

**ATTACHMENT “A”  
PETITION FOR CONSENT TO THE CREATION OF THE SIENNA LAKES PUBLIC  
IMPROVEMENT DISTRICT**

**PETITION FOR CONSENT TO THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT  
TO BE NAMED THE SIENNA LAKES SPECIAL IMPROVEMENT DISTRICT**

STATE OF TEXAS           §  
   §  
COUNTY OF BEXAR       §

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

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

**I. NAME**

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

**II. PETITIONER**

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

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

**III. BOUNDARIES**

The proposed boundaries of the District shall include the Subject Property, more particularly described in **Exhibit “A”** attached hereto and incorporated herein for all purposes. The total acreage of the District is approximately 133.773 acres total. None of the land to be included in the District is within the corporate boundaries of any municipality and all of the land proposed to be included in the District is in the ETJ of the City and in the County.

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

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

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

The total estimated capital cost for the District's public improvements is approximately \$15,206,173.40. Such costs can be partially offset with the imposition of taxes and the issuance of bonds by the District, as further described herein.

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

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

The Petitioner specifically requests that:

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

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

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

## **VII. ROAD IMPROVEMENTS**

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

## **VIII. ADVISORY BOARD**

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

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

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

## **X. TAXES AND BONDS**

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

The Petitioners specifically request that:

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

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

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

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

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

## **XI. METHOD OF ASSESSMENT**

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

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

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

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

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

## **XIV. FILING WITH THE CITY CLERK**

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

## **XV. PRAYER**

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

Respectfully submitted this 18<sup>th</sup> day of September 2024.

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

**PETITIONER:**

**CHESMAR HOMES, LLC,**  
a Texas limited liability company

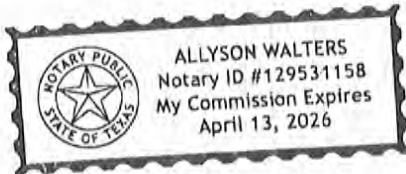
By: Chesmar Holdings, LLC,  
a Delaware limited liability company,  
Member

By: [Signature]  
Name: Chesmar Trimmer  
Title: VP Land

**ACKNOWLEDGEMENT**

STATE OF Texas §  
COUNTY OF Bexar §  
§

On the 3rd day of September, 2024, before me, the undersigned, personally appeared VP Land, of CHESMAR HOMES, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the foregoing instrument and acknowledged to me they executed the same in the capacity and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



[Signature]  
Notary Public  
My Commission Expires: 4-13-26

 COPY

September 17, 2024

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

VIA HAND DELIVERY

COSA - CITY CLERK  
2024 SEP 18 PM 03:22:51

RE: Petition for City of San Antonio Consent to the Creation of the Sienna Lakes Special Improvement District, in accordance with Chapter 382 of the Texas Local Government Code, for Property Generally Located Southwest of the Intersection of Schuwirth Road and FM 1346, in the Extraterritorial Jurisdiction ("ETJ") of the City of San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 8001.003.*

Dear Ms. Racca-Sittre:

On behalf of the Petitioner, Chesmar Homes, LLC (Petitioner and Property Owner), we respectfully submit the enclosed Petition to the City of San Antonio (the "City") and, pursuant to Chapter 382 of the Texas Local Government Code (the "Code"), request the written consent of the City to the creation of the Sienna Lakes Special Improvement District (the "District") and the inclusion of the Subject Property therein, all as further described in the attached Petition. The Petitioner is the property owner representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal to create the District and additionally constitutes more than fifty percent (50%) of all record owners of property liable for assessment under the proposed creation.

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

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

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



6. Petitioner/Property Owner's Executed Contracts Disclosure Form and Form 1295.
7. Ownership Deeds and Bexar County Appraisal District Information related to the Sienna Lakes PID.

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

Thank you,

**ORTIZ MCKNIGHT PLLC**

By: \_\_\_\_\_

Daniel Ortiz

COSA - CITY CLERK  
2024 SEP 18 PM 03:23:02

CC:

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

**EXHIBIT “A”  
FIELD NOTES AND SURVEY OF THE  
SUBJECT PROPERTY**



ALTA/NSPS TABLE A NOTES:

ITEM 2: SUBJECT PROPERTY ADDRESS: TWO SEPARATE ADDRESS GIVEN TO PROPERTY, BOTH NOTATED ON SURVEY.

ITEM 3: THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C0440G, AND 48029C0445G, BOTH DATED SEPTEMBER 29, 2010 FOR BEAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.

ZONE A, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED."

ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."

FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

ITEM 6(a, b): SITE IS NOT LOCATED WITHIN THE CITY LIMITS OF THE CITY OF SAN ANTONIO, AND THEREFORE NOT SUBJECT TO ZONING.

ZONING ISSUES ARE A LEGAL OR JURISDICTIONAL MATTER. DEFINITION OF ITS APPLICATION AND EFFECT IS OUTSIDE THE SCOPE OF A LAND TITLE SURVEY.

NO ZONING REPORT PROVIDED.

ITEM 9: PARKING COUNT: NO PARKING OBSERVED AT TIME OF SURVEY.

ITEM 11: ONLY ABOVE GROUND EVIDENCE OF UTILITIES ARE SHOWN. UTILITY PLANS WERE NOT PROVIDED.

ITEM 16: THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES BY THE CONTROLLING JURISDICTIONS. THE SURVEYOR HAS NOT BEEN MADE AWARE, NOR HAS THE SURVEYOR OBSERVED ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 18: ALL PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR ARE SHOWN HEREON.

METES AND BOUNDS DESCRIPTION FOR

A 133.773 ACRE, OR 5,827,152 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 133.81 ACRE TRACT CONVEYED TO RED & BLACK AKAUSHI LLC, IN DEED RECORDED IN DOCUMENT NO. 20190096187, OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE J.W. HOYL SURVEY NO. 33, ABSTRACT NO. 310, OUT OF THE A.H. YOUNG SURVEY NO. 139, ABSTRACT NO. 827, AND OUT OF THE E. GIESEKE SURVEY NO. 32, ABSTRACT NO. 280, IN COUNTY BLOCK 5102, 5104, AN 5124, OF BEAR COUNTY, TEXAS, SAID 133.773 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 ON THE SOUTH RIGHT-OF-WAY OF F.M. 1346 (ST. HEDWIG ROAD), A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AT THE NORTHWEST CORNER OF SAID 133.81 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A 12.22 ACRE TRACT, CONVEYED TO BOBBY SCHICK, IN DEED RECORDED IN DOCUMENT NO. 20150012806, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE: N 89°32'14" E, ALONG AND WITH SAID SOUTH RIGHT-OF-WAY LINE, SAME BEING THE NORTH LINE OF SAID 133.81 ACRE TRACT, A COMMON LINE, A DISTANCE OF 1058.06 FEET TO A FOUND 1" IRON PIPE AT THE NORTHEAST CORNER OF SAID 133.81 ACRES, SAME BEING THE NORTHWEST CORNER OF A 29.32 ACRE TRACT, CONVEYED TO STEVEN DOUGLAS, IN DEED RECORDED IN DOCUMENT NO. 20050299870, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE: S 13°04'11" W, DEPARTING SAID COMMON LINE, ALONG AND WITH THE EAST LINE OF SAID 133.81 ACRES, SAME BEING THE WEST LINE OF SAID 29.32 ACRES, A COMMON LINE, A DISTANCE OF 1089.00 FEET TO A SOUTHWEST CORNER OF SAID 29.32 ACRES, SAME BEING A NORTHWEST CORNER OF A 22.127 ACRE TRACT, CONVEYED TO GLORIA AND BERNARDINO GONZALEZ, IN DEED RECORDED IN DOCUMENT NO. 20070279896, OF SAID OFFICIAL PUBLIC RECORDS, CONTINUING ALONG THE EAST LINE OF SAID 133.81 ACRES, SAME BEING THE WEST LINE OF SAID 22.127 ACRES, FOR A TOTAL DISTANCE OF 3046.73 FEET TO A FOUND 1" IRON PIPE AT AN INTERIOR CORNER OF SAID 133.81 ACRES, SAME BEING A SOUTHWEST CORNER OF SAID 22.127 ACRES;

THENCE: S 75°25'53" E, ALONG AND WITH A SOUTH LINE OF SAID 22.127 ACRES, A DISTANCE OF 254.14 FEET TO A FOUND  $\frac{1}{2}$ " IRON ROD AT AN INTERIOR CORNER OF SAID 133.81 ACRES, SAME BEING THE NORTHWEST CORNER OF A 29.189 ACRE TRACT, CONVEYED TO ALISA & TONY CHAVEZ, RECORDED IN DOCUMENT NO. 20140057239, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE: S 13°00'40" W, ALONG AND WITH THE EAST LINE OF SAID 133.81 ACRES, SAME BEING THE WEST LINE OF SAID 29.189 ACRES, A DISTANCE OF 2627.54 FEET TO A SOUTHWEST CORNER OF SAID 29.189 ACRES, SAME BEING A NORTHWEST CORNER OF LOT 1, BLOCK 2, VAN ESELINE SUBDIVISION, RECORDED IN VOLUME 9546, PAGE 112, OF THE PLAT RECORDS OF BEAR COUNTY, TEXAS, CONVEYED TO LEE VAN ESELINE, IN DEED RECORDED IN VOLUME 8342, PAGE 571, OF SAID OFFICIAL PUBLIC RECORDS, CONTINUING ALONG THE EAST LINE OF SAID 133.81 ACRES, SAME BEING THE WEST LINE OF SAID LOT 1, FOR A TOTAL DISTANCE OF 3032.97 FEET TO A SET  $\frac{1}{2}$ " IRON ROD WITH A YELLOW CAP STAMPED "PAPE-DAWSON" AT THE SOUTHWEST CORNER OF SAID LOT 1, ON THE NORTH RIGHT-OF-WAY LINE OF REAL ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND AT THE SOUTHEAST CORNER OF SAID 133.81 ACRE TRACT;

THENCE: ALONG AND WITH SAID NORTH RIGHT-OF-WAY LINE, SAME BEING THE SOUTH LINE OF SAID 133.81 ACRES, THE FOLLOWING BEARINGS AND DISTANCES:

N 78°52'07" W, A DISTANCE OF 561.74 FEET TO A FOUND  $\frac{1}{4}$ " IRON ROD WITH A CAP MARKED "UNINTECH";

S 12°07'20" W, A DISTANCE OF 22.97 FEET TO A FOUND  $\frac{1}{2}$ " IRON ROD WITH A CAP MARKED "UNINTECH";

N 78°33'55" W, A DISTANCE OF 189.25 FEET TO A FOUND  $\frac{1}{2}$ " IRON ROD AT THE SOUTHWEST CORNER OF SAID 133.81 ACRES, SAME BEING A SOUTHEAST CORNER OF A 25.255 ACRE TRACT, CONVEYED TO DONNA & CHARLES DAVIS, IN DEED RECORDED IN VOLUME 7201, PAGE 103, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS;

THENCE: ALONG AND WITH THE WEST LINE OF SAID 133.81 ACRES, SAME BEING THE EAST LINE OF SAID 25.255 ACRES, THE FOLLOWING BEARINGS AND DISTANCES:

N 11°39'03" E, A DISTANCE OF 99.97 FEET TO A FOUND 1" IRON ROD;

N 68°32'03" E, A DISTANCE OF 602.51 FEET TO A FOUND  $\frac{1}{2}$ " IRON PIPE;

N 12°57'58" E, A DISTANCE OF 771.71 FEET TO A FOUND  $\frac{1}{2}$ " IRON ROD AT THE NORTHEAST CORNER OF SAID 25.255 ACRES, SAME BEING A SOUTHWEST CORNER OF SAID 133.81 ACRES;

THENCE: N 77°02'21" W, ALONG AND WITH THE NORTH LINE OF SAID 25.255 ACRES, A DISTANCE OF 1024.45 FEET TO A FOUND  $\frac{1}{2}$ " IRON ROD AT THE NORTHWEST CORNER OF SAID 25.255 ACRES, SAME BEING A SOUTHWEST CORNER OF SAID 133.81 ACRES, ON THE EAST LINE OF A 111.662 ACRE TRACT, CONVEYED TO REGINA SCHICK, IN DEED RECORDED DOCUMENT NO. 20150012806, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE: N 13°01'31" E, ALONG AND WITH THE WEST LINE OF SAID 133.81 ACRES, SAME BEING THE EAST LINE OF SAID 111.662 ACRES, A DISTANCE OF 4032.32 FEET TO A NORTHEAST CORNER OF SAID 11.662 ACRES, SAME BEING A SOUTHEAST CORNER OF SAID 12.22 ACRES, CONTINUING ALONG THE WEST LINE OF SAID 133.81 ACRES, SAME BEING THE EAST LINE OF SAID 12.22 ACRES, FOR A TOTAL DISTANCE OF 4674.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 133.773 ACRES IN BEAR COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN CONJUNCTION WITH A SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED UNDER JOB NUMBER 12791-00 BY PAPE-DAWSON ENGINEERS, INC.

DEED/PLAT REFERENCE

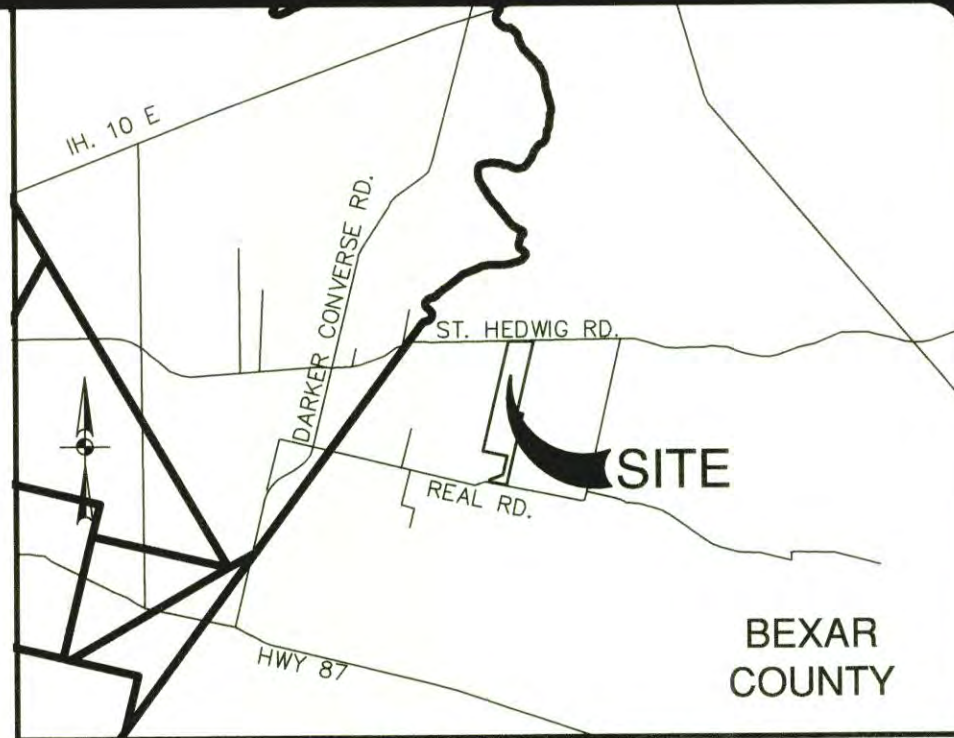
D.R. DEED RECORDS OF BEAR COUNTY, TEXAS  
P.R. PLAT RECORDS OF BEAR COUNTY, TEXAS  
D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS  
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS

EFFECTIVE DATE: MAY 11, 2022, 8:00AM  
COMMITMENT NO. \_\_\_\_\_

GF NO. 19835  
ISSUED MAY 17, 2022, 2:28PM

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

- A. EASEMENT TO EAST CENTRAL WATER SUPPLY CORPORATION VOLUME 7891, PAGE 1758, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS (APPLIES - SHOWN).
- B. EASEMENT TO EAST CENTRAL WATER SUPPLY CORPORATION VOLUME 7891, PAGE 1766, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS (APPLIES - SHOWN).
- C. WARRANTY DEED TO BEAR COUNTY, TEXAS VOLUME 17129, PAGE 544, OFFICIAL PUBLIC RECORDS (APPLIES - SHOWN).
- D. PERMANENT DRAINAGE EASEMENT TO BEAR COUNTY, TEXAS VOLUME 17129, PAGE 550, OFFICIAL PUBLIC RECORDS (APPLIES - SHOWN).

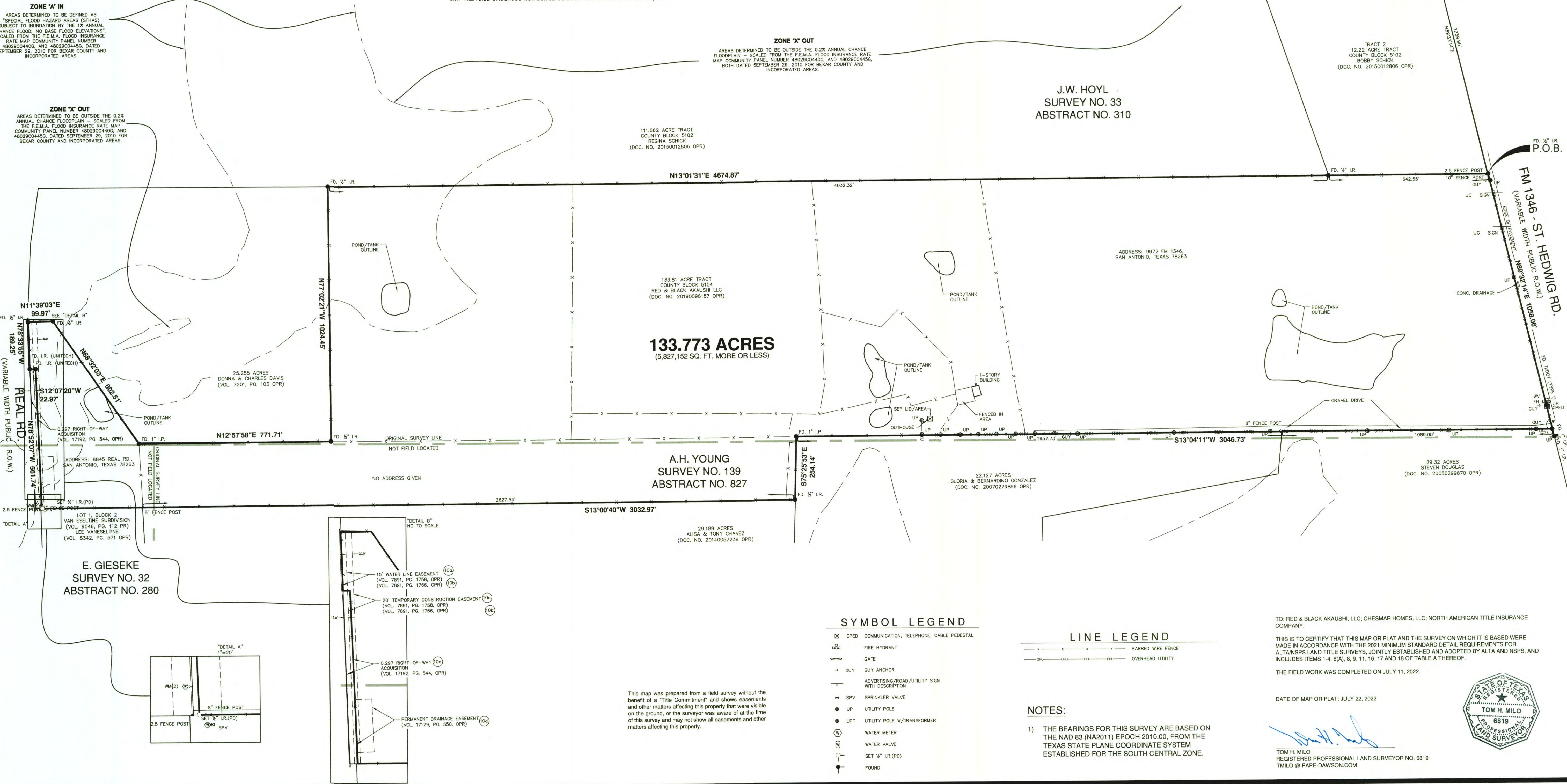


LOCATION MAP

NOT-TO-SCALE



SCALE: 1" = 200'



SYMBOL LEGEND

- OPED COMMUNICATION, TELEPHONE, CABLE PEDESTAL
- FIRE HYDRANT
- GATE
- GUY
- GUY ANCHOR
- ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
- SPV SPRINKLER VALVE
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- WATER METER
- WATER VALVE
- SET  $\frac{1}{2}$ " I.R.(PD)
- FOUND

LINE LEGEND

- BARBED WIRE FENCE
- OVERHEAD UTILITY

TO: RED & BLACK AKAUSHI, LLC; CHESMAR HOMES, LLC; NORTH AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8(A), 8, 9, 11, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 11, 2022.

DATE OF MAP OR PLAT: JULY 22, 2022

TOM H. MILO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6819  
TMILO @ PAPE-DAWSON.COM



PAPE-DAWSON ENGINEERS

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 #1028860

ALTA/NSPS LAND TITLE SURVEY

A 133.773 ACRE, OR 5,827,152 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 133.81 ACRE TRACT CONVEYED TO RED & BLACK AKAUSHI, LLC, IN DEED RECORDED IN DOCUMENT NO. 20190096187, OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE J.W. HOYL SURVEY NO. 33, ABSTRACT NO. 310, OUT OF THE A.H. YOUNG SURVEY NO. 139, ABSTRACT NO. 827, AND OUT OF THE E. GIESEKE SURVEY NO. 32, ABSTRACT NO. 280, IN COUNTY BLOCK 5102, 5104, AN 5124, OF BEAR COUNTY, TEXAS.

JOB NO. 12791-00

DATE JULY 2022

CHECKED --- DRAWN ---

CIVIL JOB NO. ---

REFERENCE: ---

SHEET 1 OF 1

PROJECT NAME: CHINA GROVE



METES AND BOUNDS DESCRIPTION  
FOR

A 133.773 acre, or 5,827,152 square feet more or less, tract of land out of that 133.81 acre tract conveyed to Red & Black Akaushi LLC, in deed recorded in Document No. 20190096187, of the Official Public Records of Bexar County, Texas, out of the J.W. Hoyl Survey No. 33, Abstract No. 310, out of the A.H. Young Survey No. 139, Abstract No. 827, and out of the E. Gieseke Survey No. 32, Abstract No. 280, in County Block 5102, 5104, an 5124, of Bexar County, Texas. Said 133.773 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 on the south right-of-way of F.M. 1346 (St. Hedwig Road), a variable width public right-of-way, at the northwest corner of said 133.81 acre tract, same being the northeast corner of a 12.22 acre tract, conveyed to Bobby Schick, in deed recorded in Document No. 20150012806, of said Official Public Records;
- THENCE:** N 89°32'14" E, along and with said south right-of-way line, same being the north line of said 133.81 acres, a common line, a distance of 1058.06 feet to a found 1" iron pipe at the northeast corner of said 133.81 acres, same being the northwest corner of a 29.32 acre tract, conveyed to Steven Douglas, in deed recorded in Document No. 20050299870, of said Official Public Records;
- THENCE:** S 13°04'11" W, departing said common line, along and with the east line of said 133.81 acres, same being the west line of said 29.32 acres, a common line, a distance of 1089.00 feet to a southwest corner of said 29.32 acres, same being a northwest corner of a 22.127 acre tract, conveyed to Gloria and Bernardino Gonzalez, in deed recorded in Document No. 20070279896, of said Official Public Records, continuing along the east line of said 133.81 acres, same being the west line of said 22.127 acres, for a total distance of 3046.73 feet to a found 1" iron pipe at an interior corner of said 133.81 acres, same being a southwest corner of said 22.127 acres;
- THENCE:** S 75°25'53" E, along and with a south line of said 22.127 acres, a distance of 254.14 feet to a found ½" iron rod at an interior corner of said 133.81 acres, same being the northwest corner of a 29.189 acre tract, conveyed to Alisa & Tony Chavez, recorded in Document No. 20140057239, of said Official Public Records;
- THENCE:** S 13°00'40" W, along and with the east line of said 133.81 acres, same being the west line of said 29.189 acres, a distance of 2627.54 feet to a southwest corner of said 29.189 acres, same being a northwest corner of Lot 1, Block 2, Van Eseltine Subdivision, recorded in Volume 9546, Page 112, of the Plat Records of Bexar County, Texas, conveyed to Lee Vaneseltine, in deed recorded in Volume 8342, Page 571, of said Official Public Records, continuing along the east line of said 133.81 acres, same being the west line of said Lot 1, for a total distance of 3032.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at the southwest corner of said Lot 1, on the north right-of-way line of Real Road, a variable width public right-of-way, and at the southeast corner of said 133.81 acre tract;



THENCE: Along and with said north right-of-way line, same being the south line of said 133.81 acres, the following bearings and distances:

N 78°52'07" W, a distance of 561.74 feet to a found ½" iron rod with a cap marked "UNINTECH";

S 12°07'20" W, a distance of 22.97 feet to a found ½" iron rod with a cap marked "UNINTECH";

N 78°33'55" W, a distance of 189.25 feet to a found ½" iron rod at the southwest corner of said 133.81 acres, same being a southeast corner of a 25.255 acre tract, conveyed to Donna & Charles Davis, in deed recorded in Volume 7201, Page 103, of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along and with the west line of said 133.81 acres, same being the east line of said 25.255 acres, the following bearings and distances:

N 11°39'03" E, a distance of 99.97 feet to a found ½" iron rod;

N 68°32'03" E, a distance of 602.51 feet to a found 1" iron pipe;

N 12°57'58" E, a distance of 771.71 feet to a found ½" iron rod at the northeast corner of said 25.255 acres, same being a southwest corner of said 133.81 acres;

THENCE: N 77°02'21" W, along and with the north line of said 25.255 acres, a distance of 1024.45 feet to a found ½" iron rod at the northwest corner of said 25.255 acres, same being a southwest corner of said 133.81 acres, on the east line of a 111.662 acre tract, conveyed to Regina Schick, in deed recorded Document No. 20150012806, of said Official Public Records;

THENCE: N 13°01'31" E, along and with the west line of said 133.81 acres, same being the east line of said 111.662 acres, a distance of 4032.32 feet to a northeast corner of said 11.662 acres, same being a southeast corner of said 12.22 acres, continuing along the west line of said 133.81 acres, same being the east line of said 12.22 acres, for a total distance of 4674.87 feet to the POINT OF BEGINNING and containing 133.773 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 12791-00 by Pape-Dawson Engineers, Inc.

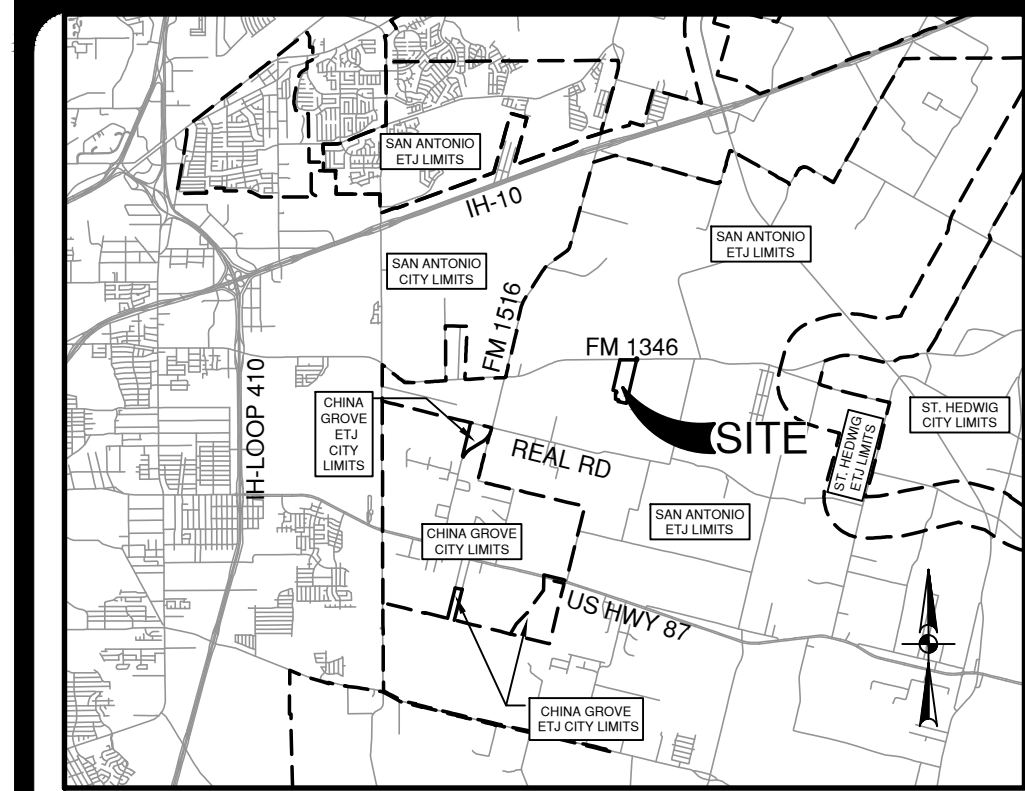
PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 2022  
JOB NO. 12791-00  
DOC. ID. N:\CIVIL\12791-00\Word\12791-00 FN 133.773AC.docx



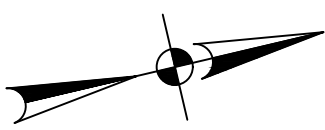
**EXHIBIT “B”**  
**SITE PLAN OF THE SIENNA LAKES PID**



Date: June 2, 2023, 9:18 PM -- User: D:\esporcinet  
File: P:\23\11\00016\01\Design\Civil\MDP\_1279101.dwg



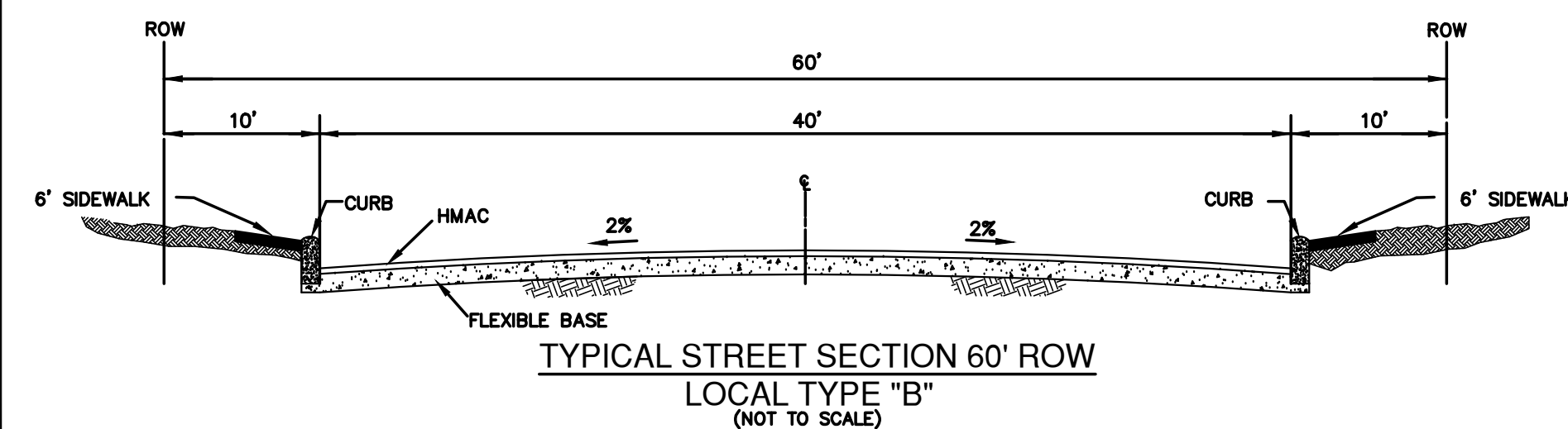
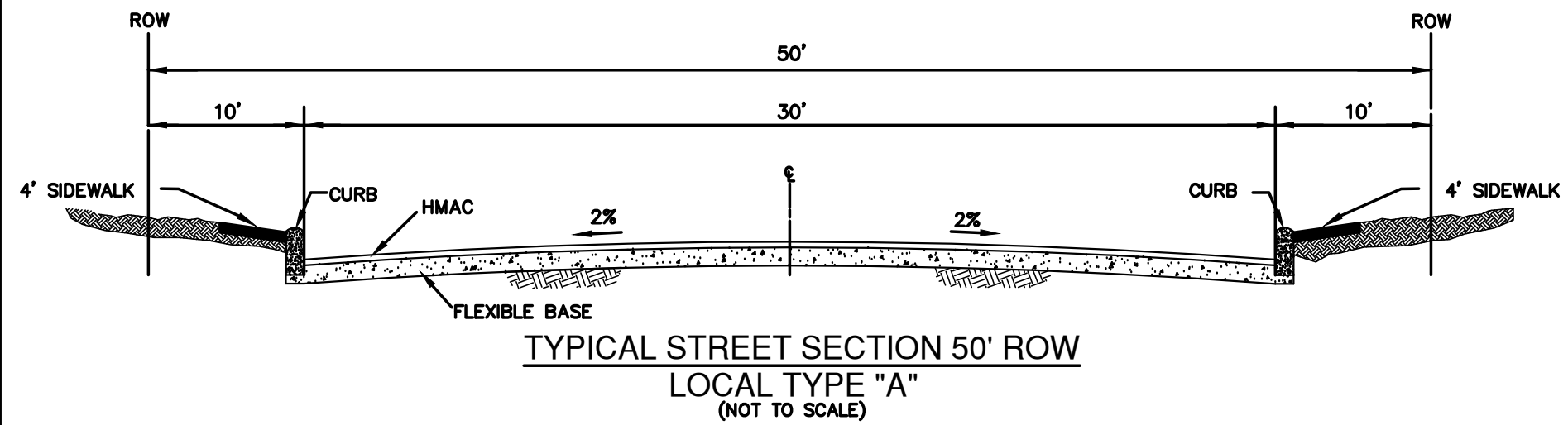
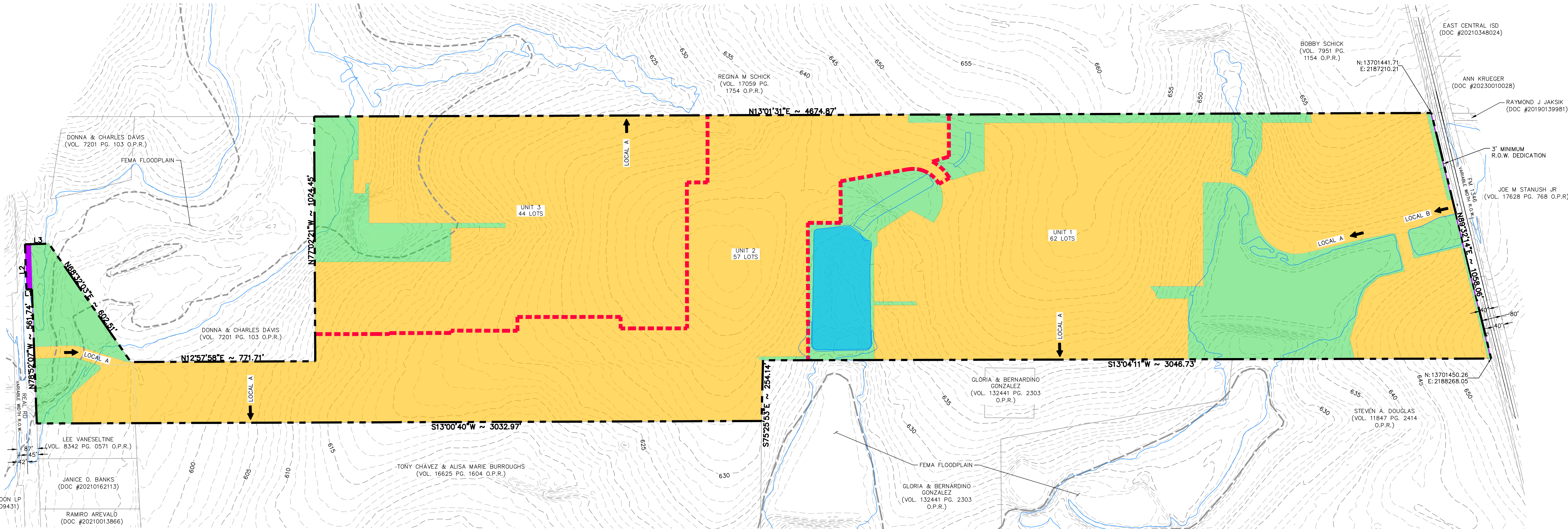
LOCATION MAP  
NOT-TO-SCALE



SCALE: 1"= 200'  
0' 200' 400' 600'

LEGEND	
	TRAFFIC FLOW
	MDP BOUNDARY
	UNIT LIMITS
	EXISTING CONTOUR
	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
	ULTIMATE DEVELOPMENT 100-YR FLOODPLAIN (STUDY BY PAPE-DAWSON ENGINEERS)
	SINGLE FAMILY
	OPEN SPACE/DRAINAGE
	DETENTION POND
	PUBLIC R.O.W. DEDICATION

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S12°07'20"W	22.87'
L2	N78°55'03"W	169.26'
L3	N11°39'03"E	99.87'



## NOTES:

- THE PROPERTY IS LOCATED WITHIN THE CITY OF SAN ANTONIO EXTRATERRITORIAL JURISDICTION.
- PROPERTY IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
- PROPERTY BOUNDARY IS BASED ON SURVEY PREPARED BY PAPE-DAWSON ENGINEERS, INC.
- THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS CENTRAL ZONE.
- THIS DEVELOPMENT WILL BE COMPLETED IN THREE PHASES.
- ALL LAND USE IS SINGLE FAMILY RESIDENTIAL UNLESS OTHERWISE NOTED ON THE MAP UNDER THE UNIT NUMBER.
- INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT. BLOCKS WILL MEET BLOCK LENGTH REQUIREMENTS PER UDC 35-506 TABLE 506-3.
- DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(g.) & TABLE 506-3. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS & LOCAL "B" (MINIMUM 60 FEET RIGHT-OF-WAY) AND FOUR (4) FEET FOR LOCAL "A" (MINIMUM 50 FEET RIGHT-OF-WAY).
- SECONDARY ACCESS WILL BE PROVIDED FOR SUBDIVISIONS EXCEEDING 125 UNITS AS PER THE UDC 35-506(a)(7).
- STREETS WITHIN ANY PROPOSED SUBDIVISION WILL PROVIDE A CONNECTIVITY RATIO OF NO LESS THEN 1.20 AS OUTLINED IN SECTION 35-506(a)(1) OF THE UDC. INTERNAL STREETS WILL MEET MAXIMUM STREET LENGTH REQUIREMENTS PER UDC SECTION 35-515(b)(3)(b).
- LAND FOR PARKS WILL BE DEDICATED AT A RATIO OF 1 ACRE PER 70 LOTS WITHIN A 1 MILE RADIUS OF THE SUBJECT PROPERTY OR A FEE WILL BE PAID IN LIEU-OF LAND DEDICATION BASED ON THE SAME ACREAGE PER LOT AT FAIR MARKET VALUE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
- DEVELOPER WILL COMPLY WITH UDC ARTICLE V.II CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
- ALL INTERSECTIONS WILL MEET MINIMUM SIGHT DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED. INTERNAL STREETS WILL MEET STREET INTERSECTION REQUIREMENTS PER UDC SECTION 35-506(f)(1).
- THIS DEVELOPMENT IS IN THE EAST CENTRAL INDEPENDENT SCHOOL DISTRICT.
- WATER SERVICE TO BE PROVIDED BY SANS.
- SANITARY SEWER SERVICE TO BE PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
- GAS (IF AVAILABLE) AND ELECTRIC SERVICE TO BE PROVIDED BY CPS.
- TELEPHONE SERVICE TO BE PROVIDED BY AT&T TELEPHONE, OR CHARTER/ SPECTRUM.
- CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE, OR CHARTER/ SPECTRUM.
- THE ENTIRE AREA WITH IN THE MDP BOUNDARY WILL BE PLATTED.
- THE TOTAL NUMBER OF FLAG LOTS WITHIN THE MDP BOUNDARY WILL NOT EXCEED 20% (UDC 35-515-H, TABLE 515-2). NOTE THAT THERE ARE 6 FLAG LOTS CONTAINED WITHIN THE MDP BOUNDARY. THE CURRENT PERCENTAGE OF FLAG LOTS FOR THE ENTIRE MDP IS 4.8%.
- STORM WATER DETENTION WILL BE PROVIDED, THE APPROXIMATE TOTAL STORAGE VOLUME IS 11 ACRE-FEET.

LAND USE/ DENSITY TABLE						
ITEM	# UNITS	RESIDENTIAL ACREAGE	DENSITY UNITS/AC	PHASING SCHEDULE	OPEN SPACE /DRAINAGE	TOTAL ACREAGE
UNIT 1	62	41.718	1.49	2024	18,789 AC	60,507
UNIT 2	57	37.236	1.53	2025	3,791 AC	41,027
UNIT 3	44	28.070	1.57	2026	4,169 AC	32,239
TOTAL DEVELOPMENT	163	107.024 AC	1.52		26,749 AC	133,773 AC

PARK SPACE REQUIRED PER PHASE				
PHASE	DESCRIPTION	NO. OF DWELLING UNITS (D.U.)	REQ. AC	AC PROVIDED
1	SINGLE FAMILY RESIDENTIAL	62	0.886 AC	18,789 AC
2	SINGLE FAMILY RESIDENTIAL	57	0.814 AC	3,791 AC
3	SINGLE FAMILY RESIDENTIAL	44	0.639 AC	4,169 AC
	TOTAL	163	2.329 AC	26,749 AC
PARK CREDIT REQUIRED				
RESIDENTIAL = 163 UNITS / 70 REQUIRED FACTOR = 2.329 AC				
TOTAL = 2.329 CREDITS REQUIRED				

**PAPE-DAWSON ENGINEERS**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.325.8000  
TEXAS ENGINEERING FIRM #071 | TEXAS SURVEYING FIRM #1008900

**SIENNA LAKES**  
SAN ANTONIO, TEXAS  
MASTER DEVELOPMENT PLAN  
23-11100016

## PROPERTY LEGAL DESCRIPTION

A 133.773 ACRE, OR 5,827,152 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 133.81 ACRE TRACT CONVEYED TO RED & BLACK AKASHI LLC IN DEED RECORDED IN DOCUMENT NO. 20150096107, OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE I.W. HOYLE SURVEY NO. 33, ABSTRACT NO. 310, OUT OF THE A.H. YOUNG SURVEY NO. 139, ABSTRACT NO. 827, AND OUT OF THE E. GIESKE SURVEY NO. 32, ABSTRACT NO. 286, IN COUNTY BLOCK 5102, S104, AN 6124, OF BEAR COUNTY, TEXAS.

\* "THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

OWNER  
ENGINEER

**OWNER & DEVELOPER**  
CHESMAR HOMES  
CONTACT: BART SWIDER  
211 N LOOP 1604 E  
SAN ANTONIO, TEXAS 78232  
TEL: (210) 957-3395

**CIVIL ENGINEER/DESIGNER**  
PAPE-DAWSON ENGINEERS, INC.  
CONTACT: JON ADAME, P.E.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213  
TEL: (210) 375-9000  
FAX: (210) 375-9010  
EMAIL: JADAME@PAPE-DAWSON.COM

PREPARATION DATE: February 1, 2024

PLAT NO. 23-11100016  
JOB NO. 12791-01  
DATE JANUARY 2024  
DESIGNER JS  
CHECKED VS\_DRAWN\_JV  
SHEET 1 OF 1



**EXHIBIT “2”**  
**SIENNA LAKES PID DEVELOPMENT AGREEMENT PROVISIONS MATRIX**



**Sienna Lakes PID**  
**Development Agreement Provisions Matrix**

Special District	Petition Information	Status -Date Submitted
Special District Name	Sienna Lakes Special Improvement District	
Type of Special District and Request	Ch. 382 PID Request for City of San Antonio consent to the creation of a Ch. 382 PID	
Other information about the District or Request	This request is made pursuant to Chapter 382 of the Texas Local Government Code requesting City of San Antonio consent to Bexar County's creation of a special improvement district.	
Applicant(s) & Property Owner(s)	Applicant/Property Owner: Chesmar Homes, LLC	
Representatives or Contacts	Ortiz McKnight PLLC	
Location	The proposed Sienna Lakes PID is generally located southwest of Schwirthe Road and FM 1346, wholly within the City's extraterritorial jurisdiction.	
Total Acres	Approximately 133.8-acres, being more accurately described in the attached field notes and survey	
Water CCN	SAWS	
Wastewater/ Sewer CCN	N/A	
Commercial Acres	N/A	
Single Family Units	163 total units	
Multi-Family Units	N/A	
Proposed Public Improvement Costs (per submitted petition & pro-forma analysis)	Approximately \$15.2M, being more accurately defined by the attached pro-forma analysis	
Proposed PID Revenue (per pro-forma analysis)	Approximately \$13.8M, being more accurately defined by the by the attached pro-forma analysis	

Petition/Application Documents		
Petition Submitted to County requesting Creation of the Sienna Lakes PID	September 17, 2024	
County's Resolution of Intent to Create the Sienna Lakes PID	October 29, 2024	
Petition Submitted to City requesting consent to Creation of the Sienna Lakes PID	September 18, 2024	
Field Notes/ Legal Description and Exhibit	Attached	
Master Development Plan MDP or Site Plan (approved or status)	MDP-23-11100016 Currently being reviewed by Development Services Department	
GIS Shapefiles	Attached	
Proforma analysis showing projected revenue of the Sienna Lakes PID	Attached	
City of San Antonio Contract Disclosure Form and the Certificate of Interested Parties (Form 1295) completed by all Property Owners within the boundaries of the proposed Sienna Lakes PID	Attached	
County's Resolution Consenting to Creation of the Sienna Lakes 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	\$28,525	
Total Fees	\$36,025	

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		
Hotel Occupancy Tax Rate	N/A	
Sales and Use Tax Rate	2% per taxable sale subject to the state and local sales and use tax rates in the District	
Bonds	yes	

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

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

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

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

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

Environmental Protection		
ERZD (Edwards Recharge Zone District) Overlay, if located in the Edwards Aquifer Recharge Zone	If applicable	
TCEQ Edwards Aquifer Best Management Practices, if located in the Edwards Aquifer Recharge Zone	If applicable	
Tree planting/replacement programs; pollinator & community Fischer, See Appendix E San Antonio Recommended Plant List - All Suited to Xeriscape Planting Methods of the UDC, Ch. 35 of the City Code	✓	
Historical, Archeological or Cultural Protection	✓ - To be Completed as part of MDP-23-11100016 process, which is currently being reviewed by Development Services Department	
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 SIENNA LAKES PID**

**SIENNA LAKES SPECIAL IMPROVEMENT DISTRICT**

**PID SUMMARY**

**1. Public Improvement District:**

- Name: Sienna Lakes Special Improvement District
- Location: Southwest of Schuwirth Rd. and FM 1346
  - Generally southwest of Loop 1604 and I-10
- Applicant/Property Owner: Chesmar Homes
- Jurisdiction: Bexar County (City of San Antonio's Extraterritorial Jurisdiction)
- Acreage: +/- 133.773 acres
- Water CCN: SAWS
- Sewer CCN: No Sewer CCN

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

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

**3. Project:**

- Project will be a 100% single-family residential development to consist of approximately 163 total lots with a minimum 1/2-acre lot size.
- Proposed On-Site and Off-Site Improvements: Individual Lot Improvements (clearing and grading); Water Improvements; Drainage; Utilities (electric, gas, street light, telephone, internet, etc.) Streets (Collector); Landscaping; and Park/Open Space.







**EXHIBIT “4”**  
**PRO-FORMA SHOWING EXPECTED PUBLIC IMPROVEMENT COSTS AND REVENUES**  
**WITHIN THE SIENNA LAKES PID**

**SIENNA LAKES SPECIAL IMPROVEMENT DISTRICT  
FINANCIAL ANALYSIS**

**TABLE OF CONTENTS**

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



SIENNA LAKES SPECIAL IMPROVEMENT DISTRICT  
FINANCIAL ANALYSIS

PID Analysis Summary

Description	Amount
PID Tax Rate (per \$100 AV)	0.54159
O&M Rate (per \$100 AV) - First 5 Years	0.18609
O&M Rate (per \$100 AV) - Remaining Term	0.09304
Inflation Rate	0
Property Tax Collection Rate	95%
Single Family Residential Units	163
PID Revenues Collected	\$ 13,759,039.79
Total Eligible PID Costs	\$ 15,206,173.40

SIENNA LAKES SPECIAL IMPROVEMENT DISTRICT - FINANCIAL ANALYSIS

**PID Revenues Analysis**

Year No.	Year on Tax Rolls	Yearly Housing Units on Ground	Housing Units on Ground (Cumulative)	Taxable Basis Per Unit	Total Taxable Basis <sup>1</sup>	Ad Valorem Tax/(100*0.54159) <sup>2</sup>	Cumulative
1	2025	17	17	\$ 600,000.00	\$ 10,200,000.00	\$ 52,480.07	\$ 52,480.07
2	2026	29	46	\$ 600,000.00	\$ 27,600,000.00	\$ 142,004.90	\$ 194,484.97
3	2027	31	77	\$ 600,000.00	\$ 46,200,000.00	\$ 237,703.85	\$ 432,188.82
4	2028	29	106	\$ 600,000.00	\$ 63,600,000.00	\$ 327,228.68	\$ 759,417.50
5	2029	30	136	\$ 600,000.00	\$ 81,600,000.00	\$ 419,840.57	\$ 1,179,258.07
6	2030	27	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 1,682,449.34
7	2031	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 2,185,640.60
8	2032	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 2,688,831.87
9	2033	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 3,192,023.14
10	2034	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 3,695,214.41
11	2035	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 4,198,405.68
12	2036	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 4,701,596.95
13	2037	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 5,204,788.22
14	2038	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 5,707,979.49
15	2039	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 6,211,170.76
16	2040	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 6,714,362.03
17	2041	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 7,217,553.29
18	2042	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 7,720,744.56
19	2043	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 8,223,935.83
20	2044	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 8,727,127.10
21	2045	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 9,230,318.37
22	2046	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 9,733,509.64
23	2047	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 10,236,700.91
24	2048	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 10,739,892.18
25	2049	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 11,243,083.45
26	2050	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 11,746,274.72
27	2051	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 12,249,465.98
28	2052	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 12,752,657.25
29	2053	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 13,255,848.52
30	2054	0	163	\$ 600,000.00	\$ 97,800,000.00	\$ 503,191.27	\$ 13,759,039.79
<b>TOTALS</b>						\$ 13,759,039.79	\$ 13,759,039.79

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

<sup>2</sup>Assumes a Collection Ratio of 95%

SIENNA LAKES SPECIAL IMPROVEMENT DISTRICT  
FINANCIAL ANALYSIS

Cumulative Ad Valorem Tax Revenues

Year No.	Year	Bexar County	Bexar County Road & Flood	SA River Authority	Alamo Community College	University Health System	Bexar County ESD #10	East Central ISD
5	2029	\$ 633,350.65	\$ 54,247.06	\$ 41,256.00	\$ 341,851.80	\$ 633,130.62	\$ 229,200.00	\$ 2,028,878.40
10	2034	\$ 1,984,609.24	\$ 169,983.58	\$ 129,276.00	\$ 1,071,195.30	\$ 1,983,919.77	\$ 718,200.00	\$ 6,357,506.40
15	2039	\$ 3,335,867.83	\$ 285,720.10	\$ 217,296.00	\$ 1,800,538.80	\$ 3,334,708.92	\$ 1,207,200.00	\$ 10,686,134.40
20	2044	\$ 4,687,126.42	\$ 401,456.62	\$ 305,316.00	\$ 2,529,882.30	\$ 4,685,498.07	\$ 1,696,200.00	\$ 15,014,762.40
25	2049	\$ 6,038,385.01	\$ 517,193.14	\$ 393,336.00	\$ 3,259,225.80	\$ 6,036,287.22	\$ 2,185,200.00	\$ 19,343,390.40
30	2054	\$ 7,389,643.60	\$ 632,929.66	\$ 481,356.00	\$ 3,988,569.30	\$ 7,387,076.37	\$ 2,674,200.00	\$ 23,672,018.40

SIENNA LAKES SPECIAL IMPROVEMENT DISTRICT  
FINANCIAL ANALYSIS

Ad Valorem Tax Revenues

Year on Tax Rolls	Bexar County		Bexar County Road & Flood		SA River Authority		Alamo Community College		University Health System		Bexar County ESD #10		East Central ISD	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
	0.276331	Revenue	0.023668	Revenue	0.018000	Revenue	0.149150	Revenue	0.276235	Revenue	0.100000	Revenue	0.885200	Revenue
2025	\$ 28,185.76	\$ 28,185.76	\$ 2,414.14	\$ 2,414.14	\$ 1,836.00	\$ 1,836.00	\$ 15,213.30	\$ 15,213.30	\$ 28,175.97	\$ 28,175.97	\$ 10,200.00	\$ 10,200.00	\$ 90,290.40	\$ 90,290.40
2026	\$ 76,267.36	\$ 104,453.12	\$ 6,532.37	\$ 8,946.50	\$ 4,968.00	\$ 6,804.00	\$ 41,165.40	\$ 56,378.70	\$ 76,240.86	\$ 104,416.83	\$ 27,600.00	\$ 37,800.00	\$ 244,315.20	\$ 334,605.60
2027	\$ 127,664.92	\$ 232,118.04	\$ 10,934.62	\$ 19,881.12	\$ 8,316.00	\$ 15,120.00	\$ 68,907.30	\$ 125,286.00	\$ 127,620.57	\$ 232,037.40	\$ 46,200.00	\$ 84,000.00	\$ 408,962.40	\$ 743,568.00
2028	\$ 175,746.52	\$ 407,864.56	\$ 15,052.85	\$ 34,933.97	\$ 11,448.00	\$ 26,568.00	\$ 94,859.40	\$ 220,145.40	\$ 175,685.46	\$ 407,722.86	\$ 63,600.00	\$ 147,600.00	\$ 562,987.20	\$ 1,306,555.20
2029	\$ 225,486.10	\$ 633,350.65	\$ 19,313.09	\$ 54,247.06	\$ 14,688.00	\$ 41,256.00	\$ 121,706.40	\$ 341,851.80	\$ 225,407.76	\$ 633,130.62	\$ 81,600.00	\$ 229,200.00	\$ 722,323.20	\$ 2,028,878.40
2030	\$ 270,251.72	\$ 903,602.37	\$ 23,147.30	\$ 77,394.36	\$ 17,604.00	\$ 58,860.00	\$ 145,868.70	\$ 487,720.50	\$ 270,157.83	\$ 903,288.45	\$ 97,800.00	\$ 327,000.00	\$ 865,725.60	\$ 2,894,604.00
2031	\$ 270,251.72	\$ 1,173,854.09	\$ 23,147.30	\$ 100,541.66	\$ 17,604.00	\$ 76,464.00	\$ 145,868.70	\$ 633,589.20	\$ 270,157.83	\$ 1,173,446.28	\$ 97,800.00	\$ 424,800.00	\$ 865,725.60	\$ 3,760,329.60
2032	\$ 270,251.72	\$ 1,444,105.81	\$ 23,147.30	\$ 123,688.97	\$ 17,604.00	\$ 94,068.00	\$ 145,868.70	\$ 779,457.90	\$ 270,157.83	\$ 1,443,604.11	\$ 97,800.00	\$ 522,600.00	\$ 865,725.60	\$ 4,626,055.20
2033	\$ 270,251.72	\$ 1,714,357.52	\$ 23,147.30	\$ 146,836.27	\$ 17,604.00	\$ 111,672.00	\$ 145,868.70	\$ 925,326.60	\$ 270,157.83	\$ 1,713,761.94	\$ 97,800.00	\$ 620,400.00	\$ 865,725.60	\$ 5,491,780.80
2034	\$ 270,251.72	\$ 1,984,609.24	\$ 23,147.30	\$ 169,983.58	\$ 17,604.00	\$ 129,276.00	\$ 145,868.70	\$ 1,071,195.30	\$ 270,157.83	\$ 1,983,919.77	\$ 97,800.00	\$ 718,200.00	\$ 865,725.60	\$ 6,357,506.40
2035	\$ 270,251.72	\$ 2,254,860.96	\$ 23,147.30	\$ 193,130.88	\$ 17,604.00	\$ 146,880.00	\$ 145,868.70	\$ 1,217,064.00	\$ 270,157.83	\$ 2,254,077.60	\$ 97,800.00	\$ 816,000.00	\$ 865,725.60	\$ 7,223,232.00
2036	\$ 270,251.72	\$ 2,525,112.68	\$ 23,147.30	\$ 216,278.18	\$ 17,604.00	\$ 164,484.00	\$ 145,868.70	\$ 1,362,932.70	\$ 270,157.83	\$ 2,524,235.43	\$ 97,800.00	\$ 913,800.00	\$ 865,725.60	\$ 8,088,957.60
2037	\$ 270,251.72	\$ 2,795,364.40	\$ 23,147.30	\$ 239,425.49	\$ 17,604.00	\$ 182,088.00	\$ 145,868.70	\$ 1,508,801.40	\$ 270,157.83	\$ 2,794,393.26	\$ 97,800.00	\$ 1,011,600.00	\$ 865,725.60	\$ 8,954,683.20
2038	\$ 270,251.72	\$ 3,065,616.11	\$ 23,147.30	\$ 262,572.79	\$ 17,604.00	\$ 199,692.00	\$ 145,868.70	\$ 1,654,670.10	\$ 270,157.83	\$ 3,064,551.09	\$ 97,800.00	\$ 1,109,400.00	\$ 865,725.60	\$ 9,820,408.80
2039	\$ 270,251.72	\$ 3,335,867.83	\$ 23,147.30	\$ 285,720.10	\$ 17,604.00	\$ 217,296.00	\$ 145,868.70	\$ 1,800,538.80	\$ 270,157.83	\$ 3,334,708.92	\$ 97,800.00	\$ 1,207,200.00	\$ 865,725.60	\$ 10,686,134.40
2040	\$ 270,251.72	\$ 3,606,119.55	\$ 23,147.30	\$ 308,867.40	\$ 17,604.00	\$ 234,900.00	\$ 145,868.70	\$ 1,946,407.50	\$ 270,157.83	\$ 3,604,866.75	\$ 97,800.00	\$ 1,305,000.00	\$ 865,725.60	\$ 11,551,860.00
2041	\$ 270,251.72	\$ 3,876,371.27	\$ 23,147.30	\$ 332,014.70	\$ 17,604.00	\$ 252,504.00	\$ 145,868.70	\$ 2,092,276.20	\$ 270,157.83	\$ 3,875,024.58	\$ 97,800.00	\$ 1,402,800.00	\$ 865,725.60	\$ 12,417,585.60
2042	\$ 270,251.72	\$ 4,146,622.99	\$ 23,147.30	\$ 355,162.01	\$ 17,604.00	\$ 270,108.00	\$ 145,868.70	\$ 2,238,144.90	\$ 270,157.83	\$ 4,145,182.41	\$ 97,800.00	\$ 1,500,600.00	\$ 865,725.60	\$ 13,283,311.20
2043	\$ 270,251.72	\$ 4,416,874.70	\$ 23,147.30	\$ 378,309.31	\$ 17,604.00	\$ 287,712.00	\$ 145,868.70	\$ 2,384,013.60	\$ 270,157.83	\$ 4,415,340.24	\$ 97,800.00	\$ 1,598,400.00	\$ 865,725.60	\$ 14,149,036.80
2044	\$ 270,251.72	\$ 4,687,126.42	\$ 23,147.30	\$ 401,456.62	\$ 17,604.00	\$ 305,316.00	\$ 145,868.70	\$ 2,529,882.30	\$ 270,157.83	\$ 4,685,498.07	\$ 97,800.00	\$ 1,696,200.00	\$ 865,725.60	\$ 15,014,762.40
2045	\$ 270,251.72	\$ 4,957,378.14	\$ 23,147.30	\$ 424,603.92	\$ 17,604.00	\$ 322,920.00	\$ 145,868.70	\$ 2,675,751.00	\$ 270,157.83	\$ 4,955,655.90	\$ 97,800.00	\$ 1,794,000.00	\$ 865,725.60	\$ 15,880,488.00
2046	\$ 270,251.72	\$ 5,227,629.86	\$ 23,147.30	\$ 447,751.22	\$ 17,604.00	\$ 340,524.00	\$ 145,868.70	\$ 2,821,619.70	\$ 270,157.83	\$ 5,225,813.73	\$ 97,800.00	\$ 1,891,800.00	\$ 865,725.60	\$ 16,746,213.60
2047	\$ 270,251.72	\$ 5,497,881.58	\$ 23,147.30	\$ 470,898.53	\$ 17,604.00	\$ 358,128.00	\$ 145,868.70	\$ 2,967,488.40	\$ 270,157.83	\$ 5,495,971.56	\$ 97,800.00	\$ 1,989,600.00	\$ 865,725.60	\$ 17,611,939.20
2048	\$ 270,251.72	\$ 5,768,133.29	\$ 23,147.30	\$ 494,045.83	\$ 17,604.00	\$ 375,732.00	\$ 145,868.70	\$ 3,113,357.10	\$ 270,157.83	\$ 5,766,129.39	\$ 97,800.00	\$ 2,087,400.00	\$ 865,725.60	\$ 18,477,664.80
2049	\$ 270,251.72	\$ 6,038,385.01	\$ 23,147.30	\$ 517,193.14	\$ 17,604.00	\$ 393,336.00	\$ 145,868.70	\$ 3,259,225.80	\$ 270,157.83	\$ 6,036,287.22	\$ 97,800.00	\$ 2,185,200.00	\$ 865,725.60	\$ 19,343,390.40
2050	\$ 270,251.72	\$ 6,308,636.73	\$ 23,147.30	\$ 540,340.44	\$ 17,604.00	\$ 410,940.00	\$ 145,868.70	\$ 3,405,094.50	\$ 270,157.83	\$ 6,306,445.05	\$ 97,800.00	\$ 2,283,000.00	\$ 865,725.60	\$ 20,209,116.00
2051	\$ 270,251.72	\$ 6,578,888.45	\$ 23,147.30	\$ 563,487.74	\$ 17,604.00	\$ 428,544.00	\$ 145,868.70	\$ 3,550,963.20	\$ 270,157.83	\$ 6,576,602.88	\$ 97,800.00	\$ 2,380,800.00	\$ 865,725.60	\$ 21,074,841.60
2052	\$ 270,251.72	\$ 6,849,140.17	\$ 23,147.30	\$ 586,635.05	\$ 17,604.00	\$ 446,148.00	\$ 145,868.70	\$ 3,696,831.90	\$ 270,157.83	\$ 6,846,760.71	\$ 97,800.00	\$ 2,478,600.00	\$ 865,725.60	\$ 21,940,567.20
2053	\$ 270,251.72	\$ 7,119,391.88	\$ 23,147.30	\$ 609,782.35	\$ 17,604.00	\$ 463,752.00	\$ 145,868.70	\$ 3,842,700.60	\$ 270,157.83	\$ 7,116,918.54	\$ 97,800.00	\$ 2,576,400.00	\$ 865,725.60	\$ 22,806,292.80
2054	\$ 270,251.72	\$ 7,389,643.60	\$ 23,147.30	\$ 632,929.66	\$ 17,604.00	\$ 481,356.00	\$ 145,868.70	\$ 3,988,569.30	\$ 270,157.83	\$ 7,387,076.37	\$ 97,800.00	\$ 2,674,200.00	\$ 865,725.60	\$ 23,672,018.40
Total	\$ 7,389,643.60		\$ 632,929.66		\$ 481,356.00		\$ 3,988,569.30		\$ 7,387,076.37		\$ 2,674,200.00		\$ 23,672,018.40	

\*Tax Rates per BCAD 2023 Tax Rate Chart

SIENNA LAKES SPECIAL IMPROVEMENT DISTRICT  
FINANCIAL ANALYSIS

Summary of Projected PID Qualified Costs

Improvement	Cost
Streets	\$ 4,935,501
Drainage	\$ 1,603,050
Water	\$ 3,592,956
Electric	\$ 2,133,249
Platting, Drainage Impact, and Misc.	\$ 115,392
Engineering & Surveying	\$ 1,316,146
Material Testing	\$ 127,500
Contingency	\$ 1,382,379
<b>Total</b>	<b>\$ 15,206,173.40</b>

**EXHIBIT “5”**  
**PETITIONER’S SWORN STATEMENT**

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

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

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

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

**OWNER:**

**CHESMAR HOMES, LLC,**  
a Texas limited liability company

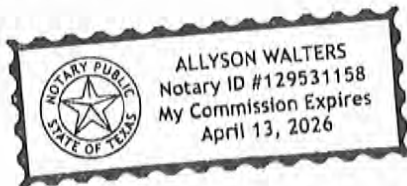
By: Chesmar Holdings, LLC,  
a Delaware limited liability company,  
Member

By: [Signature]  
Name: Gerson T. [unclear]  
Title: VP Land

**ACKNOWLEDGEMENT**

STATE OF Texas §  
COUNTY OF Bexar §

On the 3rd day of September, 2024, before me, the undersigned, personally appeared VP Land, of CHESMAR HOMES, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the foregoing instrument and acknowledged to me they executed the same in the capacity and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



[Signature]  
Notary Public  
My Commission Expires: 4-13-26



**EXHIBIT “6”**  
**PETITIONER/PROPERTY OWNER’S EXECUTED CONTRACTS DISCLOSURE FORM AND**  
**FORM 1295**



# Contracts Disclosure Form

This form can be completed online at [www.sanantonio.gov/ethics](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 Carson \*M.I.  \*Last Trainer Suffix

## \* 2) Contract Information

a) Contract or Project Name: Sienna Lakes 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.)

Chesmar Homes, LLC

b) Name and title of contract signatory

Carson Trainer (Vice-President)

Bart Swider (President)

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):

Chesmar Holdings, LLC; SH Residential Holdings, LLC; Sekisui House US Holdings, LLC; Sekisui House, Ltd.

**\* 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: Carson Trainer \*Signature: 

Title: Vice-President \*Date: 8/23/24

\*Company Name or DBA: Chesmar Homes, LLC

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

**Daniel Ortiz****2023 Campaign Contributions**

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

**2024 Campaign Contributions**

0

**James McKnight****2023 Campaign Contributions**

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

**2024 Campaign Contributions**

0



# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

## OFFICE USE ONLY CERTIFICATION OF FILING

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

Chesmar Homes, LLC  
San Antonio, TX United States

Certificate Number:  
2024-1203713

Date Filed:  
08/21/2024

Date Acknowledged:

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

City of San Antonio - Planning Department

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

Sienna Lakes PID  
Sienna Lakes PID

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Chesmar Homes, LLC	San Antonio, TX United States	X	
	Trainer, Carson	San Antonio, TX United States	X	
	Swider, Bart	San Antonio, TX United States	X	
	Ortiz McKnight PLLC	San Antonio, TX United States		X
	Ortiz , Daniel	San Antonio, TX United States		X
	DeAnda, Kevin	San Antonio, TX United States		X

5 Check only if there is NO Interested Party.

☐


### 6 UNSWORN DECLARATION

My name is Carson Trainer, and my date of birth is 9/9/94.

My address is 18 Cheslyn (street), San Antonio (city), TX (state), 78230 (zip code), Bexar (country).

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

Executed in Bexar County, State of Texas, on the 3rd day of September, 2024.  
(month) (year)

  
Signature of authorized agent of contracting business entity  
(Declarant)

**EXHIBIT “7”**  
**OWNERSHIP DEEDS AND BEXAR COUNTY APPRAISAL DISTRICT INFORMATION**  
**RELATED TO THE SIENNA LAKES PID**

Property

Account

Property ID:	328026	Legal Description:	CB 5102 P-6A ABS 310
Geographic ID:	05102-000-0061	Zoning:	OCL
Type:	Real	Agent Code:	60100
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:	OP(OPEN PROTEST)
Informal Date:	
Formal Date:	08/16/2024 09:00 AM

Location

Address:	9972 FM 1346 SAN ANTONIO, TX 78263	Mapsc0:	620D6
Neighborhood:	NORTH EAST CENTRAL	Map ID:	
Neighborhood CD:	23001	E-File Eligible	

Owner

Name:	CHESMAR HOMES LLC	Owner ID:	3381601
Mailing Address:	211 N LOOP 1604 E STE 175 SAN ANTONIO, TX 78232-1237	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,430	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$2,309,840	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$2,311,270	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$2,311,270	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$2,311,270	

Taxing Jurisdiction

Owner: CHESMAR HOMES LLC  
% Ownership: 100.000000000000%  
Total Value: \$2,311,270

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$2,311,270	\$2,311,270	\$547.03		
08	SA RIVER AUTH	0.018000	\$2,311,270	\$2,311,270	\$416.03		
09	ALAMO COM COLLEGE	0.149150	\$2,311,270	\$2,311,270	\$3,447.25		
10	UNIVERSITY HEALTH	0.276235	\$2,311,270	\$2,311,270	\$6,384.54		
102	BEXAR CO EMERG DIST #10	0.100000	\$2,311,270	\$2,311,270	\$2,311.27		
11	BEXAR COUNTY	0.276331	\$2,311,270	\$2,311,270	\$6,386.76		
51	EAST CENTRAL ISD	0.885200	\$2,311,270	\$2,311,270	\$20,459.36		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$2,311,270	\$2,311,270	\$0.00		
Total Tax Rate:		1.728584					
Taxes w/Current Exemptions:					\$39,952.24		
Taxes w/o Exemptions:					\$39,952.24		

Improvement / Building

Improvement #1: Residential State Code: E1 Living Area: sqft Value: \$1,430

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHI	Implement Shed	L - S		1980	1200.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	106.8020	4652295.12	0.00	0.00	\$2,231,690	\$0
2	BSE	Base Rate Lot	6.2333	271522.55	0.00	0.00	\$78,150	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$1,430	\$2,309,840	0	2,311,270	\$0	\$2,311,270
2023	\$1,500	\$2,099,860	10,010	11,510	\$0	\$11,510
2022	\$1,600	\$1,768,230	11,080	12,680	\$0	\$12,680
2021	\$1,510	\$1,156,410	11,080	12,590	\$0	\$12,590
2020	\$1,130	\$1,019,690	0	1,020,820	\$0	\$1,020,820

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/22/2023	SWD	Special Warranty Deed	RED & BLACK AKAUSHI LLC	CHESMAR HOMES LLC			20230091523
2	5/21/2019	GWD	General Warranty Deed	FOUR OAKS TOWER LTD	RED & BLACK AKAUSHI LLC			20190096187

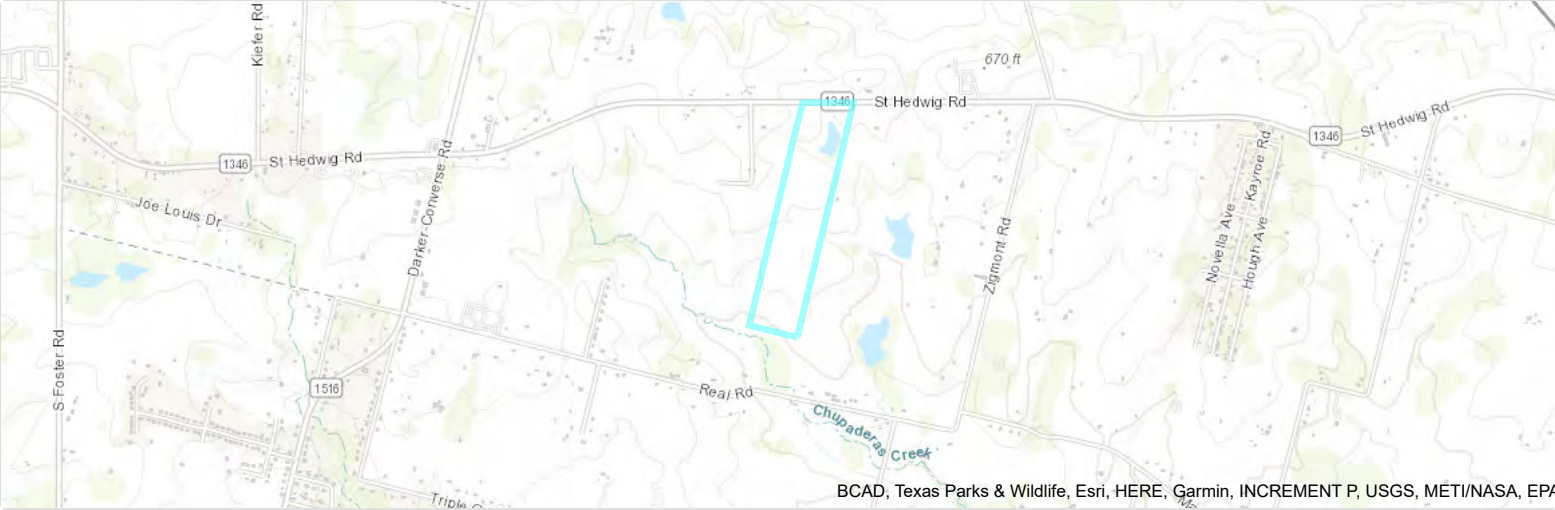
**Protest status and date information current as of Aug 15 2024  
2:30AM.**

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

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

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

Property Identification #: 328026	Property Information: 2024	Owner Identification #: 3381601
Geo ID: 05102-000-0061 Situs Address: 9972 FM 1346 SAN ANTONIO, TX 78263 Property Type: Real State Code: E1	Legal Description: CB 5102 P-6AABS 310 Abstract: A05102 Neighborhood: NORTH EAST CENTRAL Appraised Value: \$2,311,270.00 Jurisdictions: 10, 06, CAD, 09, 51, 11, 102, 08	Name: CHESMAR HOMES LLC Exemptions: DBA: Null



Bexar CAD Map Search

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

Property

Account

Property ID:	328033	Legal Description:	CB 5102 P-7A ABS 310 1.502A CB 5104 P-5A ABS 826 13.861
Geographic ID:	05102-000-0073	Zoning:	OCL
Type:	Real	Agent Code:	60100
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:	OP(OPEN PROTEST)
Informal Date:	
Formal Date:	08/23/2024 09:00 AM

Location

Address:	FM 1346 SAN ANTONIO, TX 78263	Mapsc0:	620D7
Neighborhood:	NORTH EAST CENTRAL	Map ID:	
Neighborhood CD:	23001	E-File Eligible	

Owner

Name:	CHESMAR HOMES LLC	Owner ID:	3381601
Mailing Address:	211 N LOOP 1604 E STE 175 SAN ANTONIO, TX 78232-1237	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$321,020	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$321,020	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$321,020	
(-) HS Cap:	-	\$0	
-----			

(=) Assessed Value: = \$321,020

## Taxing Jurisdiction

Owner: CHESMAR HOMES LLC

% Ownership: 100.000000000000%

Total Value: \$321,020

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$321,020	\$321,020	\$75.98		
08	SA RIVER AUTH	0.018000	\$321,020	\$321,020	\$57.78		
09	ALAMO COM COLLEGE	0.149150	\$321,020	\$321,020	\$478.80		
10	UNIVERSITY HEALTH	0.276235	\$321,020	\$321,020	\$886.77		
102	BEXAR CO EMERG DIST #10	0.100000	\$321,020	\$321,020	\$321.02		
11	BEXAR COUNTY	0.276331	\$321,020	\$321,020	\$887.08		
51	EAST CENTRAL ISD	0.885200	\$321,020	\$321,020	\$2,841.67		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$321,020	\$321,020	\$0.00		
Total Tax Rate:		1.728584					
Taxes w/Current Exemptions:					\$5,549.10		
Taxes w/o Exemptions:					\$5,549.10		

## 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	15.3630	669212.28	0.00	0.00	\$321,020	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$0	\$321,020	0	321,020	\$0	\$321,020
2023	\$0	\$291,840	0	291,840	\$0	\$291,840
2022	\$0	\$245,750	0	245,750	\$0	\$245,750
2021	\$0	\$159,640	0	159,640	\$0	\$159,640
2020	\$0	\$140,760	0	140,760	\$0	\$140,760

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/22/2023	SWD	Special Warranty Deed	RED & BLACK AKAUSHI LLC	CHESMAR HOMES LLC			20230091523
2	5/21/2019	GWD	General Warranty Deed	FOUR OAKS TOWER LTD	RED & BLACK AKAUSHI LLC			20190096187
3	11/7/2016	WD	Warranty Deed	INVERREAL HOLDINGS INC	FOUR OAKS TOWER LTD	18194	0273	20160221956



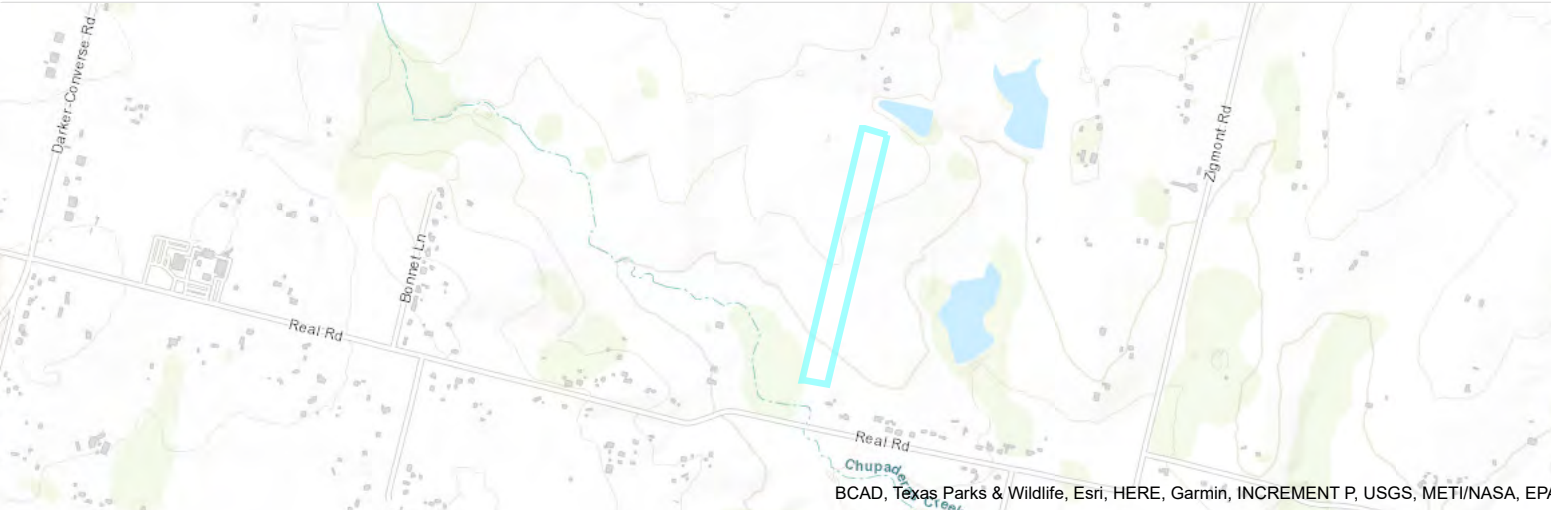
**Protest status and date information current as of Aug 15 2024  
2:30AM.**

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

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

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

Property Identification #: 328033	Property Information: 2024	Owner Identification #: 3381601
Geo ID: 05102-000-0073 Situs Address: FM 1346 SAN ANTONIO, TX 78263 Property Type: Real State Code: E1	Legal CB 5102 P-7A ABS 310 1.502A CB 5104 P-5A ABS 826 Description: 13.861 Abstract: A05102 Neighborhood: NORTH EAST CENTRAL Appraised Value: \$321,020.00 Jurisdictions: 51, 102, 10, 09, 06, 11, CAD, 08	Name: CHESMAR HOMES LLC Exemptions: DBA: Null



Bexar CAD Map Search

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Property

Account

Property ID:	328104	Legal Description:	CB 5102 P-27& P-30A ABS 310 CB 5124 P-1A & P-9A ABS 280
Geographic ID:	05102-000-0273	Zoning:	OCL
Type:	Real	Agent Code:	60100
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:	OP(OPEN PROTEST)
Informal Date:	
Formal Date:	

Location

Address:	8845 REAL RD SAN ANTONIO, TX 78263	Mapsc0:	620D8
Neighborhood:	NORTH EAST CENTRAL	Map ID:	
Neighborhood CD:	23001	E-File Eligible	

Owner

Name:	CHESMAR HOMES LLC	Owner ID:	3381601
Mailing Address:	211 N LOOP 1604 E STE 175 SAN ANTONIO, TX 78232-1237	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$96,740	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$96,740	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$96,740	
(-) HS Cap:	-	\$0	
-----			

(=) Assessed Value: = \$96,740

## Taxing Jurisdiction

Owner: CHESMAR HOMES LLC

% Ownership: 100.000000000000%

Total Value: \$96,740

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$96,740	\$96,740	\$22.90		
08	SA RIVER AUTH	0.018000	\$96,740	\$96,740	\$17.41		
09	ALAMO COM COLLEGE	0.149150	\$96,740	\$96,740	\$144.29		
10	UNIVERSITY HEALTH	0.276235	\$96,740	\$96,740	\$267.23		
102	BEXAR CO EMERG DIST #10	0.100000	\$96,740	\$96,740	\$96.74		
11	BEXAR COUNTY	0.276331	\$96,740	\$96,740	\$267.32		
51	EAST CENTRAL ISD	0.885200	\$96,740	\$96,740	\$856.34		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$96,740	\$96,740	\$0.00		
Total Tax Rate:		1.728584					
Taxes w/Current Exemptions:					\$1,672.23		
Taxes w/o Exemptions:					\$1,672.23		

## 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	3.7696	164203.78	0.00	0.00	\$78,770	\$0
2	BSE	Base Rate Lot	1.4334	62438.90	0.00	0.00	\$17,970	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	\$0	\$96,740	0	96,740	\$0	\$96,740
2023	\$0	\$87,950	460	460	\$0	\$460
2022	\$0	\$74,060	510	510	\$0	\$510
2021	\$0	\$49,890	510	510	\$0	\$510
2020	\$0	\$44,000	0	44,000	\$0	\$44,000

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/22/2023	SWD	Special Warranty Deed	RED & BLACK AKAUSHI LLC	CHESMAR HOMES LLC			20230091523
2	5/21/2019	GWD	General Warranty Deed	FOUR OAKS TOWER LTD	RED & BLACK AKAUSHI LLC			20190096187
3	11/7/2016	WD	Warranty Deed	INVERREAL HOLDINGS INC	FOUR OAKS TOWER LTD	18194	0273	20160221956

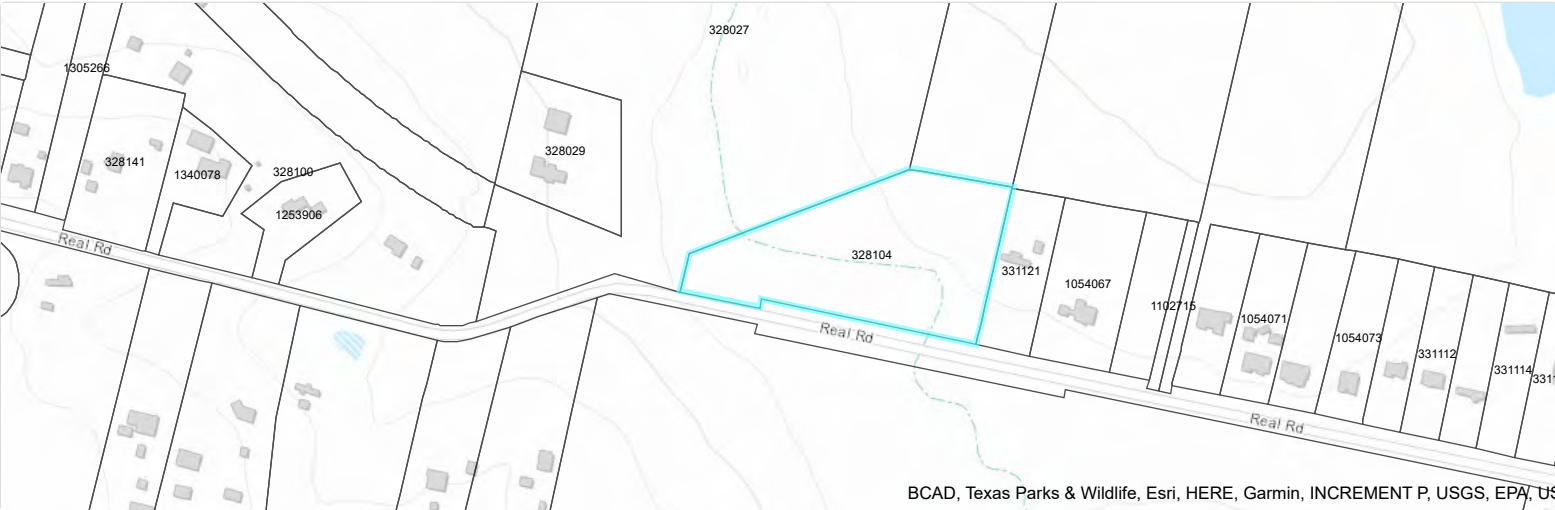
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8511 or email.**

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

Property Identification #: 328104	Property Information: 2024	Owner Identification #: 3381601
Geo ID: 05102-000-0273 Situs Address: 8845 REAL RD SAN ANTONIO, TX 78263 Property Type: Real State Code: E1	Legal: CB 5102 P-27& P-30A ABS 310 CB 5124 P-1A & P-9A ABS Description: 280 Abstract: A05102 Neighborhood: NORTH EAST CENTRAL Appraised Value: \$96,740.00 Jurisdictions: 51, 11, 102, CAD, 08, 06, 09, 10	Name: CHESMAR HOMES LLC Exemptions: DBA: Null



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

Bexar CAD Map Search

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**RECORD AND RETURN TO:**

Chesmar Homes, LLC  
Attention: Carson Trainer  
211 N Loop 1604 E, Suite 175  
San Antonio, Texas 78232

GF# 19835-126  
SSTC

NOTICE OF CONFIDENTIALITY RIGHTS; IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

**SPECIAL WARRANTY DEED**

STATE OF TEXAS           §

ss.: KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR       §

THAT **RED & BLACK AKAUSHI, LLC**, a Texas limited liability company ("Grantor"), for and in consideration of the sum of \$10.00 and other good and valuable consideration paid to Grantor by **CHESMAR HOMES, LLC**, a Texas limited liability company ("Grantee"), having an address at 211 N Loop 1604 E, Suite 175, San Antonio, TX 78232, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto Grantee, all of that certain real property situated in Bexar County, Texas, more particularly described in **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, improvements and fixtures (to the extent owned by Grantor) located thereon, and all rights, ways, privileges and appurtenances pertaining thereto, including without limitation, Grantor's right, title and interest, if any, to the adjacent streets, alleys and rights-of-ways, strips and gores adjacent thereto, any easement rights, air rights, surface rights, sub-surface rights, subsurface rights, and any rights, privileges and appurtenances pertaining thereto (collectively, the "Property").

SUBJECT, HOWEVER, to the matters set forth in **Exhibit B** attached hereto and made a part hereof (the "Permitted Exceptions"), the state of facts that would be disclosed by a current accurate survey of the Property, standby fees, taxes and assessments by any taxing authority for the years 2023 and thereafter, not yet due and payable.

AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTOR AND GRANTEE AGREE THAT GRANTEE IS TAKING THE PROPERTY "AS IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE OR IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT EXCEPT AS EXPRESSLY PROVIDED IN THE PURCHASE AGREEMENT WITH RESPECT TO THE PROPERTY BETWEEN GRANTOR AND GRANTEE, GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION, BUT IS RELYING ON GRANTEE'S EXAMINATION OF THE PROPERTY. GRANTEE TAKES THE PROPERTY WITH THE EXPRESS UNDERSTANDING AND STIPULATION THAT EXCEPT AS EXPRESSLY SET FORTH IN

THE PURCHASE AGREEMENT BETWEEN GRANTOR AND GRANTEE REGARDING THE PROPERTY, THERE ARE NO EXPRESS OR IMPLIED WARRANTIES EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN THIS DEED.

TO HAVE AND TO HOLD the Property, subject to the aforesaid encumbrances, unto Grantee, Grantee's successors and assigns, forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all singular the Property, subject to the aforesaid encumbrances, unto Grantee, 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.

EXECUTED as of May 22<sup>nd</sup>, 2023.

**GRANTOR:**

**RED & BLACK AKAUSHI, LLC,**  
a Texas limited liability company

By: \_\_\_\_\_

Name: Felipe De Jesus Navarro Alcala

Title: President

STATE OF TEXAS       §

COUNTY OF BEXAR     §

This instrument was acknowledged before me on the 22<sup>nd</sup> day of May, 2023, by Felipe De Jesus Navarro Alcala, President of Red & Black Akaushi, LLC, a Texas limited liability company, on behalf of said company.

\_\_\_\_\_  
Notary Public, State of Texas

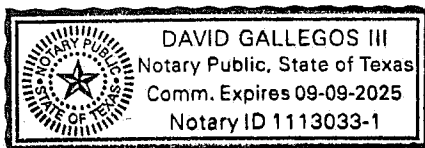




EXHIBIT A  
To Special Warranty Deed

PROPERTY DESCRIPTION

A 133.773 acre, or 5,827,152 square feet more or less, tract of land out of that 133.81 acre tract conveyed to Red & Black Akaushi LLC, in deed recorded in Document No. 20190096187, of the Official Public Records of Bexar County, Texas, out of the J.W. Hoyl Survey No. 33, Abstract No. 310, out of the A.H. Young Survey No. 139, Abstract No. 827, and out of the E, Gieseke Survey No. 32, Abstract No. 280, in County Block 5102, 5104, an 5124, of Bexar County, Texas. Said 133.773 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 on the south right-of-way of F.M. 1346 (St. Hedwig Road), a variable width public right-of-way, at the northwest corner of said 133.81 acre tract, same being the northeast corner of a 12.22 acre tract, conveyed to Bobby Schick, in deed recorded in Document No. 20150012806, of said Official Public Records;

**THENCE:** N 89° 32' 14" E, along and with said south right-of-way line, same being the north line of said 133.81 acres, a common line, a distance of 1058.06 feet to a found 1" iron pipe at the northeast corner of said 133.81 acres, same being the northwest corner of a 29.32 acre tract, conveyed to Steven Douglas, in deed recorded in Document No. 20050299870, of said Official Public Records;

**THENCE:** S 13° 04' 11" W, departing said common line, along and with the east line of said 133.81 acres, same being the west line of said 29.32 acres, a common line, a distance of 1089.00 feet to a southwest corner of said 29.32 acres, same being a northwest corner of a 22.127 acre tract, conveyed to Gloria and Bernardino Gonzalez, in deed recorded in Document No. 20070279896, of said Official Public Records, continuing along the east line of said 133.81 acres, same being the west line of said 22.127 acres, for a total distance of 3046.73 feet to a found 1" iron pipe at an interior corner of said 133.81 acres, same being a southwest corner of said 22.127 acres;

**THENCE:** S 75° 25' 53" E, along and with a south line of said 22.127 acres, a distance of 254.14 feet to a found  $\frac{1}{2}$ " iron rod at an interior corner of said 133.81 acres, same being the northwest corner of a 29.189 acre tract, conveyed to Alisa & Tony Chavez, recorded in Document No. 20140057239, of said Official Public Records;

**THENCE:** S 13° 00' 40" W, along and with the east line of said 133.81 acres, same being the west line of said 29.189 acres, a distance of 2627.54 feet to a southwest corner of said 29.189 acres, same being a northwest corner of Lot 1, Block 2, Van Eseltine Subdivision, recorded in Volume 9546, Page 112, of the Plat Records of Bexar County, Texas, conveyed to Lee Vaneseltine, in deed recorded in Volume 8342, Page 571, of said Official Public Records, continuing along the east line of said 133.81 acres, same being the west line of said Lot 1, for a total distance of 3032.97 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson" at the southwest corner of said Lot 1, on the north right-of-way line of Real Road, a variable width public right-of-way, and at the southeast corner of said 133.81 acre tract;

**THENCE:** Along and with said north right-of-way line, same being the south line of said 133.81 acres, the following bearings and distances:

N 78° 52' 07" W, a distance of 561.74 feet to a found  $\frac{1}{2}$ " iron rod with a cap marked "UNINTECH";

S 12° 07' 20" W, a distance of 22.97 feet to a found  $\frac{1}{2}$ " iron rod with a cap marked "UNINTECH";

N 78° 33' 55" W, a distance of 189.25 feet to a found  $\frac{1}{2}$ " iron rod at the southwest corner of said 133.81 acres, same being a southeast corner of a 25.255 acre tract, conveyed to Donna & Charles Davis, in deed recorded in Volume 7201, Page 103, of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** Along and with the west line of said 133.81 acres, same being the east line of said 25.255 acres, the following bearings and distances:

N 11° 39' 03" E, a distance of 99.97 feet to a found  $\frac{1}{2}$ " iron rod;

N 68° 32' 03" E, a distance of 602.51 feet to a found 1" iron pipe;

N 12° 57' 58" E, a distance of 771.71 feet to a found  $\frac{1}{2}$ " iron rod at the northeast corner of said 25.255 acres, same being a

southwest corner of said 133.81 acres;

THENCE: N 77° 02' 21" W, along and with the north line of said 25.255 acres, a distance of 1024.45 feet to a found  $\frac{1}{4}$ " iron rod at the northwest corner of said 25.255 acres, same being a southwest corner of said 133.81 acres, on the east line of a 111.662 acre tract, conveyed to Regina Schick, in deed recorded Document No. 20150012806, of said Official Public Records;

THENCE: N 13°01'31" E, along and with the west line of said 133.81 acres, same being the east line of said 111.662 acres, a distance of 4032.32 feet to a northeast corner of said 11.662 acres, same being a southeast corner of said 12.22 acres, continuing along the west line of said 133.81 acres, same being the east line of said 12.22 acres, for a total distance of 4674.87 feet to the POINT OF BEGINNING and containing 133.773 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 12791-00 by Pape-Dawson Engineers, Inc.

EXHIBIT B  
To Special Warranty Deed

PERMITTED EXCEPTIONS

The following matters and all terms of the documents creating or offering evidence of the matters:

1. The restrictive covenants recorded in Document No. 20080047567, Official Public Records, Bexar County, Texas.
2. 15' Water Line Easement to East Central Water Supply Corporation recorded in Volume 7891, Pages 1758 and 1766 Official Public Records of Bexar County, Texas.
3. Permanent Drainage Easement to Bexar County, Texas Volume 17129, Page 550, Official Public Records of Bexar County, Texas.
4. 20' Temporary Drainage Easement recorded in Volume 7891, Pages 1758 and 1766 Official Public Records of Bexar County, Texas.
5. All, leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
6. 24' Permanent Water Easement as shown in instrument from Blanco X Ranch, LLC to San Antonio Water System Board of Trustees, dated February 10, 2023 and filed in Document No. 20230077363, Official public Records of Bexar County, Texas.
7. 24' Permanent Water Easement as shown in instrument from Ronnie E. Ott to San Antonio Water System Board of Trustees, dated March 18, 2023 and filed in Document No. 20230072410, Official public Records of Bexar County, Texas.
8. 24' Permanent Water Easement as shown in instrument from Donald R. Dennis and Pamela M. Dennis to San Antonio Water System Board of Trustees, dated February 23, 2023 and filed in Document No. 20230080159, Official public Records of Bexar County, Texas.
9. 24' Permanent Water Easement as shown in instrument from Pecos Blue Moon LP to San Antonio Water System Board of Trustees, dated March 17, 2023 and filed in Document No. 20230072412, Official public Records of Bexar County, Texas.
10. 16' Temporary Construction Easement as shown in instrument from Ronnie E. Ott to City of San Antonio, dated March 18, 2023 and filed in Document No. 20230072411, Official public Records of Bexar County, Texas.
11. 16' Temporary Construction Easement as shown in instrument from Pecos Blue Moon, LP. to City of San Antonio, dated March 17, 2023 and filed in Document No. 20230072413, Official public Records of Bexar County, Texas.

**File Information**

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

**Document Number:** 20230091523

**Recorded Date:** May 22, 2023

**Recorded Time:** 3:07 PM

**Total Pages:** 6

**Total Fees:** \$42.00

**\*\* 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: 5/22/2023 3:07 PM



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