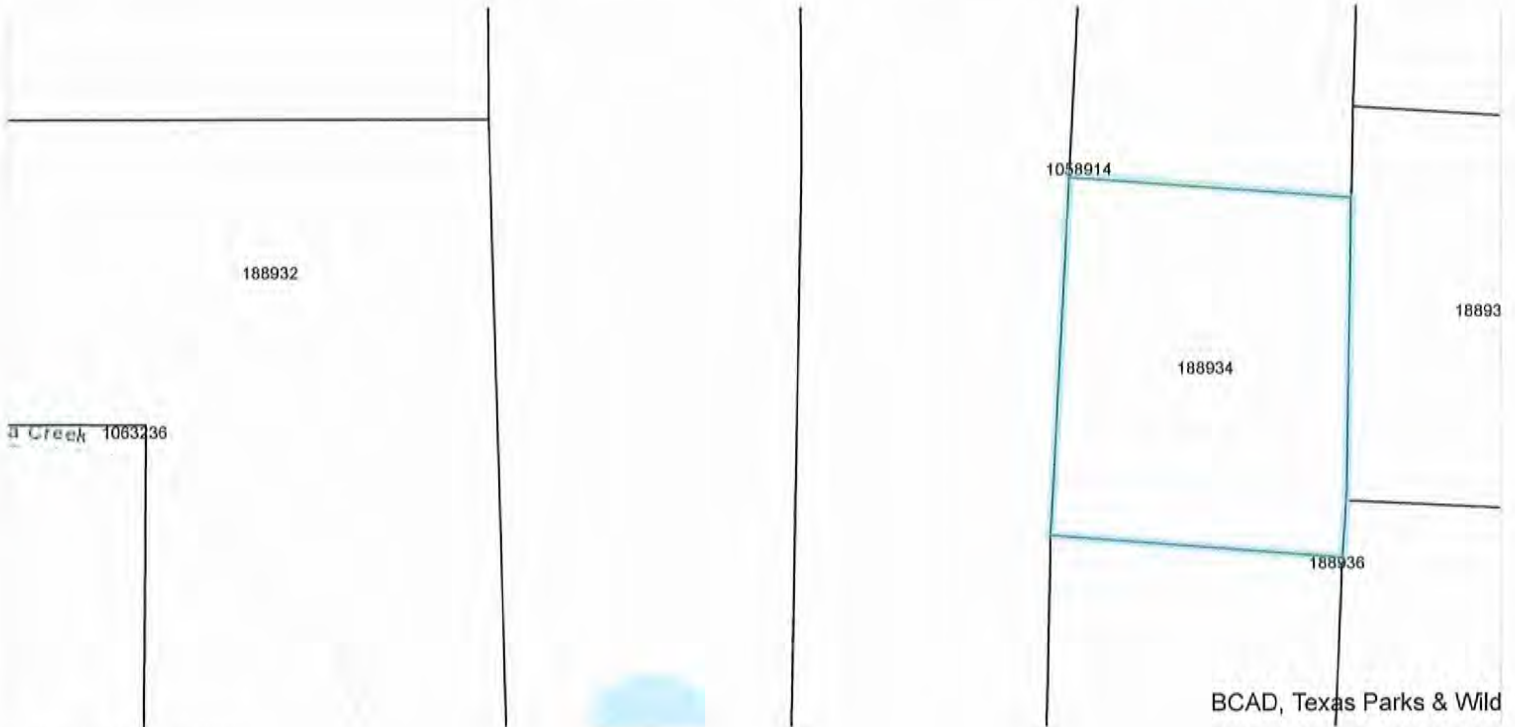
Geo ID: 04283-000-0531  
Situs 2108 E CHAVANEAU RD SAN  
Address: ANTONIO, TX 78214  
Property Type: Real  
State Code: C1

Property Information: 2023

Legal Description: CB 4283 P-53A ABS 769  
Abstract: A04283  
Neighborhood: NBHD code12820  
Appraised Value: N/A  
Jurisdictions: ESID1, 75, 09, 10, 08, CAD, 11, 59, 06

Owner Identification #: 3090176

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



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## Bexar CAD

### Property Search > 188936 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

#### Property

##### Account

Property ID:	188936	Legal Description:	CB 4283 P-53B ABS 769
Geographic ID:	04283-000-0534	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

##### Protest

Protest Status:  
Informal Date:  
Formal Date:

##### Location

Address:	2110 E CHAVANEAU RD SAN ANTONIO, TX 78214	Mapsco:	683C5
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

##### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$93,180	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$93,180	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$93,180	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$93,180	

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$93,180

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$93,180	\$93,180	\$22.06
08	SA RIVER AUTH	0.018360	\$93,180	\$93,180	\$17.11
09	ALAMO COM COLLEGE	0.149150	\$93,180	\$93,180	\$138.98
10	UNIV HEALTH SYSTEM	0.276235	\$93,180	\$93,180	\$257.40
11	BEXAR COUNTY	0.276331	\$93,180	\$93,180	\$257.49
59	SOUTHSIDE ISD	1.253034	\$93,180	\$93,180	\$1,167.57
75	BEXAR CO EMERG DIST #6	0.100000	\$93,180	\$93,180	\$93.18
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$93,180	\$93,180	\$0.00
ESID1	Espada SID #1	0.000000	\$93,180	\$93,180	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$1,953.79
Taxes w/o Exemptions:					\$1,953.79

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	6.6950	291634.20	0.00	0.00	\$93,180	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$93,180	0	93,180	\$0	\$93,180
2021	\$0	\$87,490	0	87,490	\$0	\$87,490
2020	\$0	\$87,490	0	87,490	\$0	\$87,490
2019	\$0	\$87,490	0	87,490	\$0	\$87,490

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	ESA RESIDENTIAL DEVELOPMENT INC	REDUS TEXAS LAND LLC	15252	1584	20110215941
3	10/31/2005	SWD	Special Warranty Deed	TERRAMARK COMMUNITIIES	ESA RESIDENTIAL	11786	1586	20050275026

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Property Identification #: 188936

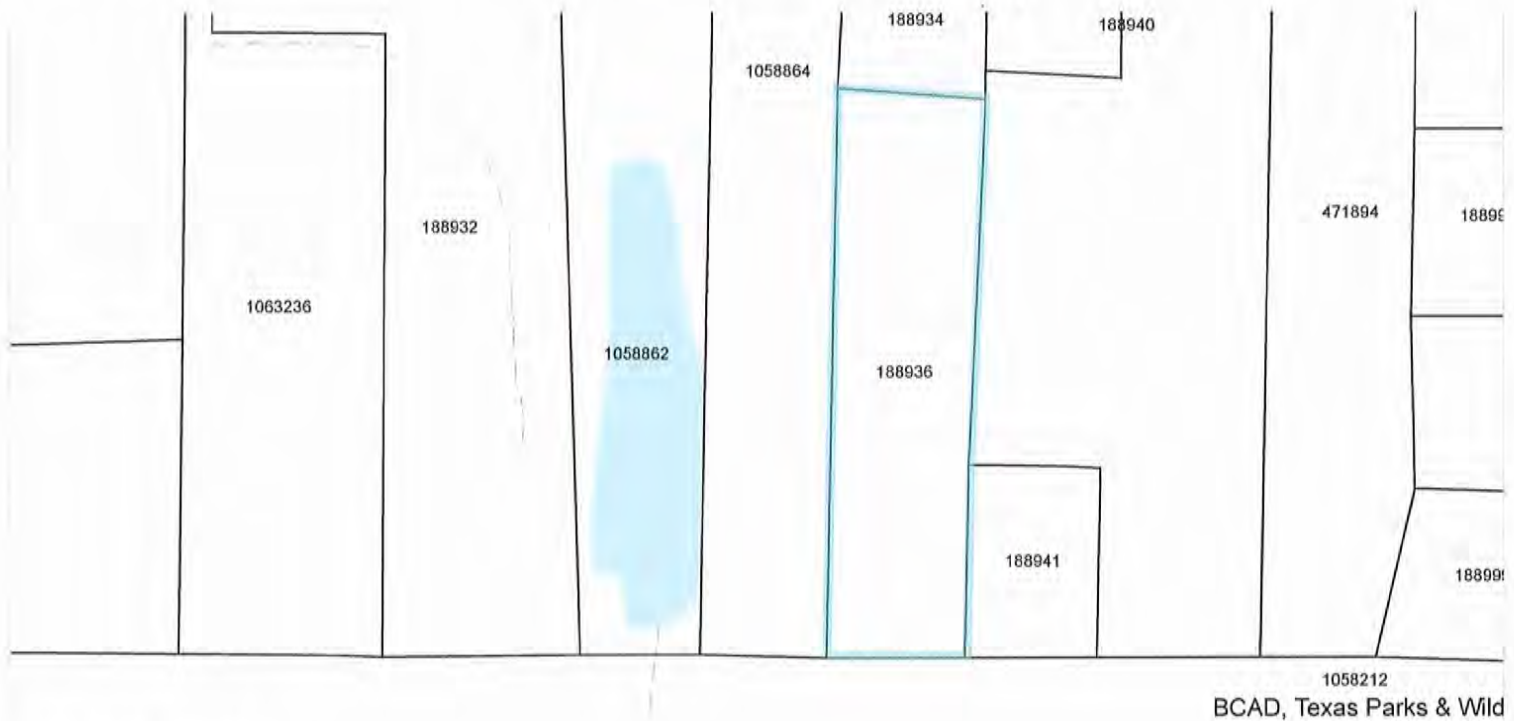
Geo ID: 04283-000-0534  
Situs 2110 E CHAVANEAU RD SAN  
Address: ANTONIO, TX 78214  
Property Type: Real  
State Code: F1

Property Information: 2023

Legal Description: CB 4283 P-53B ABS 769  
Abstract: A04283  
Neighborhood: NBHD code12820  
Appraised Value: N/A  
Jurisdictions: 10, 09, ESID1, 08, 11, 59, CAD, 06, 75

Owner Identification #: 3090176

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



Bexar CAD Map Search

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# Bexar CAD

## Property Search > 188939 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

### Property

#### Account

Property ID:	188939	Legal Description:	CB 4283 P-55 ARB TR-4
Geographic ID:	04283-000-0550	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

#### Protest

Protest Status:  
Informal Date:  
Formal Date:

#### Location

Address:	2110 E CHAVANEAU RD SAN ANTONIO, TX 78214	Mapsco:	683C5
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

#### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.000000000000%

Exemptions:

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$27,720	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$27,720	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$27,720	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$27,720	

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP  
 % Ownership: 100.000000000000%  
 Total Value: \$27,720

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$27,720	\$27,720	\$6.56
08	SA RIVER AUTH	0.018360	\$27,720	\$27,720	\$5.09
09	ALAMO COM COLLEGE	0.149150	\$27,720	\$27,720	\$41.34
10	UNIV HEALTH SYSTEM	0.276235	\$27,720	\$27,720	\$76.57
11	BEXAR COUNTY	0.276331	\$27,720	\$27,720	\$76.60
59	SOUTHSIDE ISD	1.253034	\$27,720	\$27,720	\$347.34
75	BEXAR CO EMERG DIST #6	0.100000	\$27,720	\$27,720	\$27.72
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$27,720	\$27,720	\$0.00
ESID1	Espada SID #1	0.000000	\$27,720	\$27,720	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$581.22
Taxes w/o Exemptions:					\$581.22

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	1.9920	86771.52	0.00	0.00	\$27,720	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$27,720	0	27,720	\$0	\$27,720
2021	\$0	\$26,030	0	26,030	\$0	\$26,030
2020	\$0	\$26,030	0	26,030	\$0	\$26,030
2019	\$0	\$26,030	0	26,030	\$0	\$26,030

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	ESA RESIDENTIAL DEVELOPMENT INC	REDUS TEXAS LAND LLC	15252	1584	20110215941
3	12/27/2005	SWD	Special Warranty Deed	TERRAMARK COMMUNITIES LTD	ESA RESIDENTIAL	11944	0222	20060037084

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

Property Identification #: 188939

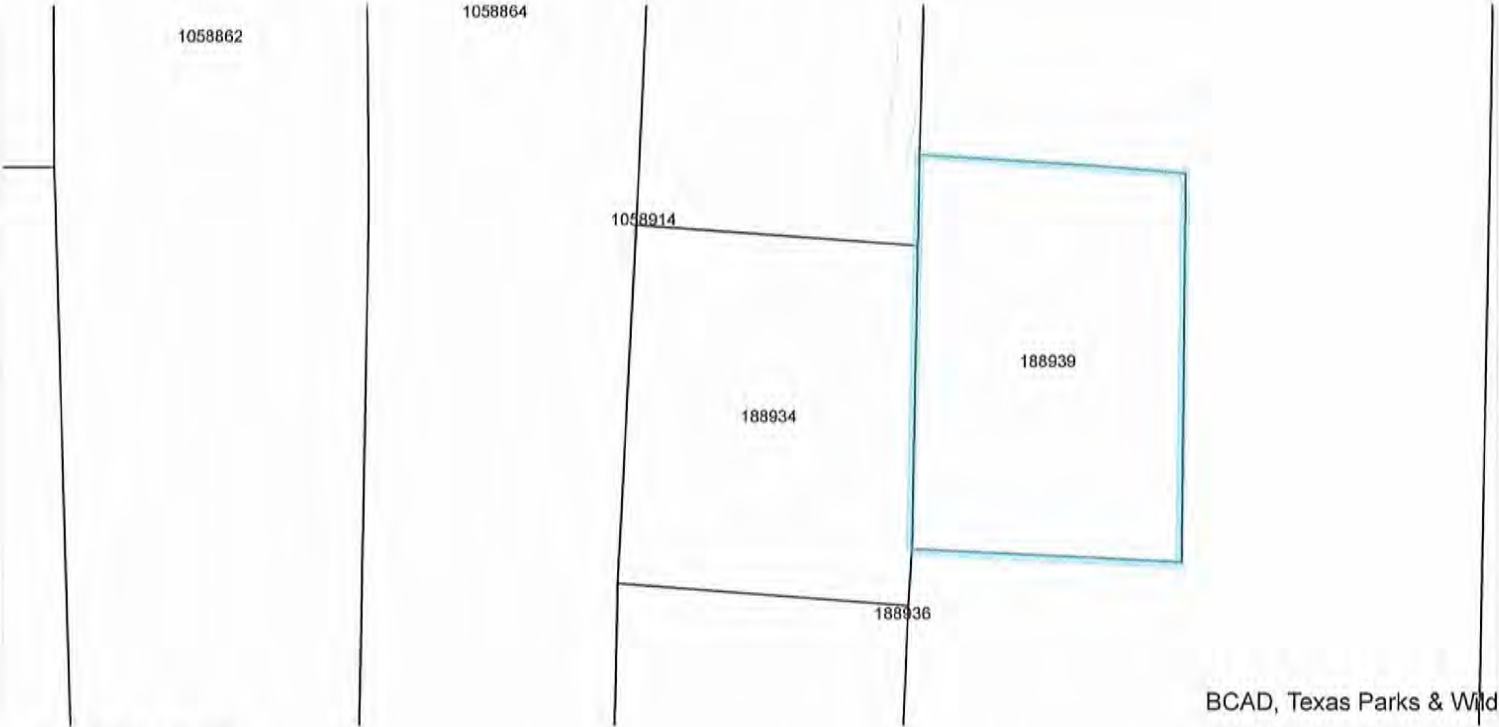
Geo ID: 04283-000-0550  
Situs 2110 E CHAVANEAU RD SAN  
Address: ANTONIO, TX 78214  
Property Type: Real  
State: C1  
Code:

Property Information: 2023

Legal Description: CB 4283 P-55 ARB TR-4  
Abstract: A04283  
Neighborhood: NBHD code12820  
Appraised Value: N/A  
Jurisdictions: 10, 09, ESID1, 08, 11, CAD, 59, 06, 75

Owner Identification #: 3090176

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



BCAD, Texas Parks & Wild

Bexar CAD Map Search

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## Bexar CAD

### Property Search > 188941 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

#### Property

##### Account

Property ID:	188941	Legal Description:	CB 4283 P-55C ARB TR-1 ABS 769
Geographic ID:	04283-000-0553	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

##### Protest

Protest Status:

Informal Date:

Formal Date:

##### Location

Address:	2108 E CHAVANEAU RD SAN ANTONIO, TX 78214	Mapsco:	683C5
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

##### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$26,510	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$26,510	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$26,510	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$26,510	

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$26,510

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$26,510	\$26,510	\$6.28
08	SA RIVER AUTH	0.018360	\$26,510	\$26,510	\$4.87
09	ALAMO COM COLLEGE	0.149150	\$26,510	\$26,510	\$39.54
10	UNIV HEALTH SYSTEM	0.276235	\$26,510	\$26,510	\$73.23
11	BEXAR COUNTY	0.276331	\$26,510	\$26,510	\$73.25
59	SOUTHSIDE ISD	1.253034	\$26,510	\$26,510	\$332.18
75	BEXAR CO EMERG DIST #6	0.100000	\$26,510	\$26,510	\$26.51
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$26,510	\$26,510	\$0.00
ESID1	Espada SID #1	0.000000	\$26,510	\$26,510	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$555.86
Taxes w/o Exemptions:					\$555.86

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	1.9050	82981.80	0.00	0.00	\$26,510	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$26,510	0	26,510	\$0	\$26,510
2021	\$0	\$24,900	0	24,900	\$0	\$24,900
2020	\$0	\$24,900	0	24,900	\$0	\$24,900
2019	\$0	\$24,900	0	24,900	\$0	\$24,900

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	ESA RESIDENTIAL DEVELOPMENT INC	REDUS TEXAS LAND LLC	15252	1584	20110215941
3	10/31/2005	SWD	Special Warranty Deed	TERRAMARK COMMUNITIIES	ESA RESIDENTIAL	11786	1586	20050275026

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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



Property Identification #: 188941

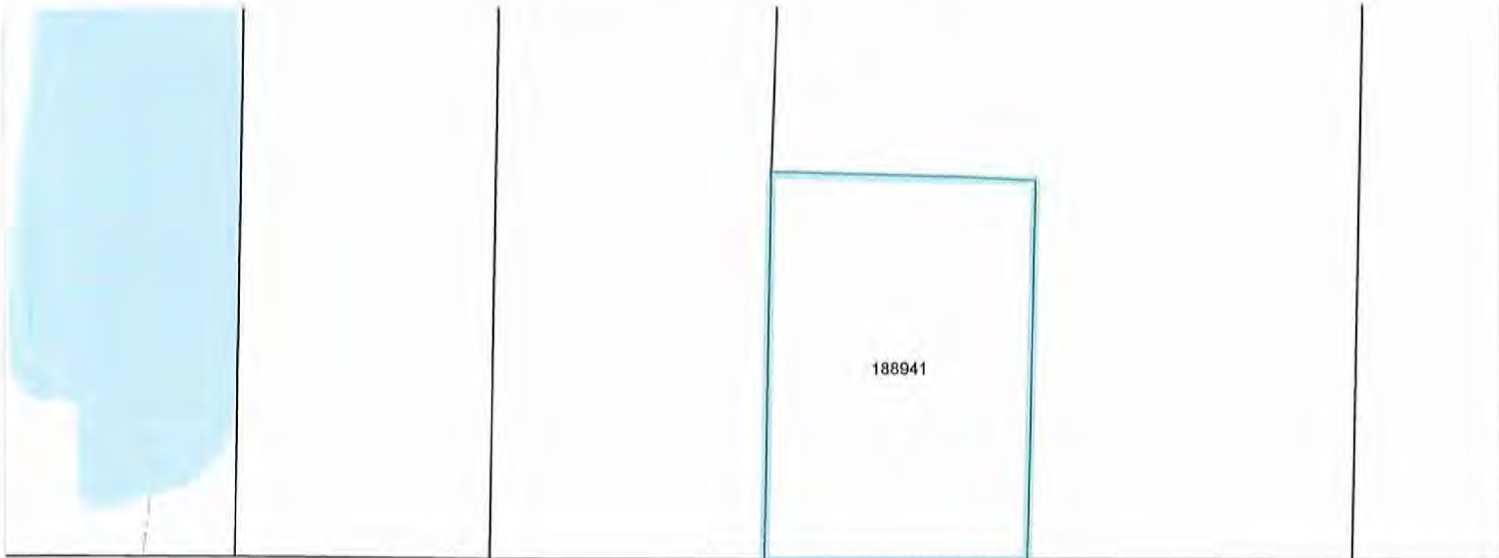
Geo ID: 04283-000-0553  
Situs 2108 E CHAVANEUX RD SAN  
Address: ANTONIO, TX 78214  
Property Type: Real  
State F1  
Code:

Property Information: 2023

Legal CB 4283 P-55C ARB TR-1 ABS  
Description: 769  
Abstract: A04283  
Neighborhood: NBHD code12820  
Appraised N/A  
Value:  
Jurisdictions: 10, 09, ESID1, 11, 08, CAD, 59, 75, 06

Owner Identification #: 3090176

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



BCAD, Texas Parks & Wild

Bexar CAD Map Search

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## Bexar CAD

### Property Search > 188993 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

#### Property

##### Account

Property ID:	188993	Legal Description:	CB 4283B P-18 ABS 769
Geographic ID:	04283-002-0181	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

##### Protest

Protest Status:

Informal Date:

Formal Date:

##### Location

Address:	10725 ESPADA RD SAN ANTONIO, TX 78214	Mapsco:	683D5
Neighborhood:	SOUTHSIDE RURAL DEVELOPMENT(SO)	Map ID:	
Neighborhood CD:	24060		

##### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$209,460	\$2,090
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$209,460	
(-) Ag or Timber Use Value Reduction:	-	\$207,370	
<hr/>			
(=) Appraised Value:	=	\$2,090	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$2,090	

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.000000000000%

Total Value: \$209,460

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$2,090	\$2,090	\$0.50
08	SA RIVER AUTH	0.018360	\$2,090	\$2,090	\$0.38
09	ALAMO COM COLLEGE	0.149150	\$2,090	\$2,090	\$3.12
10	UNIV HEALTH SYSTEM	0.276235	\$2,090	\$2,090	\$5.78
11	BEXAR COUNTY	0.276331	\$2,090	\$2,090	\$5.77
59	SOUTHSIDE ISD	1.253034	\$2,090	\$2,090	\$26.18
75	BEXAR CO EMERG DIST #6	0.100000	\$2,090	\$2,090	\$2.09
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$2,090	\$2,090	\$0.00
ESID1	Espada SID #1	0.000000	\$2,090	\$2,090	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$43.82
Taxes w/o Exemptions:					\$43.82

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	TDF	Tillable Dry (Farm)	15.0500	655578.00	0.00	0.00	\$209,460	\$2,090

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$209,460	2,090	2,090	\$0	\$2,090
2021	\$0	\$196,660	2,090	2,090	\$0	\$2,090
2020	\$0	\$196,660	2,080	2,080	\$0	\$2,080
2019	\$0	\$196,660	2,080	2,080	\$0	\$2,080

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	ESA RESIDENTIAL DEVELOPMENT INC	REDUS TEXAS LAND LLC	15252	1584	20110215941
3	10/31/2005	SWD	Special Warranty Deed	TERRAMARK COMMUNITIIES	ESA RESIDENTIAL	11786	1586	20050275026

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

Property Identification #: 188993

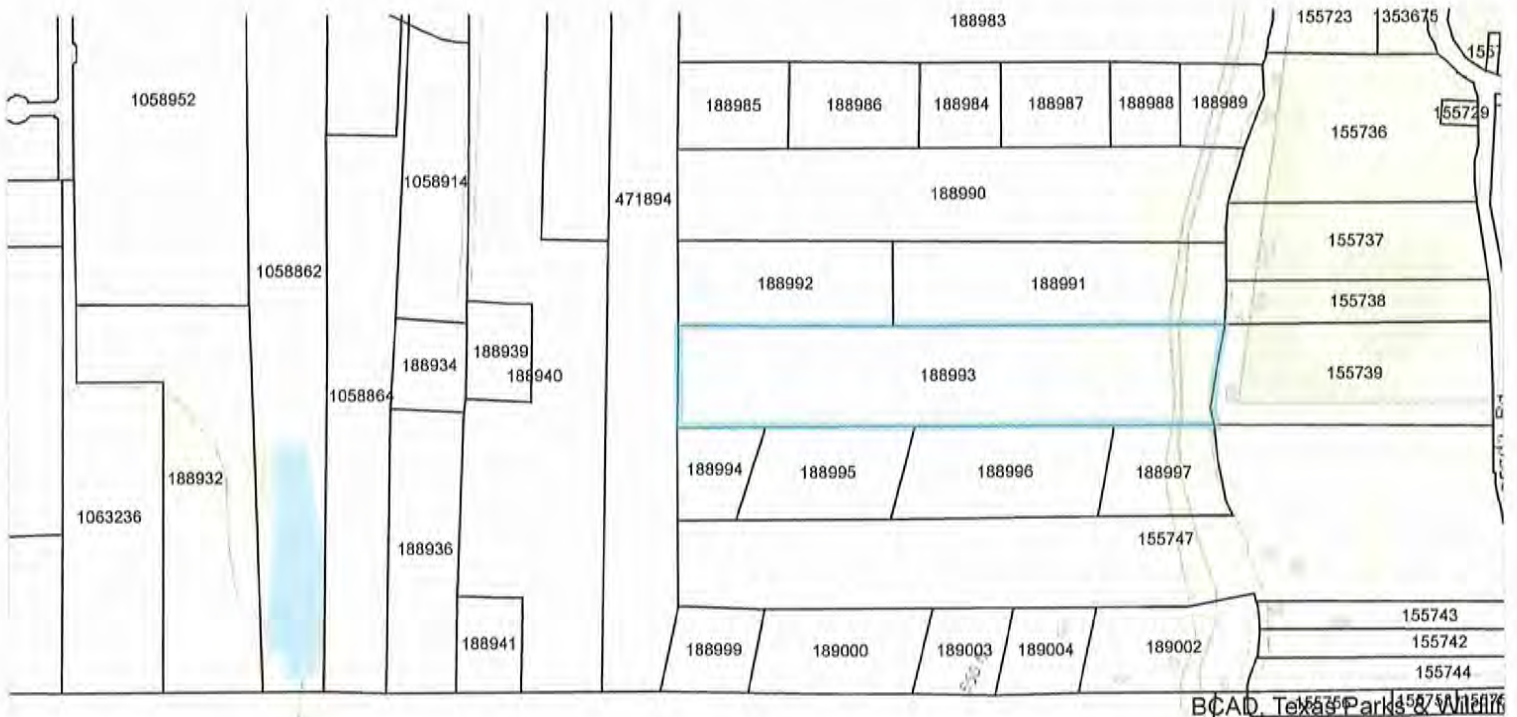
Property Information: 2023

Owner Identification #: 3090176

Geo ID: 04283-002-0181  
Situs 10725 ESPADA RD SAN ANTONIO,  
Address: TX 78214  
Property Type: Real  
State Code: D1

Legal Description: CB 4283B P-18 ABS 769  
Abstract: A04283  
Neighborhood: SOUTHSIDE RURAL  
DEVELOPMENT(SO)  
Appraised Value: N/A  
Jurisdictions: 10, 09, ESID1, 08, 11, CAD, 59, 06,  
75

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



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## Bexar CAD

Property Search > 471893 MARMAXX OPERATING  
CORP for Year 2022

Tax Year: 2022

### Property

#### Account

Property ID:	471893	Legal Description:	NCB 11039 TR-H 2.44AC CB 4283 P-57 ABS 769 7.56AC (DE ANNEXATION ESPADA COMMERCIAL TRACTS)
Geographic ID:	11039-000-0080	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

#### Protest

Protest Status:  
Informal Date:  
Formal Date:

#### Location

Address:	1442 E CHAVANEAU RD SAN ANTONIO, TX 78214	Mapsco:	683C4
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

#### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$165,340	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$165,340	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$165,340	
(-) HS Cap:	-	\$0	
-----			

(=) Assessed Value: = \$165,340

### Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$165,340

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$165,340	\$165,340	\$39.13
08	SA RIVER AUTH	0.018360	\$165,340	\$165,340	\$30.36
09	ALAMO COM COLLEGE	0.149150	\$165,340	\$165,340	\$246.60
10	UNIV HEALTH SYSTEM	0.276235	\$165,340	\$165,340	\$456.73
11	BEXAR COUNTY	0.276331	\$165,340	\$165,340	\$456.88
59	SOUTHSIDE ISD	1.253034	\$165,340	\$165,340	\$2,071.77
75	BEXAR CO EMERG DIST #6	0.100000	\$165,340	\$165,340	\$165.34
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$165,340	\$165,340	\$0.00
ESID1	Espada SID #1	0.000000	\$165,340	\$165,340	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$3,466.81
Taxes w/o Exemptions:					\$3,466.81

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	11.8800	517492.80	0.00	0.00	\$165,340	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$165,340	0	165,340	\$0	\$165,340
2021	\$0	\$155,250	0	155,250	\$0	\$155,250
2020	\$0	\$155,250	0	155,250	\$0	\$155,250
2019	\$0	\$155,250	0	155,250	\$0	\$155,250

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

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	ESA RESIDENTIAL DEVELOPMENT INC	REDUS TEXAS LAND LLC	15252	1584	20110215941
3	10/31/2005	SWD	Special Warranty Deed	TERRAMARK	ESA	11786	1586	20050275026



COMMUNITIIES RESIDENTIAL  
DEVELOPMENT  
INC

2023 data current as of Oct 26 2022 1:10AM.

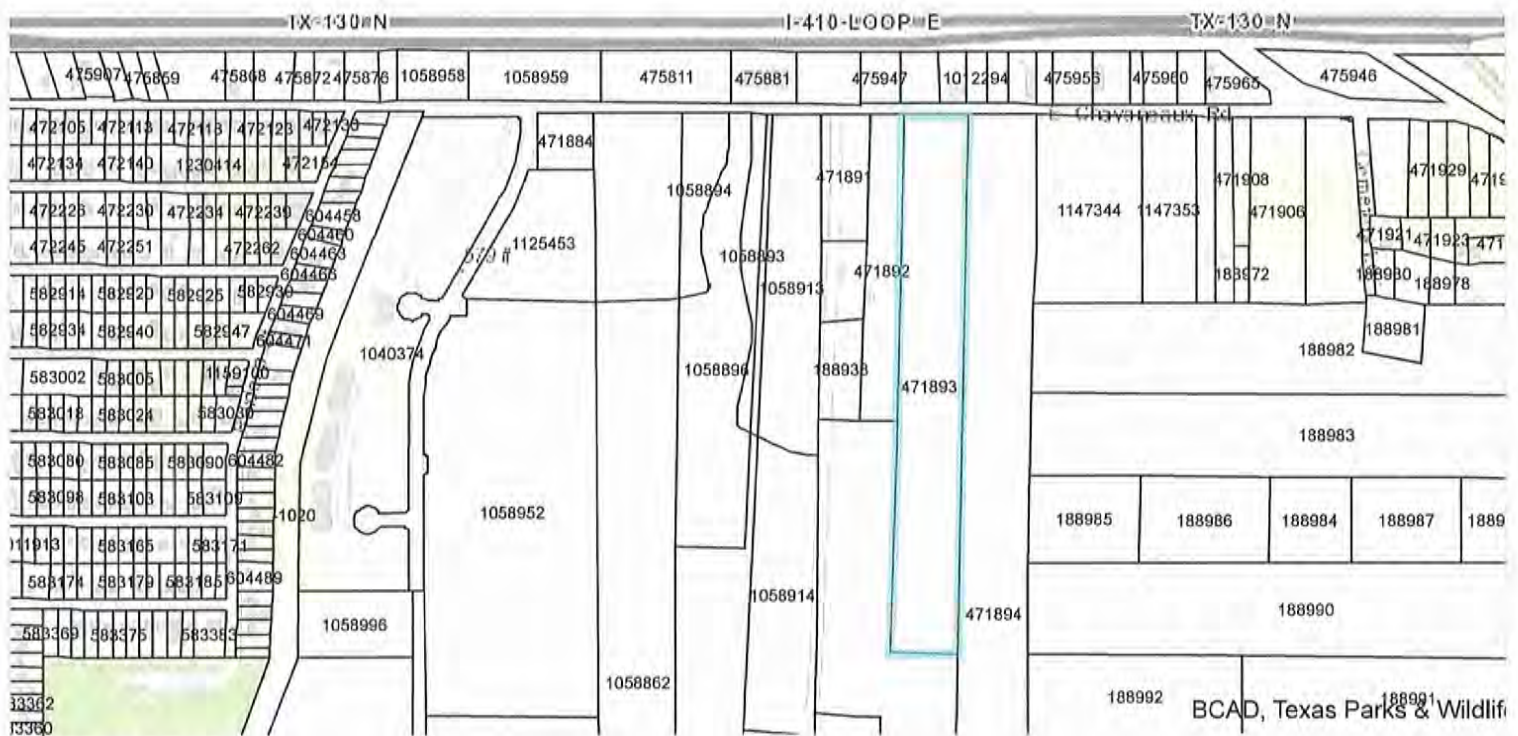
2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Owner Identification #: 3090176

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



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# Bexar CAD

## Property Search > 471894 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

### Property

#### Account

Property ID:	471894	Legal Description:	NCB 11039 LOT TRJ (2.48) CB 4283 P-58 17.52 AC CB 4283 P-58A ABS 769 (DE ANNEXATION ESPADA COMMERCIAL TRACTS)
Geographic ID:	11039-000-0090	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

#### Protest

Protest Status:  
Informal Date:  
Formal Date:

#### Location

Address:	2150 E CHAVANEUX RD SAN ANTONIO, TX 78214	Mapsco:	683C5
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

#### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$306,330	\$2,960
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$306,330	
(-) Ag or Timber Use Value Reduction:	-	\$303,370	
-----			
(=) Appraised Value:	=	\$2,960	
(-) HS Cap:	-	\$0	
-----			

(=) Assessed Value: = \$2,960

### Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$306,330

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$2,960	\$2,960	\$0.70
08	SA RIVER AUTH	0.018360	\$2,960	\$2,960	\$0.54
09	ALAMO COM COLLEGE	0.149150	\$2,960	\$2,960	\$4.42
10	UNIV HEALTH SYSTEM	0.276235	\$2,960	\$2,960	\$8.18
11	BEXAR COUNTY	0.276331	\$2,960	\$2,960	\$8.18
59	SOUTHSIDE ISD	1.253034	\$2,960	\$2,960	\$37.08
75	BEXAR CO EMERG DIST #6	0.100000	\$2,960	\$2,960	\$2.96
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$2,960	\$2,960	\$0.00
ESID1	Espada SID #1	0.000000	\$2,960	\$2,960	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$62.06
Taxes w/o Exemptions:					\$62.06

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	21.3100	928263.60	0.00	0.00	\$306,330	\$2,960

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$306,330	2,960	2,960	\$0	\$2,960
2021	\$0	\$278,480	2,960	2,960	\$0	\$2,960
2020	\$0	\$278,480	2,940	2,940	\$0	\$2,940
2019	\$0	\$278,480	2,940	2,940	\$0	\$2,940

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

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	ESA RESIDENTIAL DEVELOPMENT INC	REDUS TEXAS LAND LLC	15252	1584	20110215941
3	10/31/2005	SWD	Special Warranty Deed	TERRAMARK	ESA	11786	1586	20050275026

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Property Identification #: 471894

Property Information: 2023

Owner Identification #: 3090176

Geo ID: 11039-000-0090  
Situs 2150 E CHAVANEAU RD SAN  
Address: ANTONIO, TX 78214  
Property Type: Real  
State Code: D1

Legal NCB 11039 LOT TRJ (2.48) CB  
Legal 4283 P-58 17.52 AC CB 4283 P-  
Description: 58A ABS 769 (DE ANNEXATION  
ESPADA COMMERCIAL TRACTS)  
Abstract: S11039  
Neighborhood: NBHD code12820  
Appraised Value: N/A  
Jurisdictions: 09, 08, 10, ESID1, CAD, 11, 59, 06,  
75

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



Bexar CAD Map Search

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## Bexar CAD

### Property Search > 1058210 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

#### Property

##### Account

Property ID:	1058210	Legal Description:	CB 4283 P-59B ABS 769 NON-ADJ REMAINS
Geographic ID:	04283-000-0592	Zoning:	OCL PMT
Type:	Real	Agent Code:	60709
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

##### Protest

Protest Status:  
Informal Date:  
Formal Date:

##### Location

Address:	ROOSEVELT AVE SAN ANTONIO, TX 78214	Mapsco:	683B6
Neighborhood:	SOUTHSIDE RURAL DEVELOPMENT(SO)	Map ID:	
Neighborhood CD:	24060		

##### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.000000000000%
		Exemptions:	

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$41,820	\$290
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$41,820	
(-) Ag or Timber Use Value Reduction:	-	\$41,530	
-----			
(=) Appraised Value:	=	\$290	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$290	



## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$41,820

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$290	\$290	\$0.06
08	SA RIVER AUTH	0.018360	\$290	\$290	\$0.05
09	ALAMO COM COLLEGE	0.149150	\$290	\$290	\$0.43
10	UNIV HEALTH SYSTEM	0.276235	\$290	\$290	\$0.80
11	BEXAR COUNTY	0.276331	\$290	\$290	\$0.80
59	SOUTHSIDE ISD	1.253034	\$290	\$290	\$3.63
75	BEXAR CO EMERG DIST #6	0.100000	\$290	\$290	\$0.29
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$290	\$290	\$0.00
ESID1	Espada SID #1	0.000000	\$290	\$290	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$6.06
Taxes w/o Exemptions:					\$6.06

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RID	Range Improved Dryland	3.0050	130897.80	0.00	0.00	\$41,820	\$290

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$41,820	290	290	\$0	\$290
2021	\$0	\$39,270	290	290	\$0	\$290
2020	\$0	\$39,270	290	290	\$0	\$290
2019	\$0	\$39,270	290	290	\$0	\$290

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	TERRAMARK COMMUNITIES LTD	REDUS TEXAS LAND LLC	15252	1674	2011021594
3	8/31/2005	Deed	Deed			11626	0390	

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Property Identification #: 1058210

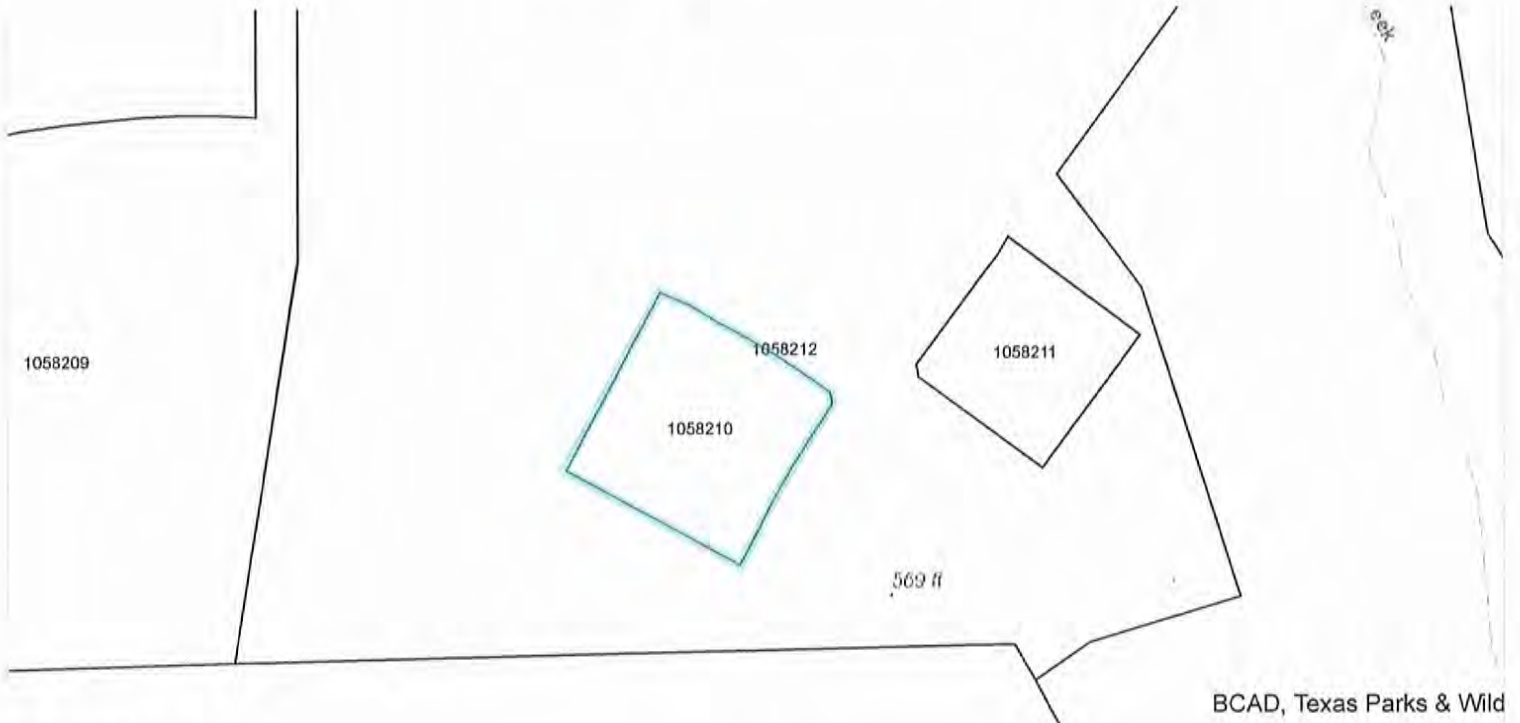
Geo ID: 04283-000-0592  
Situs ROOSEVELT AVE SAN ANTONIO,  
Address: TX 78214  
Property Type: Real  
State Code: D1

Property Information: 2023

Legal CB 4283 P-59B ABS 769 NON-ADJ  
Description: REMAINS  
Abstract: S15647  
Neighborhood: SOUTHSIDE RURAL  
DEVELOPMENT(SO)  
Appraised Value: N/A  
Jurisdictions: 06, 10, 08, CAD, 75, ESID1, 11, 09,  
59

Owner Identification #: 3090176

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



Bexar CAD Map Search

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## Bexar CAD

### Property Search > 1058211 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

#### Property

##### Account

Property ID:	1058211	Legal Description:	CB 4283 P-59C ABS 769 NON-ADJ REMAINS
Geographic ID:	04283-000-0593	Zoning:	OCL PMT
Type:	Real	Agent Code:	60709
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

##### Protest

Protest Status:  
Informal Date:  
Formal Date:

##### Location

Address:	S 281 SAN ANTONIO, TX 78214	Map ID:	683C6
Neighborhood:	SOUTHSIDE RURAL DEVELOPMENT(SO)		
Neighborhood CD:	24060		

##### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$27,850	\$200
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$27,850	
(-) Ag or Timber Use Value Reduction:	-	\$27,650	
-----			
(=) Appraised Value:	=	\$200	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$200	

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$27,850

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$200	\$200	\$0.04
08	SA RIVER AUTH	0.018360	\$200	\$200	\$0.04
09	ALAMO COM COLLEGE	0.149150	\$200	\$200	\$0.30
10	UNIV HEALTH SYSTEM	0.276235	\$200	\$200	\$0.55
11	BEXAR COUNTY	0.276331	\$200	\$200	\$0.55
59	SOUTHSIDE ISD	1.253034	\$200	\$200	\$2.51
75	BEXAR CO EMERG DIST #6	0.100000	\$200	\$200	\$0.20
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$200	\$200	\$0.00
ESID2	Espada SID #2	0.000000	\$200	\$200	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$4.19
Taxes w/o Exemptions:					\$4.19

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RID	Range Improved Dryland	2.0010	87163.56	0.00	0.00	\$27,850	\$200

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$27,850	200	200	\$0	\$200
2021	\$0	\$26,150	200	200	\$0	\$200
2020	\$0	\$26,150	200	200	\$0	\$200
2019	\$0	\$26,150	200	200	\$0	\$200

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	TERRAMARK COMMUNITIES LTD	REDUS TEXAS LAND LLC	15252	1674	2011021594
3	8/31/2005	Deed	Deed			11626	0390	

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Property Identification #: 1058211

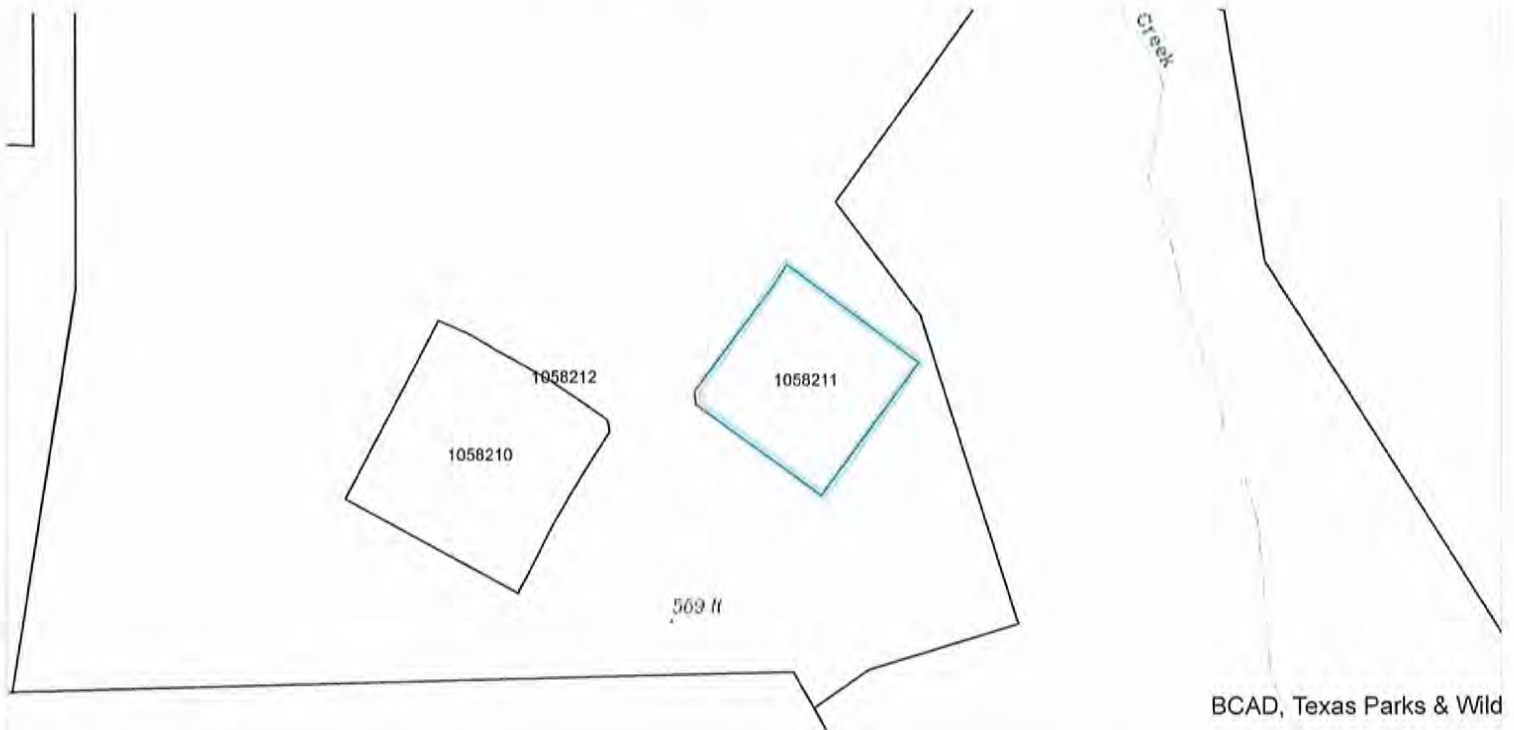
Geo ID: 04283-000-0593  
Situation Address: S 281 SAN ANTONIO, TX 78214  
Property Type: Real  
State Code: D1

Property Information: 2023

Legal: CB 4283 P-59C ABS 769 NON-ADJ  
Description: REMAINS  
Abstract: S15647  
Neighborhood: SOUTHSIDE RURAL  
DEVELOPMENT(SO)  
Appraised Value: N/A  
Jurisdictions: 06, 09, 75, 08, 11, 59, ESID2, CAD,  
10

Owner Identification #: 3090176

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



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# Bexar CAD

## Property Search > 1058212 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

### Property

#### Account

Property ID:	1058212	Legal Description:	CB 4283 P-59D ABS 769
Geographic ID:	15647-000-0595	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

#### Protest

Protest Status:  
Informal Date:  
Formal Date:

#### Location

Address:	S 281 SAN ANTONIO, TX 78214	Mapsco:	683C6
Neighborhood:	SOUTHSIDE RURAL DEVELOPMENT(SO)	Map ID:	24060
Neighborhood CD:	24060		

#### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.000000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$976,690	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$2,057,310	\$15,820
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$3,034,000	
(-) Ag or Timber Use Value Reduction:	-	\$2,041,490	
-----			
(=) Appraised Value:	=	\$992,510	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$992,510	

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$3,034,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$992,510	\$992,510	\$234.91
08	SA RIVER AUTH	0.018360	\$992,510	\$992,510	\$182.22
09	ALAMO COM COLLEGE	0.149150	\$992,510	\$992,510	\$1,480.33
10	UNIV HEALTH SYSTEM	0.276235	\$992,510	\$992,510	\$2,741.66
11	BEXAR COUNTY	0.276331	\$992,510	\$992,510	\$2,742.61
59	SOUTHSIDE ISD	1.253034	\$992,510	\$992,510	\$12,436.49
75	BEXAR CO EMERG DIST #6	0.100000	\$992,510	\$992,510	\$992.51
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$992,510	\$992,510	\$0.00
ESID1	Espada SID #1	0.000000	\$523,699	\$523,699	\$0.00
ESID2	Espada SID #2	0.000000	\$484,631	\$484,631	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$20,810.73
Taxes w/o Exemptions:					\$20,810.73

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	70.1840	3057215.04	0.00	0.00	\$976,690	\$0
2	RID	Range Improved Dryland	147.8366	6439762.30	0.00	0.00	\$2,057,310	\$15,820

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$3,034,000	15,820	992,510	\$0	\$992,510
2021	\$0	\$2,188,620	14,490	1,043,950	\$0	\$1,043,950
2020	\$0	\$2,188,620	14,490	1,043,950	\$0	\$1,043,950
2019	\$0	\$2,188,620	14,490	1,043,950	\$0	\$1,043,950

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	E-TM LAND INVESTMENT LTD	REDUS TEXAS LAND LLC	15252	1521	20110215940
3	8/31/2005	WD	Warranty Deed	TERRAMARK	E-TM LAND	11627	0304	20050204683

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Property Identification #: 1058212

Geo ID: 15647-000-0595  
Situs Address: S 281 SAN ANTONIO, TX 78214  
Property Type: Real  
State Code: D1

Property Information: 2023

Legal Description: CB 4283 P-59D ABS 769  
Abstract: S15647  
Neighborhood: SOUTHSIDE RURAL DEVELOPMENT(SO)  
Appraised Value: N/A  
Jurisdictions: 75, ESID1, 06, 08, CAD, 10, 09, 11, ESID2, 59

Owner Identification #: 3090176

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



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# Bexar CAD

## Property Search > 1058861 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

### Property

#### Account

Property ID:	1058861	Legal Description:	NCB 11039 BLK LOT WEST IRR 325.45 FT OF TR-D (3.26 AC); CB 4283 P-52 ABS 769 (1.557 AC) (DE ANNEXATION ESPADA COMMERCIAL TRACTS)
Geographic ID:	11039-000-0043	Zoning:	OCL PMT
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

#### Protest

Protest Status:  
Informal Date:  
Formal Date:

#### Location

Address:	CHAVANEUUX RD SAN ANTONIO, TX 78214	Mapsc0:	683C4
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

#### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$67,404	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$67,404	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$67,404	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$67,404

### Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$67,404

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$67,404	\$67,404	\$15.95
08	SA RIVER AUTH	0.018360	\$67,404	\$67,404	\$12.38
09	ALAMO COM COLLEGE	0.149150	\$67,404	\$67,404	\$100.53
10	UNIV HEALTH SYSTEM	0.276235	\$67,404	\$67,404	\$186.19
11	BEXAR COUNTY	0.276331	\$67,404	\$67,404	\$186.26
59	SOUTHSIDE ISD	1.253034	\$67,404	\$67,404	\$844.59
75	BEXAR CO EMERG DIST #6	0.100000	\$67,404	\$67,404	\$67.40
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$67,404	\$67,404	\$0.00
ESID1	Espada SID #1	0.000000	\$67,404	\$67,404	\$0.00
Total Tax Rate:		2.096778			

Taxes w/Current Exemptions: \$1,413.30

Taxes w/o Exemptions: \$1,413.30

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	4.8170	209828.52	0.00	0.00	\$67,404	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$67,404	0	67,404	\$0	\$67,404
2021	\$0	\$62,950	0	62,950	\$0	\$62,950
2020	\$0	\$62,950	0	62,950	\$0	\$62,950
2019	\$0	\$62,950	0	62,950	\$0	\$62,950

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

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	TERRAMARK COMMUNITIIES	REDUS TEXAS LAND LLC	15252	1674	2011021594

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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



Property Identification #: 1058861

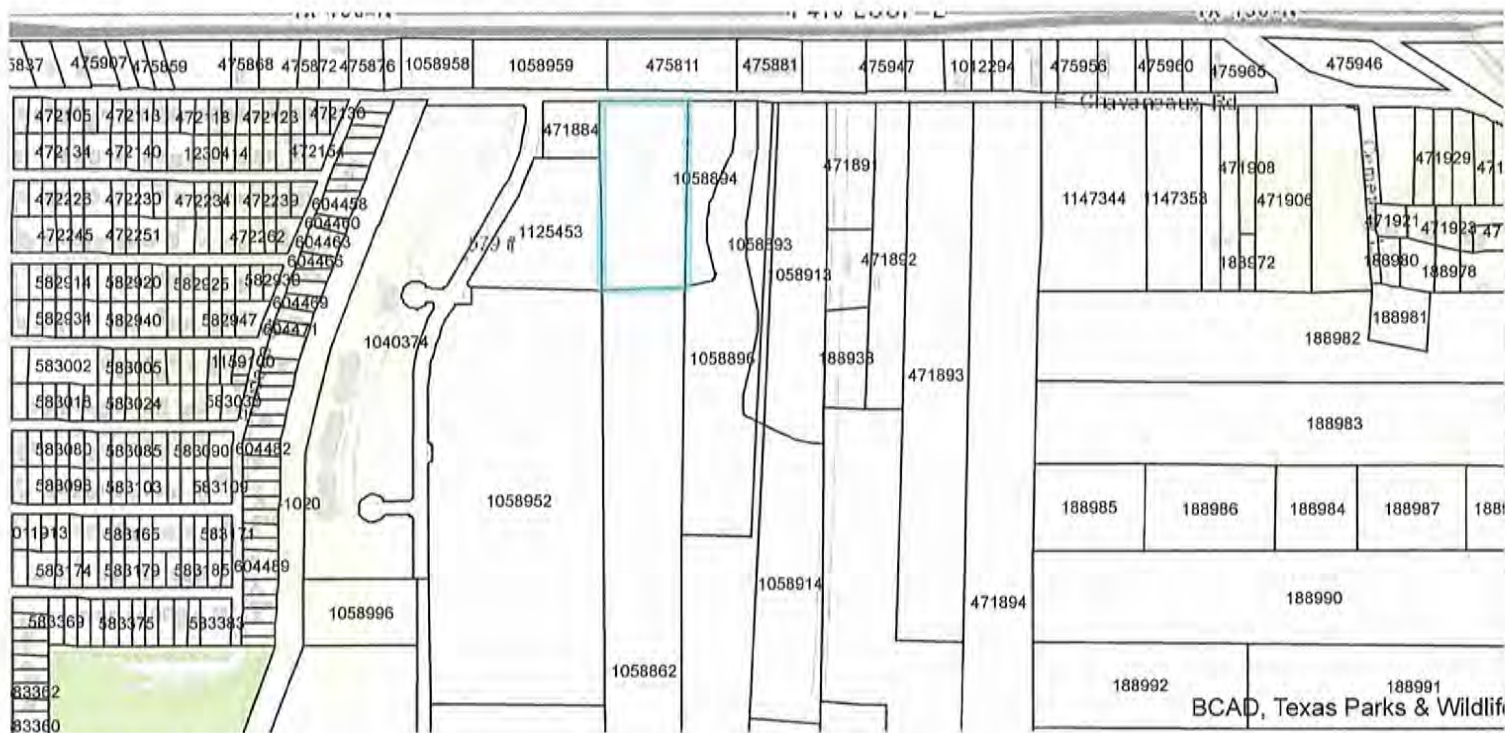
Property Information: 2023

Owner Identification #: 3090176

Geo ID: 11039-000-0043  
Situs CHAVANEUUX RD SAN ANTONIO,  
Address: TX 78214  
Property Type: Real  
State Code: C1

Legal NCB 11039 BLK LOT WEST IRR  
Description: 325.45 FT OF TR-D (3.26 AC); CB  
4283 P-52 ABS 789 (1.557 AC) (DE  
ANNEXATION ESPADA  
COMMERCIAL TRACTS)  
Abstract: S11039  
Neighborhood: NBHD code12820  
Appraised Value: N/A  
Jurisdictions: 06, 09, 59, 08, 75, ESID1, CAD, 11,  
10

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



## Bexar CAD

### Property Search > 1058862 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

#### Property

##### Account

Property ID:	1058862	Legal Description:	CB 4283 P-52B ABS 769
Geographic ID:	04283-000-0522	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

##### Protest

Protest Status:  
Informal Date:  
Formal Date:

##### Location

Address:	CHAVANEUUX RD SAN ANTONIO, TX 78214	Mapsco:	683C5
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

##### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.000000000000%
		Exemptions:	

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$243,410	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$243,410	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$243,410	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$243,410	

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.000000000000%

Total Value: \$243,410

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$243,410	\$243,410	\$57.61
08	SA RIVER AUTH	0.018360	\$243,410	\$243,410	\$44.69
09	ALAMO COM COLLEGE	0.149150	\$243,410	\$243,410	\$363.05
10	UNIV HEALTH SYSTEM	0.276235	\$243,410	\$243,410	\$672.39
11	BEXAR COUNTY	0.276331	\$243,410	\$243,410	\$672.62
59	SOUTHSIDE ISD	1.253034	\$243,410	\$243,410	\$3,050.01
75	BEXAR CO EMERG DIST #6	0.100000	\$243,410	\$243,410	\$243.41
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$243,410	\$243,410	\$0.00
ESID1	Espada SID #1	0.000000	\$243,410	\$243,410	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$5,103.78
Taxes w/o Exemptions:					\$5,103.78

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	17.4901	761868.76	0.00	0.00	\$243,410	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$243,410	0	243,410	\$0	\$243,410
2021	\$0	\$228,560	0	228,560	\$0	\$228,560
2020	\$0	\$228,560	0	228,560	\$0	\$228,560
2019	\$0	\$228,560	0	228,560	\$0	\$228,560

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	ESA RESIDENTIAL DEVELOPMENT INC	REDUS TEXAS LAND LLC	15252	1584	20110215941
3	8/29/2005	SWD	Special Warranty Deed	TERRAMARK COMMUNITIIES	ESA RESIDENTIAL	11619	790	20050202064

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Property Identification #: 1058862

Property Information: 2023

Owner Identification #: 3090176

Geo ID: 04283-000-0522  
Situs CHAVANEUUX RD SAN ANTONIO,  
Address: TX 78214  
Property Type: Real  
State Code: E1

Legal Description: CB 4283 P-52B ABS 769  
Abstract: S11039  
Neighborhood: NBHD code12820  
Appraised Value: N/A  
Jurisdictions: 10, 75, ESID1, 06, 08, CAD, 11, 09, 59

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



Bexar CAD Map Search

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## Bexar CAD

### Property Search > 1058863 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

#### Property

##### Account

Property ID:	1058863	Legal Description:	NCB 11039 BLK LOT E 20.02 OF TR-D .343AC & CB 4283 P-52A ABS 769 .183 AC (DE ANNEXATION ESPADA COMMERCIAL TRACTS)
Geographic ID:	11039-000-0048	Zoning:	OCL PMT
Type:	Real	Agent Code:	60709
Property Use Code:	002		
Property Use Description:	Rural		

##### Protest

Protest Status:  
Informal Date:  
Formal Date:

##### Location

Address:	CHAVANEUUX RD SAN ANTONIO, TX 78214	Mapsco:	683C4
Neighborhood:	SOUTHSIDE RURAL DEVELOPMENT(SO)	Map ID:	
Neighborhood CD:	24060		

##### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$3,180	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$3,180	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$3,180	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$3,180

### Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$3,180

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$3,180	\$3,180	\$0.76
08	SA RIVER AUTH	0.018360	\$3,180	\$3,180	\$0.58
09	ALAMO COM COLLEGE	0.149150	\$3,180	\$3,180	\$4.75
10	UNIV HEALTH SYSTEM	0.276235	\$3,180	\$3,180	\$8.79
11	BEXAR COUNTY	0.276331	\$3,180	\$3,180	\$8.79
59	SOUTHSIDE ISD	1.253034	\$3,180	\$3,180	\$39.85
75	BEXAR CO EMERG DIST #6	0.100000	\$3,180	\$3,180	\$3.18
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$3,180	\$3,180	\$0.00
ESID1	Espada SID #1	0.000000	\$3,180	\$3,180	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$66.70
Taxes w/o Exemptions:					\$66.70

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	0.5260	22912.56	0.00	0.00	\$3,180	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$3,180	0	3,180	\$0	\$3,180
2021	\$0	\$2,370	0	2,370	\$0	\$2,370
2020	\$0	\$2,370	0	2,370	\$0	\$2,370
2019	\$0	\$2,370	0	2,370	\$0	\$2,370

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

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	TERRAMARK COMMUNITIIES	REDUS TEXAS LAND LLC	15252	1674	2011021594



2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Property Identification #: 1058863

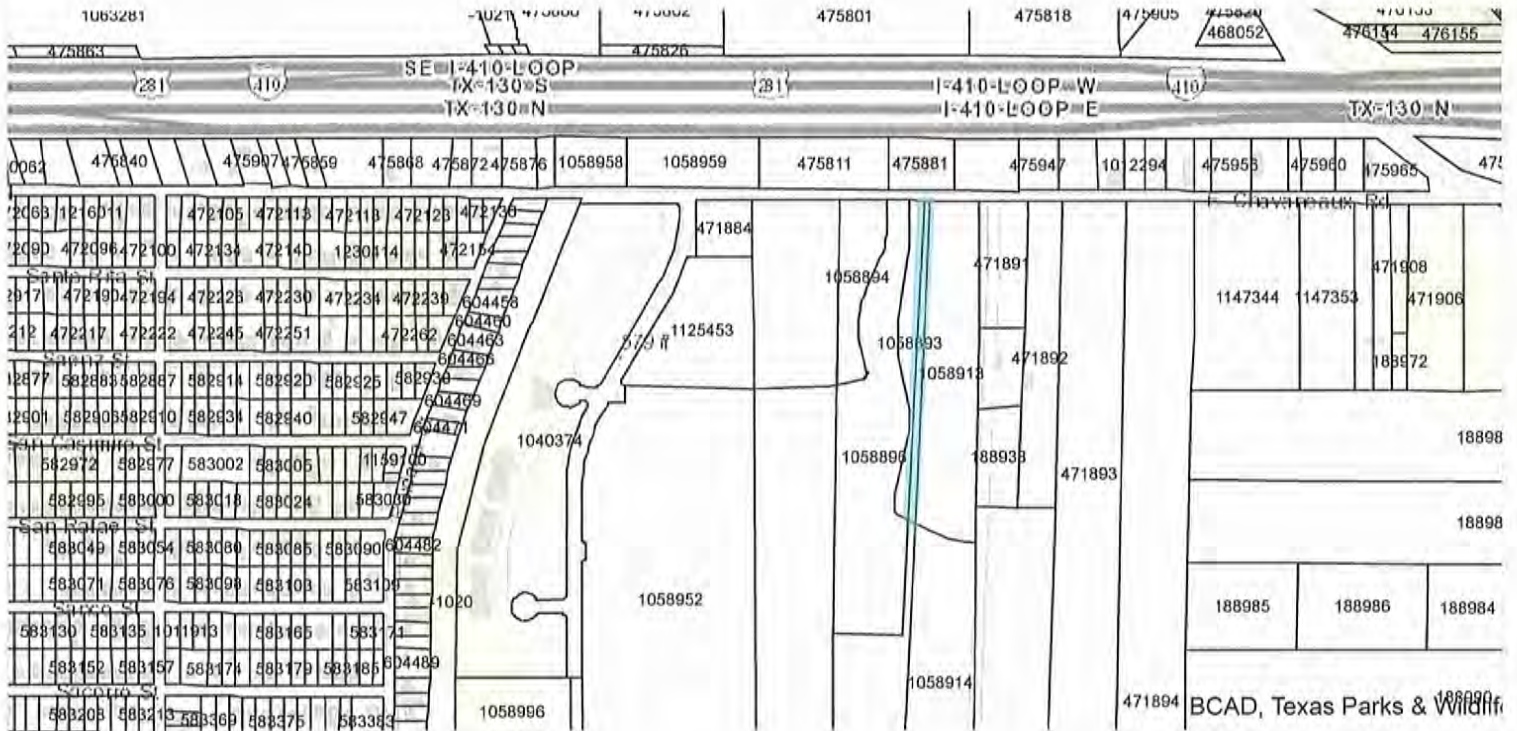
Property Information: 2023

Owner Identification #: 3090176

Geo ID: 11039-000-0048  
Situs CHAVANEUUX RD SAN ANTONIO,  
Address: TX 78214  
Property Type: Real  
State Code: C1

Legal Description: NCB 11039 BLK LOT E 20.02 OF  
TR-D .343AC & CB 4283 P-52A  
ABS 789 .183 AC (DE  
ANNEXATION ESPADA  
COMMERCIAL TRACTS)  
Abstract: S11039  
Neighborhood: SOUTHSIDE RURAL  
DEVELOPMENT(SO)  
Appraised Value: N/A  
Jurisdictions: 05, CAD, ESID1, 75, 11, 08, 09, 59,  
10

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



Bexar CAD Map Search

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## Bexar CAD

Property Search > 1058864 MARMAXX OPERATING  
CORP for Year 2022

Tax Year: 2022

### Property

#### Account

Property ID:	1058864	Legal Description:	CB 4283 P-52D ABS 769
Geographic ID:	04283-000-0523	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

#### Protest

Protest Status:

Informal Date:

Formal Date:

#### Location

Address:	CHAVANEUUX RD SAN ANTONIO, TX 78214	Mapsco:	683C5
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

#### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$162,830	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$162,830	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$162,830	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$162,830	

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$162,830

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$162,830	\$162,830	\$38.53
08	SA RIVER AUTH	0.018360	\$162,830	\$162,830	\$29.90
09	ALAMO COM COLLEGE	0.149150	\$162,830	\$162,830	\$242.87
10	UNIV HEALTH SYSTEM	0.276235	\$162,830	\$162,830	\$449.80
11	BEXAR COUNTY	0.276331	\$162,830	\$162,830	\$449.95
59	SOUTHSIDE ISD	1.253034	\$162,830	\$162,830	\$2,040.31
75	BEXAR CO EMERG DIST #6	0.100000	\$162,830	\$162,830	\$162.83
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$162,830	\$162,830	\$0.00
ESID1	Espada SID #1	0.000000	\$162,830	\$162,830	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$3,414.19
Taxes w/o Exemptions:					\$3,414.19

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	11.7000	509652.00	0.00	0.00	\$162,830	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$162,830	0	162,830	\$0	\$162,830
2021	\$0	\$152,900	0	152,900	\$0	\$152,900
2020	\$0	\$152,900	0	152,900	\$0	\$152,900
2019	\$0	\$152,900	0	152,900	\$0	\$152,900

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	ESA RESIDENTIAL DEVELOPMENT INC	REDUS TEXAS LAND LLC	15252	1584	20110215941
3	8/29/2005	SWD	Special Warranty Deed	TERRAMARK COMMUNITIIES	ESA RESIDENTIAL	11619	790	20050202064

2023 data current as of Oct 26 2022 1:10AM.

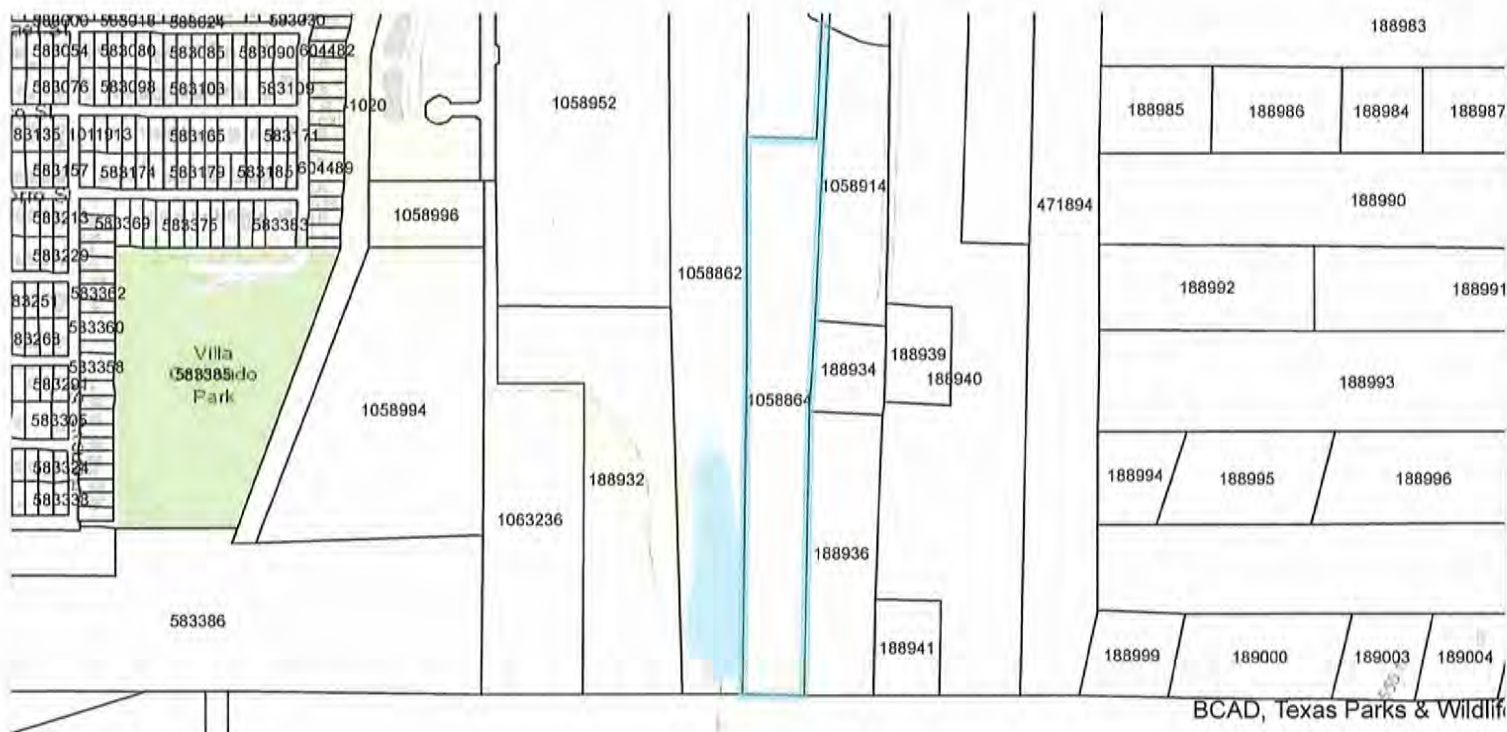
2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Owner Identification #: 3090176

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



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## Bexar CAD

### Property Search > 1058893 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

#### Property

##### Account

Property ID:	1058893	Legal Description:	NCB 11039 BLK LOT W 51.59 FT OF E 71.79 FT OF TR-D (0.578) & CB 4283 P-20F (0.304 AC) & P-52B (0.324 AC) ABS 769
Geographic ID:	11039-000-0045	Zoning:	OCL PMT
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

##### Protest

Protest Status:  
Informal Date:  
Formal Date:

##### Location

Address:	CHAVANEUUX RD SAN ANTONIO, TX 78214	Mapsco:	683C4
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

##### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$17,340	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$17,340	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$17,340	
(-) HS Cap:	-	\$0	
-----			



(=) Assessed Value: = \$17,340

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$17,340

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$17,340	\$17,340	\$4.11
08	SA RIVER AUTH	0.018360	\$17,340	\$17,340	\$3.18
09	ALAMO COM COLLEGE	0.149150	\$17,340	\$17,340	\$25.87
10	UNIV HEALTH SYSTEM	0.276235	\$17,340	\$17,340	\$47.90
11	BEXAR COUNTY	0.276331	\$17,340	\$17,340	\$47.91
59	SOUTHSIDE ISD	1.253034	\$17,340	\$17,340	\$217.28
75	BEXAR CO EMERG DIST #6	0.100000	\$17,340	\$17,340	\$17.34
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$17,340	\$17,340	\$0.00
ESID1	Espada SID #1	0.000000	\$17,340	\$17,340	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$363.59
Taxes w/o Exemptions:					\$363.59

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	1.2060	52533.36	0.00	0.00	\$17,340	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$17,340	0	17,340	\$0	\$17,340
2021	\$0	\$21,540	0	21,540	\$0	\$21,540
2020	\$0	\$21,540	0	21,540	\$0	\$21,540
2019	\$0	\$21,540	0	21,540	\$0	\$21,540

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	TERRAMARK COMMUNITIIES	REDUS TEXAS LAND LLC	15252	1674	2011021594

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Property Identification #: 1058893

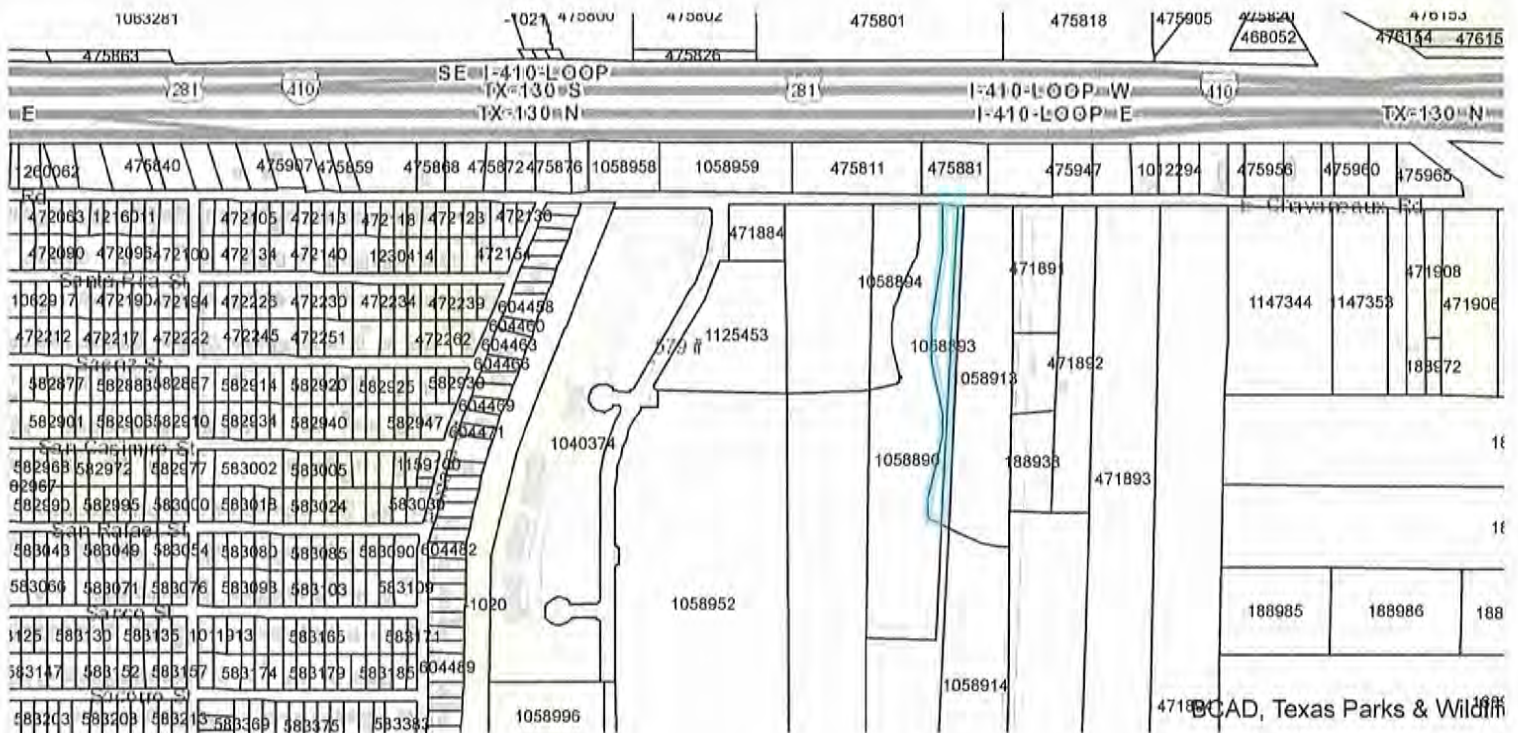
Property Information: 2023

Owner Identification #: 3090176

Geo ID: 11039-000-0045  
 Silus CHAVANEUUX RD SAN ANTONIO,  
 Address: TX 78214  
 Property Type: Real  
 State Code: E1

	NCB 11039 BLK LOT W 51.59 FT
Legal Description:	OF E 71.79 FT OF TR-D (0.578) & CB 4283 P-20F (0.304 AC) & P-52B (0.324 AC) ABS 769
Abstract:	S11039
Neighborhood:	NBHD code12820
Appraised Value:	N/A
Jurisdictions:	06, 09, ESID1, 75, 08, CAD, 11, 59 10

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



Bexar CAD Map Search

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## Bexar CAD

### Property Search > 1058894 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

#### Property

##### Account

Property ID:	1058894	Legal Description:	NCB 11039 BLK LOT W 415.48' OF TR-D (1.35 AC) & CB 4283 P-52E ABS 769 (.394) (NON-ADJ RMS) - (DE ANNEXATION ESPADA COMMERCIAL TRACTS)
Geographic ID:	11039-000-0046	Zoning:	OCL PMT
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

##### Protest

Protest Status:  
Informal Date:  
Formal Date:

##### Location

Address:	CHAVANEUUX RD SAN ANTONIO, TX 78214	Mapsco:	683C4
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

##### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$26,590	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$26,590	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$26,590	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$26,590

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$26,590

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$26,590	\$26,590	\$6.30
08	SA RIVER AUTH	0.018360	\$26,590	\$26,590	\$4.88
09	ALAMO COM COLLEGE	0.149150	\$26,590	\$26,590	\$39.66
10	UNIV HEALTH SYSTEM	0.276235	\$26,590	\$26,590	\$73.45
11	BEXAR COUNTY	0.276331	\$26,590	\$26,590	\$73.48
59	SOUTHSIDE ISD	1.253034	\$26,590	\$26,590	\$333.18
75	BEXAR CO EMERG DIST #6	0.100000	\$26,590	\$26,590	\$26.59
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$26,590	\$26,590	\$0.00
ESID1	Espada SID #1	0.000000	\$26,590	\$26,590	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$557.54
Taxes w/o Exemptions:					\$557.54

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	1.7440	75968.64	0.00	0.00	\$26,590	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$26,590	0	26,590	\$0	\$26,590
2021	\$0	\$22,790	0	22,790	\$0	\$22,790
2020	\$0	\$22,790	0	22,790	\$0	\$22,790
2019	\$0	\$22,790	0	22,790	\$0	\$22,790

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	TERRAMARK COMMUNITIIES	REDUS TEXAS LAND LLC	15252	1674	2011021594

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Property Identification #: 1058894

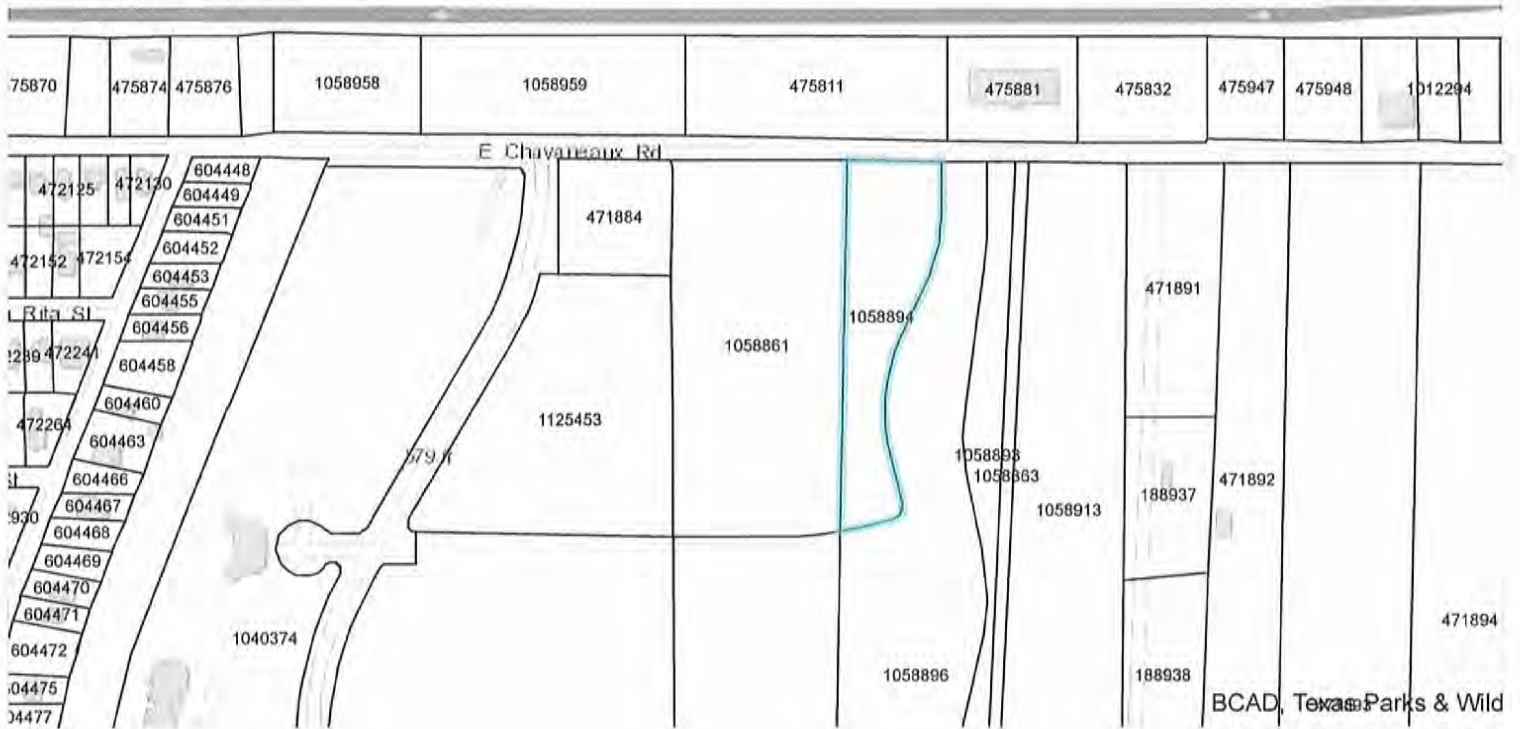
Property Information: 2023

Owner Identification #: 3090176

Geo ID: 11039-000-0046  
Situs CHAVANEUUX RD SAN ANTONIO,  
Address: TX 78214  
Property Type: Real  
State Code: E1

Legal Description: NCB 11039 BLK LOT W 415.48' OF  
TR-D (1.35 AC) & CB 4283 P-52E  
ABS 769 (.394) (NON-ADJ RMS) -  
(DE ANNEXATION ESPADA  
COMMERCIAL TRACTS)  
Abstract: S11039  
Neighborhood: NBHD code12820  
Appraised Value: N/A  
Jurisdictions: 10, 08, CAD, 75, ESID1, 06, 11, 09,  
59

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null





## Bexar CAD

### Property Search > 1058896 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

#### Property

##### Account

Property ID:	1058896	Legal Description:	NCB 11039 BLK LOT W 82 FT OF E 153.79 FT OF TR-D (1.175) & CB 4283 P-52G ABS 769 (5.867) (DE ANNEXATION ESPADA COMMERCIAL TRACTS)
Geographic ID:	11039-000-0047	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

##### Protest

Protest Status:

Informal Date:

Formal Date:

##### Location

Address:	CHAVANEUUX RD SAN ANTONIO, TX 78214	Mapsco:	683C4
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

##### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

#### Values

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

(=) Assessed Value: = \$98,010

### Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$98,010

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$98,010	\$98,010	\$23.20
08	SA RIVER AUTH	0.018360	\$98,010	\$98,010	\$17.99
09	ALAMO COM COLLEGE	0.149150	\$98,010	\$98,010	\$146.19
10	UNIV HEALTH SYSTEM	0.276235	\$98,010	\$98,010	\$270.73
11	BEXAR COUNTY	0.276331	\$98,010	\$98,010	\$270.83
59	SOUTHSIDE ISD	1.253034	\$98,010	\$98,010	\$1,228.10
75	BEXAR CO EMERG DIST #6	0.100000	\$98,010	\$98,010	\$98.01
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$98,010	\$98,010	\$0.00
ESID1	Espada SID #1	0.000000	\$98,010	\$98,010	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$2,055.05
Taxes w/o Exemptions:					\$2,055.05

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	7.0420	306749.52	0.00	0.00	\$98,010	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$98,010	0	98,010	\$0	\$98,010
2021	\$0	\$92,030	0	92,030	\$0	\$92,030
2020	\$0	\$92,030	0	92,030	\$0	\$92,030
2019	\$0	\$92,030	0	92,030	\$0	\$92,030

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

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	ESA RESIDENTIAL DEVELOPMENT INC	REDUS TEXAS LAND LLC	15252	1584	20110215941

3	10/31/2005	SWD	Special Warranty Deed	TERRAMARK COMMUNITIIES	ESA RESIDENTIAL DEVELOPMENT INC	11786	1586	20050275026
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2023 data current as of Oct 26 2022 1:10AM.

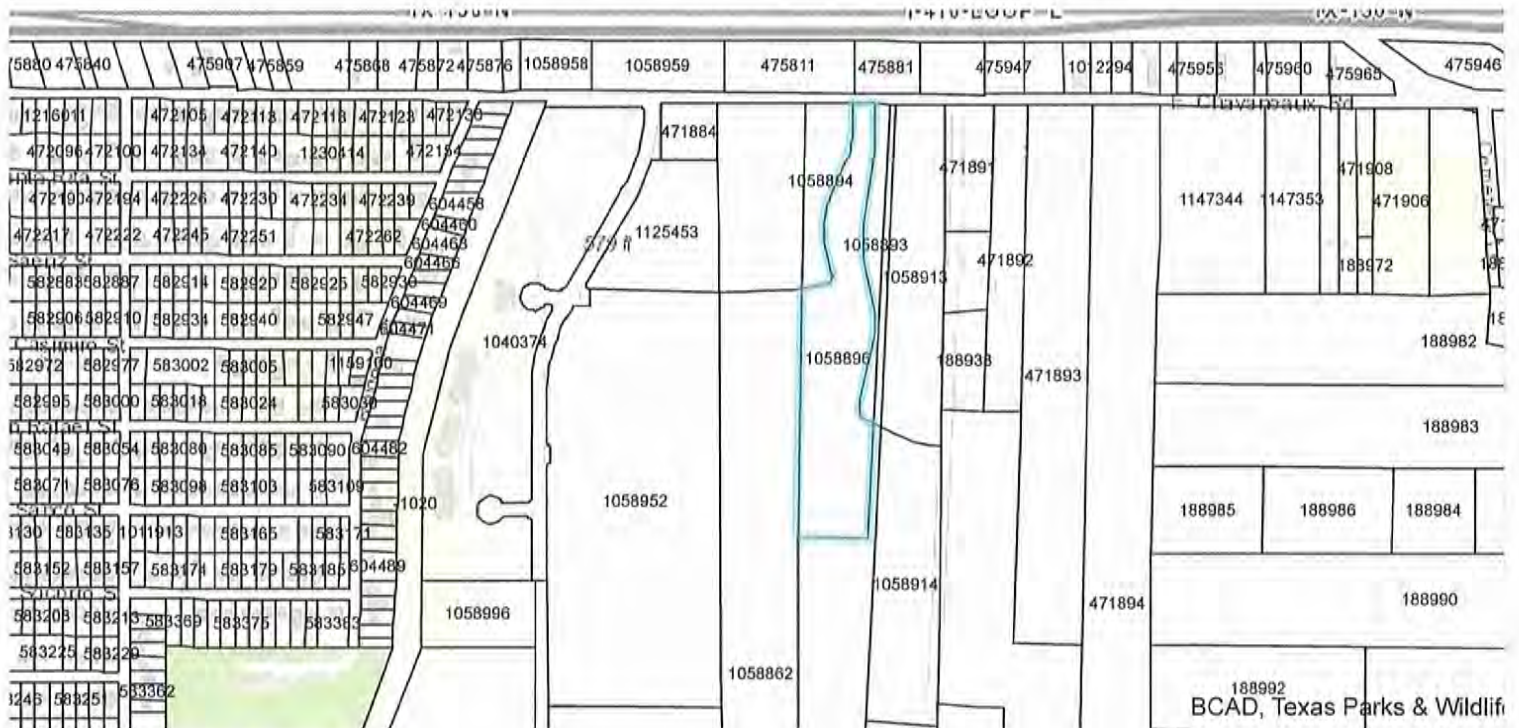
2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Owner Identification #: 3090176

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



Bexar CAD Map Search

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## Bexar CAD

### Property Search > 1058913 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

#### Property

##### Account

Property ID:	1058913	Legal Description:	NCB 11039 BLK LOT TR-E (3.17) & CB 4283 P-53 ABS 769 (2.298) (DE ANNEXATION ESPADA COMMERCIAL TRACTS)
Geographic ID:	11039-000-0054	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

##### Protest

Protest Status:  
Informal Date:  
Formal Date:

##### Location

Address:	CHAVANEUUX RD SAN ANTONIO, TX 78214	Mapsc0:	683C4
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

##### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$76,100	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$76,100	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$76,100	
(-) HS Cap:	-	\$0	
-----			

(=) Assessed Value: = \$76,100

### Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$76,100

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$76,100	\$76,100	\$18.01
08	SA RIVER AUTH	0.018360	\$76,100	\$76,100	\$13.97
09	ALAMO COM COLLEGE	0.149150	\$76,100	\$76,100	\$113.51
10	UNIV HEALTH SYSTEM	0.276235	\$76,100	\$76,100	\$210.22
11	BEXAR COUNTY	0.276331	\$76,100	\$76,100	\$210.29
59	SOUTHSIDE ISD	1.253034	\$76,100	\$76,100	\$953.56
75	BEXAR CO EMERG DIST #6	0.100000	\$76,100	\$76,100	\$76.10
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$76,100	\$76,100	\$0.00
ESID1	Espada SID #1	0.000000	\$76,100	\$76,100	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$1,595.66
Taxes w/o Exemptions:					\$1,595.66

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	5.4680	238186.08	0.00	0.00	\$76,100	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$76,100	0	76,100	\$0	\$76,100
2021	\$0	\$71,460	0	71,460	\$0	\$71,460
2020	\$0	\$71,460	0	71,460	\$0	\$71,460
2019	\$0	\$71,460	0	71,460	\$0	\$71,460

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Property Identification #: 1058913

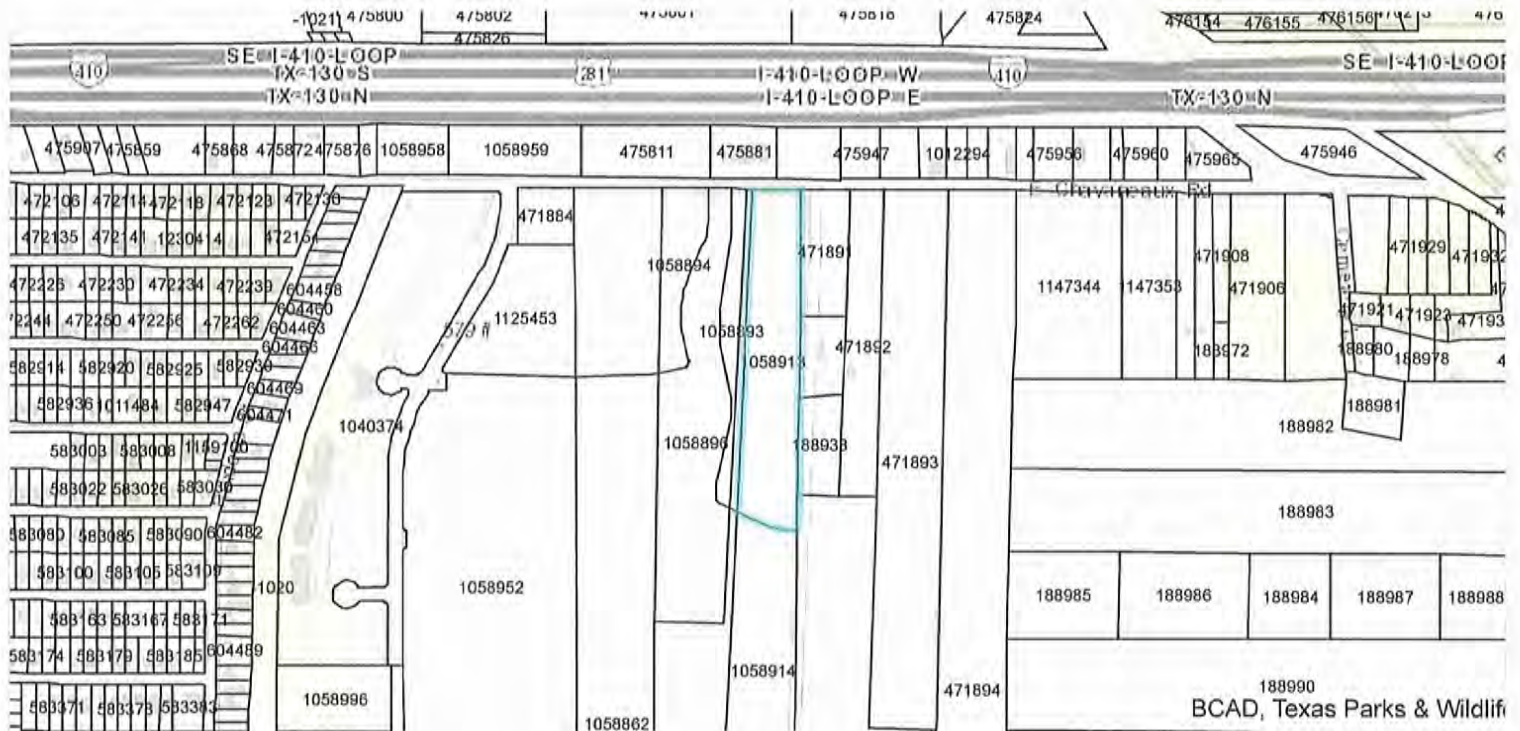
Property Information: 2023

Owner Identification #: 3090176

Geo ID: 11039-000-0054  
Situs CHAVANEUUX RD SAN ANTONIO,  
Address: TX 78214  
Property Type: Real  
State Code: C1

Legal NCB 11039 BLK LOT TR-E (3.17) &  
Description: CB 4283 P-53 ABS 769 (2.298) (DE  
COMMERCIAL TRACTS)  
Abstract: S11039  
Neighborhood: NBHD code12820  
Appraised Value: N/A  
Jurisdictions: 09, ESID1, 75, 06, 08, 59, 11, CAD,  
10

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null





## Bexar CAD

### Property Search > 1058914 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

#### Property

##### Account

Property ID:	1058914	Legal Description:	CB 4283 P-53D ABS 769
Geographic ID:	04283-000-0532	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

##### Protest

Protest Status:  
Informal Date:  
Formal Date:

##### Location

Address:	CHAVANEUUX RD SAN ANTONIO, TX 78214	Mapsc0:	683C5
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

##### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$78,380	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$78,380	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$78,380	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$78,380	

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP  
 % Ownership: 100.000000000000%  
 Total Value: \$78,380

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$78,380	\$78,380	\$18.55
08	SA RIVER AUTH	0.018360	\$78,380	\$78,380	\$14.39
09	ALAMO COM COLLEGE	0.149150	\$78,380	\$78,380	\$116.90
10	UNIV HEALTH SYSTEM	0.276235	\$78,380	\$78,380	\$216.51
11	BEXAR COUNTY	0.276331	\$78,380	\$78,380	\$216.59
59	SOUTHSIDE ISD	1.253034	\$78,380	\$78,380	\$982.13
75	BEXAR CO EMERG DIST #6	0.100000	\$78,380	\$78,380	\$78.38
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$78,380	\$78,380	\$0.00
ESID1	Espada SID #1	0.000000	\$78,380	\$78,380	\$0.00
Total Tax Rate:		2.096778			
Taxes w/Current Exemptions:					\$1,643.45
Taxes w/o Exemptions:					\$1,643.45

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	5.6320	245329.92	0.00	0.00	\$78,380	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$78,380	0	78,380	\$0	\$78,380
2021	\$0	\$73,600	0	73,600	\$0	\$73,600
2020	\$0	\$73,600	0	73,600	\$0	\$73,600
2019	\$0	\$73,600	0	73,600	\$0	\$73,600

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	ESA RESIDENTIAL DEVELOPMENT INC	REDUS TEXAS LAND LLC	15252	1584	20110215941
3	10/31/2005	SWD	Special Warranty Deed	TERRAMARK COMMUNITIIES	ESA RESIDENTIAL	11786	1586	20050275026

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Property Identification #: 1058914

Geo ID: 04283-000-0532  
Situs CHAVANEUUX RD SAN ANTONIO,  
Address: TX 78214  
Property Type: Real  
State Code: F1

Property Information: 2023

Legal Description: CB 4283 P-53D ABS 769  
Abstract: S11039  
Neighborhood: NBHD code12820  
Appraised Value: N/A  
Jurisdictions: 09, 06, 08, 75, ESID1, 11, 10, CAD, 59

Owner Identification #: 3090176

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



Bexar CAD Map Search

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# Property Search > 1058952 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

## Property

### Account

Property ID:	1058952	Legal Description:	CB 4283 P-50B (21.120), P-48A (.057 AC)& P-48B (.097 AC) ABS 769
Geographic ID:	04283-000-0482	Zoning:	OCL PMRES
Type:	Real	Agent Code:	60709
Property Use Code:	099		
Property Use Description:	VACANT LAND		

### Protest

Protest Status:  
Informal Date:  
Formal Date:

### Location

Address:	CHAVANEUUX RD SAN ANTONIO, TX 78214	Mapsco:	683C5
Neighborhood:	NBHD code12820	Map ID:	
Neighborhood CD:	12820		

### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.0000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$23,486	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$282,324	\$2,730
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$305,810	
(-) Ag or Timber Use Value Reduction:	-	\$279,594	
-----			
(=) Appraised Value:	=	\$26,216	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$26,216	

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.000000000000%

Total Value: \$305,810

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$26,216	\$26,216	\$6.20
08	SA RIVER AUTH	0.018360	\$26,216	\$26,216	\$4.81
09	ALAMO COM COLLEGE	0.149150	\$26,216	\$26,216	\$39.10
10	UNIV HEALTH SYSTEM	0.276235	\$26,216	\$26,216	\$72.42
11	BEXAR COUNTY	0.276331	\$26,216	\$26,216	\$72.45
59	SOUTHSIDE ISD	1.253034	\$26,216	\$26,216	\$328.50
75	BEXAR CO EMERG DIST #6	0.100000	\$26,216	\$26,216	\$26.22
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$26,216	\$26,216	\$0.00
ESID1	Espada SID #1	0.000000	\$26,216	\$26,216	\$0.00
Total Tax Rate:		2.096778			

Taxes w/Current Exemptions: \$549.70

Taxes w/o Exemptions: \$549.70

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RER	Rear Lot	19.6400	855518.40	0.00	0.00	\$282,324	\$2,730
2	RER	Rear Lot	1.6340	71177.04	0.00	0.00	\$23,486	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$305,810	2,730	26,216	\$0	\$26,216
2021	\$0	\$278,010	2,730	24,087	\$0	\$24,087
2020	\$0	\$278,010	2,710	24,060	\$0	\$24,060
2019	\$0	\$278,010	2,710	24,060	\$0	\$24,060

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	ESA RESIDENTIAL DEVELOPMENT INC	REDUS TEXAS LAND LLC	15252	1584	20110215941
3	8/15/2005	CD	Correction Deed			13616	2271	20080165566

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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



Owner Identification #: 3090176

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: Null



Bexar CAD Map Search

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# Bexar CAD

## Property Search > 1287844 MARMAXX OPERATING CORP for Year 2022

Tax Year: 2022

### Property

#### Account

Property ID:	1287844	Legal Description:	CB 4283 P-59F (NON ADJ REMAINS) ABS 769
Geographic ID:	04283-000-0595	Zoning:	OCL
Type:	Real	Agent Code:	60709
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

#### Protest

Protest Status:  
Informal Date:  
Formal Date:

#### Location

Address:	FM 1937 TX 78214	Mapsc0:	683C6
Neighborhood:	SOUTHSIDE RURAL DEVELOPMENT(SO)	Map ID:	24060
Neighborhood CD:	24060		

#### Owner

Name:	MARMAXX OPERATING CORP	Owner ID:	3090176
Mailing Address:	PO BOX 5369 WAYLAND, MA 01778-6369	% Ownership:	100.000000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$51,360	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$51,360	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$51,360	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$51,360	

## Taxing Jurisdiction

Owner: MARMAXX OPERATING CORP

% Ownership: 100.0000000000%

Total Value: \$51,360

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$51,360	\$51,360	\$12.16
08	SA RIVER AUTH	0.018360	\$51,360	\$51,360	\$9.43
09	ALAMO COM COLLEGE	0.149150	\$51,360	\$51,360	\$76.61
10	UNIV HEALTH SYSTEM	0.276235	\$51,360	\$51,360	\$141.88
11	BEXAR COUNTY	0.276331	\$51,360	\$51,360	\$141.92
59	SOUTHSIDE ISD	1.253034	\$51,360	\$51,360	\$643.55
75	BEXAR CO EMERG DIST #6	0.100000	\$51,360	\$51,360	\$51.36
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$51,360	\$51,360	\$0.00
ESID1	Espada SID #1	0.000000	\$51,360	\$51,360	\$0.00
ESID2	Espada SID #2	0.000000	\$51,360	\$51,360	\$0.00
Total Tax Rate:		2.096778			

Taxes w/Current Exemptions: \$1,076.91

Taxes w/o Exemptions: \$1,076.91

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	3.6900	160736.40	0.00	0.00	\$51,360	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$51,360	0	51,360	\$0	\$51,360
2021	\$0	\$28,930	0	28,930	\$0	\$28,930
2020	\$0	\$28,930	0	28,930	\$0	\$28,930
2019	\$0	\$28,930	0	28,930	\$0	\$28,930

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/2017	SWD	Special Warranty Deed	REDUS TEXAS LAND LLC	MARMAXX OPERATING CORP	18753	1832	20170188144
2	12/6/2011	STD	Substitute Trustees Deed	E-TM LAND INVESTMENT LTD	REDUS TEXAS LAND LLC	15252	1521	20110215940
3	8/31/2005	WD	Warranty Deed	TERRAMARK COMMUNITIES	E-TM LAND INVESTMENT	11627	0304	20050204683

2023 data current as of Oct 26 2022 1:10AM.

2022 and prior year data current as of Oct 8 2022 8:26AM

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

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

Property Identification #: 1287844

Property Information: 2023

Owner Identification #: 3090176

Geo ID: 04283-000-0595  
Situs Address: FM 1937 TX 78214  
Property Type: Real  
State Code: E1

Legal: CB 4283 P-59F (NON ADJ)  
Description: REMAINS) ABS 769  
Abstract: S15647  
Neighborhood: SOUTHSIDE RURAL  
DEVELOPMENT(SO)  
Appraised Value: N/A  
Jurisdictions: 11, ESID1, 75, 09, CAD, 59, 10,  
ESID2, 08, 06

Name: MARMAXX OPERATING CORP  
Exemptions:  
DBA: TJ MAXX

COSA - CITY CLERK  
2024 FEB 21 PM 03:24

1287840

1287844

Esada Rd

1011

BCAD, Texas Parks & Wild

Bexar CAD Map Search

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