



February 8, 2024

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

VIA HAND DELIVERY

RE: Petition for City of San Antonio Consent to the Creation of the Lucero Special Improvement District, in accordance with Chapter 382 of the Texas Local Government Code, for Property Generally Located Southeast of the Intersection of Highway 90 and Montgomery Road, in the Extraterritorial Jurisdiction ("ETJ") of the City of San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 8110.001.*

Dear Ms. Racca-Sittre:

On behalf of the Petitioner, LGI Homes-Texas, 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 Lucero 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 Lucero Public Improvement District (including Field Notes of the Subject Property and Sworn Statement of Petitioner/Property Owner).
2. Lucero PID Development Agreement Provisions Matrix.
3. Summary of the Proposed Lucero PID.
4. Pro-Forma showing Expected Public Improvement Costs and Revenues within the Lucero PID.
5. Site Plan of the Lucero 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 Lucero PID.

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

Thank you,

ORTIZ MCKNIGHT PLLC

By: 

Daniel Ortiz

CC:

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

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

**PETITION FOR CONSENT TO THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT
TO BE NAMED THE LUCERO 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 “Lucero 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 111.274 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 \$23,211,016.00. 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.

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 not to exceed the City's tax rate; and
- (2) impose a sales and use tax with a rate not to exceed two-percent (2%).

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 8th day of February 2024.

Signature(s) on the Following Page(s)

PETITIONER:

LGI HOMES - TEXAS, LLC,
a Texas limited liability company

By: 

Name: PATRICK VEDRA

Title: OFFICER

ACKNOWLEDGEMENT

STATE OF TEXAS

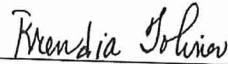
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COUNTY OF MONTGOMERY

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On the 1 day of February, 2024, before me, the undersigned, personally appeared Patrick Vedra, of LGI Homes - Texas, 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.



Notary Public in and for the State of Texas

My Commission Expires: March 6, 2027

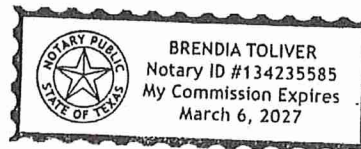


EXHIBIT "A"
FIELD NOTES AND SURVEY OF THE SUBJECT PROPERTY



METES AND BOUNDS DESCRIPTION
FOR PHASE II

A 111.274 acre, or 4,847,078 square feet, more or less, tract of land being a portion of that called 729.582 acre tract described in deed to TCP III Straus Medina, LLC recorded in Volume 15212, Page 1628 of the Official Public Records of Real Property of Bexar County, Texas, out of the Rafael Alderite Survey No. 12, Abstract 21, County Block 4320, and out of the Gil Rodriguez Survey No. 11, Abstract 615, County Block 4319, in Bexar County, Texas. Said 111.274 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 inch iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said 729.582 acre tract, on the east right-of-way line of Montgomery Road, an 86-foot public right-of-way, at the northwest corner of a 1094.62 acre tract described in deed to Bexar Metropolitan Water District recorded in Volume 15414, Page 1147 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 00°02'08" E, with the east right-of-way line of said Montgomery Road, with the west line of said 729.582 acre tract, a distance of 3545.72 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for the northwest corner of the herein described 111.274 acre tract, and from which a found ½ inch iron rod bears N 00°02'08" E, a distance of 710.60 feet;

THENCE: Departing the east right-of-way line of said Montgomery Road, over and across said 729.582 acre tract, the following bearings and distances:

N 90°00'00" E, a distance of 305.77 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 78°22'14" E, a distance of 245.43 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 73°15'23" E, a distance of 68.42 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 80°21'52" E, a distance of 325.87 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

Page 1 of 3

S 54°36'50" E, a distance of 393.51 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 07°27'52" W, a distance of 261.43 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 17°44'41" W, a distance of 180.36 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 29°02'52" W, a distance of 134.91 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 06°06'04" W, a distance of 131.02 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 17°44'41" W, a distance of 134.42 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 39°25'49" E, a distance of 194.90 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 88°20'50" E, a distance of 303.74 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 65°05'47" E, a distance of 197.66 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 14°05'41" W, a distance of 213.00 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the north line of said 1094.62 acre tract, on the south line of said 729.582 acre tract;

THENCE:

S 72°26'11" W, with the north line of said 1094.62 acre tract, and with the south line of said 729.582 acre tract, a distance of 57.99 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at an exterior corner of said 1094.62 acre tract, and interior corner of the herein described 111.274 acre tract;

THENCE: S 00°05'01" E, with the west line of said 1094.62 acre tract, and with the east line of said 729.582 acre tract, a distance of 1729.14 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an interior corner of said 1094.62 acre tract, and the southeast corner of the herein described 111.274 acre tract;

THENCE: With the north line of said 1094.62 acre tract, and the south line of said 729.582 acre tract, the following bearings and distances:

S 67°31'08" W, a distance of 438.05 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 88°49'03" W, a distance of 1144.17 feet to the POINT OF BEGINNING and containing 111.274 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 9081-19 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 18, 2019
REVISED: January 7, 2020, January 17, 2020
JOB NO. 9081-19
DOC. ID. N:\Survey19\19-9000\9081-19\Word\9081-19 FN PHASE II.docx

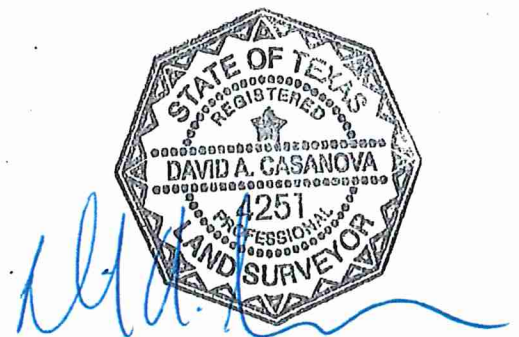


EXHIBIT "B"
PETITIONER'S SWORN STATEMENT

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

LGI Homes - Texas, 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 Lucero 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 Lucero Special Improvement District.

By the signature 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:

LGI HOMES - TEXAS, LLC,
a Texas limited liability company

By: 

Name: PATRICK VEDRA

Title: OFFICER

ACKNOWLEDGEMENT

STATE OF TEXAS

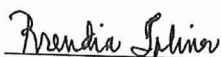
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COUNTY OF MONTGOMERY

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On the 1 day of January, 2024, before me, the undersigned, personally appeared Patrick Vedra, of LGI Homes - Texas, 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.



Notary Public in and for the State of TEXAS

My Commission Expires: March 6, 2027

EXHIBIT “2”
LUCERO PID DEVELOPMENT AGREEMENT PROVISIONS MATRIX

Lucero PID
Development Agreement Provisions Matrix

Special District	Petition Information	Status -Date Submitted
Special District Name	Lucero 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)	LGI Homes-Texas LLC	
Representatives or Contacts	Ortiz McKnight PLLC	
Location	The proposed Lucero PID is generally located southeast of Highway 90 and Montgomery Road and is wholly within the City's extraterritorial jurisdiction.	
Total Acres	Approximately 111.274-acres, being more accurately described in the attached field notes and survey	
Water CCN	SAWS	
Wastewater/ Sewer CCN	SAWS	
Commercial Acres	N/A	
Single Family Units	583 total units	
Multi-Family Units	N/A	
Proposed Public Improvement Costs (per submitted petition & pro-forma analysis)	Approximately \$23.2M, being more accurately defined by the attached pro-forma analysis	
Proposed PID Revenue (per pro-forma analysis of the proposed Expansion)	Approximately \$19.1M, being more accurately defined by the attached Pro-forma	

Petition/Application Documents		
Petition Submitted to County requesting Creation of the Lucero PID	February 8, 2024	
County's Resolution of Intent to Create the Lucero PID	Expected March 12, 2024	
Petition Submitted to City requesting consent to Creation of the Lucero PID	February 8, 2024	
Field Notes/ Legal Description and Exhibit	Attached	
Master Development Plan MDP or Site Plan (approved or status)	LAND-MDP-20-11100021	
GIS Shapefiles	Attached	
Proforma analysis showing projected revenue of the Lucero 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 Lucero PID	Attached	
County's Resolution Consenting to Creation of the Lucero 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	\$102,025	
Total Fees	\$109,525	
Cost reimbursement to the City of San Antonio for recording of Development Agreement with County Real Property Records	✓	

Proposed PID Taxes and fees set by COSA		
Ad Valorem Tax Rate	not to exceed to the City of San Antonio's ad-valorem tax rate within the municipal boundaries	
Hotel Occupancy Tax Rate	N/A	
Sales and Use Tax Rate	Not to exceed 2%	
Bonds	yes	

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

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

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

Infrastructure & Improvement Provisions		
Streetlights per Inside City Limits requirements as outlined in the Chapter 35	✓	
Identify Schools, emergency services & community centers Sites	Within Medina Valley ISD and ESD #5 service area.	
Maintenance & operation of infrastructures & facilities per COSA/SAWS standards	✓	
SWMD infrastructure standards & requirement [See DSD (IB) 576] Ch. 14 and 35	✓	

Land Use & Development Regulations

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

Environmental Protection		
ERZD (Edwards Recharge Zone District) Overlay, if located in the Edwards Aquifer Recharge Zone	If applicable	
TCEQ Edwards Aquifer Best Management Practices, if located in the Edwards Aquifer Recharge Zone	If applicable	
Tree planting/replacement programs; pollinator & community gardens, See Appendix E San Antonio Recommended Plant List - All Suited to Xeriscape Planting Methods of the UDC, Ch. 35 of the City Code	✓	
Historical, Archeological or Cultural Protection	✓ - Completed as part of MDP approval process. MDP-20-11100021	
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 LUCERO PID

LUCERO SPECIAL IMPROVEMENT DISTRICT

PID SUMMARY

1. Public Improvement District:

- Name: Lucero Special Improvement District
- Location: Generally located southeast of Highway 90 and Montgomery Road
- Applicant/Developer: LGI Homes – Texas, LLC
- Jurisdiction: Bexar County (City of San Antonio's ETJ)
- Acreage: +/- 111.274 acres
- Water and Sewer CCN: SAWS

2. Statutory Authority, Taxing and Bond Powers:

- The Lucero 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, 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 100% single-family residential development to consist of approximately 583 total lots with a mix of lot sizes and home types
- Proposed On-Site and Off-Site Improvements: Individual Lot Improvements (clearing and grading); Water and Sewer Improvements; Drainage; Utilities (electric, gas, street light, telephone, fiber optic internet, etc.) Streets (Collector, Secondary Arterial (86') and Montgomery Road lane widening); Landscaping; and Park/Open Space.



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

LUCERO PUBLIC IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS

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D	CALCULATION OF DIRECT ECONOMIC IMPACT FROM DATE PROPERTY GOES ON TAX ROLL	5
E	PID QUALIFIED COSTS	6

LUCERO PUBLIC IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS

PID Analysis Summary

Description	Amount
PID Tax Rate (per \$100 AV)	0.54161
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	583
PID Revenues Collected	\$ 19,177,800.79
Total Eligible PID Costs	\$ 23,211,016.00

LUCERO PUBLIC IMPROVEMENT DISTRICT - FINANCIAL ANALYSIS

PID Revenues Analysis

Year No.	Year on Tax Rolls	Cumulative Housing Units on Ground	Taxable Basis Per Unit	Total Taxable Basis ¹	Ad Valorem Tax/(100*0.54161) ²	Cumulative
1	2024	0	\$ 250,000.00	\$ -	\$ -	\$ -
2	2025	0	\$ 250,000.00	\$ -	\$ -	\$ -
3	2026	100	\$ 250,000.00	\$ 25,000,000.00	128,632.38	128,632.38
4	2027	200	\$ 250,000.00	\$ 50,000,000.00	257,264.75	385,897.13
5	2028	300	\$ 250,000.00	\$ 75,000,000.00	385,897.13	771,794.25
6	2029	400	\$ 250,000.00	\$ 100,000,000.00	514,529.50	1,286,323.75
7	2030	500	\$ 250,000.00	\$ 125,000,000.00	643,161.88	1,929,485.63
8	2031	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	2,679,412.37
9	2032	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	3,429,339.12
10	2033	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	4,179,265.86
11	2034	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	4,929,192.61
12	2035	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	5,679,119.36
13	2036	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	6,429,046.10
14	2037	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	7,178,972.85
15	2038	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	7,928,899.60
16	2039	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	8,678,826.34
17	2040	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	9,428,753.09
18	2041	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	10,178,679.83
19	2042	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	10,928,606.58
20	2043	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	11,678,533.33
21	2044	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	12,428,460.07
22	2045	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	13,178,386.82
23	2046	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	13,928,313.57
24	2047	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	14,678,240.31
25	2048	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	15,428,167.06
26	2049	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	16,178,093.80
27	2050	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	16,928,020.55
28	2051	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	17,677,947.30
29	2052	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	18,427,874.04
30	2053	583	\$ 250,000.00	\$ 145,750,000.00	749,926.75	19,177,800.79
TOTALS					\$ 19,177,800.79	\$ 19,177,800.79

¹ Assumes 0.0% annual inflation

² Assumes a Collection Ratio of 95%

12/19/2023

LUCERO PUBLIC IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS

Cumulative Ad Valorem Tax Revenues

Year No.	Year	Bexar County	Bexar County Road & Flood	SA River Authority	Alamo Community College	University Health System	Bexar County ESD #5	Medina Valley ISD
5	2028	\$ 414,496.50	\$ 35,502.00	\$ 27,540.00	\$ 223,725.00	\$ 414,352.50	\$ 150,000.00	\$ 1,753,800.00
10	2033	\$ 2,244,498.55	\$ 192,243.33	\$ 149,129.10	\$ 1,211,470.88	\$ 2,243,718.79	\$ 812,250.00	\$ 9,496,827.00
15	2038	\$ 4,258,260.71	\$ 364,723.88	\$ 282,927.60	\$ 2,298,401.50	\$ 4,256,781.35	\$ 1,541,000.00	\$ 18,017,372.00
20	2043	\$ 6,272,022.87	\$ 537,204.43	\$ 416,726.10	\$ 3,385,332.13	\$ 6,269,843.91	\$ 2,269,750.00	\$ 26,537,917.00
25	2048	\$ 8,285,785.04	\$ 709,684.98	\$ 550,524.60	\$ 4,472,262.75	\$ 8,282,906.48	\$ 2,998,500.00	\$ 35,058,462.00
30	2053	\$ 10,299,547.20	\$ 882,165.53	\$ 684,323.10	\$ 5,559,193.38	\$ 10,295,969.04	\$ 3,727,250.00	\$ 43,579,007.00

LUCERO PUBLIC IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS

Ad Valorem Tax Revenues

Year on Tax Rolls	Bexar County		Bexar County Road & Flood		SA River Authority		Alamo Community College		University Health System		Bexar County ESD #5		Medina Valley ISD	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ 69,082.75	\$ 69,082.75	\$ 5,917.00	\$ 5,917.00	\$ 4,590.00	\$ 4,590.00	\$ 37,287.50	\$ 37,287.50	\$ 69,058.75	\$ 69,058.75	\$ 25,000.00	\$ 25,000.00	\$ 292,300.00	\$ 292,300.00
2027	\$ 138,165.50	\$ 207,248.25	\$ 11,834.00	\$ 17,751.00	\$ 9,180.00	\$ 13,770.00	\$ 74,575.00	\$ 111,862.50	\$ 138,117.50	\$ 207,176.25	\$ 50,000.00	\$ 75,000.00	\$ 584,600.00	\$ 876,900.00
2028	\$ 207,248.25	\$ 414,496.50	\$ 17,751.00	\$ 35,502.00	\$ 13,770.00	\$ 27,540.00	\$ 111,862.50	\$ 223,725.00	\$ 207,176.25	\$ 414,352.50	\$ 75,000.00	\$ 150,000.00	\$ 876,900.00	\$ 1,753,800.00
2029	\$ 276,331.00	\$ 690,827.50	\$ 23,668.00	\$ 59,170.00	\$ 22,950.00	\$ 45,490.00	\$ 149,150.00	\$ 372,875.00	\$ 276,235.00	\$ 690,587.50	\$ 100,000.00	\$ 250,000.00	\$ 1,169,200.00	\$ 2,923,000.00
2030	\$ 345,413.75	\$ 1,036,241.25	\$ 29,585.00	\$ 88,755.00	\$ 22,950.00	\$ 68,850.00	\$ 186,437.50	\$ 559,312.50	\$ 345,293.75	\$ 1,035,881.25	\$ 125,000.00	\$ 375,000.00	\$ 1,461,500.00	\$ 4,384,500.00
2031	\$ 402,752.43	\$ 1,438,993.68	\$ 34,496.11	\$ 123,251.11	\$ 26,759.70	\$ 95,609.70	\$ 217,386.13	\$ 776,698.63	\$ 402,612.51	\$ 1,438,493.76	\$ 145,750.00	\$ 520,750.00	\$ 1,704,109.00	\$ 6,088,609.00
2032	\$ 402,752.43	\$ 1,841,746.12	\$ 34,496.11	\$ 157,747.22	\$ 26,759.70	\$ 122,369.40	\$ 217,386.13	\$ 994,084.75	\$ 402,612.51	\$ 1,841,106.28	\$ 145,750.00	\$ 666,500.00	\$ 1,704,109.00	\$ 7,792,718.00
2033	\$ 402,752.43	\$ 2,244,498.55	\$ 34,496.11	\$ 192,243.33	\$ 26,759.70	\$ 149,129.10	\$ 217,386.13	\$ 1,211,470.88	\$ 402,612.51	\$ 2,243,718.79	\$ 145,750.00	\$ 812,250.00	\$ 1,704,109.00	\$ 9,496,827.00
2034	\$ 402,752.43	\$ 2,647,250.98	\$ 34,496.11	\$ 226,739.44	\$ 26,759.70	\$ 175,888.80	\$ 217,386.13	\$ 1,428,857.00	\$ 402,612.51	\$ 2,646,331.30	\$ 145,750.00	\$ 958,000.00	\$ 1,704,109.00	\$ 11,200,936.00
2035	\$ 402,752.43	\$ 3,050,003.41	\$ 34,496.11	\$ 261,235.55	\$ 26,759.70	\$ 202,648.50	\$ 217,386.13	\$ 1,646,243.13	\$ 402,612.51	\$ 3,048,943.81	\$ 145,750.00	\$ 1,103,750.00	\$ 1,704,109.00	\$ 12,903,045.00
2036	\$ 402,752.43	\$ 3,452,755.85	\$ 34,496.11	\$ 295,731.66	\$ 26,759.70	\$ 229,408.20	\$ 217,386.13	\$ 1,863,629.25	\$ 402,612.51	\$ 3,451,556.33	\$ 145,750.00	\$ 1,249,500.00	\$ 1,704,109.00	\$ 14,609,154.00
2037	\$ 402,752.43	\$ 3,855,508.28	\$ 34,496.11	\$ 330,227.77	\$ 26,759.70	\$ 256,167.90	\$ 217,386.13	\$ 2,081,015.38	\$ 402,612.51	\$ 3,854,168.84	\$ 145,750.00	\$ 1,395,250.00	\$ 1,704,109.00	\$ 16,315,263.00
2038	\$ 402,752.43	\$ 4,258,260.71	\$ 34,496.11	\$ 364,723.88	\$ 26,759.70	\$ 282,927.60	\$ 217,386.13	\$ 2,298,401.50	\$ 402,612.51	\$ 4,256,781.35	\$ 145,750.00	\$ 1,541,000.00	\$ 1,704,109.00	\$ 18,017,372.00
2039	\$ 402,752.43	\$ 4,661,013.14	\$ 34,496.11	\$ 399,219.99	\$ 26,759.70	\$ 309,687.30	\$ 217,386.13	\$ 2,515,787.63	\$ 402,612.51	\$ 4,659,393.86	\$ 145,750.00	\$ 1,686,750.00	\$ 1,704,109.00	\$ 19,721,481.00
2040	\$ 402,752.43	\$ 5,063,765.58	\$ 34,496.11	\$ 433,716.10	\$ 26,759.70	\$ 336,447.00	\$ 217,386.13	\$ 2,733,173.75	\$ 402,612.51	\$ 5,062,006.38	\$ 145,750.00	\$ 1,832,500.00	\$ 1,704,109.00	\$ 21,425,590.00
2041	\$ 402,752.43	\$ 5,466,518.01	\$ 34,496.11	\$ 468,212.21	\$ 26,759.70	\$ 363,206.70	\$ 217,386.13	\$ 2,950,559.88	\$ 402,612.51	\$ 5,464,618.89	\$ 145,750.00	\$ 1,978,250.00	\$ 1,704,109.00	\$ 23,129,699.00
2042	\$ 402,752.43	\$ 5,869,270.44	\$ 34,496.11	\$ 502,708.32	\$ 26,759.70	\$ 389,966.40	\$ 217,386.13	\$ 3,167,946.00	\$ 402,612.51	\$ 5,867,231.40	\$ 145,750.00	\$ 2,124,000.00	\$ 1,704,109.00	\$ 24,833,808.00
2043	\$ 402,752.43	\$ 6,272,022.87	\$ 34,496.11	\$ 537,204.43	\$ 26,759.70	\$ 416,726.10	\$ 217,386.13	\$ 3,385,332.13	\$ 402,612.51	\$ 6,269,843.91	\$ 145,750.00	\$ 2,269,750.00	\$ 1,704,109.00	\$ 26,537,917.00
2044	\$ 402,752.43	\$ 6,674,775.31	\$ 34,496.11	\$ 571,700.54	\$ 26,759.70	\$ 443,485.80	\$ 217,386.13	\$ 3,602,718.25	\$ 402,612.51	\$ 6,672,456.43	\$ 145,750.00	\$ 2,415,500.00	\$ 1,704,109.00	\$ 28,242,026.00
2045	\$ 402,752.43	\$ 7,077,527.74	\$ 34,496.11	\$ 606,196.65	\$ 26,759.70	\$ 470,245.50	\$ 217,386.13	\$ 3,820,104.38	\$ 402,612.51	\$ 7,075,068.94	\$ 145,750.00	\$ 2,561,250.00	\$ 1,704,109.00	\$ 29,946,135.00
2046	\$ 402,752.43	\$ 7,480,280.17	\$ 34,496.11	\$ 640,692.76	\$ 26,759.70	\$ 497,005.20	\$ 217,386.13	\$ 4,037,490.50	\$ 402,612.51	\$ 7,477,681.45	\$ 145,750.00	\$ 2,707,000.00	\$ 1,704,109.00	\$ 31,650,244.00
2047	\$ 402,752.43	\$ 7,883,032.60	\$ 34,496.11	\$ 675,188.87	\$ 26,759.70	\$ 523,764.90	\$ 217,386.13	\$ 4,254,876.63	\$ 402,612.51	\$ 7,880,293.96	\$ 145,750.00	\$ 2,852,750.00	\$ 1,704,109.00	\$ 33,354,353.00
2048	\$ 402,752.43	\$ 8,285,785.04	\$ 34,496.11	\$ 709,684.98	\$ 26,759.70	\$ 550,524.60	\$ 217,386.13	\$ 4,472,262.75	\$ 402,612.51	\$ 8,282,906.48	\$ 145,750.00	\$ 2,998,500.00	\$ 1,704,109.00	\$ 35,058,462.00
2049	\$ 402,752.43	\$ 8,688,537.47	\$ 34,496.11	\$ 744,181.09	\$ 26,759.70	\$ 577,284.30	\$ 217,386.13	\$ 4,689,648.88	\$ 402,612.51	\$ 8,685,518.99	\$ 145,750.00	\$ 3,144,250.00	\$ 1,704,109.00	\$ 36,762,571.00
2050	\$ 402,752.43	\$ 9,091,289.90	\$ 34,496.11	\$ 778,677.20	\$ 26,759.70	\$ 604,044.00	\$ 217,386.13	\$ 4,907,035.00	\$ 402,612.51	\$ 9,088,131.50	\$ 145,750.00	\$ 3,290,000.00	\$ 1,704,109.00	\$ 38,466,680.00
2051	\$ 402,752.43	\$ 9,494,042.33	\$ 34,496.11	\$ 813,173.31	\$ 26,759.70	\$ 630,803.70	\$ 217,386.13	\$ 5,124,421.13	\$ 402,612.51	\$ 9,490,744.01	\$ 145,750.00	\$ 3,435,750.00	\$ 1,704,109.00	\$ 40,170,789.00
2052	\$ 402,752.43	\$ 9,896,794.77	\$ 34,496.11	\$ 847,669.42	\$ 26,759.70	\$ 657,563.40	\$ 217,386.13	\$ 5,341,807.25	\$ 402,612.51	\$ 9,893,356.53	\$ 145,750.00	\$ 3,581,500.00	\$ 1,704,109.00	\$ 41,874,898.00
2053	\$ 402,752.43	\$ 10,299,547.20	\$ 34,496.11	\$ 882,165.53	\$ 26,759.70	\$ 684,323.10	\$ 217,386.13	\$ 5,559,193.38	\$ 402,612.51	\$ 10,295,969.04	\$ 145,750.00	\$ 3,727,250.00	\$ 1,704,109.00	\$ 43,579,007.00
Total	\$ 10,299,547.20	\$ 882,165.53	\$ 684,323.10	\$ 5,559,193.38	\$ 10,295,969.04	\$ 3,727,250.00	\$ 43,579,007.00							

*Tax Rates per BCAD 2022 Tax Rate Chart

LUCERO PUBLIC IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS

Summary of Projected PID Qualified Costs

Improvement	Cost
Streets	\$ 7,795,933.00
Drainage	\$ 1,618,397.00
Sanitary Sewer	\$ 3,890,149.00
Water	\$ 3,776,803.00
Electric	\$ 1,623,800.00
Platting, Drainage Impact, and Misc.	\$ 554,956.00
Engineering & Surveying	\$ 1,730,410.00
Material Testing	\$ 512,439.00
Contingency	\$ 1,708,129.00
Total	\$ 23,211,016.00

LUCERO AT LUCKEY RANCH, UNIT 1 (SAN ANTONIO, TX)
LAND DEVELOPMENT

OPINION OF PROBABLE COST
SUMMARY

8/29/2023

LOT INFORMATION		STREET INFORMATION	
153 LOTS (113 SFR + 40 CV)		6,882 LOCAL A & PRIVATE	
28.4 ACRES		1,948 LOCAL B	
45' X 110' AVG. LOT SIZE		484 SECONDARY ARTERIAL	
TRADITIONAL HOMES & VILLAS			
I.	STREET IMPROVEMENTS		\$2,274,607
II.	DRAINAGE IMPROVEMENTS		\$744,923
III.	SANITARY SEWER IMPROVEMENTS		\$1,911,087
IV.	WATER IMPROVEMENTS (ONSITE, OFFSITE NORTH & OFFSITE SOUTH):		\$1,769,919
V.	ELECTRIC & STREET LIGHT IMPROVEMENTS		\$582,900
VI.	PLATTING, DRAINAGE IMPACT & MISC. FEES		\$143,207
VII.	ENGINEERING & SURVEYING FEE		\$695,010
VIII.	10% CONTINGENCY (ITEMS I-IV)		\$670,054
IX.	MATERIAL TESTING (3% OF ITEMS I-IV)		\$201,016
<input type="checkbox"/> NO DESIGN COMPLETED		PROJECT TOTAL	\$8,992,722
<input type="checkbox"/> PRELIMINARY DESIGN COMPLETED		COST/LOT:	\$58,776
<input checked="" type="checkbox"/> FINAL DESIGN COMPLETED		COST/ACRE:	\$316,645

Notes:

1. Please note that this cost estimate prepared is with the benefit of engineering, design and construction plans. The estimated quantities, values and items provided are based on the latest revised Lucero at Luckey Ranch site plan, code research, general standards, communication and experience. Quantities are subject to change at the time of final plan approval.
2. The Water & Sewer Impact fees are \$6,822/Lot, which are due at the time of homebuilding. Reference the latest San Antonio Water System Impact Fee Schedule at SAWS.org for August 2023.
3. This estimate is based on unit prices from VK Knowlton for Luckey Ranch South, Unit 1 (currently Unit 5) & Luckey Ranch, Unit 1A Cluster. Any unit prices that were unavailable, an average market price on similar projects in Central Texas was used. No unit price increases and/or adjustments were made to accommodate current market conditions.
4. This estimate includes offsite water main extensions for water supply to the site along WT Montgomery and offsite sewer to tie-in the outfall.
5. The engineering & surveying fees are based on estimated existing contract values with Pape-Dawson.
6. A 3% material testing factor was included for Items I-IV. This estimate accounts for construction phase Geotechnical Engineering services (i.e. construction, field testing, lab reports etc.).
7. This estimate includes both 113 Single Family Residential (SFR) Lots and 40 Courtyard Villa (CV) lots.

LUCERO AT LUCKEY RANCH, UNIT 1 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

I. STREET IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Mobilization	LS	1	\$108,100.00	\$108,100.00
2.	Clearing & Grubbing	AC	28.4	\$434.00	\$12,325.60
3.	Earthwork				
	a. Excavation (Onsite) (Tight Yards)	CY	4,275	\$3.15	\$13,466.25
	b. Embankment (Onsite) (Tight Yards)	CY	35,505	\$1.75	\$62,133.75
	c. Export (Onsite) (Scraper)	CY	31,230	\$3.45	\$107,743.50
4.	2.0" Type D Asphalt (Local A)	SY	9,309	\$11.00	\$102,399.00
5.	8.0" Flexible Base (Local A)	SY	9,309	\$12.80	\$119,155.20
6.	8.0" Lime Stabilized Subgrade (Local A)	SY	9,309	\$7.00	\$65,163.00
7.	2.0" Type C Asphalt (Local B)	SY	5,351	\$11.30	\$60,466.30
8.	3.0" Type D Asphalt (Local B)	SY	5,351	\$15.20	\$81,335.20
9.	12.0" Flexible Base (Local B)	SY	5,351	\$14.70	\$78,659.70
10.	8.0" Lime Stabilized Subgrade (Local B)	SY	5,351	\$7.00	\$37,457.00
11.	2.0" Type C Asphalt (Collector)	SY	1,571	\$11.30	\$17,752.30
12.	3.0" Type D Asphalt (Collector)	SY	1,571	\$15.20	\$23,879.20
13.	15.0" Flexible Base (Collector)	SY	1,571	\$18.75	\$29,456.25
14.	8.0" Lime Stabilized Subgrade (Collector)	SY	1,571	\$7.00	\$10,997.00
15.	2.5" Type C Asphalt (Secondary Arterial)	SY	3,469	\$13.30	\$46,137.70
16.	1.5" Type D Asphalt (Secondary Arterial)	SY	3,469	\$11.00	\$38,159.00
17.	18.0" Flexible Base (Secondary Arterial)	SY	3,469	\$22.90	\$79,440.10
18.	12.0" Lime Stabilized Subgrade (Secondary Arterial)	SY	3,469	\$22.00	\$76,318.00
19.	1.5" Type D Asphalt (WT Montgomery Rd)	SY	748	\$11.00	\$8,228.00
20.	2.5" Type C Asphalt (WT Montgomery Rd)	SY	748	\$13.30	\$9,948.40
21.	10.5" Type B Asphalt (WT Montgomery Rd)	SY	748	\$62.00	\$46,376.00
22.	Geogrid (Tensor TX-5) (Drain Sections)	SY	451	\$4.60	\$2,074.60
23.	7" Concrete Curb	LF	10,037	\$8.25	\$82,805.25
24.	Mountable Concrete Curb	LF	798	\$8.25	\$6,583.50
25.	Concrete Driveway (Private Streets)	EA	6	\$12,000.00	\$72,000.00
26.	Header Curb	LF	256	\$10.70	\$2,739.20
27.	Barricade Posts	EA	48	\$129.00	\$6,192.00
28.	Sawcut & Remove Existing Pavement (WT Montgomery Rd)	LS	1	\$5,000.00	\$5,000.00
29.	Retaining Walls (Gravity Style) (Parking Lot)	FF	2,400	\$29.60	\$71,040.00
30.	Retaining Walls (Gravity Style) (Lots)	FF	607	\$29.60	\$17,967.20
31.	4' Concrete Sidewalk	SY	165	\$54.10	\$8,926.50
32.	5' Concrete Sidewalk	SY	9	\$54.10	\$486.90
33.	6' Concrete Sidewalk	SY	513	\$46.30	\$23,751.90
34.	10' Concrete Sidewalk (Multi-Use Path)	SY	491	\$72.85	\$35,769.35
35.	Streetscaping Trees	EA	20	\$250.00	\$5,000.00
36.	Striping, Pavement Markers etc. (WT Montgomery Rd)	LS	1	\$31,000.00	\$31,000.00
37.	Striping, Pavement Markers, Bicycle Lane etc. (Internal)	LS	1	\$31,000.00	\$31,000.00
38.	Concrete Parking Blocks (Stoppers)	EA	21	\$500.00	\$10,500.00
39.	Rough Proportionality	LOT	153	\$2,000.00	\$306,000.00
40.	Mailbox Concrete Pads (8'x11') (3 ea)	SY	30	\$66.40	\$1,992.00
41.	Signage & Traffic Control (WT Montgomery Rd)	LS	1	\$12,000.00	\$12,000.00
42.	Signage & Traffic Control (Internal)	LS	1	\$12,000.00	\$12,000.00
43.	TPDES				
	a. Stage I	LS	1	\$29,500.00	\$29,500.00
	b. Stage II	LF	10,037	\$1.00	\$10,037.00
	c. Revegetation (Sod/Seed) (100 SY/Lot)	SY	15,300	\$1.80	\$27,540.00
44.	CPS Energy Sleeve/Conduit				
	a. Major Crossing				
	3-6" Conduit, 2-4" Conduit	LF	900	\$62.00	\$55,800.00
	b. Minor Crossing				
	1-6" Conduit, 2-4" Conduit	LF	1,950	\$40.90	\$79,755.00
	c. Drain Crossing				
	2-6" Conduit, 2-4" Conduit	LF	125	\$52.40	\$6,550.00
	d. Developer Crossing				
	3-4" Conduit	LF	350	\$30.00	\$10,500.00
45.	CPS Conduit Final Design Adjustment (Placeholder)	LS	1	\$75,000.00	\$75,000.00
TOTAL STREET IMPROVEMENTS:					\$2,274,606.85
Street Contingency (10%)					\$227,460.69

Notes:

1. This estimate assumes all clearing and grubbing was completed with the mass grading operations with Unit 5.
2. The street sections are 50' ROW, 28' Pavement (Local Type A) and 60' ROW, 40' Pavement (Local B), 70' ROW, 40' Pavement (Collector), 96' ROW, 48' Pavement (Secondary Arterial), 20' Private Street & WT Montgomery Rd.
3. The street sections are based on the pavement report by Terradyne Engineering for Lucero at Luckey Ranch, Unit 1, dated July 3, 2023.
4. This estimates assumes Gravity Retaining Walls are required.
5. The estimate for Tensor TX-5 Geogrid is required for drainage pipes within streets at 4' wide.

LUCERO AT LUCKEY RANCH, UNIT 1 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

II. DRAINAGE IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Earthen Excavation (Channel)	CY	712	\$3.15	\$2,242.80
2.	Reinforced Concrete Class 'A'				
	a. Curb Inlets	CY	12	\$1,490.00	\$17,880.00
	b. Headwall/Wingwall	CY	4	\$1,730.00	\$6,920.00
3.	Junction Box				
	a. 4'x4' Junction Box (w/ 4-Way Inlet)	EA	1	\$5,700.00	\$5,700.00
	b. 6'x6' Junction Box	EA	1	\$10,200.00	\$10,200.00
	c. 7'x7' Junction Box	EA	5	\$14,000.00	\$70,000.00
4.	4'x2' SBC	LF	726	\$273.00	\$198,198.00
5.	5'x2' SBC	LF	600	\$437.00	\$262,200.00
6.	24" RCP (Class IV)	LF	209	\$87.80	\$18,350.20
7.	Concrete Collars	EA	19	\$1,290.00	\$24,510.00
8.	Concrete Ring Encasement	EA	1	\$521.00	\$521.00
9.	6" Concrete Rip Rap	SY	1,211	\$100.00	\$121,100.00
10.	6"-8" Rock Rubble at 12" Deep	SY	25	\$73.80	\$1,845.00
11.	Pipe Handrail	LF	37	\$78.40	\$2,900.80
12.	Revegetation (Sod/Seed)	SY	1,682	\$1.40	\$2,354.80
TOTAL DRAINAGE IMPROVEMENTS:					\$744,922.60
Drainage Contingency (10%)		LS	1	\$74,492.26	\$74,492.26

Notes:

1. This estimate is based on final engineering and/design. Quantities are subject to change at the time of City & County plan approval
2. It is assumed that all offsite easements, property/ROW access, permits, approvals etc. are in place prior to construction start of these drainage improvements, therefore no separate OPC items are included herein. It is assumed open cuts in-lieu of bore operations for the installation of drainage across existing driveways, streets, property etc., if necessary.

LUCERO AT LUCKEY RANCH, UNIT 1 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

III. SANITARY SEWER IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	8" Sanitary Sewer Pipe (SDR 26)				
	a. (6'-8')	LF	2,808	\$29.80	\$83,678.40
	b. (8'-10')	LF	2,206	\$31.70	\$69,930.20
	c. (10'-12')	LF	1,553	\$34.00	\$52,802.00
	d. (12'-14')	LF	893	\$37.00	\$33,041.00
	e. (14'-16')	LF	150	\$41.00	\$6,150.00
	f. (16'-18')	LF	332	\$45.00	\$14,940.00
	g. (18'-20')	LF	190	\$82.50	\$15,675.00
	h. (20'-22')	LF	467	\$130.00	\$60,710.00
	i. (22'-24')	LF	396	\$185.00	\$73,260.00
	j. (24'-26')	LF	176	\$235.00	\$41,360.00
	k. (26'-28')	LF	291	\$295.00	\$85,845.00
	l. (28'-30')	LF	200	\$355.00	\$71,000.00
	m. (30'-32')	LF	200	\$406.00	\$81,200.00
	n. (32'-34')	LF	283	\$442.00	\$125,086.00
2.	Standard Sanitary Sewer Manhole	EA	53	\$6,120.00	\$324,360.00
3.	Standard Sanitary Sewer Drop Manhole	EA	3	\$6,090.00	\$18,270.00
4.	Manhole Extra Depth	VF	362	\$458.00	\$165,796.00
5.	Tie Into Existing Manholes	EA	1	\$18,100.00	\$18,100.00
6.	Convert Existing Manholes to External Drop	EA	1	\$12,000.00	\$12,000.00
7.	Concrete Ring Encasement	EA	24	\$521.00	\$12,504.00
8.	6" Vertical Stacks	VF	1304	\$109.00	\$142,136.00
9.	8" x 6" Wyes (Unit 1 & Future)	EA	254	\$132.00	\$33,528.00
10.	6" Sanitary Sewer Lateral (SDR-26)	LF	4,727	\$30.30	\$143,228.10
11.	6" Sanitary Sewer Cleanout	EA	4	\$150.00	\$600.00
12.	Trench Excavation Protection	LF	10,145	\$2.45	\$24,855.25
13.	TV Video Sewer Line	LF	10,145	\$1.60	\$16,232.00
14.	Sewer Trench Benching (Excavation, Embankment & Stockpile)	CY	30,000	\$3.15	\$94,500.00
15.	Doghouse Manhole Structure	EA	1	\$25,800.00	\$25,800.00
16.	Manhole Ventilation & Safety	LS	1	\$14,500.00	\$14,500.00
17.	Dewatering (Allowance)	LS	1	\$50,000.00	\$50,000.00
TOTAL SANITARY SEWER IMPROVEMENTS:					\$1,911,086.95
Sanitary Sewer Contingency (10%)		LS	1	\$191,108.70	\$191,108.70

Notes:

1. The unit price for sewer laterals assumes all fill material is in place.
2. It is assumed that sewer connections to existing mains are readily available in the vicinity of the property.
3. It is assumed sewer trench benching is required for the depths greater than 20ft deep.

LUCERO AT LUCKEY RANCH, UNIT 1 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

IV. WATER IMPROVEMENTS (ONSITE, OFFSITE NORTH & OFFSITE SOUTH):

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
ONSITE					
1.	12" PVC C-900, Class 150, DR 18	LF	1,577	\$53.60	\$84,527.20
2.	12" Gate Valve, MJ w/Valve Box	EA	6	\$2,910.00	\$17,460.00
3.	8" PVC C-900 Class 150, DR 18	LF	4,689	\$34.10	\$159,894.90
4.	8" Gate Valve, MJ w/Valve Box	EA	17	\$1,800.00	\$30,600.00
5.	Standard Fire Hydrant Assembly	EA	12	\$4,600.00	\$55,200.00
6.	D.I. Fittings (Restrained)	TON	6.0	\$6,950.00	\$41,700.00
7.	3/4" Single Service, Short	EA	82	\$625.00	\$51,250.00
8.	3/4" Single Service, Long	EA	71	\$776.00	\$55,096.00
9.	3/4" Irrigation Service w/ (5/8") Meter	EA	3	\$767.00	\$2,301.00
10.	2" Blowoff Assembly (Permanent)	EA	10	\$1,380.00	\$13,800.00
11.	2" Blowoff Assembly (Temporary)	EA	2	\$1,070.00	\$2,140.00
12.	Joint Restraints	LS	1	\$24,442.21	\$24,442.21
13.	Hydrostatic Pressure Test	EA	7	\$3,290.00	\$23,030.00
14.	Trench Excavation Protection	LF	6,266	\$0.30	\$1,879.80
15.	Chlorination	LF	6,266	\$0.05	\$313.30
16.	Meter Box	EA	156	\$236.00	\$36,816.00
17.	Water Well Plugging (Placeholder)	LS	1	\$150,000.00	\$150,000.00
Subtotal Water Distribution Improvements (ONSITE):					\$750,450.41
Water Contingency (10%)		LS	1	\$75,045.04	\$75,045.04
OFFSITE (NORTH)					
1.	Mobilization	LS	1	\$15,000.00	\$15,000.00
2.	ROW Preparation	LS	1	\$5,000.00	\$5,000.00
3.	Intermediate Mobilization & Demobilization	LS	1	\$10,000.00	\$10,000.00
4.	Jack & Bore (Entry Pit & Receiving Pit)	LS	1	\$43,300.00	\$43,300.00
5.	24" Steel Casing	LF	70	\$176.00	\$12,320.00
6.	12"x12" Cut In Tee, MJ	EA	1	\$10,500.00	\$10,500.00
7.	12" PVC C-900 Class 235, DR 18	LF	205	\$53.60	\$10,988.00
8.	12" Gate Valve, MJ w/ Valve Box	EA	2	\$2,910.00	\$5,820.00
9.	12" Division Gate Valve, MJ w/ Valve Box	EA	1	\$3,710.00	\$3,710.00
10.	D.I. Fittings (Restrained)	TON	1	\$6,950.00	\$6,950.00
11.	2" Blowoff Assembly (Temporary)	EA	2	\$1,070.00	\$2,140.00
12.	12" Solid Cap, MJ	EA	1	\$2,610.00	\$2,610.00
13.	Joint Restraints	LS	1	\$1,098.80	\$1,098.80
14.	Hydrostatic Pressure Test	EA	1	\$3,290.00	\$3,290.00
15.	Trench Excavation Protection	LF	205	\$0.30	\$61.50
16.	Chlorination	LF	205	\$0.05	\$10.25
17.	Traffic Control	LS	1	\$5,000.00	\$5,000.00
18.	TPDES	LS	1	\$15,000.00	\$15,000.00
Subtotal Water Distribution Improvements (OFFSITE NORTH):					\$152,798.55
Water Contingency (10%)		LS	1	\$15,279.86	\$15,279.86
OFFSITE (SOUTH)					
1.	Mobilization	LS	1	\$50,000.00	\$50,000.00
2.	ROW Preparation	LS	1	\$10,000.00	\$10,000.00
3.	Intermediate Mobilization & Demobilization	LS	1	\$25,000.00	\$25,000.00
4.	24" Steel Casing	LF	120	\$176.00	\$21,120.00
5.	30" Steel Casing	LF	52	\$220.00	\$11,440.00
6.	Jack & Bore (Entry Pit & Receiving Pit)	LS	1	\$43,300.00	\$43,300.00
7.	16" PVC, C-900, Class 235, DR 18	LF	3,973	\$113.00	\$448,949.00
8.	16" Butterfly Gate Valve, MJ w/Valve Box	EA	6	\$5,260.00	\$31,560.00
9.	16"x12" Tee, MJ	EA	2	\$9,110.00	\$18,220.00
10.	12" PVC C-900 Class 235, DR 18	LF	151	\$53.60	\$8,093.60
11.	12" Gate Valve, MJ w/ Valve Box	EA	2	\$2,910.00	\$5,820.00
12.	Standard Fire Hydrant Assembly	EA	8	\$4,600.00	\$36,800.00
13.	D.I. Fittings (Restrained)	TON	3.0	\$6,950.00	\$20,850.00
14.	2" Blowoff Assembly (Temporary)	EA	1	\$1,070.00	\$1,070.00
15.	2" Blowoff Assembly (Permanent)	EA	3	\$1,380.00	\$4,140.00
16.	Joint Restraints	LS	1	\$45,704.26	\$45,704.26
17.	Hydrostatic Pressure Test	EA	4	\$3,290.00	\$13,160.00
18.	Trench Excavation Protection	LF	4,124	\$0.30	\$1,237.20
19.	Chlorination	LF	4,124	\$0.05	\$206.20
20.	Drain Demo & Rebuild Existing Concrete Drain (Unit 26)	LS	1	\$50,000.00	\$50,000.00
21.	Traffic Control	LS	1	\$5,000.00	\$5,000.00
22.	TPDES	LS	1	\$15,000.00	\$15,000.00
Subtotal Water Distribution Improvements (OFFSITE SOUTH):					\$866,670.26
Water Contingency (10%)		LS	1	\$86,667.03	\$86,667.03
TOTAL WATER IMPROVEMENTS (ONSITE, OFFSITE NORTH & OFFSITE SOUTH):					\$1,769,919.22

Notes:

1. It is assumed that water connections to existing mains are readily available in the vicinity of the property.
2. It is assumed that hydrostatic pressure tests are 1 Each/1,000 LF of water line.
3. It is assumed there is an existing water well onsite that requires capping & plugging.

LUCERO AT LUCKEY RANCH, UNIT 1 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

V. ELECTRIC & STREET LIGHT IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Single Phase Electric (OH & URD) (Primary)	LOT	153	\$1,800.00	\$275,400.00
2.	3-Phase OHE Extension (WT Montgomery Rd)	LS	1	\$200,000.00	\$200,000.00
3.	Street Lights (100 Watt)	EA	14	\$2,500.00	\$35,000.00
4.	Street Lights (200 Watt) (Double Arm)	EA	5	\$4,500.00	\$22,500.00
5.	CPS Energy Final Design Adjustment (Placeholder)	LS	1	\$50,000.00	\$50,000.00
TOTAL ELECTRIC & STREET LIGHT IMPROVEMENTS:					\$582,900.00

Notes:

1. This estimate assumes the developer will install conduit/sleeves at street and drain crossings.
2. This estimate assumes the developer will not install onsite domestic gas service for this community.
3. The unit prices provided are based on the most recent CPS Energy residential subdivision pricing within the San Antonio ETJ market area.
4. This estimate does not include major or unforeseen offsite electric service upgrades, agreements and/or easements that may be required from CPS Energy. Unit prices are subject to change at the time of final design.
5. This estimate assumes that connections to existing electric facilities are readily available within the property.

LUCERO AT LUCKEY RANCH, UNIT 1 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

VI. PLATTING, DRAINAGE IMPACT & MISC. FEES

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
PLATTING FEES					
1.	City Base Fee (Major - Single Family)	LS	1	\$625.00	\$625.00
2.	City Lot Fee (Major - Single Family)	LOT	153	\$80.00	\$12,240.00
3.	City Lot Fee (Major - Non Single Family)	LOT	4	\$5.00	\$20.00
4.	City Acreage Fee (Major - Non Single Family)	AC	6.60	\$550.00	\$3,630.00
5.	City Acreage Fee (Major - Offlot Easements)	AC	5.00	\$550.00	\$2,750.00
6.	County Base Fee (Major-Single Family)	LS	1	\$600.00	\$600.00
7.	County Lot Fee (Major-Single Family)	LOT	153	\$62.00	\$9,486.00
8.	County Acre Fee (Major-Non Single Family)	AC	6.60	\$465.00	\$3,069.00
9.	Recording Fee	SHEET	6	\$82.00	\$492.00
10.	City Recordation Handling Fee	LS	1	\$50.00	\$50.00
11.	Performance Agreement	LS	1	\$265.00	\$265.00
12.	Parks & Recreation Fee	LS	1	\$175.00	\$175.00
13.	Historic Review Fee	LS	1	\$175.00	\$175.00
14.	Replat Public Hearing Fee	LS	1	\$250.00	\$250.00
15.	Tree Fees	LS	1	\$3,000.00	\$3,000.00
16.	TIA Fees	LS	1	\$500.00	\$500.00
17.	MDP Fees	LS	1	\$1,000.00	\$1,000.00
Subtotal Platting Fees:					\$38,327.00
DRAINAGE IMPACT FEES					
1.	Drainage Fee	AC	28.4	\$3,200.00	\$90,880.00
Subtotal Drainage Fees:					\$90,880.00
MISC. FEES					
1.	Inspections, Testing Etc.	LS	1	\$6,000.00	\$6,000.00
2.	Deliveries, Travel, Etc.	LS	1	\$8,000.00	\$8,000.00
Subtotal Miscellaneous Fees:					\$14,000.00
TOTAL PLATTING, DRAINAGE IMPACT & MISC. FEES					\$143,207.00

WATER & SEWER IMPACT FEES

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Water Impact Fees				
	a. Water Supply Fee	EDU	156	\$2,706.00	\$422,136.00
	b. Water Delivery Flow Fee	EDU	156	\$1,188.00	\$185,328.00
	c. System Development Fee (Low Elevation)	EDU	156	\$855.00	\$133,380.00
2.	Sewer Impact Fees				
	a. Treatment (Dos Rios/Leon Creek)	EDU	153	\$651.00	\$99,603.00
	b. Collection (Upper Medina)	EDU	153	\$1,422.00	\$217,566.00
TOTAL WATER & SEWER IMPACT FEES:					\$1,058,013.00

Note:

1. The Water & Sewer Impact fees are \$6,822/Lot, which are due at the time of homebuilding. Reference the latest San Antonio Water System Impact Fee Schedule at SAWS.org for August 2023.
2. This estimate assumes the MDP & TIA Report are approved by COSA & Bexar County.
3. The estimated COSA & Bexar County platting fees are based averages from Unit 5.

LUCERO AT LUCKEY RANCH, UNIT 2 (SAN ANTONIO, TX)
LAND DEVELOPMENT

OPINION OF PROBABLE COST
SUMMARY

8/29/2023

LOT INFORMATION		STREET INFORMATION	
134 LOTS (100 SFR + 34 CV)		3,346 LOCAL A & PRIVATE	
24.3 ACRES		296 LOCAL B	
45' X 110' AVG. LOT SIZE		250 COLLECTOR	
TRADITIONAL HOMES & VILLAS			
I.	STREET IMPROVEMENTS		\$1,625,969
II.	DRAINAGE IMPROVEMENTS		\$277,704
III.	SANITARY SEWER IMPROVEMENTS		\$724,754
IV.	WATER IMPROVEMENTS (ONSITE & OFFSITE)		\$780,694
V.	ELECTRIC & STREET LIGHT IMPROVEMENTS		\$299,600
VI.	PLATTING, DRAINAGE IMPACT & MISC. FEES		\$121,606
VII.	ENGINEERING & SURVEYING FEE		\$311,850
VIII.	10% CONTINGENCY (ITEMS I-IV)		\$340,912
IX.	MATERIAL TESTING (3% OF ITEMS I-IV)		\$102,274
<input checked="" type="checkbox"/> NO DESIGN COMPLETED		PROJECT TOTAL	\$4,585,362
<input type="checkbox"/> PRELIMINARY DESIGN COMPLETED		COST/LOT:	\$37,585
<input type="checkbox"/> FINAL DESIGN COMPLETED		COST/ACRE:	\$188,620

Notes:

1. Please note that this cost estimate prepared is without the benefit of engineering, design or construction plans. The estimated quantities, values and items provided are based on the latest revised Lucero at Luckey Ranch site plan, code research, general standards, communication and experience. Quantities are subject to change at the time of final plan approval.
2. The Water & Sewer Impact fees are \$6,822/Lot, which are due at the time of homebuilding. Reference the latest San Antonio Water System Impact Fee Schedule at SAWS.org for August 2023.
3. This estimate is based on unit prices from VK Knowlton for Luckey Ranch South, Unit 1 (currently Unit 5) & Luckey Ranch, Unit 1A Cluster. Any unit prices that were unavailable, an average market price on similar projects in Central Texas was used. No unit price increases and/or adjustments were made to accommodate current market conditions.
4. This estimate includes offsite water main extensions for water supply to the site along WT Montgomery.
5. The engineering & surveying fees are based on estimated existing contract values with Pape-Dawson.
6. A 3% material testing factor was included for Items I-IV. This estimate accounts for construction phase Geotechnical Engineering services (i.e. construction, field testing, lab reports etc.).
7. This estimate includes both 100 Single Family Residential (SFR) Lots and 20 Courtyard Villa (CV) lots.

LUCERO AT LUCKEY RANCH, UNIT 2 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

I. STREET IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Mobilization	LS	1	\$108,100.00	\$108,100.00
2.	Clearing & Grubbing	AC	24.3	\$434.00	\$10,546.20
3.	Earthwork				
	a. Excavation (Onsite) (Tight Yards)	CY	4,970	\$3.15	\$15,655.50
	b. Embankment (Onsite) (Tight Yards)	CY	24,115	\$1.75	\$42,201.25
	c. Import (Onsite) (Scrapers)	CY	19,145	\$3.45	\$66,050.25
4.	2.0" Type D Asphalt (Local A)	SY	13,937	\$11.00	\$153,307.00
5.	8.0" Flexible Base (Local A)	SY	13,937	\$12.80	\$178,393.60
6.	8.0" Lime Stabilized Subgrade (Local A)	SY	13,937	\$7.00	\$97,559.00
7.	2.0" Type C Asphalt (Local B)	SY	1,113	\$11.30	\$12,576.90
8.	3.0" Type D Asphalt (Local B)	SY	1,113	\$15.20	\$16,917.60
9.	12.0" Flexible Base (Local B)	SY	1,113	\$14.70	\$16,361.10
10.	8.0" Lime Stabilized Subgrade (Local B)	SY	1,113	\$7.00	\$7,791.00
11.	2.0" Type C Asphalt (Collector)	SY	1,801	\$11.30	\$20,351.30
12.	3.0" Type D Asphalt (Collector)	SY	1,801	\$15.20	\$27,375.20
13.	15.0" Flexible Base (Collector)	SY	1,801	\$18.75	\$33,768.75
14.	8.0" Lime Stabilized Subgrade (Collector)	SY	1,801	\$7.00	\$12,607.00
15.	Concrete Driveway (Private Alley)	EA	4	\$12,000.00	\$48,000.00
16.	7" Concrete Curb	LF	8,164	\$8.25	\$67,353.00
17.	Mountable Curb	LF	1,071	\$8.25	\$8,835.75
18.	Header Curb	LF	68	\$10.70	\$727.60
19.	Barricade Posts	EA	14	\$129.00	\$1,806.00
20.	Remove Header Curb & Barricade Posts	EA	5	\$797.00	\$3,985.00
21.	4' Concrete Sidewalk	SY	737	\$54.10	\$39,871.70
22.	6' Concrete Sidewalk	SY	402	\$46.30	\$18,612.60
23.	Striping, Pavement Markers, Bicycle Lane etc.	LS	1	\$31,000.00	\$31,000.00
24.	Rough Proportionality	LOT	122	\$2,000.00	\$244,000.00
25.	Retaining Walls (Gravity Style) (Parking Lot)	FF	2,430	\$29.60	\$71,928.00
26.	Retaining Walls (Gravity Style) (Lots) (Placeholder)	FF	1,000	\$29.60	\$29,600.00
27.	Mailbox Concrete Pads (8'x11') (2 ea)	SY	20	\$66.40	\$1,328.00
28.	Signage and Traffic Control	LS	1	\$12,000.00	\$12,000.00
29.	TPDES				
	a. Stage I	LS	1	\$29,500.00	\$29,500.00
	b. Stage II	LF	9,235	\$1.00	\$9,235.00
	c. Revegetation (Sod/Seed) (100 SY/Lot)	SY	12,200	\$1.80	\$21,960.00
30.	CPS Energy Sleeve/Conduit				
	a. Major Crossing				
	3-6" Conduit, 2-4" Conduit	LF	320	\$62.00	\$19,840.00
	b. Minor Crossing				
	1-6" Conduit, 2-4" Conduit	LF	1,550	\$40.90	\$63,395.00
	c. Drain Crossing				
	2-6" Conduit, 2-4" Conduit	LF	75	\$52.40	\$3,930.00
	d. Developer Crossing				
	3-4" Conduit	LF	150	\$30.00	\$4,500.00
31.	CPS Conduit Final Design Adjustment (Placeholder)	LS	1	\$75,000.00	\$75,000.00
TOTAL STREET IMPROVEMENTS:					\$1,625,969.30
Street Contingency (10%)		LS	1	\$162,596.93	\$162,596.93

Notes:

1. This estimate assumes all clearing and grubbing was completed with the mass grading operations with Unit 5.
2. The street sections are based on 20' Private Streets, 50' ROW, 28' Pavement (Local Type A), 60' ROW, 40' Pavement (Local B) and 80' ROW, 44' Pavement (Collector).
3. The street sections are based on the pavement report by Terradyne Engineering for Lucero at Luckey Ranch, Unit 1, dated July 3, 2023.
4. This estimates assumes Gravity Retaining Walls are required.

LUCERO AT LUCKEY RANCH, UNIT 2 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

II. DRAINAGE IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Improvements to Existing Unit 1 Drainage System	EA	1	\$75,000.00	\$75,000.00
2.	Reinforced Concrete Class 'A'				
	a. Sidewalk Boxes	CY	16	\$2,810.00	\$44,960.00
	b. Curb Inlets	CY	8	\$1,490.00	\$11,920.00
3.	Adjust Existing Junction Box Top	EA	1	\$5,000.00	\$5,000.00
4.	4'x2' SBC	LF	175	\$273.00	\$47,775.00
5.	6" Concrete Rip Rap	SY	750	\$100.00	\$75,000.00
6.	6"-8" Rock Rubble at 12" Deep	SY	125	\$73.80	\$9,225.00
7.	Concrete Collars	EA	2	\$1,290.00	\$2,580.00
8.	Pipe Handrail	LF	35	\$78.40	\$2,744.00
9.	Revegetation (Sod/Seed)	SY	2,500	\$1.40	\$3,500.00
TOTAL DRAINAGE IMPROVEMENTS:					\$277,704.00
Drainage Contingency (10%)		LS	1	\$277,704.00	\$277,704.00

Notes:

1. This estimate is not based on preliminary engineering and/or design. Quantities are subject to change at final design and City & County plan approval
2. It is assumed that all offsite easements, property/ROW access, permits, approvals etc. are in place prior to construction start of these drainage improvements, therefore no separate OPC items are included herein. It is assumed open cuts in-lieu of bore operations for the installation of drainage across existing driveways, streets, property etc., if necessary.

LUCERO AT LUCKEY RANCH, UNIT 2 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

III. SANITARY SEWER IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	8" Sanitary Sewer Pipe (SDR 26)				
	a. (6'-16')	LF	4,786	\$37.00	\$177,082.00
2.	Standard Sanitary Sewer Manhole	EA	23	\$6,120.00	\$140,760.00
3.	Standard Sanitary Sewer Drop Manhole	EA	3	\$6,090.00	\$18,270.00
4.	Manhole Extra Depth	VF	60	\$458.00	\$27,480.00
5.	6" 2-Way Sanitary Sewer Clean-Out with 8" Trunk	EA	3	\$1,500.00	\$4,500.00
6.	6" Vertical Stacks	VF	276	\$109.00	\$30,084.00
7.	Tie Into Existing Manhole	EA	4	\$18,100.00	\$72,400.00
8.	Manhole Ventilation & Safety	EA	2	\$14,500.00	\$29,000.00
9.	Adjust Manhole Tops	EA	4	\$729.00	\$2,916.00
10.	8" x 6" Wyes	EA	122	\$132.00	\$16,104.00
11.	6" Sanitary Sewer Lateral (SDR-26)	LF	4,514	\$30.30	\$136,774.20
12.	Trench Excavation Protection	LF	4,786	\$2.45	\$11,725.70
13.	TV Video Sewer Line	LF	4,786	\$1.60	\$7,657.60
14.	Dewatering (Allowance)	LS	1	\$50,000.00	\$50,000.00
TOTAL SANITARY SEWER IMPROVEMENTS:					\$724,753.50
Sanitary Sewer Contingency (10%)		LS	1	\$72,475.35	\$72,475.35

Notes:

1. It is assumed that 75% of the lots will require 3' vertical stacks.
2. It is assumed that the average sanitary sewer lateral is 37 LF per lot.
3. It is assumed that 100% of the sanitary sewer laterals require wyes.
4. It is assumed that sewer connections to existing mains are readily available in the vicinity of the property.
5. It is assumed that 10% of the sanitary sewer manholes are drop manholes

LUCERO AT LUCKEY RANCH, UNIT 2 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

III. WATER IMPROVEMENTS (ONSITE & OFFSITE)

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
ONSITE					
1.	12" PVC C-900, Class 150, DR 18	LF	846	\$53.60	\$45,345.60
2.	12" Gate Valve, MJ w/Valve Box	EA	3	\$2,910.00	\$8,730.00
3.	8" PVC C-900 Class 150, DR 18	LF	3,152	\$34.10	\$107,483.20
4.	8" Gate Valve, MJ w/Valve Box	EA	6	\$1,800.00	\$10,800.00
5.	Standard Fire Hydrant Assembly	EA	7	\$4,600.00	\$32,200.00
6.	D.I. Fittings (Restrained)	TON	4.0	\$6,950.00	\$27,800.00
7.	3/4" Single Service, Short	EA	62	\$625.00	\$38,750.00
8.	3/4" Single Service, Long	EA	60	\$776.00	\$46,560.00
9.	3/4" Irrigation Service w/ (5/8") Meter	EA	2	\$767.00	\$1,534.00
10.	2" Blowoff Assembly (Permanent)	EA	3	\$1,380.00	\$4,140.00
11.	2" Blowoff Assembly (Temporary)	EA	5	\$1,070.00	\$5,350.00
12.	Joint Restraints	LS	1	\$15,282.88	\$15,282.88
13.	Hydrostatic Pressure Test	EA	4	\$3,290.00	\$13,160.00
14.	Trench Excavation Protection	LF	3,998	\$0.30	\$1,199.40
15.	Chlorination	LF	3,998	\$0.05	\$199.90
16.	Meter Box	EA	123	\$236.00	\$29,028.00
Subtotal Water Improvements (ONSITE):					\$387,562.98
Water Contingency (10%)		LS	1	\$38,756.30	\$38,756.30
OFFSITE					
1.	Mobilization	LS	1	\$50,000.00	\$50,000.00
2.	ROW Preparation	LS	1	\$10,000.00	\$10,000.00
3.	Intermediate Mobilization & Demobilization	LS	1	\$25,000.00	\$25,000.00
4.	24" Steel Casing	LF	66	\$176.00	\$11,616.00
5.	Jack & Bore (Entry Pit & Receiving Pit)	LS	1	\$43,300.00	\$43,300.00
6.	16" PVC, C-900, Class 235, DR 18	LF	1,393	\$113.00	\$157,409.00
7.	16" Butterfly Gate Valve, MJ w/Valve Box	EA	2	\$5,260.00	\$10,520.00
8.	12" PVC C-900 Class 235, DR 18	LF	76	\$53.60	\$4,073.60
9.	12" Gate Valve, MJ w/ Valve Box	EA	1	\$2,910.00	\$2,910.00
10.	16"x12" Tee, MJ	EA	1	\$9,110.00	\$9,110.00
11.	Standard Fire Hydrant Assembly	EA	2	\$4,600.00	\$9,200.00
12.	D.I. Fittings (Restrained)	TON	2.0	\$6,950.00	\$13,900.00
13.	2" Blowoff Assembly (Temporary)	EA	1	\$1,070.00	\$1,070.00
14.	2" Blowoff Assembly (Permanent)	EA	2	\$1,380.00	\$2,760.00
15.	Joint Restraints	LS	1	\$16,148.26	\$16,148.26
16.	Hydrostatic Pressure Test	EA	2	\$2,800.00	\$5,600.00
17.	Trench Excavation Protection	LF	1,469	\$0.30	\$440.70
18.	Chlorination	LF	1,469	\$0.05	\$73.45
19.	Traffic Control	LS	1	\$15,000.00	\$15,000.00
20.	TPDES	LS	1	\$5,000.00	\$5,000.00
Subtotal Water Improvements (OFFSITE):					\$393,131.01
Water Contingency (10%)		LS	1	\$39,313.10	\$39,313.10
TOTAL WATER IMPROVEMENTS (ONSITE & OFFSITE):					\$780,693.99

Notes:

1. It is assumed that the D.I. Fittings are 0.1 Tons/100 LF of water line.
2. It is assumed that 60% of water services are short and 40% are long.
3. It is assumed that water connections to existing mains are readily available in the vicinity of the property.
4. It is assumed that hydrostatic pressure tests are 1 Each/1,000 LF of water line.
5. It is assumed that fire hydrants are placed at every 500 LF max distances.
6. The offsite waterlines will be installed along WT Montgomery Rd and tie-in to the Lucero at Luckey Ranch Unit 2.
7. It is assumed there is an existing water well onsite that requires capping & plugging.

LUCERO AT LUCKEY RANCH, UNIT 2 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

V. ELECTRIC & STREET LIGHT IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Single Phase Electric (OH & URD) (Primary)	LOT	122	\$1,800.00	\$219,600.00
2.	Street Light (100 Watt) (Single Arm)	EA	12	\$2,500.00	\$30,000.00
3.	CPS Energy Final Design Adjustment (Placeholder)	LS	1	\$50,000.00	\$50,000.00
TOTAL ELECTRIC & STREET LIGHT IMPROVEMENTS:					\$299,600.00

Notes:

1. This estimate assumes the developer will install conduit/sleeves at street and drain crossings.
2. This estimate assumes the developer will not install onsite domestic gas service for this community.
3. The unit prices provided are based on the most recent CPS Energy residential subdivision pricing within the San Antonio ETJ market area.
4. This estimate does not include major or unforeseen offsite electric service upgrades, agreements and/or easements that may be required from CPS Energy. Unit prices are subject to change at the time of final design.
5. This estimate assumes that connections to existing electric facilities are readily available within the property.

LUCERO AT LUCKEY RANCH, UNIT 2 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

VI. PLATTING, DRAINAGE IMPACT & MISC. FEES

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
PLATTING FEES					
1.	City Base Fee (Major - Single Family)	LS	1	\$625.00	\$625.00
2.	City Lot Fee (Major - Single Family)	LOT	122	\$80.00	\$9,760.00
3.	City Lot Fee (Major - Non Single Family)	LOT	4	\$5.00	\$20.00
4.	City Acreage Fee (Major - Non Single Family)	AC	5.10	\$550.00	\$2,805.00
5.	City Acreage Fee (Major - Offlot Easements)	AC	0.50	\$550.00	\$275.00
6.	County Base Fee (Major-Single Family)	LS	1	\$600.00	\$600.00
7.	County Lot Fee (Major-Single Family)	LOT	122	\$62.00	\$7,564.00
8.	County Acre Fee (Major-Non Single Family)	AC	5.10	\$465.00	\$2,371.50
9.	Recording Fee	SHEET	5	\$82.00	\$410.00
10.	City Recordation Handling Fee	LS	1	\$50.00	\$50.00
11.	Performance Agreement	LS	1	\$265.00	\$265.00
12.	Parks & Recreation Fee	LS	1	\$175.00	\$175.00
13.	Historic Review Fee	LS	1	\$175.00	\$175.00
14.	Replat Public Hearing Fee	LS	1	\$250.00	\$250.00
15.	Tree Fees	LS	1	\$3,000.00	\$3,000.00
16.	TIA Fees	LS	1	\$500.00	\$500.00
17.	MDP Fees	LS	1	\$1,000.00	\$1,000.00
Subtotal Platting Fees:					\$29,845.50
DRAINAGE IMPACT FEES					
1.	Drainage Fee	AC	24.3	\$3,200.00	\$77,760.00
Subtotal Drainage Fees:					\$77,760.00
MISCELLANEOUS FEES					
1.	Inspections, Testing Etc.	LS	1	\$6,000.00	\$6,000.00
2.	Deliveries, Travel, Etc.	LS	1	\$8,000.00	\$8,000.00
Subtotal Miscellaneous Fees:					\$14,000.00
TOTAL PLATTING, DRAINAGE IMPACT & MISC. FEES					\$121,605.50

WATER & SEWER IMPACT FEES

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Water Impact Fees				
	a. Water Supply Fee	EDU	124	\$2,706.00	\$335,544.00
	b. Water Delivery Flow Fee	EDU	124	\$1,188.00	\$147,312.00
	c. System Development Fee (Low Elevation)	EDU	124	\$855.00	\$106,020.00
2.	Sewer Impact Fees				
	a. Treatment (Dos Rios/Leon Creek)	EDU	122	\$651.00	\$79,422.00
	b. Collection (Upper Medina)	EDU	122	\$1,422.00	\$173,484.00
TOTAL WATER & SEWER IMPACT FEES:					\$841,782.00

Note:

1. The Water & Sewer Impact fees are \$6,822/Lot, which are due at the time of homebuilding. Reference the latest San Antonio Water System Impact Fee Schedule at SAWS.org for August 2023.
2. This estimate assumes the MDP & TIA Report are approved by COSA & Bexar County.
3. The estimated COSA & Bexar County platting fees are based averages from Unit 5.

LUCERO AT LUCKEY RANCH, UNIT 3 (SAN ANTONIO, TX)
LAND DEVELOPMENT

OPINION OF PROBABLE COST
SUMMARY

8/29/2023

LOT INFORMATION		STREET INFORMATION	
132 LOTS (113 SFR + 19 CV)		4,921 LOCAL A & PRIVATE	
27.8 ACRES		641 LOCAL B	
45' X 110' AVG. LOT SIZE		1,066 SECONDARY ARTERIAL	
TRADITIONAL HOMES & VILLAS			
I.	STREET IMPROVEMENTS		\$2,385,848
II.	DRAINAGE IMPROVEMENTS		\$261,970
III.	SANITARY SEWER IMPROVEMENTS		\$594,514
IV.	WATER IMPROVEMENTS		\$541,766
V.	ELECTRIC & STREET LIGHT IMPROVEMENTS		\$369,700
VI.	PLATTING, DRAINAGE IMPACT & MISC. FEES		\$139,757
VII.	ENGINEERING & SURVEYING FEE		\$347,700
VIII.	10% CONTINGENCY (ITEMS I-IV)		\$378,410
IX.	MATERIAL TESTING (3% OF ITEMS I-IV)		\$113,523
		PROJECT TOTAL	\$5,133,188
<input checked="" type="checkbox"/>	NO DESIGN COMPLETED	COST/LOT:	\$35,647
<input type="checkbox"/>	PRELIMINARY DESIGN COMPLETED	COST/ACRE:	\$184,647
<input type="checkbox"/>	FINAL DESIGN COMPLETED		

Notes:

1. Please note that this cost estimate prepared is without the benefit of engineering, design or construction plans. The estimated quantities, values and items provided are based on the latest revised Lucero at Luckey Ranch site plan, code research, general standards, communication and experience. Quantities are subject to change at the time of final plan approval.
2. The Water & Sewer Impact fees are \$6,822/Lot, which are due at the time of homebuilding. Reference the latest San Antonio Water System Impact Fee Schedule at SAWS.org for August 2023.
3. This estimate is based on unit prices from VK Knowlton for Luckey Ranch South, Unit 1 (currently Unit 5) & Luckey Ranch, Unit 1A Cluster. Any unit prices that were unavailable, an average market price on similar projects in Central Texas was used. No unit price increases and/or adjustments were made to accommodate current market conditions.
4. This estimate assumes all offsite water main extensions for water supply to the site are in place.
5. The engineering & surveying fees are based on estimated future contract values with Pape-Dawson.
6. A 3% material testing factor was included for Items I-IV. This estimate accounts for construction phase Geotechnical Engineering services (i.e. construction, field testing, lab reports etc.).
7. This estimate includes both 113 Single Family Residential (SFR) Lots and 31 Courtyard Villa (CV) lots.

LUCERO AT LUCKEY RANCH, UNIT 3 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

I. STREET IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Mobilization	LS	1	\$108,100.00	\$108,100.00
2.	Clearing & Grubbing	AC	27.8	\$434.00	\$12,065.20
3.	Earthwork				
	a. Excavation (Onsite) (Tight Yards)	CY	2,860	\$3.15	\$9,009.00
	b. Embankment (Onsite) (Tight Yards)	CY	48,820	\$1.75	\$85,435.00
	c. Import (Onsite) (Scrapers)	CY	45,960	\$3.45	\$158,562.00
4.	2.0" Type D Asphalt (Local A)	SY	16,279	\$11.00	\$179,069.00
5.	8.0" Flexible Base (Local A)	SY	16,279	\$12.80	\$208,371.20
6.	8.0" Lime Stabilized Subgrade (Local A)	SY	16,279	\$7.00	\$113,953.00
7.	2.0" Type C Asphalt (Local B)	SY	1,138	\$11.30	\$12,859.40
8.	3.0" Type D Asphalt (Local B)	SY	1,138	\$15.20	\$17,297.60
9.	12.0" Flexible Base (Local B)	SY	1,138	\$14.70	\$16,728.60
10.	8.0" Lime Stabilized Subgrade (Local B)	SY	1,138	\$7.00	\$7,966.00
11.	2.5" Type C Asphalt (Secondary Arterial)	SY	5,996	\$13.30	\$79,746.80
12.	1.5" Type D Asphalt (Secondary Arterial)	SY	5,996	\$11.00	\$65,956.00
13.	18.0" Flexible Base (Secondary Arterial)	SY	5,996	\$22.90	\$137,308.40
14.	12.0" Lime Stabilized Subgrade (Secondary Arterial)	SY	5,996	\$22.00	\$131,912.00
15.	7" Concrete Curb	LF	12,198	\$8.25	\$100,633.50
16.	Mountable Concrete Curb	LF	1,636	\$8.25	\$13,497.00
17.	Concrete Driveway (Private Streets)	EA	7	\$12,000.00	\$84,000.00
18.	Remove Header Curb & Barricade Posts	EA	6	\$797.00	\$4,782.00
19.	Header Curb	LF	28	\$10.70	\$299.60
20.	Barricade Posts	EA	6	\$129.00	\$774.00
21.	4" Double Yellow Thermoplastic Line w\ Type II AA RPM	LF	2,132	\$1.90	\$4,050.80
22.	4' Concrete Sidewalk	SY	942	\$54.10	\$50,962.20
23.	6' Concrete Sidewalk	SY	515	\$46.30	\$23,844.50
24.	10' Concrete Sidewalk (Multi-Use Path)	SY	1,077	\$72.85	\$78,459.45
25.	Streetscaping Trees	EA	50	\$250.00	\$12,500.00
26.	Striping, Pavement Markers, Bicycle Lane etc.	LS	2	\$31,000.00	\$62,000.00
27.	Retaining Walls (Gravity Style) (Placeholder)	FF	1,000	\$29.60	\$29,600.00
28.	Mailbox Concrete Pads (8'x11') (3 ea)	SY	30	\$66.40	\$1,992.00
29.	Rough Proportionality	LOT	144	\$2,000.00	\$288,000.00
30.	Signage and Traffic Control	LS	2	\$12,000.00	\$24,000.00
31.	TPDES				
	a. Stage I	LS	1	\$29,500.00	\$29,500.00
	b. Stage II	LF	13,834	\$1.00	\$13,834.00
	c. Revegetation (Sod/Seed) (100 SY/Lot)	SY	14,400	\$1.80	\$25,920.00
32.	CPS Energy Sleeve/Conduit				
	a. Major Crossing				
	3-6" Conduit, 2-4" Conduit	LF	500	\$62.00	\$31,000.00
	b. Minor Crossing				
	1-6" Conduit, 2-4" Conduit	LF	1,800	\$40.90	\$73,620.00
	c. Drain Crossing				
	2-6" Conduit, 2-4" Conduit	LF	100	\$52.40	\$5,240.00
	d. Developer Crossing				
	3-4" Conduit	LF	200	\$40.00	\$8,000.00
33.	CPS Conduit Final Design Adjustment (Placeholder)	LS	1	\$75,000.00	\$75,000.00
TOTAL STREETS IMPROVEMENTS:					\$2,385,848.25
	Street Contingency (10%)	LS	1	\$238,584.83	\$238,584.83

Notes:

1. This estimate assumes all clearing and grubbing was completed with the mass grading operations with Unit 5.
2. The street sections are based on 20' Private Streets, 50' ROW, 28' Pavement (Local Type A), 60' ROW, 40' Pavement (Local B) and 96' ROW, 48' Pavement (Secondary Arterial).
3. The street sections are based on the pavement report by Terradyne Engineering for Lucero at Luckey Ranch, Unit 1, dated July 3, 2023.
4. This estimates assumes Gravity Retaining Walls are required.
5. The estimate for Tensar TX-5 Geogrid is required for drainage pipes within streets at 4' wide.

LUCERO AT LUCKEY RANCH, UNIT 3 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

II. DRAINAGE IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Reinforced Concrete Class 'A'				
	a. Curb Inlets	CY	21	\$1,490.00	\$31,290.00
	b. Sidewalk Boxes	CY	14	\$2,810.00	\$39,340.00
2.	3'x2' SBC	LF	235	\$286.00	\$67,210.00
3.	4'x2' SBC	LF	45	\$273.00	\$12,285.00
4.	6'x2' SBC	LF	105	\$430.00	\$45,150.00
5.	Concrete Collars	EA	5	\$1,290.00	\$6,450.00
6.	6" Concrete Rip Rap	SY	450	\$100.00	\$45,000.00
7.	6"-8" Rock Rubble at 12" Deep	SY	125	\$73.80	\$9,225.00
8.	Pipe Handrail	LF	50	\$78.40	\$3,920.00
9.	Revegetation (Sod/Seed)	SY	1,500	\$1.40	\$2,100.00
TOTAL DRAINAGE IMPROVEMENTS:					\$261,970.00
Drainage Contingency (10%)		LS	1	\$26,197.00	\$26,197.00

Notes:

1. This estimate is not based on preliminary engineering and/or design. Quantities are subject to change at final design and City & County plan approval
2. It is assumed that all offsite easements, property/ROW access, permits, approvals etc. are in place prior to construction start of these drainage improvements, therefore no separate OPC items are included herein. It is assumed open cuts in-lieu of bore operations for the installation of drainage across existing driveways, streets, property etc., if necessary.

LUCERO AT LUCKEY RANCH, UNIT 3 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

III. SANITARY SEWER IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	8" Sanitary Sewer Pipe (SDR 26)				
	a. (6'-12')	LF	2,265	\$37.00	\$83,805.00
2.	Standard Sanitary Sewer Manhole	EA	10	\$6,120.00	\$61,200.00
3.	Standard Sanitary Sewer Drop Manhole	EA	2	\$6,090.00	\$12,180.00
4.	Manhole Extra Depth	VF	60	\$458.00	\$27,480.00
5.	6" 2-Way Sewer Cleanout w/ 8" Trunk	EA	3	\$1,500.00	\$4,500.00
6.	Tie Into Existing Manhole	EA	5	\$18,100.00	\$90,500.00
7.	Adjust Manhole Top	EA	12	\$729.00	\$8,748.00
8.	Manhole Ventilation & Safety	EA	1	\$14,500.00	\$14,500.00
9.	6" Vertical Stacks	VF	324	\$109.00	\$35,316.00
10.	8" x 6" Wyes	EA	75	\$132.00	\$9,900.00
11.	6" Lateral (Tie-In to Existing Wye)	EA	69	\$500.00	\$34,500.00
12.	6" Sanitary Sewer Lateral (SDR-26)	LF	5,040	\$30.30	\$152,712.00
13.	Trench Excavation Protection	LF	2,265	\$2.45	\$5,549.25
14.	TV Video Sewer Line	LF	2,265	\$1.60	\$3,624.00
15.	Dewatering (Allowance)	LS	1	\$50,000.00	\$50,000.00
TOTAL SANITARY SEWER IMPROVEMENTS:					\$594,514.25
Sanitary Sewer Contingency (10%)		LS	1	\$59,451.43	\$59,451.43

Notes:

1. It is assumed that 75% of the lots will require 3' vertical stacks.
2. It is assumed that the average sanitary sewer lateral is 35 LF per lot.
3. It is assumed that existing sanitary sewer laterals installed with the Unit 1 sewer line will be tied into.
4. It is assumed that 20% of the sanitary sewer manholes are drop manholes
5. It is assumed that 5' of extra manhole depth is required per manhole.
6. The unit price for sewer laterals assumes all fill material is in place.
7. It is assumed that sewer connections to existing mains are readily available in the vicinity of the property.

LUCERO AT LUCKEY RANCH, UNIT 3 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

IV. WATER IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	12" PVC C-900, Class 150, DR18	LF	2,683	\$53.60	\$143,808.80
2.	12" Gate Valve, MJ w/Valve Box	EA	5	\$2,910.00	\$14,550.00
3.	8" PVC C-900 Class 150, DR 18	LF	2,730	\$34.10	\$93,093.00
4.	8" Gate Valve, MJ w/Valve Box	EA	5	\$1,800.00	\$9,000.00
5.	2" HDPE Pipe, DR9	LF	296	\$18.20	\$5,387.20
6.	Standard Fire Hydrant Assembly	EA	9	\$4,600.00	\$41,400.00
7.	D.I. Fittings (Restrained)	TON	6.0	\$6,950.00	\$41,700.00
8.	3/4" Single Service, Short	EA	57	\$625.00	\$35,625.00
9.	3/4" Single Service, Long	EA	87	\$776.00	\$67,512.00
10.	3/4" Irrigation Service w/ (5/8") Meter	EA	3	\$767.00	\$2,301.00
11.	2" Blowoff Assembly (Temporary)	EA	5	\$1,070.00	\$5,350.00
12.	2" Blowoff Assembly (Permanent)	EA	1	\$1,380.00	\$1,380.00
13.	Joint Restraints	LS	1	\$24,228.90	\$24,228.90
14.	Hydrostatic Pressure Test	EA	6	\$3,290.00	\$19,740.00
15.	Trench Excavation Protection	LF	5,709	\$0.30	\$1,712.70
16.	Chlorination	LF	5,709	\$0.05	\$285.45
17.	Meter Box	EA	147	\$236.00	\$34,692.00
TOTAL WATER IMPROVEMENTS:					\$541,766.05
Water Contingency (10%)		LS	1	\$54,176.61	\$54,176.61

Notes:

1. It is assumed that the D.I. Fittings are 0.1 Tons/100 LF of water line.
2. It is assumed that 60% of water services are long and 40% are short.
3. It is assumed that water connections to existing mains are readily available in the vicinity of the property.
4. It is assumed that hydrostatic pressure tests are 1 Each/1,000 LF of water line.
5. It is assumed that fire hydrants are placed at every 500 LF max distances.
6. It is assumed all offsite waterlines are installed along WT Montgomery with the construction of Unit 1 & 2.

LUCERO AT LUCKEY RANCH, UNIT 3 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

V. ELECTRIC & STREET LIGHT IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Single Phase Electric (OH & URD) (Primary)	LOT	144	\$1,800.00	\$259,200.00
2.	Street Light (100 Watt) (Single Arm)	EA	18	\$2,500.00	\$45,000.00
3.	Street Light (200 Watt) (Double Arm)	EA	9	\$4,500.00	\$40,500.00
4.	CPS Energy Final Design Adjustment (Placeholder)	LS	1	\$25,000.00	\$25,000.00
TOTAL ELECTRIC & STREET LIGHT IMPROVEMENTS:					\$369,700.00

Notes:

1. This estimate assumes the developer will install conduit/sleeves at street and drain crossings.
2. This estimate assumes the developer will not install onsite domestic gas service for this community.
3. The unit prices provided are based on the most recent CPS Energy residential subdivision pricing within the San Antonio ETJ market area.
4. This estimate does not include major or unforeseen offsite electric service upgrades, agreements and/or easements that may be required from CPS Energy. Unit prices are subject to change at the time of final design.
5. This estimate assumes that connections to existing electric facilities are readily available within the property.

LUCERO AT LUCKEY RANCH, UNIT 3 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

VI. PLATTING, DRAINAGE IMPACT & MISC. FEES

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
PLATTING FEES					
1.	City Base Fee (Major - Single Family)	LS	1	\$625.00	\$625.00
2.	City Lot Fee (Major - Single Family)	LOT	144	\$80.00	\$11,520.00
3.	City Lot Fee (Major - Non Single Family)	LOT	5	\$5.00	\$25.00
4.	City Acreage Fee (Major - Non Single Family)	AC	6.7	\$550.00	\$3,685.00
5.	City Acreage Fee (Major - Offlot Easements)	AC	0.5	\$550.00	\$275.00
6.	County Base Fee (Major-Single Family)	LS	1	\$600.00	\$600.00
7.	County Lot Fee (Major-Single Family)	LOT	144	\$62.00	\$8,928.00
8.	County Acre Fee (Major-Non Single Family)	AC	6.7	\$465.00	\$3,115.50
9.	Recording Fee	SHEET	4	\$82.00	\$328.00
10.	City Recordation Handling Fee	LS	1	\$50.00	\$50.00
11.	Performance Agreement	LS	1	\$265.00	\$265.00
12.	Parks & Recreation Fee	LS	1	\$175.00	\$175.00
13.	Historic Review Fee	LS	1	\$175.00	\$175.00
14.	Replat Public Hearing Fee	LS	1	\$250.00	\$250.00
15.	Tree Fees	LS	1	\$3,000.00	\$3,000.00
16.	MDP Fees	LS	1	\$1,000.00	\$1,000.00
Subtotal Platting Fees:					\$34,016.50
DRAINAGE IMPACT FEES					
1.	Drainage Fee	AC	27.8	\$3,300.00	\$91,740.00
Subtotal Drainage Fees:					\$91,740.00
MISC. FEES					
1.	Inspection, Testing Etc.	LS	1	\$6,000.00	\$6,000.00
2.	Deliveries, Travel, Logistics Etc.	LS	1	\$8,000.00	\$8,000.00
Subtotal Miscellaneous Fees:					\$14,000.00
TOTAL PLATTING, DRAINAGE IMPACT & MISC. FEES					\$139,756.50

WATER & SEWER IMPACT FEES

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Water Impact Fees				
	a. Water Supply Fee	EDU	147	\$2,706.00	\$397,782.00
	b. Water Delivery Flow Fee	EDU	147	\$1,188.00	\$174,636.00
	c. System Development Fee (Low Elevation)	EDU	147	\$855.00	\$125,685.00
2.	Sewer Impact Fees				
	a. Treatment (Dos Rios/Leon Creek)	EDU	144	\$651.00	\$93,744.00
	b. Collection (Upper Medina)	EDU	144	\$1,422.00	\$204,768.00
TOTAL WATER & SEWER IMPACT FEES:					\$996,615.00

Note:

1. The Water & Sewer Impact fees are \$6,822/Lot, which are due at the time of homebuilding. Reference the latest San Antonio Water System Impact Fee Schedule at SAWS.org for August 2023.
2. This estimate assumes the MDP & TIA Report are approved by COSA & Bexar County.
3. The estimated COSA & Bexar County platting fees are based averages from Unit 5.

LUCERO AT LUCKEY RANCH, UNIT 4 (SAN ANTONIO, TX)
LAND DEVELOPMENT

OPINION OF PROBABLE COST
SUMMARY

8/29/2023

LOT INFORMATION		STREET INFORMATION	
164 LOTS		3,501 LOCAL A	
30.8 ACRES		925 LOCAL B	
45' X 110' AVG. LOT SIZE			
TRADITIONAL HOMES ONLY			
I.	STREET IMPROVEMENTS		\$1,509,509
II.	DRAINAGE IMPROVEMENTS		\$333,800
III.	SANITARY SEWER IMPROVEMENTS		\$659,794
IV.	WATER IMPROVEMENTS		\$684,424
V.	ELECTRIC & STREET LIGHT IMPROVEMENTS		\$371,600
VI.	PLATTING, DRAINAGE IMPACT & MISC. FEES		\$150,386
VII.	ENGINEERING & SURVEYING FEE		\$375,850
VIII.	10% CONTINGENCY (ITEMS I-IV)		\$318,753
IX.	MATERIAL TESTING (3% OF ITEMS I-IV)		\$95,626
<input checked="" type="checkbox"/>	NO DESIGN COMPLETED	PROJECT TOTAL	\$4,499,742
<input type="checkbox"/>	PRELIMINARY DESIGN COMPLETED	COST/LOT:	\$27,776
<input type="checkbox"/>	FINAL DESIGN COMPLETED	COST/ACRE:	\$146,096

Notes:

1. Please note that this cost estimate prepared is without the benefit of engineering, design or construction plans. The estimated quantities, values and items provided are based on the latest revised Lucero at Luckey Ranch site plan, code research, general standards, communication and experience. Quantities are subject to change at the time of final plan approval.
2. The Water & Sewer Impact fees are \$6,822/Lot, which are due at the time of homebuilding. Reference the latest San Antonio Water System Impact Fee Schedule at SAWS.org for August 2023.
3. This estimate is based on unit prices from VK Knowlton for Luckey Ranch South, Unit 1 (aka Unit 5) & Luckey Ranch, Unit 1A Cluster. Any unit prices that were unavailable, an average market price on similar projects in Central Texas was used. No unit price increases and/or adjustments were made to accommodate current market conditions.
4. This estimate assumes all offsite water main extensions for water supply to the site are in place.
5. The engineering & surveying fees are based on estimated future contract values with Pape-Dawson.
6. A 3% material testing factor was included for Items I-IV. This estimate accounts for construction phase Geotechnical Engineering services (i.e. construction, field testing, lab reports etc.).
7. This estimate includes only 162 Single Family Residential (SFR) Lots.

LUCERO AT LUCKEY RANCH, UNIT 4 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

I. STREET IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Mobilization	LS	1	\$108,100.00	\$108,100.00
2.	Clearing & Grubbing	AC	30.8	\$434.00	\$13,367.20
3.	Earthwork				
	a. Excavation (Onsite) (Tight Yards)	CY	5,140	\$3.15	\$16,191.00
	b. Embankment (Onsite) (Tight Yards)	CY	22,270	\$1.75	\$38,972.50
	c. Import (Onsite) (Scrapers)	CY	17,130	\$3.45	\$59,098.50
4.	2.0" Type D Asphalt (Local A)	SY	12,058	\$11.00	\$132,638.00
5.	8.0" Flexible Base (Local A)	SY	12,058	\$12.80	\$154,342.40
6.	8.0" Lime Stabilized Subgrade (Local A)	SY	12,058	\$7.00	\$84,406.00
7.	2.0" Type C Asphalt (Local B)	SY	4,136	\$11.30	\$46,736.80
8.	3.0" Type D Asphalt (Local B)	SY	4,136	\$15.20	\$62,867.20
9.	12.0" Flexible Base (Local B)	SY	4,136	\$14.70	\$60,799.20
10.	8.0" Lime Stabilized Subgrade (Local B)	SY	4,136	\$7.00	\$28,952.00
11.	7" Concrete Curb	LF	8,807	\$8.25	\$72,657.75
12.	Remove Header Curb & Barricade Posts	EA	3	\$797.00	\$2,391.00
13.	Header Curb	LF	96	\$10.70	\$1,027.20
14.	Barricade Posts	EA	20	\$129.00	\$2,580.00
15.	4' Concrete Sidewalk	SY	56	\$54.10	\$3,029.60
16.	Retaining Walls (Gravity Style) (Placeholder)	FF	1,000	\$29.60	\$29,600.00
17.	Mailbox Concrete Pads (8'x11') (4 ea)	SY	30	\$66.40	\$1,992.00
18.	Rough Proportionality	LOT	162	\$2,000.00	\$324,000.00
19.	Signage and Traffic Control	LS	1	\$12,000.00	\$12,000.00
20.	TPDES				
	a. Stage I	LS	1	\$29,500.00	\$29,500.00
	b. Stage II	LF	8,807	\$1.00	\$8,807.00
	c. Revegetation (Sod/Seed) (100 SY/Lot)	SY	16,200	\$1.80	\$29,160.00
21.	CPS Energy Sleeve/Conduit				
	a. Major Crossing				
	3-6" Conduit, 2-4" Conduit	LF	200	\$62.00	\$12,400.00
	b. Minor Crossing				
	1-6" Conduit, 2-4" Conduit	LF	2,160	\$40.90	\$88,344.00
	c. Drain Crossing				
	2-6" Conduit, 2-4" Conduit	LF	125	\$52.40	\$6,550.00
	d. Developer Crossing				
	3-4" Conduit	LF	100	\$40.00	\$4,000.00
22.	CPS Conduit Final Design Adjustment (Placeholder)	LS	1	\$75,000.00	\$75,000.00
TOTAL STREET IMPROVEMENTS:					\$1,509,509.35
Street Contingency (10%)		LS	1	\$150,950.94	\$150,950.94

Notes:

1. This estimate assumes all clearing and grubbing was completed with the mass grading operations with Unit 5.
2. The street sections are based on 50' ROW, 28' Pavement (Local Type A) and 60' ROW, 40' Pavement (Local B).
3. The street sections are based on the pavement report by Terradyne Engineering for Lucero at Luckey Ranch, Unit 1, dated July 3, 2023.
4. This estimates assumes Gravity Retaining Walls are required.

LUCERO AT LUCKEY RANCH, UNIT 4 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

II. DRAINAGE IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Reinforced Concrete Class 'A'				
	a. Sidewalk Boxes	CY	50	\$2,810.00	\$140,500.00
	b. Curb Inlets	CY	8	\$1,490.00	\$11,920.00
	c. Headwall/Wingwall	CY	3	\$1,730.00	\$5,190.00
2.	24" RCP (Class IV)	LF	150	\$87.80	\$13,170.00
3.	6" Concrete Rip Rap	SY	1,250	\$100.00	\$125,000.00
4.	6"-8" Rock Rubble at 12" Deep	SY	300	\$73.80	\$22,140.00
5.	Concrete Collars	EA	2	\$1,290.00	\$2,580.00
6.	Pipe Handrail	LF	125	\$78.40	\$9,800.00
7.	Revegetation (Sod/Seed)	SY	2,500	\$1.40	\$3,500.00
TOTAL DRAINAGE IMPROVEMENTS:					\$333,800.00
	Drainage Contingency (10%)	LS	1	\$333,800.00	\$333,800.00

Notes:

1. This estimate is not based on preliminary engineering and/or design. Quantities are subject to change at final design and City & County plan approval
2. It is assumed that all offsite easements, property/ROW access, permits, approvals etc. are in place prior to construction start of these drainage improvements, therefore no separate OPC items are included herein. It is assumed open cuts in-lieu of bore operations for the installation of drainage across existing driveways, streets, property etc., if necessary.

LUCERO AT LUCKEY RANCH, UNIT 4 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

III. SANITARY SEWER IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	8" Sanitary Sewer Pipe (SDR 26)				
	a. 6'-8' (Auxiliary Line)	LF	1,495	\$34.00	\$50,830.00
	b. 6'-10' (New Line)	LF	2,004	\$37.00	\$74,148.00
2.	Standard Sanitary Sewer Manhole	EA	10	\$6,120.00	\$61,200.00
3.	Standard Sanitary Sewer Drop Manhole	EA	1	\$6,090.00	\$6,090.00
4.	Manhole Extra Depth	VF	33	\$458.00	\$15,114.00
5.	Tie Into Existing Manhole	EA	2	\$18,100.00	\$36,200.00
6.	Manhole Ventilation & Safety	EA	2	\$14,500.00	\$29,000.00
7.	Convert Existing Manhole to Drop	EA	6	\$12,000.00	\$72,000.00
8.	Adjust Manhole Top	EA	10	\$729.00	\$7,290.00
9.	6" Vertical Stacks	VF	366	\$109.00	\$39,894.00
10.	8" x 6" Wyes	EA	133	\$132.00	\$17,556.00
11.	6" Lateral (Tie-In to Existing Wye)	EA	29	\$500.00	\$14,500.00
12.	6" Sanitary Sewer Lateral (SDR-26)	LF	5,670	\$30.30	\$171,801.00
13.	Trench Excavation Protection	LF	3,499	\$2.45	\$8,572.55
14.	TV Video Sewer Line	LF	3,499	\$1.60	\$5,598.40
15.	Trench Dewatering (Allowance)	LS	1	\$50,000.00	\$50,000.00
TOTAL SANITARY SEWER IMPROVEMENTS:					\$659,793.95
	Sanitary Sewer Contingency (10%)	LS	1	\$65,979.40	\$65,979.40

Notes:

1. It is assumed that 75% of the lots will require 3' vertical stacks.
2. It is assumed that the average sanitary sewer lateral is 35 LF per lot.
3. It is assumed that existing sanitary sewer lateral wyes were installed with Unit 2.
4. It is assumed that 10% of the sanitary sewer manholes are drop manholes
5. It is assumed that 3' of extra manhole depth is required per manhole.
6. It is assumed that sewer connections to existing mains are readily available in the vicinity of the property.
7. It is assumed that an 8" auxiliary sewer line will required to be installed parallel to the existing (+20-ft) deep main installed with Unit 1 in order to service all Unit 4 lots.

LUCERO AT LUCKEY RANCH, UNIT 4 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

IV. WATER IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	8" PVC C-900 Class 150, DR 18	LF	4,705	\$34.10	\$160,440.50
2.	8" Gate Valve, MJ w/Valve Box	EA	8	\$1,800.00	\$14,400.00
3.	Standard Fire Hydrant Assembly	EA	7	\$4,600.00	\$32,200.00
4.	D.I. Fittings (Restrained)	TON	5.0	\$6,950.00	\$34,750.00
5.	3/4" Single Service, Short	EA	64	\$625.00	\$40,000.00
6.	3/4" Single Service, Long	EA	98	\$776.00	\$76,048.00
7.	3/4" Irrigation Service w/ (5/8") Meter	EA	1	\$767.00	\$767.00
8.	2" Blowoff Assembly (Temporary)	EA	3	\$1,070.00	\$3,210.00
9.	Joint Restraints	LS	1	\$16,044.05	\$16,044.05
10.	Hydrostatic Pressure Test	EA	5	\$3,290.00	\$16,450.00
11.	Trench Excavation Protection	LF	4,705	\$0.30	\$1,411.50
12.	Chlorination	LF	4,705	\$0.05	\$235.25
13.	Meter Box	EA	163	\$236.00	\$38,468.00
14.	Water Well Plugging (Placeholder)	EA	2	\$125,000.00	\$250,000.00
TOTAL WATER IMPROVEMENTS:					\$684,424.30
Water Contingency (10%)		LS	1	\$68,442.43	\$68,442.43

Notes:

1. It is assumed that the D.I. Fittings are 0.1 Tons/100 LF of water line.
2. It is assumed that 60% of water services are long and 40% are short.
3. It is assumed that water connections to existing mains are readily available in the vicinity of the property.
4. It is assumed that hydrostatic pressure tests are 1 Each/1,000 LF of water line.
5. It is assumed that fire hydrants are placed at every 500 LF max distances.
6. It is assumed there is an existing water well onsite that requires capping & plugging.
7. It is assumed all offsite waterlines are installed along WT Montgomery with the construction of Unit 1 & 2.

LUCERO AT LUCKEY RANCH, UNIT 4 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

V. ELECTRIC & STREET LIGHT IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Single Phase Electric (OH & URD) (Primary)	LOT	162	\$1,800.00	\$291,600.00
2.	Street Light (100 Watt) (Single Arm)	EA	12	\$2,500.00	\$30,000.00
3.	CPS Energy Final Design Adjustment (Placeholder)	LS	1	\$50,000.00	\$50,000.00
TOTAL ELECTRIC & STREET LIGHT IMPROVEMENTS:					\$371,600.00

Notes:

1. *This estimate assumes the developer will install conduit/sleeves at street and drain crossings.*
2. *This estimate assumes the developer will not install onsite domestic gas service for this community.*
3. *The unit prices provided are based on the most recent CPS Energy residential subdivision pricing within the San Antonio ETJ market area.*
4. *This estimate does not include major or unforeseen offsite electric service upgrades, agreements and/or easements that may be required from CPS Energy. Unit prices are subject to change at the time of final design.*
5. *This estimate assumes that connections to existing electric facilities are readily available within the property.*

LUCERO AT LUCKEY RANCH, UNIT 4 (SAN ANTONIO, TX)

OPINION OF PROBABLE COST

VI. PLATTING, DRAINAGE IMPACT & MISC. FEES

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
PLATTING FEES					
1.	City Base Fee (Major - Single Family)	LS	1	\$625.00	\$625.00
2.	City Lot Fee (Major - Single Family)	LOT	162	\$80.00	\$12,960.00
3.	City Lot Fee (Major - Non Single Family)	LOT	5	\$5.00	\$25.00
4.	City Acreage Fee (Major - Non Single Family)	AC	4.9	\$550.00	\$2,695.00
5.	City Acreage Fee (Major - Offlot Easements)	AC	0.50	\$550.00	\$275.00
6.	County Base Fee (Major-Single Family)	LS	1	\$600.00	\$600.00
7.	County Lot Fee (Major-Single Family)	LOT	162	\$62.00	\$10,044.00
8.	County Acre Fee (Major-Non Single Family)	AC	4.9	\$465.00	\$2,278.50
9.	Recording Fee	SHEET	4	\$82.00	\$328.00
10.	City Recordation Handling Fee	LS	1	\$50.00	\$50.00
11.	Performance Agreement	LS	1	\$265.00	\$265.00
12.	Parks & Recreation Fee	LS	1	\$175.00	\$175.00
13.	Historic Review Fee	LS	1	\$175.00	\$175.00
14.	Replat Public Hearing Fee	LS	1	\$250.00	\$250.00
15.	Tree Fees	LS	1	\$3,000.00	\$3,000.00
16.	MDP Fees	LS	1	\$1,000.00	\$1,000.00
Subtotal Platting Fees:					\$34,745.50
DRAINAGE IMPACT FEES					
1.	Drainage Fee	AC	30.8	\$3,300.00	\$101,640.00
Subtotal Drainage Fees:					\$101,640.00
MISC. FEES					
1.	Inspection, Testing Etc.	LS	1	\$6,000.00	\$6,000.00
2.	Deliveries, Travel, Logistics Etc.	LS	1	\$8,000.00	\$8,000.00
Subtotal Miscellaneous Fees:					\$14,000.00
TOTAL PLATTING, DRAINAGE IMPACT & MISC. FEES					\$150,385.50

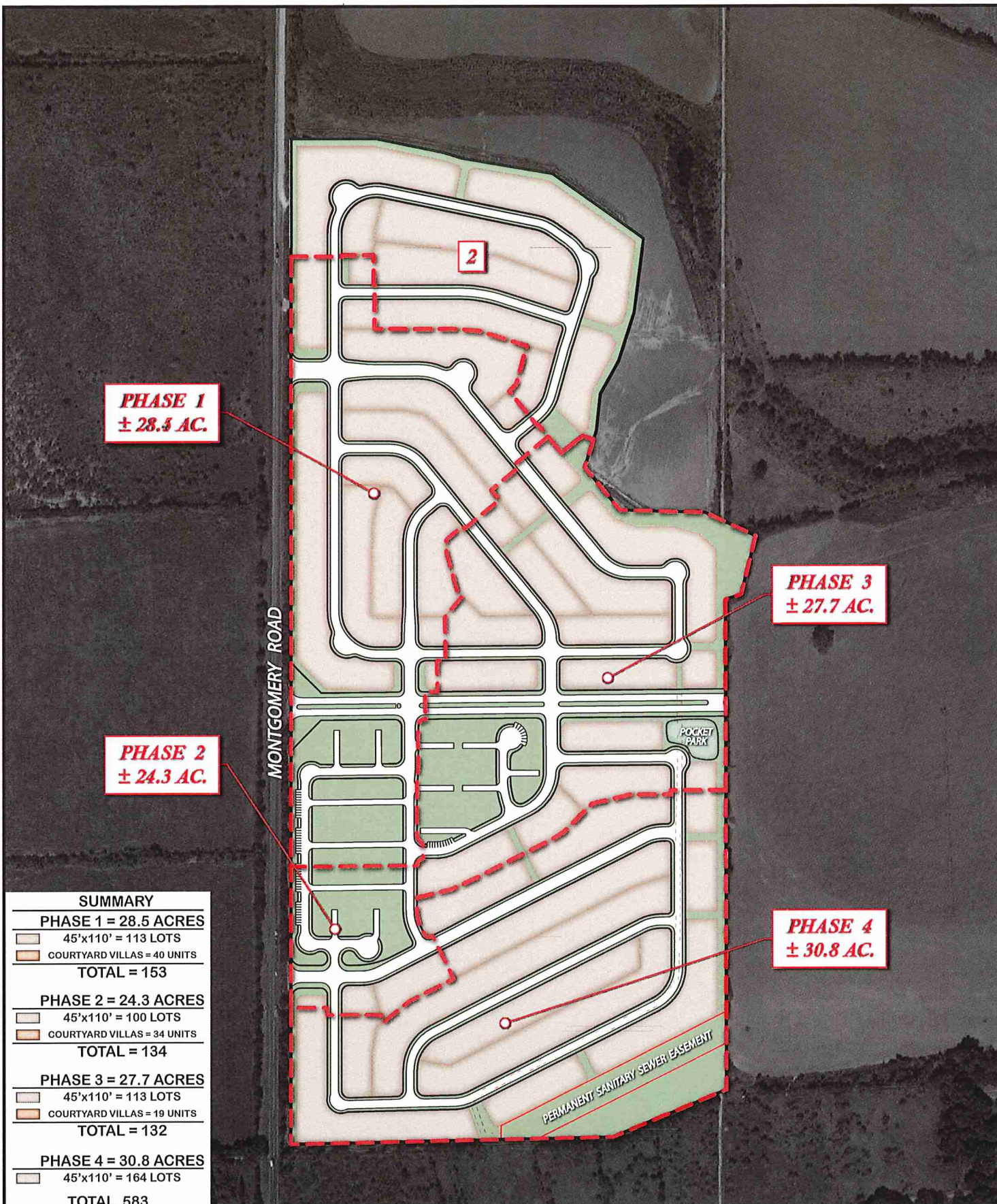
WATER & SEWER IMPACT FEES

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1.	Water Impact Fees				
	a. Water Supply Fee	EDU	163	\$2,706.00	\$441,078.00
	b. Water Delivery Flow Fee	EDU	163	\$1,188.00	\$193,644.00
	c. System Development Fee (Low Elevation)	EDU	163	\$855.00	\$139,365.00
2.	Sewer Impact Fees				
	a. Treatment (Dos Rios/Leon Creek)	EDU	162	\$651.00	\$105,462.00
	b. Collection (Upper Medina)	EDU	162	\$1,422.00	\$230,364.00
TOTAL WATER & SEWER IMPACT FEES:					\$1,109,913.00

Note:

1. The Water & Sewer Impact fees are \$6,822/Lot, which are due at the time of homebuilding. Reference the latest San Antonio Water System Impact Fee Schedule at SAWS.org for August 2023.
2. This estimate assumes Parkland & Drainage Impact fees are required.
3. This estimate assumes the MDP & TIA Report are approved by COSA & Bexar County.
4. The estimated COSA & Bexar County platting fees are based averages from Unit 5.

EXHIBIT "5"
SITE PLAN OF THE LUCERO PID



LAND PLAN FOR
LUCERO PROJECT
 ±111.3 ACRES OF LAND

**PAPE-DAWSON
 ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
 10000 RICHMOND AVE, STE 500 | HOUSTON, TX 77042 | 713-426-2000
 TEXAS PROFESSIONAL REGISTRATION #479 | TEXAS PROFESSIONAL REGISTRATION #19180674

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE.

0 100 200 300 400
 1" = 200'
 PLANNER: SEAN WILLIAMS
 5/2/23

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



Contracts Disclosure Form

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

For details on use of this form, see Section 2-59 through 2-61 of the City's Ethics Code.

* This is a: ☒ New Submission ☐ Correction ☐ Update to previous submission

* 1) Name of person submitting this disclosure form.

*First Patrick *M.I. *Last Vedra Suffix

* 2) Contract Information

a) Contract or Project Name: Lucero 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.)

LGI Homes - Texas, LLC

b) Name and title of contract signatory

c) Name of all owners, board members, executive committee members, and officers of entities listed in question 3a.

Please see attached Business Organization Report from the Texas Secretary of State

*** 4) List any individual(s) or entity(ies) that is a partner, parent, joint venture, or subsidiary entity(ies) of the individual or entity listed in Question 3.**

☐ Not applicable. Contracting party(ies) does not have partner, parent, joint venture, or subsidiary entities.

If applicable, list below names and type of relationship (partner, parent, joint venture or subsidiary entities, and all the owners, board members, executive committee members, officers of each entity):

*** 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.

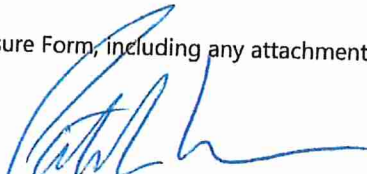
*** Oath**

☒ 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:

PATRICK VEDRA

*Signature:



Title:

OFFICER

*Date:

1/26/24

*Company Name or DBA:

LGI Homes - Texas, LLC

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

If submitting via regular mail, send to:

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

TEXAS SECRETARY of STATE
JANE NELSON**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

Filing Number: 801539837
Original Date of Filing: January 24, 2012
Formation Date: N/A
Tax ID: 32046694835
Duration: Perpetual
Entity Type: Domestic Limited Liability Company (LLC)
Entity Status: In existence
FEIN:
Name: LGI HOMES-TEXAS, LLC
Address: 1450 LAKE ROBBINS DR., STE. 430
The Woodlands, TX 77380 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Last Update March 17, 2022	Name LGI HOMES INC	Title OWNER	Address 1450 LAKE ROBBINS DR STE 430 THE WOODLANDS, TX 77380 USA			

[Order](#)[Return to Search](#)**Instructions:**

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

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 801881318
Original Date of Filing: November 8, 2013
Formation Date: N/A
Tax ID: 32052437103

Entity Type: Foreign For-Profit Corporation
Entity Status: In existence
FEIN: 463088013

Name: LGI Homes, Inc.
Address: 1450 Lake Robbins Dr., Ste. 430
 The Woodlands, TX 77380 USA
Fictitious Name: N/A
Jurisdiction: DE, USA
Foreign Formation Date: June 26, 2013

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Last Update	Name		Title	Address		
January 28, 2021	ERIC LIPAR		CEO/CHAIRMAN	1450 LAKE ROBBINS DR STE 430 THE WOODLANDS, TX 77380 USA		
January 28, 2021	MICHAEL SNIDER		PRESIDENT/COO	1450 LAKE ROBBINS DR STE 430 THE WOODLANDS, TX 77380 USA		
January 28, 2021	CHARLES MERDIAN		CFO/TREASURER	1450 LAKE ROBBINS DR STE 430 THE WOODLANDS, TX 77380 USA		
January 28, 2021	JACK LIPAR		EXECUTIVE VP	1450 LAKE ROBBINS DR STE 430 THE WOODLANDS, TX 77380 USA		
January 28, 2021	SCOTT J GARBER		SECRETARY/COUNSEL	1450 LAKE ROBBINS DR STE 430 THE WOODLANDS, TX 77380 USA		
January 28, 2021	RACHEL EATON		CMO	1450 LAKE ROBBINS DR STE 430 THE WOODLANDS, TX 77380 USA		

[Order](#)

[Return to Search](#)

Instructions:

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

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

Certificate Number:
2023-1106132

Date Filed:
12/20/2023

Date Acknowledged:

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

LGI Homes - Texas, LLC
The Woodlands, TX United States

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

City of San Antonio

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

Lucero PID
Lucero PID

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
LGI Homes - Texas, LLC	The Woodlands, 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 PATRICK VEDRA, and my date of birth is 6/29/1970.

My address is 11363 ALTAMONT DR, FRISCO, TX, 75033, USA.
(street) (city) (state) (zip code) (country)

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

Executed in MONTGOMERY County, State of TX, on the 1ST day of FEB, 2024.
(month) (year)

PATRICK VEDRA

Signature of authorized agent of contracting business entity
(Declarant)

SIGN HERE

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

"**Uptmore Deed**"), (y) that certain 60' wide access, ingress, egress and utility easement containing 18.94 acres of land, more or less, over, in and under those four (4) tracts of real property more particularly described on Exhibits B, C, D and E attached to the Uptmore Deed, and (z) that certain 10'-wide waterline utility easement on either side of 60 foot-wide access, ingress, egress and utility easement described in the preceding clause (y), as more particularly described in the Uptmore Deed;

5. All rights and appurtenances, including Appurtenant Rights, in any way, and to the extent, belonging or appertaining to the real property conveyed to Grantor pursuant to that certain General Warranty Deed dated November 4, 2011, from Bexar Metropolitan Water District, as grantor, to Seller, as grantee, and recorded as Document No. 20110198600, Book 15212, Page 1628, in the Records, *less and except therefrom* the Land (such conveyed real property, less and except therefrom the Land, collectively, the "**Remainder Property**"); and

6. Exclusive use and enjoyment of (including, without limitation, access, ingress, egress and passage on, over, across or through) any and all roads, drives, trails and paths at any time existing on all or any portion of the Remainder Property. In furtherance of the foregoing, **GRANTEE, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY KNOWINGLY AND UNCONDITIONALLY DISCLAIMS, WAIVES AND RELEASES ANY AND ALL RIGHTS, TITLE, INTERESTS, CLAIMS AND CAUSES OF ACTION WHATSOEVER IN OR TO, OR OF OR FOR THE USE OR ENJOYMENT OF, ANY ONE OR MORE OF (A) SUCH ROADS, DRIVES, TRAILS OR PATHS, OR (B) ALL OR ANY PORTION OF THE REMAINDER PROPERTY FOR ACCESS, INGRESS, EGRESS OR PASSAGE TO OR FROM THE PROPERTY TO OR FROM A PUBLIC RIGHT-OF-WAY, INCLUDING IN EACH OF THE FOREGOING CASES AND WITHOUT LIMITATION ANY SUCH RIGHTS, TITLE, INTERESTS, CLAIMS OR CAUSES OF ACTION IN ANY WAY BASED ON, OR ARISING FROM OR CREATED BY, THROUGH OR AS A RESULT OF, ANY PAST OR HISTORICAL USE OR ENJOYMENT THEREOF OR RIGHTS, TITLE, INTERESTS OR CLAIMS THERETO BY OR FOR THE BENEFIT OF THE PROPERTY OR OTHERWISE, THE DIVISION OF THE PROPERTY FROM THE REMAINDER PROPERTY, NECESSITY OR ANY EASEMENT BY NECESSITY, OR ANY IMPLIED EASEMENT.**

TO HAVE AND TO HOLD the Land, together with all right, title and interest of Grantor, if any, in and to the Improvements and the Appurtenant Rights as set forth herein, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Land unto the said Grantee, its 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, and in all events subject to all of the terms, conditions, limitations, and reservations contained in this Special Warranty Deed, the Reservations and the Permitted Exceptions.

Notwithstanding anything to the contrary contained in this Special Warranty Deed, and for the avoidance of doubt, the aforesaid conveyance of each of the Appurtenant Rights and the Improvements is expressly made, and Grantee expressly accepts the same, **SUBJECT TO THE RESERVATIONS, THE PERMITTED EXCEPTIONS AND ALL MATTERS OF RECORD, AND WITHOUT ANY, AND GRANTOR HEREBY EXPRESSLY DISCLAIMS ALL, COVENANTS, REPRESENTATIONS OR WARRANTIES OF ANY TYPE OR NATURE WHATSOEVER WITH RESPECT TO ANY ONE OR MORE OF THE APPURTENANT RIGHTS OR THE IMPROVEMENTS.**

Witness by Grantee's hand and the acceptance of this Special Warranty Deed by Grantee, Grantee accepts all of the terms, conditions, limitations, and reservations contained in this Special Warranty Deed, the Reservations and the Permitted Exceptions.

Grantee assumes responsibility for the payment of ad valorem taxes on the Property for the 2020 calendar year. Grantee's address is: c/o LGI Homes, 1450 Lake Robbins Drive, Suite 430, The Woodlands, Texas 77380.

[Remainder of page intentionally left blank; signatures begin on next page]

EXECUTED as of April 22, 2020, to be effective as of April 30, 2020.

GRANTOR:

TCP III STRAUS MEDINA, LLC, a Texas limited liability company

By: TCP III Holdings, LLC, a Delaware limited liability company, its Manager

By: [Signature]
Name: Joseph Sanderson
Title: Managing Director

STATE OF GEORGIA

COUNTY OF FULTON

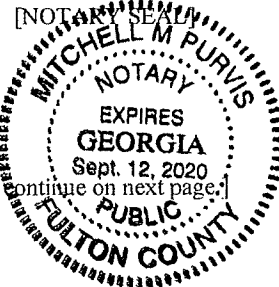
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Before me, the undersigned authority, on this day personally appeared Joseph Sanderson, a managing director of TCP III Holdings, LLC, a Delaware limited liability company ("Holdings"), as the manager of TCP III Straus Medina, LLC, a Texas limited liability company ("Grantor"), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as managing director of Holdings, as manager of Grantor, for the consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 22nd day of April, 2020.

[Signature]
Notary Public, State of Georgia

My commission expires on: Sept 12, 2020



[Signatures continue on next page.]

[Grantor signature page to Special Warranty Deed]

EXECUTED, ACCEPTED AND ACKNOWLEDGED by Grantee as of April 27, 2020, to be effective as of April 30, 2020.

GRANTEE:

LGI HOMES – TEXAS, LLC, a Texas limited liability company

By: Kennon Masters
Name: Kennon Masters
Title: Authorized Agent

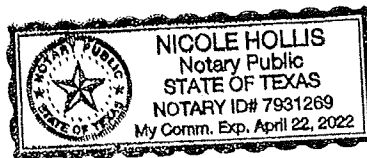
THE STATE OF TEXAS §
 §
COUNTY OF Montgomery §

Before me, the undersigned authority, on this day personally appeared Kennon Masters, the Authorized Agent of LGI Homes – Texas, LLC, a Texas limited liability company ("Grantee"), who is known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the Authorized Agent of Grantee, for the consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 27 day of April, 2020.

[Signature]
Notary Public, State of Texas

My commission expires on: 4/22/2022



[NOTARY SEAL]

[End of signatures.]

[Grantee Signature page to Special Warranty Deed]

EXHIBIT A

Legal Description of the Property

Phase I Tract

A 149.266 acre, or 6,502,045 square feet, more or less, tract of land being a portion of that called 729.582 acre tract described in deed to TCP III Straus Medina, LLC recorded in Volume 15212, Page 1628 of the Official Public Records of Real Property of Bexar County, Texas, out of the Rafael Alderite Survey No. 12, Abstract 21, County Block 4320, out of the Gil Rodriguez Survey No. 11, Abstract 615, County Block 4319 and out of the Asa Wikson Survey No. 68, Abstract 793, County Block 4318, in Bexar County, Texas. Said 149.266 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found MAG nail with washer marked "Pape-Dawson" at the northwest corner of said 729.582 acre tract, on the east right-of-way line of Montgomery Road, an 86-foot public right-of-way, and at the southwest corner of Lot 903, Block 46, County Block 4319 of Luckey Ranch Unit 26 & 27 recorded in Volume 9708, Pages 67-71 of the Deed and Plat Records of Bexar County, Texas, said nail being the point of beginning of said 729.582 acre tract described in said deed to TCP III Straus Medina, LLC recorded in Volume 15212, Page 1628 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 89°49'08" E, departing the east right-of-way line of said Montgomery Road, with the south line of said Luckey Ranch Unit 26 & 27, and with the north line of said 729.582 acre tract, a distance of 473.42 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for the northwest corner and the POINT OF BEGINNING of the herein described 149.266 acre tract;

THENCE: Continuing with the south line of said Luckey Ranch Unit 26 & 27, with the south line of Tract 3, a 138.77 acre tract described in deed to LGI Homes-Texas, LLC recorded in Volume 17005, Page 1938 of the Official Public Records of Real Property of Bexar County, Texas, and with the north line of said 729.582 acre tract, the following bearings and distances:

S 89°49'08" E, a distance of 479.09 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 89°42'20" E, passing at a distance of 1538.25 feet the southeast corner of said Luckey Ranch Unit 26 & 27, the southwest corner of said Tract 3, and continuing for a total distance of 1800.08 feet to a found iron rod with cap marked "BMWD" for an angle point;

S 89°47'48" E, a distance of 2068.02 feet to a found ½ inch iron rod for an angle point;

S 74°17'51" E, a distance of 374.66 feet to a found iron rod with cap marked "BMWD" for the southeast corner of said Tract 3, a re-entrant corner of said 729.582 acre tract;

THENCE: Departing said corner, over and across said 729.582 acre tract, the following bearings and distances:

S 74°05'33" E, a distance of 251.28 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 15°54'27" E, a distance of 25.00 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 74°05'33" E, a distance of 1207.48 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 15°54'27" E, a distance of 25.00 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 74°12'37" E, a distance of 1259.73 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 89°44'04" E, a distance of 158.11 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the northeast corner of the herein described 149.226 acre tract;

S 27°42'56" W, a distance of 61.85 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 27°42'56" W, a distance of 873.28 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 27°45'13" W, a distance of 658.81 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 55°10'06" W, a distance of 113.97 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 22°37'19" W, a distance of 911.71 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 87°30'09" W, a distance of 744.68 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 87°56'30" W, a distance of 444.25 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 89°08'55" W, a distance of 204.52 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 71°22'55" W, a distance of 71.40 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 42°00'57" W, a distance of 253.75 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 56°19'30" W, a distance of 73.99 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 68°40'52" W, a distance of 216.53 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 72°33'05" W, a distance of 217.59 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 88°47'27" W, a distance of 1096.55 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 00°00'00" E, a distance of 67.33 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 90°00'00" W, a distance of 217.96 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 00°00'00" E, a distance of 57.29 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 67°10'09" W, a distance of 851.05 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 55°07'51" W, a distance of 211.37 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 80°58'47" W, a distance of 351.50 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 86°04'47" W, a distance of 391.61 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 50°55'41" W, a distance of 110.09 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 82°59'47" W, a distance of 97.79 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 66°59'24" W, a distance of 120.19 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 69°26'00" W, a distance of 279.67 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 64°24'20" W, a distance of 121.19 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 88°21'29" W, a distance of 116.36 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 69°46'55" W, a distance of 139.29 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 42°01'37" W, a distance of 98.30 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

N 28°39'49" W, a distance of 460.64 feet to the POINT OF BEGINNING and containing 149.266 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 9081-19 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 18, 2019
REVISED: January 7, 2020, January 17, 2020
JOB NO. 9081-19

AND:

Phase II Tract

A 111.274 acre, or 4,847,078 square feet, more or less, tract of land being a portion of that called 729.582 acre tract described in deed to TCP III Straus Medina, LLC recorded in Volume 15212, Page 1628 of the Official Public Records of Real Property of Bexar County, Texas, out of the Rafael Alderite Survey No. 12, Abstract 21, County Block 4320, and out of the Gil Rodriguez Survey No. 11, Abstract 615, County Block 4319, in Bexar County, Texas. Said 111.274 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 inch iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said 729.582 acre tract, on the east right-of-way line of Montgomery Road, an 86-foot public right-of-way, at the northwest corner of a 1094.62 acre tract described in deed to Bexar Metropolitan Water District recorded in Volume 15414, Page 1147 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 00°02'08" E, with the east right-of-way line of said Montgomery Road, with the west line of said 729.582 acre tract, a distance of 3545.72 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for the northwest corner of the herein described 111.274 acre tract, and from which a found ½ inch iron rod bears N 00°02'08" E, a distance of 710.60 feet;

THENCE: Departing the east right-of-way line of said Montgomery Road, over and across said 729.582 acre tract, the following bearings and distances:

N 90°00'00" E, a distance of 305.77 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 78°22'14" E, a distance of 245.43 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 73°15'23" E, a distance of 68.42 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 80°21'52" E, a distance of 325.87 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 54°36'50" E, a distance of 393.51 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 07°27'52" W, a distance of 261.43 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 17°44'41" W, a distance of 180.36 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 29°02'52" W, a distance of 134.91 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 06°06'04" W, a distance of 131.02 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 17°44'41" W, a distance of 134.42 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 39°25'49" E, a distance of 194.90 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 88°20'50" E, a distance of 303.74 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 65°05'47" E, a distance of 197.66 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 14°05'41" W, a distance of 213.00 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the north line of said 1094.62 acre tract, on the south line of said 729.582 acre tract;

THENCE: S 72°26'11" W, with the north line of said 1094.62 acre tract, and with the south line of said 729.582 acre tract, a distance of 57.99 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at an exterior corner of said 1094.62 acre tract, and interior corner of the herein described 111.274 acre tract;

THENCE: S 00°05'01" E, with the west line of said 1094.62 acre tract, and with the east line of said 729.582 acre tract, a distance of 1729.14 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an interior corner of said 1094.62 acre tract, and the southeast corner of the herein described 111.274 acre tract;

THENCE: With the north line of said 1094.62 acre tract, and the south line of said 729.582 acre tract, the following bearings and distances:

S 67°31'08" W, a distance of 438.05 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 88°49'03" W, a distance of 1144.17 feet to the POINT OF BEGINNING and containing 111.274 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 9081-19 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 18, 2019
REVISED: January 7, 2020, January 17, 2020
JOB NO. 9081-19

EXHIBIT B

Permitted Exceptions

1. Standby fees, taxes, assessments and governmental charges by any taxing authority for the year 2020, and subsequent years, and subsequent taxes and assessments, including without limitation so-called "rollback taxes", penalties and interest, by any taxing authority for prior years for any reason other than as a result of Grantor's use or change in use of the Property prior to the effective date of this Special Warranty Deed (provided that any such subsequent taxes or assessments for prior years resulting from or in connection with any one or more of (a) the division, subdivision or separation of the Property from any other property held or retained by Grantor at any time in order to create the Property to convey to Grantee or (b) the entering into, termination, amendment or other modification of any lease with respect to the Property on or prior to the effective date of this Special Warranty Deed shall not be deemed to be as a result of Grantor's use or change in use of the Property prior to the effective date of this Special Warranty Deed, all of which are Grantee's responsibility), all of which Grantee hereby assumes and agrees to pay.
2. Homestead or community property or survivorship rights.
3. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities: (a) to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans; (b) to lands beyond the line of the harbor or bulkhead lines as established or changed by any government; (c) to filled-in lands, or artificial islands; (d) to statutory water rights, including riparian rights; (e) to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area; or (f) to any part or portion of the Property which may be within the bed, shore or banks of any stream or lake, navigable in fact or in law; or to any part or portion of the Property which may lie between the water's edge and the line of vegetation on the upland, or for any claim or right for ingress thereto or egress therefrom.
4. All discrepancies, conflicts, or shortages in area or boundary lines, all encroachments or protrusions, all overlapping of improvements, and all matters disclosed or shown by that certain ALTA/NSPS Land Title Survey of (i) Phase I, a 149.266 acre, or 6,502,045 square feet, more or less, tract of land being a portion of that called 729.582 acre tract described in deed to TCP III Straus Medina, LLC recorded in Volume 15212, Page 1628 of the Official Public Records of Real Property of Bexar County, Texas, out of the Rafael Alderite Survey No. 12, Abstract 21, County Block 4320, out of the Gil Rodriguez Survey No. 11, Abstract 615, County Block 4319 and out of the Asa Wikson Survey No. 68, Abstract 793, County Block 4318, in Bexar County, Texas, and (ii) Phase II, a 111.274 acre, or 4,847,078 square feet, more or less, tract of land being a portion of that called 729.582 acre tract described in deed to TCP III Straus Medina, LLC recorded in Volume 15212, Page 1628 of the Official Public Records of Real Property of Bexar County, Texas, out of the Rafael Alderite Survey No. 12, Abstract 21, County Block 4320, and out of the Gil Rodriguez Survey No. 11, Abstract 615, County Block 4319, in Bexar County, Texas, prepared by Pape-Dawson Engineers, bearing the seal and certification of David A. Casanova, R.P.L.S. No. 4251, dated December 18, 2019, last revised February 14, 2020.
5. Rights of parties in possession, including, without limitation, as to crops planted as of the effective date of this Special Warranty Deed and rights of entry by or on behalf of parties having rights or interests thereto to harvest or remove said crops through October 31, 2020.
6. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records.

7. Reservations contained in, and terms and conditions of, this Special Warranty Deed.
8. 50' Sanitary Sewer Easement dated Nov. 10, 1988 executed by Straus-Medina Ranch to the City of San Antonio, recorded Dec. 30, 1988 in Volume 4474, Page 1619, Real Property Records of Bexar County, Texas.
9. Mineral and/or Royalty Reservation in Warranty Deed dated Dec. 31, 1941 executed by Gussie Stokes Ponder to G.R. Mauger, et al, recorded in Volume 1871, Page 495, Deed Records of Bexar County, Texas.
10. Declaration to obtain electrical service dated Sept. 9, 1982 executed by David J. Straus to City Public Service Co. of San Antonio, recorded in Volume 2668, Page 302, Real Property Records of Bexar County, Texas.
11. Rates, rules, regulations and bonded indebtedness of Bexar-Medina-Atascosa Water Control and Improvement District No. One, as set out in Volume 286, Page 883, Water District Records of Bexar County, Texas.
12. Sanitary Control Easement and Restrictions are imposed on the land within a 150 foot radius around the site of a water well as required in A.3.a. of the Rules and Regulations for Public Water Systems, adopted in 1975 by the Texas Department of Health Resources.
13. Assignment of Water Rights and Bill of Sale (Surface Water) executed by David J. Straus, II, et al, to Bexar Metropolitan Water District, dated April 7, 1999, and recorded April 9, 1999, under Co. Clerk's File No. 99-0066357, in Vol. 7915, page 886, in Real Property Records of Bexar County, Texas.
14. Easement: Permanent Easement - Sewer granted to the City of San Antonio, as set forth in instrument filed for record under Bexar County Clerk's File No. 20100144152, and recorded in Volume 14598, Page 1294, Real Property Records of Bexar County, Texas.
15. Easement: Temporary Construction Easement - Sewer granted to the City of San Antonio, as set forth in instrument filed for record under Bexar County Clerk's File No. 20100144153, in Volume 14598, page 1313, real property records of Bexar County, subject to the terms and conditions thereof.
16. Mineral and/or Royalty Reservation, and Affidavit of Non-Production as set out in Warranty Deed dated 1/5/73 executed by E. George Luckey et ux to H.B. Zachry Properties, Inc., and filed for record in Volume 6977, Page 883, Real Property Records of Bexar County, Texas.
17. Declaration of Historical Use, Claim of Water Right and Application for Permit executed by J.H. Uptmore & Associates, Inc., recorded 3/2/94 in Volume 5980, Page 298, Real Property Records of Bexar County, Texas.
18. Assignment of Water Rights dated August 18, 1997, filed for record in the Office of the County Clerk of Bexar County, Texas on August 20, 1997, under Clerk's File No. 970117658, in Volume 7178, page 296.
19. Permit to Withdraw Groundwater from the Edwards Aquifer, as set forth in instrument filed for record, under Bexar County Clerk's File No(s). 960154872, 20010058441, and as filed under County Clerk's File No(s). 20040265506 and 20080221804.

20. Bill of Sale, Transfer and Assignment of Water Impoundment Rights as set forth in Document # 20110198601, filed for record in the Official Public Records of Bexar County, Texas.

21. Electric Line Right-of-Way and Ingress-Egress Agreement dated August 22, 2013, by and between TCP III Straus Medina, LLC, and the City Public Service Board of San Antonio, a Municipal Board of the City of San Antonio, created pursuant to the authority contained in § 1502.070 of the Texas Government Code, and its predecessor statute, and recorded in the Official Public Records of Bexar County, Texas, as Document # 20130215364, in Book 16389, Page 1314, as affected by Texas Property Code § 5.028 – Nonmaterial Correction Instrument date February 4, 2014, by John Noel Nicholls, and recorded in the aforesaid records as Document # 20140045268, in Book 16598, Page 642.

22. Grant of Easement (Access) [undated], by and between TCP III Straus Medina, LLC, and Texas Land Conservancy, and recorded in the Official Public Records of Bexar County, Texas, on November 5, 2014, as Document # 20140191664, in Book 16948, Page 595, as amended by First Amendment to Grant of Easement by and between the same parties, and recorded in the Official Public Records of Bexar County, Texas on and having an effective date of October 30, 2019, as Document # 20190219560.

23. Permit to Withdraw Groundwater from the Edwards Aquifer, as set forth in instruments filed for record under Bexar County Clerk's File No(s). 20140213493 and 20150103900.

24. Designation of Historically Irrigated Lands, as set forth in Document # 20150069853, filed for record in the Official Public Records of Bexar County, Texas.

25. Permanent Electric Line Easement and Right-of-Way and Permanent Ingress-Egress Easement dated effective as of October 30, 2019, by and between TCP III Straus Medina, LLC, a Texas limited liability company, and the City of San Antonio, as part of its electric and gas system, as evidenced by that certain Memorandum of Easement and Right of Way, by and between the same parties, and recorded in the Official Public Records of Bexar County, Texas on October 30, 2019, as Document # 20190219561, as affected by Correction to Memorandum of Easement and Right of Way dated January 30, 2020, by the City Public Service Board of San Antonio, a Municipal Board of the City of San Antonio in Bexar County, Texas, and recorded in the Official Public Records of Bexar County, Texas on January 30, 2020, as Document # 20200021397.

26. Temporary Construction Easement and Right-of-Way dated effective as of October 30, 2019, by and between TCP III Straus Medina, LLC, a Texas limited liability company, and the City of San Antonio, as part of its electric and gas system, as evidenced by that certain Memorandum of Temporary Easement and Right of Way, by and between the same parties, and recorded in the Official Public Records of Bexar County, Texas on October 30, 2019, as Document # 20190219562, as affected by Correction to Memorandum of Temporary Easement and Right of Way dated January 30, 2020, by the City Public Service Board of San Antonio, a Municipal Board of the City of San Antonio in Bexar County, Texas, and recorded in the Official Public Records of Bexar County, Texas on January 30, 2020, as Document # 20200021396.

27. Partial Release of Easement executed August 22, 2013, by the City of San Antonio, Texas, acting by and through the City Public Service Board of San Antonio, a Municipal Board of the City of San Antonio, and recorded in the Official Public Records of Bexar County, Texas, as Document # 20130215383, in Book 16389, Page 1411.

28. All matters appearing in Grantee's final owner's policy of title insurance issued for or with respect to the Property.

EXHIBIT C

EAA Water Reserved Rights

GRANTOR and GRANTEE acknowledge the Land contains base irrigation groundwater rights from the Edwards Aquifer pursuant to Edwards Aquifer Authority ("EAA") Regular Permit No. P107-206 (BE00046) recorded as Document No. 20140213493 of the Official Public Records of Bexar County, Texas and as may be amended from time to time (collectively, the "Permit"), including therein and without limitation all successor rights of or relating to such Permit or such groundwater withdrawal rights and all other real or personal property rights appurtenant to the Permit and groundwater withdrawal rights. It is the intent of GRANTOR and GRANTEE that GRANTOR is to retain all of the base irrigation groundwater under the Permit. However, pursuant to the EAA Rules the base irrigation groundwater cannot be severed from the real property to which it relates. Consequently, the base irrigation groundwater appurtenant to the Land (the "BIG") that the parties desire to be retained by the GRANTOR is currently not severable from and must remain with the Land.

GRANTOR and GRANTEE specifically acknowledge and agree the BIG which relates to, or is otherwise in and under the Land and referenced in the Permit, or any successor or substitute permit, together with all rights associated therewith, are conveyed by GRANTOR to GRANTEE in Fee Simple Determinable, which rights (including without limitation as the same may be converted or re-classified, or both, as contemplated herein) shall automatically revert to the GRANTOR upon the date such BIG is no longer categorized as Base Irrigation Groundwater by the EAA and therefore is severable from the Land, which shall include without limitation by and upon the issuance or entry of an order by the EAA board of directors converting or re-categorizing the BIG to or as Unrestricted Irrigation Groundwater or other severable water rights. GRANTEE hereby covenants and agrees not to pledge, mortgage, assign or otherwise encumber any one or more of such BIG, Permit or any other rights which are to revert back to GRANTOR under this instrument. GRANTEE agrees when the BIG automatically reverts back to the GRANTOR under this paragraph, GRANTEE shall execute any and all reasonable documentation necessary to further evidence this reversion, including, but not limited to, an affidavit of reversion, deed of reversion or such other documentation; provided, however, that it is intended that no such documentation shall be necessary and that this reversion shall be automatic without the need for further action on the part of GRANTOR. GRANTEE also hereby grants GRANTOR a limited power of attorney in all matters related to the conversion of the BIG, including the right to convert, as well as the authority to amend or modify any permit (including without limitation the Permit) issued by the EAA (or any successor entity which jurisdiction over the BIG) reflect title to the BIG in GRANTOR. This limited power of attorney shall not terminate until all of the BIG relating to the Land has been converted and transferred to GRANTOR. This limited power of attorney shall be binding upon GRANTEE's successors and assigns and shall run with the Land. The limited power of attorney granted herein is irrevocable and coupled with an interest. GRANTOR shall bear costs and expenses that are related to the conversion of the BIG. GRANTOR also reserves to itself and shall be entitled to any proceeds: a.) from groundwater trust transfer contracts relating to, or retirement and/or abandonment of the BIG b.) relating to programs of the EAA (or any successor entity which jurisdiction over the BIG) which pay permit holders to not utilize their Base Irrigation Groundwater and/or any lease revenue derived from the BIG until the conversion occurs. GRANTEE also hereby grants

GRANTOR a limited power of attorney in all matters related to groundwater trust transfer contracts, and the leasing, retirement and/or abandonment of the BIG. This limited power of attorney shall not terminate until all of the BIG relating to the Land has been converted and transferred to GRANTOR. This limited power of attorney shall be binding upon GRANTEE's successors and assigns and shall run with the Land. The limited power of attorney granted herein is irrevocable and coupled with an interest.

GRANTOR, FOR ITSELF, ITS SUCCESSORS OR ASSIGNS WAIVES GRANTOR'S RIGHT TO: A.) USE, ENTER UPON OR OCCUPY ANY PORTION OF THE SURFACE OF THE LAND FOR PURPOSES OF EXPLORING, PRODUCING, DEVELOPING, OR TRANSPORTING ANY GROUNDWATER FROM THE EDWARDS AQUIFER AND B.) PLACE ANY FIXTURES, EQUIPMENT, BUILDINGS OR STRUCTURES ON THE LAND IN CONNECTION WITH THE EXERCISE OF ANY OF GRANTOR'S RIGHTS RESERVED IN THIS EXHIBIT C.

File Information

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

Document Number: 20200090153
Recorded Date: May 01, 2020
Recorded Time: 10:00 AM
Total Pages: 17
Total Fees: \$86.00

**** 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: 5/1/2020 10:00 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

Bexar CAD

Property Search > 1340300 LGI HOMES-TEXAS LLC for Year 2023 Tax Year: 2023

Property

Account

Property ID:	1340300	Legal Description:	CB 4319 P-6(42.058) ABS 615 & CB 4320 P-3G (69.216) ABS 21
Geographic ID:	04319-000-0060	Zoning:	OCL
Type:	Real	Agent Code:	60445
Property Use Code:	002		
Property Use Description:	Rural		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	FITZHUGH RD SAN ANTONIO, TX 78252	Mapsc0:	645E8
Neighborhood:	MEDINA ISD Rural HWY 90 West (NS/SW)	Map ID:	21098
Neighborhood CD:	21098		

Owner

Name:	LGI HOMES-TEXAS LLC	Owner ID:	2300925
Mailing Address:	C/O ERIC LIPAR 1450 LAKE ROBBINS DR STE 430 THE WOODLANDS, TX 77380-3294	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$3,200,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$3,200,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$3,200,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$3,200,000	

Taxing Jurisdiction

Owner: LGI HOMES-TEXAS LLC

% Ownership: 100.0000000000%

Total Value: \$3,200,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$3,200,000	\$3,200,000	\$757.38
08	SA RIVER AUTH	0.018000	\$3,200,000	\$3,200,000	\$576.00
09	ALAMO COM COLLEGE	0.149150	\$3,200,000	\$3,200,000	\$4,772.80
10	UNIVERSITY HEALTH	0.276235	\$3,200,000	\$3,200,000	\$8,839.52
11	BEXAR COUNTY	0.276331	\$3,200,000	\$3,200,000	\$8,842.59
68	MEDINA VALLEY ISD	1.169200	\$3,200,000	\$3,200,000	\$37,414.40
76	BEXAR CO EMERG DIST #5	0.100000	\$3,200,000	\$3,200,000	\$3,200.00
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$3,200,000	\$3,200,000	\$0.00
Total Tax Rate:		2.012584			
Taxes w/Current Exemptions:					\$64,402.69
Taxes w/o Exemptions:					\$64,402.69

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	UDL	Undeveloped land	111.2740	4847095.44	0.00	0.00	\$3,200,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$3,200,000	0	3,200,000	\$0	\$3,200,000
2022	\$0	\$2,781,800	0	2,781,800	\$0	\$2,781,800
2021	\$0	\$2,859,790	0	2,859,790	\$0	\$2,859,790

2024 data current as of Oct 12 2023 2:30AM.

2023 and prior year data current as of Oct 11 2023 6:43AM

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

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

CDSA - CITY CLERK
2024 FEB 08 PM 02:59

Property Identification #: 1340300

Geo ID: 04319-000-0060
Situs Address: FITZHUGH RD SAN ANTONIO, TX 78252
Property Type: Real
State Code: E1

Property Information: 2024

Legal Description: CB 4319 P-6(42,058) ABS 615 & CB 4320 P-3G (69,216) ABS 21
Abstract: A04319
Neighborhood: MEDINA ISD Rural HWY 90 West (NS/SW)
Appraised Value: N/A
Jurisdictions: 76, 10, CAD, 11, 08, 68, 09, 06

Owner Identification #: 2300925

Name: LGI HOMES-TEXAS 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.