

March 12, 2024

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

VIA HAND DELIVERY

RE: Amended and Restated Petition for City of San Antonio Consent to the Creation of the Fischer Gardens Special Improvement District, in accordance with Chapter 382 of the Texas Local Government Code, for Property Generally Located South of the Intersection of Graytown Road and Freudenberg Road, in the Extraterritorial Jurisdiction ("ETJ") of the City of San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 8004.007.*

Dear Ms. Racca-Sittre:

On behalf of the Petitioners, SA Given To Fly, LP, Lennar Homes of Texas Land and Construction, Ltd., and Graytown Rd. Holdings (Petitioners and Property Owners), we respectfully submit the enclosed amended and restated 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 Fischer Gardens Special Improvement District (the "District") and the inclusion of the Subject Property therein, all as further described in the attached amended and restated Petition. This Petition is submitted to revise and restate the information presented with the original Petition for consent to creation of the Fischer Gardens PID, which was presented to the City on February 21, 2024. The Petitioners are the property owners representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal to create the District and additionally constitute 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. Amended and Restated Petition for Consent to the Creation of the Fischer Gardens Public Improvement District (including Field Notes of the Subject Property and Sworn Statement of Petitioners/Property Owners).
2. Fischer Gardens PID Amended and Restated Development Agreement Provisions Matrix.
3. Summary of the Proposed Fischer Gardens PID.

4. Pro-Forma showing Expected Public Improvement Costs and Revenues within the Fischer Gardens PID.
5. Master Development Plan of the Fischer Gardens PID.
6. Petitioners/Property Owners Executed Contracts Disclosure Form and Form 1295.
7. Ownership Deeds and Bexar County Appraisal District Information related to the Fischer Gardens 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"
**AMENDED AND RESTATED PETITION FOR CONSENT TO THE CREATION OF THE
FISCHER GARDENS PUBLIC IMPROVEMENT DISTRICT**

**AMENDED AND RESTATED PETITION FOR CONSENT TO THE CREATION
OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED THE FISCHER
GARDENS SPECIAL IMPROVEMENT DISTRICT**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

TO: THE HONORABLE CITY COUNCIL OF SAN ANTONIO, TEXAS

The undersigned petitioners (the “Petitioners”) acting pursuant to the provisions of Chapter 382 of the Texas Local Government Code, as amended (the “Code”), submit this amended and restated petition (“Petition”) to the City Council of the City of San Antonio, Texas (the “City”), to request the City’s consent to the creation of a public improvement district, within the extraterritorial jurisdiction (the “ETJ”) of the City, Bexar County, Texas (the “County”). Specifically, the Petitioners request 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 Petitioners present the following:

I. NAME

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

II. PETITIONERS

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

Attached to this Petition is a sworn statement, affirming the Petitioners are the holder of fee simple title to more than fifty-percent (50%) of the appraised value of taxable real property proposed to be included within the District (as defined below) and is the owner representing more than fifty-percent (50%) of all record owners of property within the proposed District. The Petitioners request, and consents to, the creation of the District, as set forth in this Petition. The sworn statement of the Petitioners 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 165.86 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 Petitioners request 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 \$37,621,250.00. 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 Petitioners specifically request 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 Petitioners request 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 Petitioners do not propose that the District be granted the power to impose assessments.

IX. MANAGEMENT OF THE DISTRICT AND BOARD OF DIRECTORS

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

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

Approval and creation of the District will not obligate the County or City 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 County or City, 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 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 grant to the District the powers requested in the Petition. The Petitioners pray 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 12th day of March 2024.

Signature(s) on the Following Page(s)

PETITIONERS:

SA GIVEN TO FLY LP,
a Texas limited partnership

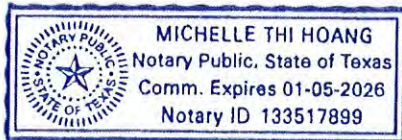
By: _____

Thomas Blake Yantis
Member

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me on the 25 day of January, 2024, by Thomas Blake Yantis, as Manager of SA GIVEN TO FLY LP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed, on behalf of said company, in the capacity therein stated.




Notary Public State of Texas

Printed Name of Notary: Michelle Hoang

Commission Expiration: 1/5/2026

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

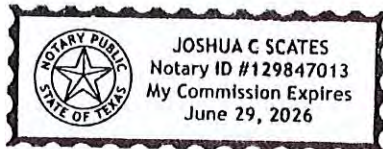
By: Lennar Texas Holding Company,
its General Partner


By: 
Name: Clifton Karam
Title: Authorized Agent

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF Bexar §

The foregoing instrument was acknowledged before me on the 31 day of January, 2024, by Clifton Karam, on behalf of the LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed, in the capacity therein stated.




Notary Public State of Texas
Printed Name of Notary: 
Commission Expiration: 6-29-26

a Texas limited liability company

By: [Signature]
Name: Brenden Kroupp
Title: Co-Chair

STATE OF Texas §
§
COUNTY OF Bexar §

 **KYLE HATHAWAY**
Notary Public, State of Texas
My Comm. Exp. 06-08-2027
ID No. 13439881-9



Notary Public State of Texas
Printed Name of Notary: Kyle Hathaway
Commission Expiration: June 8 2027

EXHIBIT "A"
SUBJECT PROPERTY



Engineering
& Design

DESCRIPTION FOR A 165.86 ACRE TRACT

A **165.86 acre** tract of land out of the John Isham Survey No. 27, Abstract No. 365, Bexar County, Texas, County Block. 5108, and being all of a called "Tract 1" being the remaining portion of a called 67.22 acre tract of land as conveyed to S.A. Given To Fly, L.P. and recorded in Document Number 20210178223 of the Official Public Records of Bexar County, Texas (OPR), and being all of a called 28.03 acre tract of land, "Tract 2," as conveyed to S.A. Given To Fly, L.P. and recorded in Document Number 20210201250 of the O.P.R., and being a portion of a called 153.26 acre tract of land as described in Document Number 20210240677 of the O.P.R. and being a portion of a called 55.472 acre tract of land as conveyed to Lennar Homes of Texas Land and Construction, LRD and recorded in Document Number 20220197012 of the O.P.R., and a portion of a called 50.364 acre tract of land as conveyed to AG EHC II (LEN) Multi State 2, LLC and recorded in Document Number 20220197012 of the O.P.R., said 165.86 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point for the most southerly corner of said 153.26 acre tract and the tract described herein;

THENCE: along and with the southerly line of said 153.26 acre tract the following three (3) courses:

1. **N 60°52'41" W**, a distance of **536.32 feet**;
2. **N 60°36'19" W**, a distance of **1872.13 feet**;
3. **N 60°34'03" W**, a distance of **58.70 feet**;

THENCE: N 29°03'00" E, along and with the westerly line of said 153.26 acre tract, a distance of **405.38 feet** for the most southerly corner of said "Tract 1";

THENCE: along and with the southerly lines of said "Tract 1" the following three (3) courses:

1. **N 60°31'15" W**, a distance of **953.39 feet**;
2. **N 29°28'44" E**, a distance of **275.00 feet**;
3. **N 60°31'16" W**, a distance of **314.43 feet** for a point in a non-tangent curve for the most westerly corner of said "Tract 1" and the tract described herein;

THENCE: along and with the westerly line of said "Tract 1" the following two (2) courses:

1. With said non-tangent curve to the **left** having an arc of **108.81 feet**, a radius of **1046.12 feet**, a delta of **05°57'34"**, and a chord bears **N 32°20'46" E**, a chord distance of **108.76 feet**,
2. **N 29°21'53" E**, a distance of **1910.38 feet** for the most northerly corner of said "Tract 1" and the tract described herein;

THENCE: S 60°31'16" E, along and with the westerly line of said "Tract 1" and "Tract 2", passing a common corner of said tracts, at a distance of a distance of 218.02 feet, thence continuing along the said line for a total distance of **1251.95 feet** for the most easterly corner of said "Tract 2";

THENCE: along and with the easterly line of said "Tract 2" the following two (2) courses:

1. **S 29°12'06" W**, a distance of **1100.31 feet**;
2. **S 29°03'59" W**, a distance of **83.42 feet** for the common corner of said "Tract 1" and "Tract 2

THENCE: S 29°03'01" W, along and with the easterly line of said "Tract 1" a distance of **36.28 feet**;

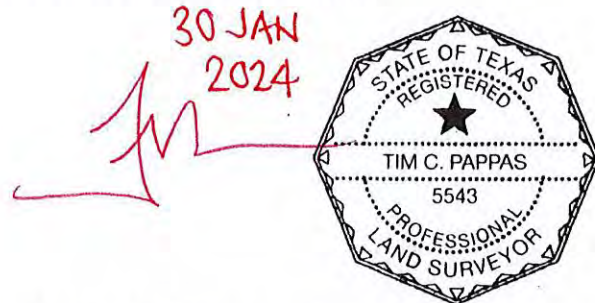
THENCE: over and across said 153.26 acre tract, said 50.364 acre tract, and said 55.472 acre tract the following seventeen (17) courses:

1. **S 60°40'10" E**, a distance of **797.26 feet**;
2. **S 29°19'50" W**, a distance of **105.00 feet** for the beginning of a curve;
3. With said curve to the **right** having an arc of **23.56 feet**, a radius of **15.00 feet**, a delta of **90°00'00"**, and a chord bears **S 74°19'50" W**, a chord distance of **21.21 feet**;
4. **S 29°19'50" W**, a distance of **60.00 feet**;
5. **S 60°40'10" E**, a distance of **296.00 feet**;
6. **N 29°19'50" E**, a distance of **60.00 feet** for the beginning of a curve;
7. With said curve to the **right** having an arc of **24.57 feet**, a radius of **15.05 feet**, a delta of **93°32'03"**, and a chord bears **N 17°31'01" W**, a chord distance of **21.93 feet**;
8. **N 29°19'50" E**, a distance of **210.00 feet** for the beginning of a curve;
9. With said curve to the **right** having an arc of **23.56 feet**, a radius of **15.00 feet**, a delta of **90°00'00"**, and a chord bears **N 74°19'50" E**, a chord distance of **21.21 feet**;
10. **N 29°19'50" E**, a distance of **50.00 feet** for the beginning of a curve;
11. With said curve to the **right** having an arc of **23.56 feet**, a radius of **15.00 feet**, a delta of **90°00'00"**, and a chord bears **N 15°40'10" W**, a chord distance of **21.21 feet**;
12. **N 29°19'50" E**, a distance of **415.00 feet**;

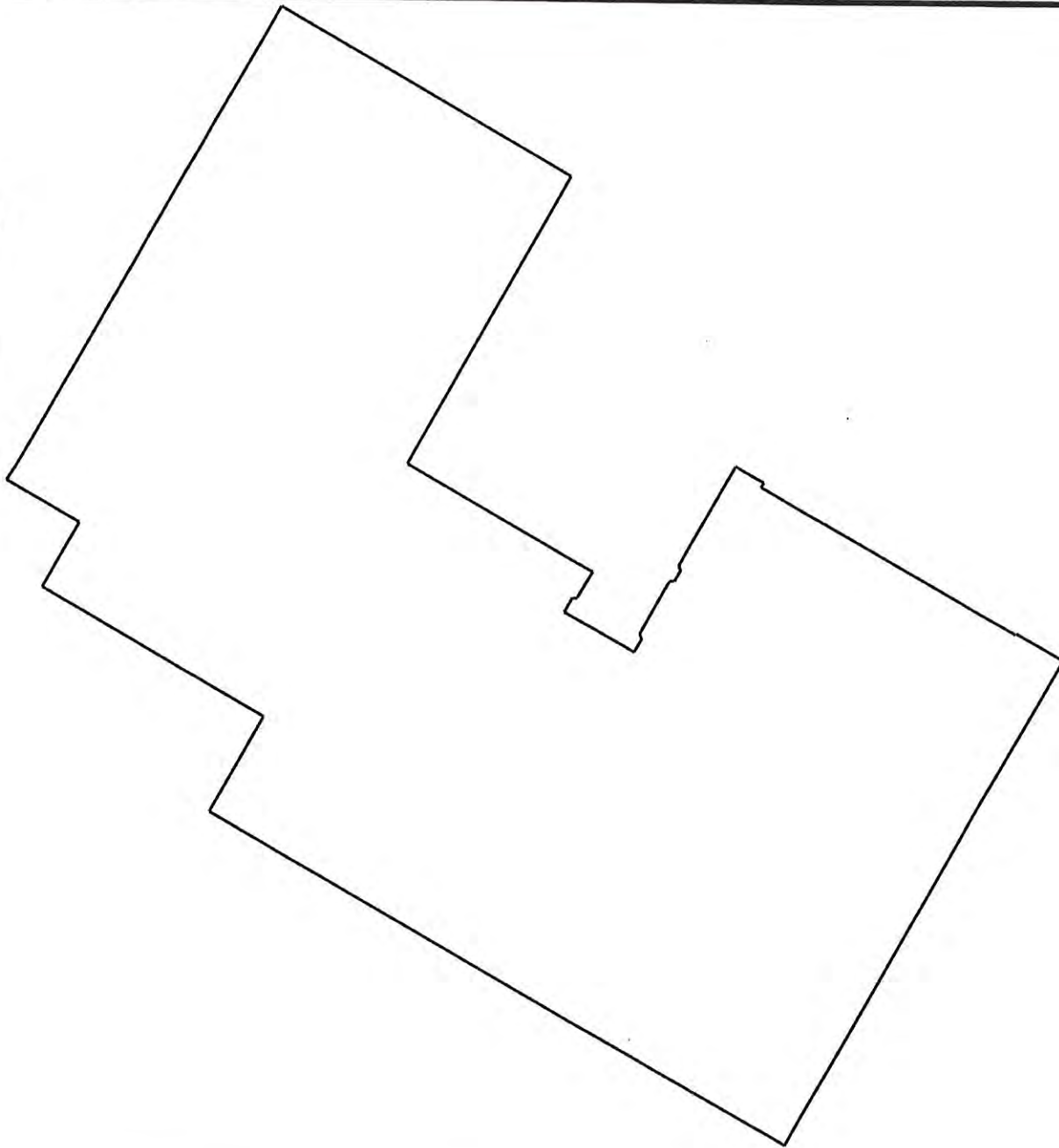
13. **S 60°40'10" E**, a distance of **120.00 feet**;
14. **S 29°19'50" W**, a distance of **20.00 feet**;
15. **S 60°40'10" E**, a distance of **1090.51 feet**;
16. **N 29°19'50" E**, a distance of **5.00 feet**;
17. **S 60°40'10" E**, a distance of **200.16 feet** for a point in the easterly line of said 153.26 acre tract and for the easterly corner of the tract described herein;

THENCE: along and with the easterly line of said 153.26 acre tract the following two (2) courses:

1. **S 29°18'53" W**, a distance of **539.48 feet**;
2. **S 29°16'52" W**, a distance of **1525.17 feet** to the **POINT OF BEGINNING** and containing **165.86 acres** of land more or less, in Bexar County, Texas. This description is prepared in accordance with a survey prepared by Colliers Engineering and Design. Bearings are based on NAD83 Texas State Plane South Central Zone.



NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey performed by Colliers Engineering and Design, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



1/30/2024

Scale: 1 inch= 598 feet

File: Zoning 165.86 acres.ndp

Tract 1: 165.8622 Acres, Closure: n68.4712w 0.01 ft. (1/999999), Perimeter=14495 ft.

01 n60.5241w 536.32	20 Rt, r=15.05, delta=093.3203, arc=24.57, chord=n17.3101w 21.93
02 n60.3619w 1872.13	21 n29.1950e 210
03 n60.3403w 58.70	22 Rt, r=15.00, delta=090.0000, arc=23.56, chord=n74.1950e 21.21
04 n29.0300e 405.38	23 n29.1950e 50
05 n60.3115w 953.39	24 Rt, r=15.00, delta=090.0000, arc=23.56, chord=n15.4010w 21.21
06 n29.2844e 275.00	25 n29.1950e 415
07 n60.3116w 314.43	26 s60.4010e 120
08 Lt, r=1046.12, delta=005.5734, arc=108.81, chord=n32.2046e 108.76	27 s29.1950w 20
09 n29.2153e 1910.38	28 s60.4010e 1090.51
10 s60.3116e 1251.95	29 n29.1950e 5
11 s29.1206w 1100.31	30 s60.4010e 200.16
12 s29.0359w 83.42	31 s29.1853w 539.48
13 s29.0301w 36.28	32 s29.1652w 1525.17
14 s60.4010e 797.26	
15 s29.1950w 105	
16 Rt, r=15.00, delta=090.0000, arc=23.56, chord=s74.1950w 21.21	
17 s29.1950w 60	
18 s60.4010e 296	
19 n29.1950e 60	

EXHIBIT “B”
PETITIONERS SWORN STATEMENT

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

SA Given To Fly, LP, Lennar Homes of Texas Land and Construction, Ltd., and Graytown Rd. Holdings LLC (hereinafter "Owners") hereby affirm that they are the fee simple owners of real property located in Bexar County. Owners request the creation of the Fischer Gardens Special Improvement District (the "District") and consent to the inclusion of said real property within its boundaries. The description of the real property owned by Owners, and which Owners wish to include within the proposed District is attached as **Exhibit "A"** to the Petition for the creation of the Fischer Gardens Special Improvement District.


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

OWNERS:

SA GIVEN TO FLY, LP,
a Texas limited partnership

By:



Thomas Blake Yantis
Member

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me on the 25 day of January, 2024, by Thomas Blake Yantis, as Manager of SA GIVEN TO FLY, LP a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed, on behalf of said company, in the capacity therein stated.






Notary Public State of Texas

Printed Name of Notary: Michelle Hoang

Commission Expiration: 1/5/2026

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

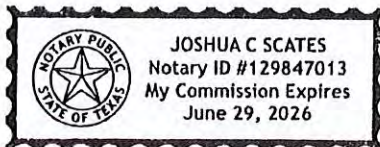
By: Lennar Texas Holding Company,
its General Partner

By: 
Name: Clifton Karam
Title: Authorized Agent

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF Bexar §

The foregoing instrument was acknowledged before me on the 31 day of January, 2024, by Clifton Karam, on behalf of the LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed, in the capacity therein stated.



Notary Public State of Texas

Printed Name of Notary: Joshua C. Scates

Commission Expiration: 6-29-26

GRAYTOWN RD HOLDINGS LLC

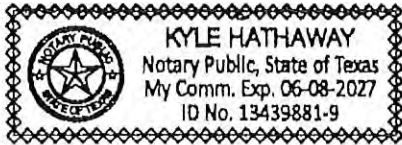
a Texas limited liability company

By: [Signature]
Name: Brandon Knupper
Title: Co-owner

ACKNOWLEDGEMENT

STATE OF Texas §
COUNTY OF Bexar §
§

The foregoing instrument was acknowledged before me on the 20th day of February 2024, by Brandon Knupper, on behalf of the GRAYTOWN RD HOLDINGS LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed, in the capacity therein stated.



[Signature]
Notary Public State of Texas
Printed Name of Notary: Kyle Hathaway
Commission Expiration: June 8 2027

EXHIBIT “2”
FISCHER GARDENS PID AMENDED AND RESTATED
DEVELOPMENT AGREEMENT PROVISIONS MATRIX

Fischer Gardens PID
Amended and Restated Development Agreement
Provisions Matrix

Special District	Petition Information	Status -Date Submitted
Special District Name	Fischer Gardens Special Improvement District	
Type of Special District and Request	Ch. 382 PID Request for City of San Antonio consent to the creation of a Ch. 382 PID	
Other information about the District or Request	This request is made pursuant to Chapter 382 of the Texas Local Government Code requesting City of San Antonio consent to Bexar County's creation of a special improvement district.	
Applicant(s) & Property Owner(s)	Applicant: Mosaic Land Development Property Owners: SA Given to Fly, LP; Lennar Homes of Texas Land and Construction, Ltd.; Graytown Rd. Holdings	
Representatives or Contacts	Ortiz McKnight PLLC	
Location	The proposed Fischer Gardens PID is generally located south of the intersection of Graytown Road and Freudenburg Road, wholly within the City's extraterritorial jurisdiction.	
Total Acres	Approximately 165.86-acres, being more accurately described in the attached field notes and survey	
Water CCN	East Central SUD	
Wastewater/ Sewer CCN	San Antonio River Authority	
Commercial Acres	N/A	
Single Family Units	900 total units	
Multi-Family Units	N/A	
Proposed Public Improvement Costs (per submitted petition & pro-forma analysis)	Approximately \$37.6M, being more accurately defined by the attached pro-forma analysis	
Proposed PID Revenue (per pro-forma analysis)	Approximately \$29.7M, being more accurately defined by the attached Pro-forma	

Petition/Application Documents		
Amended Petition Submitted to County requesting Creation of the Fischer Gardens PID	March 12, 2024	
County's Resolution of Intent to Create the Fischer Gardens PID	TBD	
Amended Petition Submitted to City requesting consent to Creation of the Fischer Gardens PID	March 12, 2024	
Field Notes/ Legal Description and Exhibit	Attached	
Master Development Plan MDP or Site Plan (approved or status)	LAND-MDP-21-11100003 LAND-MDP-21-11100054	
GIS Shapefiles	Attached	
Proforma analysis showing projected revenue of the Fischer Gardens 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 Fischer Gardens PID	Attached	
County's Resolution Consenting to Creation of the Fischer Gardens 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	\$157,500	

Total Fees	\$165,000	
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	2% per taxable sale subject to the state and local sales and use tax rates in the District	
Bonds	yes	

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

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

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

Infrastructure & Improvement Provisions		
Streetslights per Inside City Limits requirements as outlined in the Chapter 35	✓	
Identify Schools, emergency services & community centers Sites	Within East Central ISD and ESD #12 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-21-11100003 and MDP-21-11100054	
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 FISCHER GARDENS PID

FISCHER GARDENS SPECIAL IMPROVEMENT DISTRICT

PID SUMMARY

1. Public Improvement District:

- Name: Fischer Gardens Special Improvement District
- Location: South of N. Graytown Road and Freudenberg Road
- Applicant: Mosaic Land Development
- Property Owners: SA Given To Fly, LP; Lennar Homes of Texas Land and Construction, Ltd.; Graytown Rd. Holdings LLC
- Jurisdiction: Bexar County (City of San Antonio's Extraterritorial Jurisdiction)
- Acreage: +/- 165.86 acres
- Water CCN: East Central SUD
- Sewer CCN: San Antonio River Authority (SARA)

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

- The Fischer Gardens 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 900 total lots with a mix of lot sizes
- 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); Landscaping; and Park/Open Space.



EXHIBIT “4”
PRO-FORMA SHOWING EXPECTED PUBLIC IMPROVEMENT COSTS AND REVENUES
WITHIN THE FISCHER GARDENS PID

MOSAIC LAND DEVELOPMENT
FISCHER GARDENS PID

TABLE OF CONTENTS

EXHIBIT	TITLE	PDF PAGE NO.
A	PID ANALYSIS SUMMARY	2
B	PROJECT AND PID REVENUE ANALYSIS	3
C	SUMMARY OF CUMULATIVE IMPACT - AD VALOREM REVENUES AT BUILD OUT	4
D	CALCULATION OF DIRECT ECONOMIC IMPACT FROM DATE PROPERTY GOES ON TAX ROLL	5
E	PID QUALIFIED COSTS	6

MOSAIC LAND DEVELOPMENT
FISCHER GARDENS PID

Fischer Gardens PID Analysis Summary

Description	Amount
PID Tax Rate (per \$100 AV)	0.54159
O&M Rate (per \$100 AV) - First 5 Years	0.18609
O&M Rate (per \$100 AV) - Remaining Term	0.09304
Inflation Rate	0
Property Tax Collection Rate	95%
Single Family Residential Units	900
PID Revenues Collected	\$ 29,751,569.66
Total Eligible PID Costs	\$ 37,621,250.00

**MOSAIC LAND DEVELOPMENT
FISCHER GARDENS PID**

Fischer Gardens Project and 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*0.54159) ²	Cumulative
1	2024	0	\$ 257,000.00	\$ -	\$ -	\$ -
2	2025	100	\$ 257,000.00	\$ 25,700,000.00	\$ 132,229.20	\$ 132,229.20
3	2026	200	\$ 257,000.00	\$ 51,400,000.00	\$ 264,458.40	\$ 396,687.60
4	2027	300	\$ 257,000.00	\$ 77,100,000.00	\$ 396,687.60	\$ 793,375.19
5	2028	400	\$ 257,000.00	\$ 102,800,000.00	\$ 528,916.79	\$ 1,322,291.99
6	2029	500	\$ 257,000.00	\$ 128,500,000.00	\$ 661,145.99	\$ 1,983,437.98
7	2030	600	\$ 257,000.00	\$ 154,200,000.00	\$ 793,375.19	\$ 2,776,813.17
8	2031	700	\$ 257,000.00	\$ 179,900,000.00	\$ 925,604.39	\$ 3,702,417.56
9	2032	800	\$ 257,000.00	\$ 205,600,000.00	\$ 1,057,833.59	\$ 4,760,251.15
10	2033	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 5,950,313.93
11	2034	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 7,140,376.72
12	2035	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 8,330,439.51
13	2036	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 9,520,502.29
14	2037	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 10,710,565.08
15	2038	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 11,900,627.87
16	2039	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 13,090,690.65
17	2040	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 14,280,753.44
18	2041	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 15,470,816.22
19	2042	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 16,660,879.01
20	2043	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 17,850,941.80
21	2044	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 19,041,004.58
22	2045	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 20,231,067.37
23	2046	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 21,421,130.16
24	2047	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 22,611,192.94
25	2048	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 23,801,255.73
26	2049	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 24,991,318.52
27	2050	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 26,181,381.30
28	2051	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 27,371,444.09
29	2052	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 28,561,506.88
30	2053	900	\$ 257,000.00	\$ 231,300,000.00	\$ 1,190,062.79	\$ 29,751,569.66
TOTALS					\$ 29,751,569.66	\$ 29,751,569.66

¹ Assumes 0.0% annual inflation

² Assumes a Collection Ratio of 95%

**MOSAIC LAND DEVELOPMENT
FISCHER GARDENS PID**

Fischer Gardens Cumulative Ad Valorem Tax Revenues

Year No.	Year	Bexar County Road and Flood	SA River Authority	Alamo Community College	University Health System	Bexar County	East Central ISD	Bexar County ESD #12
5	2028	\$ 60,826.76	\$ 46,260.00	\$ 383,315.50	\$ 709,923.95	\$ 710,170.67	\$ 2,274,964.00	\$ 257,000.00
10	2033	\$ 273,720.42	\$ 208,170.00	\$ 1,724,919.75	\$ 3,194,657.78	\$ 3,195,768.02	\$ 10,237,338.00	\$ 1,156,500.00
15	2038	\$ 547,440.84	\$ 416,340.00	\$ 3,449,839.50	\$ 6,389,315.55	\$ 6,391,536.03	\$ 20,474,676.00	\$ 2,313,000.00
20	2043	\$ 821,161.26	\$ 624,510.00	\$ 5,174,759.25	\$ 9,583,973.33	\$ 9,587,304.05	\$ 30,712,014.00	\$ 3,469,500.00
25	2048	\$ 1,094,881.68	\$ 832,680.00	\$ 6,899,679.00	\$ 12,778,631.10	\$ 12,783,072.06	\$ 40,949,352.00	\$ 4,626,000.00
30	2053	\$ 1,368,602.10	\$ 1,040,850.00	\$ 8,624,598.75	\$ 15,973,288.88	\$ 15,978,840.08	\$ 51,186,690.00	\$ 5,782,500.00

MOSAIC LAND DEVELOPMENT
FISCHER GARDENS PID

Fischer Gardens Ad Valorem Tax Revenues

Bexar County Road and Flood			SA River Authority			Alamo Community College			University Health System			Bexar County			East Central ISD			Bexar CO Emergency District #12			
Year on Tax Rolls	Annual	Cumulative	Annual	Cumulative	Revenue	Annual	Cumulative	Revenue	Annual	Cumulative	Revenue	Annual	Cumulative	Revenue	Annual	Cumulative	Revenue	Annual	Cumulative	Revenue	
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2025	\$ 6,082.68	\$ 6,082.68	\$ 4,626.00	\$ 4,626.00	\$ 4,626.00	\$ 38,331.55	\$ 38,331.55	\$ 70,992.40	\$ 70,992.40	\$ 70,992.40	\$ 71,017.07	\$ 71,017.07	\$ 71,017.07	\$ 227,496.40	\$ 227,496.40	\$ 25,700.00	\$ 25,700.00	\$ 25,700.00	\$ -	\$ -	
2026	\$ 12,165.35	\$ 18,248.03	\$ 9,252.00	\$ 13,878.00	\$ 13,878.00	\$ 76,663.10	\$ 114,994.65	\$ 141,984.79	\$ 212,977.19	\$ 212,977.19	\$ 425,054.37	\$ 425,054.37	\$ 426,102.40	\$ 682,489.20	\$ 682,489.20	\$ 51,400.00	\$ 77,100.00	\$ 77,100.00	\$ -	\$ -	
2027	\$ 18,248.03	\$ 36,496.06	\$ 13,878.00	\$ 27,756.00	\$ 27,756.00	\$ 114,994.65	\$ 229,989.30	\$ 426,954.37	\$ 426,954.37	\$ 426,954.37	\$ 213,051.20	\$ 213,051.20	\$ 426,102.40	\$ 682,489.20	\$ 682,489.20	\$ 77,100.00	\$ 154,200.00	\$ 154,200.00	\$ -	\$ -	
2028	\$ 24,330.70	\$ 60,826.76	\$ 18,504.00	\$ 46,260.00	\$ 46,260.00	\$ 153,326.20	\$ 383,315.50	\$ 283,969.58	\$ 709,923.95	\$ 709,923.95	\$ 284,068.27	\$ 284,068.27	\$ 692,985.60	\$ 909,985.60	\$ 909,985.60	\$ 128,500.00	\$ 385,500.00	\$ 385,500.00	\$ -	\$ -	
2029	\$ 30,413.38	\$ 91,240.14	\$ 23,130.00	\$ 69,390.00	\$ 69,390.00	\$ 191,637.75	\$ 574,973.25	\$ 354,961.98	\$ 1,064,885.93	\$ 1,064,885.93	\$ 355,085.34	\$ 355,085.34	\$ 1,065,256.01	\$ 1,137,482.00	\$ 1,137,482.00	\$ 128,500.00	\$ 385,500.00	\$ 385,500.00	\$ -	\$ -	
2030	\$ 36,496.06	\$ 127,736.20	\$ 27,756.00	\$ 97,146.00	\$ 97,146.00	\$ 229,989.30	\$ 804,962.55	\$ 425,954.37	\$ 1,490,840.30	\$ 1,490,840.30	\$ 426,102.40	\$ 426,102.40	\$ 1,491,358.41	\$ 1,364,978.40	\$ 1,364,978.40	\$ 154,200.00	\$ 539,700.00	\$ 539,700.00	\$ -	\$ -	
2031	\$ 42,578.73	\$ 170,314.93	\$ 32,382.00	\$ 129,528.00	\$ 129,528.00	\$ 268,320.85	\$ 1,073,283.40	\$ 496,946.77	\$ 1,987,787.06	\$ 1,987,787.06	\$ 497,119.47	\$ 497,119.47	\$ 1,988,477.88	\$ 1,592,474.80	\$ 1,592,474.80	\$ 179,900.00	\$ 719,600.00	\$ 719,600.00	\$ -	\$ -	
2032	\$ 48,661.41	\$ 218,976.34	\$ 37,008.00	\$ 166,536.00	\$ 166,536.00	\$ 306,632.40	\$ 1,379,935.80	\$ 567,939.16	\$ 2,555,726.22	\$ 2,555,726.22	\$ 568,136.54	\$ 568,136.54	\$ 2,556,614.02	\$ 1,819,971.20	\$ 1,819,971.20	\$ 205,600.00	\$ 925,200.00	\$ 925,200.00	\$ -	\$ -	
2033	\$ 54,744.08	\$ 273,720.42	\$ 41,634.00	\$ 208,170.00	\$ 208,170.00	\$ 344,983.95	\$ 1,724,919.75	\$ 638,931.56	\$ 3,194,657.78	\$ 3,194,657.78	\$ 639,153.60	\$ 639,153.60	\$ 3,195,768.02	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 1,156,500.00	\$ 1,156,500.00	\$ -	\$ -	
2034	\$ 54,744.08	\$ 328,464.50	\$ 41,634.00	\$ 249,804.00	\$ 249,804.00	\$ 344,983.95	\$ 2,069,903.70	\$ 638,931.56	\$ 3,833,589.33	\$ 3,833,589.33	\$ 639,153.60	\$ 639,153.60	\$ 3,834,921.62	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 1,387,800.00	\$ 1,387,800.00	\$ -	\$ -	
2035	\$ 54,744.08	\$ 383,208.59	\$ 41,634.00	\$ 291,438.00	\$ 291,438.00	\$ 344,983.95	\$ 2,414,887.65	\$ 638,931.56	\$ 4,472,520.89	\$ 4,472,520.89	\$ 639,153.60	\$ 639,153.60	\$ 4,474,075.22	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 1,619,100.00	\$ 1,619,100.00	\$ -	\$ -	
2036	\$ 54,744.08	\$ 437,952.67	\$ 41,634.00	\$ 333,072.00	\$ 333,072.00	\$ 344,983.95	\$ 2,759,871.60	\$ 638,931.56	\$ 5,111,452.44	\$ 5,111,452.44	\$ 639,153.60	\$ 639,153.60	\$ 5,113,228.82	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 1,850,400.00	\$ 1,850,400.00	\$ -	\$ -	
2037	\$ 54,744.08	\$ 492,696.76	\$ 41,634.00	\$ 374,706.00	\$ 374,706.00	\$ 344,983.95	\$ 3,104,855.55	\$ 638,931.56	\$ 5,750,384.00	\$ 5,750,384.00	\$ 639,153.60	\$ 639,153.60	\$ 5,752,382.43	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 2,081,700.00	\$ 2,081,700.00	\$ -	\$ -	
2038	\$ 54,744.08	\$ 547,440.84	\$ 41,634.00	\$ 416,340.00	\$ 416,340.00	\$ 344,983.95	\$ 3,449,839.50	\$ 638,931.56	\$ 6,389,315.55	\$ 6,389,315.55	\$ 639,153.60	\$ 639,153.60	\$ 6,391,536.03	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 2,315,000.00	\$ 2,315,000.00	\$ -	\$ -	
2039	\$ 54,744.08	\$ 602,184.92	\$ 41,634.00	\$ 457,974.00	\$ 457,974.00	\$ 344,983.95	\$ 3,794,833.45	\$ 638,931.56	\$ 7,028,247.11	\$ 7,028,247.11	\$ 639,153.60	\$ 639,153.60	\$ 7,030,689.63	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 2,544,300.00	\$ 2,544,300.00	\$ -	\$ -	
2040	\$ 54,744.08	\$ 656,929.01	\$ 41,634.00	\$ 499,608.00	\$ 499,608.00	\$ 344,983.95	\$ 4,139,807.40	\$ 638,931.56	\$ 7,667,178.66	\$ 7,667,178.66	\$ 639,153.60	\$ 639,153.60	\$ 7,669,843.24	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 2,775,600.00	\$ 2,775,600.00	\$ -	\$ -	
2041	\$ 54,744.08	\$ 711,673.09	\$ 41,634.00	\$ 541,242.00	\$ 541,242.00	\$ 344,983.95	\$ 4,484,791.35	\$ 638,931.56	\$ 8,306,110.22	\$ 8,306,110.22	\$ 639,153.60	\$ 639,153.60	\$ 8,308,996.84	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 3,006,900.00	\$ 3,006,900.00	\$ -	\$ -	
2042	\$ 54,744.08	\$ 766,417.18	\$ 41,634.00	\$ 582,876.00	\$ 582,876.00	\$ 344,983.95	\$ 4,829,775.30	\$ 638,931.56	\$ 8,945,041.77	\$ 8,945,041.77	\$ 639,153.60	\$ 639,153.60	\$ 8,948,150.44	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 3,238,200.00	\$ 3,238,200.00	\$ -	\$ -	
2043	\$ 54,744.08	\$ 821,161.26	\$ 41,634.00	\$ 624,510.00	\$ 624,510.00	\$ 344,983.95	\$ 5,174,759.25	\$ 638,931.56	\$ 9,583,973.33	\$ 9,583,973.33	\$ 639,153.60	\$ 639,153.60	\$ 9,587,304.05	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 3,469,500.00	\$ 3,469,500.00	\$ -	\$ -	
2044	\$ 54,744.08	\$ 875,905.34	\$ 41,634.00	\$ 666,144.00	\$ 666,144.00	\$ 344,983.95	\$ 5,519,743.20	\$ 638,931.56	\$ 10,222,904.88	\$ 10,222,904.88	\$ 639,153.60	\$ 639,153.60	\$ 10,226,457.65	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 3,700,800.00	\$ 3,700,800.00	\$ -	\$ -	
2045	\$ 54,744.08	\$ 930,649.43	\$ 41,634.00	\$ 707,778.00	\$ 707,778.00	\$ 344,983.95	\$ 5,864,727.15	\$ 638,931.56	\$ 10,861,836.44	\$ 10,861,836.44	\$ 639,153.60	\$ 639,153.60	\$ 10,865,611.25	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 3,932,100.00	\$ 3,932,100.00	\$ -	\$ -	
2046	\$ 54,744.08	\$ 985,393.51	\$ 41,634.00	\$ 749,412.00	\$ 749,412.00	\$ 344,983.95	\$ 6,209,711.10	\$ 638,931.56	\$ 11,500,767.99	\$ 11,500,767.99	\$ 639,153.60	\$ 639,153.60	\$ 11,504,764.85	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 4,165,400.00	\$ 4,165,400.00	\$ -	\$ -	
2047	\$ 54,744.08	\$ 1,040,137.60	\$ 41,634.00	\$ 791,046.00	\$ 791,046.00	\$ 344,983.95	\$ 6,554,695.05	\$ 638,931.56	\$ 12,139,699.55	\$ 12,139,699.55	\$ 639,153.60	\$ 639,153.60	\$ 12,143,918.46	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 4,394,700.00	\$ 4,394,700.00	\$ -	\$ -	
2048	\$ 54,744.08	\$ 1,094,881.68	\$ 41,634.00	\$ 832,680.00	\$ 832,680.00	\$ 344,983.95	\$ 6,899,679.00	\$ 638,931.56	\$ 12,778,631.10	\$ 12,778,631.10	\$ 639,153.60	\$ 639,153.60	\$ 12,783,072.06	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 4,625,000.00	\$ 4,625,000.00	\$ -	\$ -	
2049	\$ 54,744.08	\$ 1,149,625.76	\$ 41,634.00	\$ 874,314.00	\$ 874,314.00	\$ 344,983.95	\$ 7,244,662.95	\$ 638,931.56	\$ 13,417,562.66	\$ 13,417,562.66	\$ 639,153.60	\$ 639,153.60	\$ 13,422,225.66	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 4,857,300.00	\$ 4,857,300.00	\$ -	\$ -	
2050	\$ 54,744.08	\$ 1,204,369.85	\$ 41,634.00	\$ 915,948.00	\$ 915,948.00	\$ 344,983.95	\$ 7,589,646.90	\$ 638,931.56	\$ 14,056,494.21	\$ 14,056,494.21	\$ 639,153.60	\$ 639,153.60	\$ 14,061,379.27	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 5,088,600.00	\$ 5,088,600.00	\$ -	\$ -	
2051	\$ 54,744.08	\$ 1,259,115.93	\$ 41,634.00	\$ 957,582.00	\$ 957,582.00	\$ 344,983.95	\$ 7,934,630.85	\$ 638,931.56	\$ 14,695,425.77	\$ 14,695,425.77	\$ 639,153.60	\$ 639,153.60	\$ 14,700,332.87	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 5,319,900.00	\$ 5,319,900.00	\$ -	\$ -	
2052	\$ 54,744.08	\$ 1,313,858.02	\$ 41,634.00	\$ 999,216.00	\$ 999,216.00	\$ 344,983.95	\$ 8,279,614.80	\$ 638,931.56	\$ 15,334,357.32	\$ 15,334,357.32	\$ 639,153.60	\$ 639,153.60	\$ 15,339,586.47	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 5,551,200.00	\$ 5,551,200.00	\$ -	\$ -	
2053	\$ 54,744.08	\$ 1,368,602.10	\$ 41,634.00	\$ 1,040,850.00	\$ 1,040,850.00	\$ 344,983.95	\$ 8,624,598.75	\$ 638,931.56	\$ 15,973,288.88	\$ 15,973,288.88	\$ 639,153.60	\$ 639,153.60	\$ 15,978,840.08	\$ 2,047,467.60	\$ 2,047,467.60	\$ 231,300.00	\$ 5,782,500.00	\$ 5,782,500.00	\$ -	\$ -	
Total	\$ 1,368,602.10	\$ -	\$ 1,040,850.00	\$ -	\$ 8,624,598.75	\$ -	\$ 8,624,598.75	\$ -	\$ 15,973,288.88	\$ -	\$ 15,978,840.08	\$ -	\$ 15,978,840.08	\$ -	\$ 51,186,690.00	\$ -	\$ 5,782,500.00	\$ -	\$ 5,782,500.00	\$ -	\$ -

*Tax Rates per BCAD 2023 Tax Rate Chart

**MOSAIC LAND DEVELOPMENT
FISCHER GARDENS PID**

Fischer Gardens PID
Projected PID Qualified Costs

Lots Acres
900 165.86

Cumulative Project Improvements		
Engineering/Platting/Fees	\$ 4,222.22	\$ 3,800,000.00
Geotechnical	\$ 361.11	\$ 325,000.00
Environmental/Cultural	\$ 138.89	\$ 125,000.00
Total Cumulative Project Costs	N/A	\$ 4,250,000.00

Offsite Improvements		
Hard Costs	Linear Feet	Cost
Sewer		\$ -
Water	6500 LF	\$ 617,500.00
Drainage		\$ -
Streets (Lump Sum) ¹	1	\$ 620,000.00
Electric		\$ -
Subtotal	N/A	\$ 1,237,500.00
Total Offsite Linear Feet and Costs	N/A	\$ 1,237,500.00

Onsite Improvements		
Hard Costs	Linear Feet	Cost
Land Clearing (per acre) ⁴	217.46-acres	\$ 900,000.00
Sewer	27,191 LF	\$ 5,200,000.00
Water	25,861 LF	\$ 3,800,000.00
Drainage	25,861 LF	\$ 5,300,000.00
Streets	25,861 LF	\$ 7,200,000.00
Electric/Dry Utilities per Lot	900 lots	\$ 5,700,000.00
Landscaping/Monumentation		\$ 1,000,000.00
Subtotal	\$ 175,449.17	\$ 29,100,000.00
Total Onsite Costs		\$ 29,100,000.00

Contingency		
Onsite/Offsite	% of Total Cost	Cost
Offsite Contingency	10	\$ 123,750.00
Onsite Contingency	10	\$ 2,910,000.00
Subtotal	10	\$ 3,033,750.00

Total Eligible PID Costs (Total Linear Feet, Offsite Costs, Onsite Costs, & Contingency Costs)	-	\$ 37,621,250.00
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¹ Turn lane, Deceleration lane, contingency. No bid, estimate based on typical cost for improvements consistent with development and preliminary review with Engineer

² Land clearing is based on the total acreage

EXHIBIT "5"
MASTER DEVELOPMENT PLAN OF THE FISCHER GARDENS PID



EXHIBIT “6”
PETITIONERS/PROPERTY OWNERS EXECUTED CONTRACTS DISCLOSURE FORM
AND FORM 1295

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2024-1115885

Date Filed:
01/24/2024

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Graytown Rd. Holdings
San Antonio, TX United States

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

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

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Graytown Rd. Holdings, LLC	San Antonio, TX United States	X	
	Ortiz McKnight PLLC	San Antonio, TX United States		X
	Ortiz, Daniel	San Antonio, TX United States		X
	DeAnda, Kevin	San Antonio, TX United States		X

5 Check only if there is NO Interested Party. ☐


6 UNSWORN DECLARATION

My name is Brandon Knepper, and my date of birth is 8/24/1982

My address is 27914 San Clemente (street), San Antonio (city), TX (state), 78260 (zip code), US (country)

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

Executed in Bexar County, State of Texas, on the 19th day of 2, 2024
(month) (year)


Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

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

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

Certificate Number:
2024-1114423

Date Filed:
01/22/2024

Date Acknowledged:

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

City of San Antonio

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.

Fischer Gardens PID
Fischer Gardens PID

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

5 Check only if there is NO Interested Party. ☐


6 UNSWORN DECLARATION

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

My address is 7715 Battle Intense, Boerne, TX, 78015, U.S.
(street) (city) (state) (zip code) (country)

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

Executed in Bexar County, State of Texas, on the 30th day of January, 2024.
(month) (year)


Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

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

SA Given to Fly, LP
San Antonio, TX United States

Certificate Number:
2024-1114421

Date Filed:
01/22/2024

Date Acknowledged:

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

City of San Antonio

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.

Fischer Gardens PID
Fischer Gardens PID

4	Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
			Controlling	Intermediary
	SA Given to Fly, LP	San Antonio, TX United States	X	
	Ortiz McKnight PLLC	San Antonio, TX United States		X
	Ortiz, Daniel	San Antonio, TX United States		X
	DeAnda, Kevin	San Antonio, TX United States		X

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Blake Yantis, and my date of birth is 2/6/1981.

My address is 111 Fawn Dr San Antonio TX 78231 USA
(street) (city) (state) (zip code) (country)

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

Executed in Bexar County, State of Texas, on the 25 day of January, 2024.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)



Contracts Disclosure Form

This form can be completed online at www.sanantonio.gov/ethics.
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 Brandon *M.I E *Last Kneupper Suffix _____

* 2) Contract Information

a) Contract or Project Name: Fischer Gardens 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.)

GRAYTOWN RD HOLDINGS 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: Brandon Kneupper

*Signature: Brandon Kneupper Digitally signed by Brandon Kneupper
Date: 2024.02.18 18:12:06 -06'00'

Title: Co-owner

*Date: 1/22/24

*Company Name or DBA: GRAYTOWN RD HOLDINGS 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:	803926646	Entity Type:	Domestic Limited Liability Company (LLC)
Original Date of Filing:	February 4, 2021	Entity Status:	In existence
Formation Date:	N/A	FEIN:	
Tax ID:	32077716556		
Duration:	Perpetual		
Name:	Graytown RD Holdings, LLC		
Address:	27914 SAN CLEMENTE SAN ANTONIO, TX 78260-1850 USA		

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>	<u>INITIAL ADDRESS</u>
Last Update	Name		Title	Address		
November 19, 2022	Brandon Kneupper		Managing Member	27914 san clemente San Antonio, Texa 78260 USA		
November 19, 2022	joshua dym		Managing Member	220 Mason St San Antonio, texa 78208 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



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 Clifton *M.I. J *Last Karam Suffix _____

* 2) Contract Information

- a) Contract or Project Name: Fischer Gardens Special Improvement District
b) Originating Department: City of San Antonio - Planning Department

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

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

Lennar Homes of Texas Land and Construction, Ltd.

- b) Name and title of contract signatory

- 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:

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

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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.

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***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)**

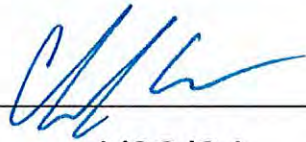
Chapter 176 of the Local Government Code requires all contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

☒ 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: Clifton Karam

*Signature: 

Title: V.P. of Land Acquisition

*Date: 1/22/24

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

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
RUTH R. HUGHS

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

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

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

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TEXAS SECRETARY of STATE
RUTH R. HUGHS

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 150537000
Original Date of Filing: September 30, 1998
Formation Date: N/A
Tax ID: 17527882579
Duration: Perpetual
Entity Type: Domestic For-Profit Corporation
Entity Status: Merged
FEIN:
Name: LENNAR TEXAS HOLDING COMPANY
Address: 700 NW 107 AVE
 MIAMI, FL 33172 USA

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

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

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

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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



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 Blake *M.I. *Last Yantis Suffix

* 2) Contract Information

a) Contract or Project Name: Fischer Gardens 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.)

SA Given to Fly LP

b) Name and title of contract signatory

Blake Yantis - Manager

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:

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

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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.

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☒ This is not a high-profile contract.

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

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☐ 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: Blake Yantis

*Signature: 

Title: Manager

*Date: 1/22/24

*Company Name or DBA: SA Given to Fly LP

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: 802756084
Original Date of Filing: June 23, 2017
Formation Date: N/A
Tax ID:
Duration: Perpetual
Name: SA Given To Fly, LLC
Address: 1802 NW MILITARY HWY STE 100
San Antonio, TX 78213 USA

Entity Type: Domestic Limited Liability Company (LLC)
Entity Status: Conversion
FEIN:

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>	<u>INITIAL ADDRESS</u>
Last Update	Name	Title	Address			
April 23, 2021	THOMAS G YANTIS	MANGER	6812 WEST AVENUE STE 100 SAN ANTONIO, TX 78213 USA			
April 23, 2021	THOMAS BLAKE YANTIS	MANAGER	6812 WEST AVENUE STE 100 SAN ANTONIO, TX 78213 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

EXHIBIT "6"
PETITIONERS/PROPERTY OWNERS EXECUTED CONTRACTS DISCLOSURE FORM
AND FORM 1295

EXHIBIT “7”
OWNERSHIP DEEDS AND BEXAR COUNTY APPRAISAL DISTRICT INFORMATION
RELATED TO THE FISCHER GARDENS PID

Property

Account			
Property ID:	328462	Legal Description:	CB 5108 P-1 ABS 365
Geographic ID:	05108-000-0010	Zoning:	OCL
Type:	Real	Agent Code:	2715839
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Location			
Address:	2661 N GRAYTOWN RD CONVERSE, TX 78109	Mapsc0:	621E1
Neighborhood:	GREEN RD/ABBOTT RD WEST	Map ID:	
Neighborhood CD:	23005		
Owner			
Name:	SA GIVEN TO FLY LLC	Owner ID:	3105464
Mailing Address:	6812 WEST AVE STE 100 SAN ANTONIO, TX 78213-1855	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: SA GIVEN TO FLY LLC

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIVERSITY HEALTH	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
112	BEXAR CO EMERG DIST #12	N/A	N/A	N/A	N/A
51	EAST CENTRAL ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DLCPC	PTD Land Type - Dry Cropland	5.3500	233046.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$165,000	1,810	1,810	\$0	\$1,810
2022	\$0	\$146,380	1,460	1,460	\$0	\$1,460
2021	\$0	\$104,100	1,290	1,290	\$0	\$1,290
2020	\$0	\$91,700	1,290	1,290	\$0	\$1,290

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/29/2021	SWD	Special Warranty Deed	HEDRICK DOUGLAS J	SA GIVEN TO FLY LLC			20210178223
2	9/24/2008	WD	Warranty Deed	FRIESENHAHN ANNIE E	HEDRICK DOUGLAS J	13693	1209	200809506
3		Deed	Deed		FRIESENHAHN, ANNIE E	6870	0927	0

2024 data current as of Mar 11 2024 2:32AM.

2023 and prior year data current as of Feb 2 2024 7:06AM

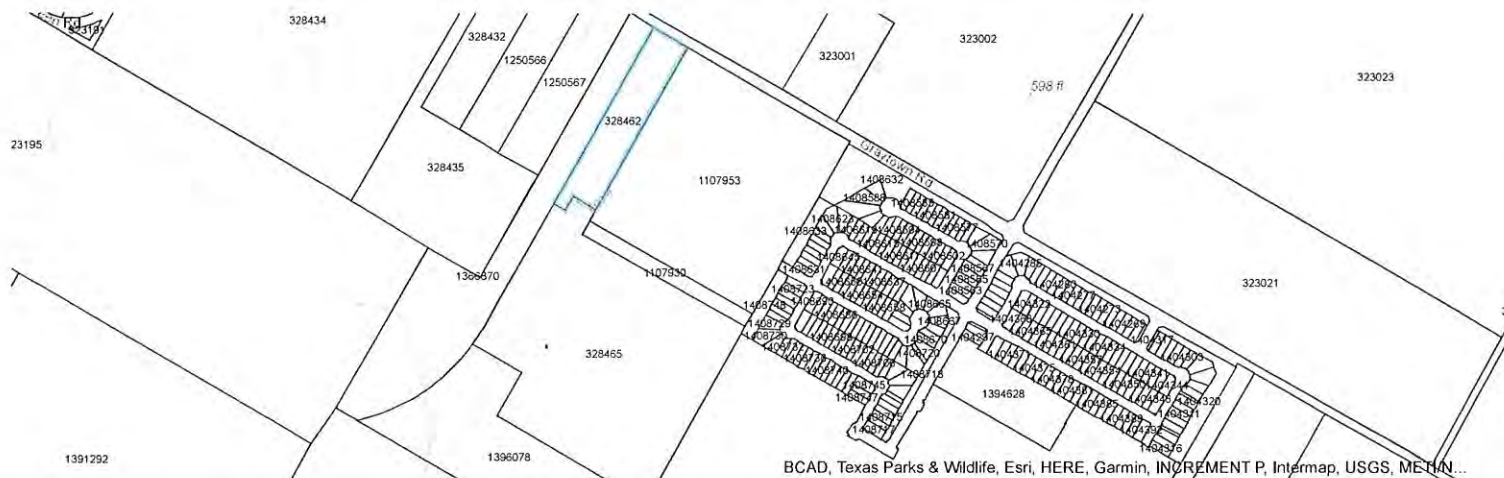
For property information, contact (210) 242-2432 or (210) 224-8511 or email.

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

This year is not certified and ALL values will be represented with "N/A".

Owner Identification #: 3105464

Name: SA GIVEN TO FLY LLC
Exemptions:
DBA: Null



BCAD, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METN...

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Bexar CAD

Property Search > 1107953 SA GIVEN TO FLY LLC for Year 2024

Tax Year: 2024 - Values not available

Property

Account

Property ID:	1107953	Legal Description:	CB 5108 P-1C (OUT OF P-1) ABS 365
Geographic ID:	05108-000-0012	Zoning:	OCL
Type:	Real	Agent Code:	2715839
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	N GRAYTOWN RD CONVERSE, TX 78109	Mapsco:	621E1
Neighborhood:	GREEN RD/ABBOTT RD WEST	Map ID:	
Neighborhood CD:	23005		

Owner

Name:	SA GIVEN TO FLY LLC	Owner ID:	3105464
Mailing Address:	6812 WEST AVE STE 100 SAN ANTONIO, TX 78213-1855	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: SA GIVEN TO FLY LLC

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIVERSITY HEALTH	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
112	BEXAR CO EMERG DIST #12	N/A	N/A	N/A	N/A
51	EAST CENTRAL ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DLCP	PTD Land Type - Dry Cropland	25.8700	1126897.20	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$896,745	8,740	8,740	\$0	\$8,740
2022	\$0	\$783,284	7,060	7,060	\$0	\$7,060
2021	\$0	\$353,730	3,600	3,600	\$0	\$3,600
2020	\$0	\$326,470	3,570	3,570	\$0	\$3,570

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/21/2021	SWD	Special Warranty Deed	NOTZON JOHN	SA GIVEN TO FLY LLC			20210201250
2	11/22/2006	WD	Warranty Deed	FRIESENHAHN ANNIE E	NOTZON JOHN	12766	0169	20070067956

2024 data current as of Mar 11 2024 2:32AM.

2023 and prior year data current as of Feb 2 2024 7:06AM

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

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

This year is not certified and ALL values will be represented with "N/A".

Property Identification # 1107953

Property Information: 2024

Owner Identification # 3105454

Geo ID: 05108-000-0012
Situs Address: N GRAYTOWN RD CONVERSE, TX 78109
Property Type: Real
State Code: D1

Legal Description: CB 5108 P-1C (OUT OF P-1) ABS 365
Abstract: A05108
Neighborhood: GREEN RD/ABBOTT RD WEST
Appraised Value: N/A
Jurisdictions: CAD, 09, 08, 51, 11, 06, 112, 10

Name: SA GIVEN TO FLY LLC
Exemptions:
DBA: Null



Bexar CAD Map Search

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Property

Account

Property ID:	1107930	Legal Description:	CB 5108 P-2A (OUT OF P-2) ABS 365
Geographic ID:	05108-000-0022	Zoning:	OCL
Type:	Real	Agent Code:	2715839
Property Use Code:	002		
Property Use Description:	Rural		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	N GRAYTOWN RD CONVERSE, TX 78109	Mapsc0:	621E1
Neighborhood:	GREEN RD/ABBOTT RD WEST	Map ID:	
Neighborhood CD:	23005		

Owner

Name:	SA GIVEN TO FLY LLC	Owner ID:	3105464
Mailing Address:	6812 WEST AVE STE 100 SAN ANTONIO, TX 78213-1855	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: SA GIVEN TO FLY LLC

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIVERSITY HEALTH	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
112	BEXAR CO EMERG DIST #12	N/A	N/A	N/A	N/A
51	EAST CENTRAL ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DLCP	PTD Land Type - Dry Cropland	2.1300	92782.80	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$31,220	720	720	\$0	\$720
2022	\$0	\$26,110	580	580	\$0	\$580
2021	\$0	\$22,980	300	300	\$0	\$300
2020	\$0	\$20,960	290	290	\$0	\$290

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/21/2021	SWD	Special Warranty Deed	NOTZON JOHN	SA GIVEN TO FLY LLC			20210201250
2	11/22/2006	WD	Warranty Deed	FRIESENHAHN ANNIE E	NOTZON JOHN	12766	0169	20070067956

2024 data current as of Mar 11 2024 2:32AM.

2023 and prior year data current as of Feb 2 2024 7:06AM

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

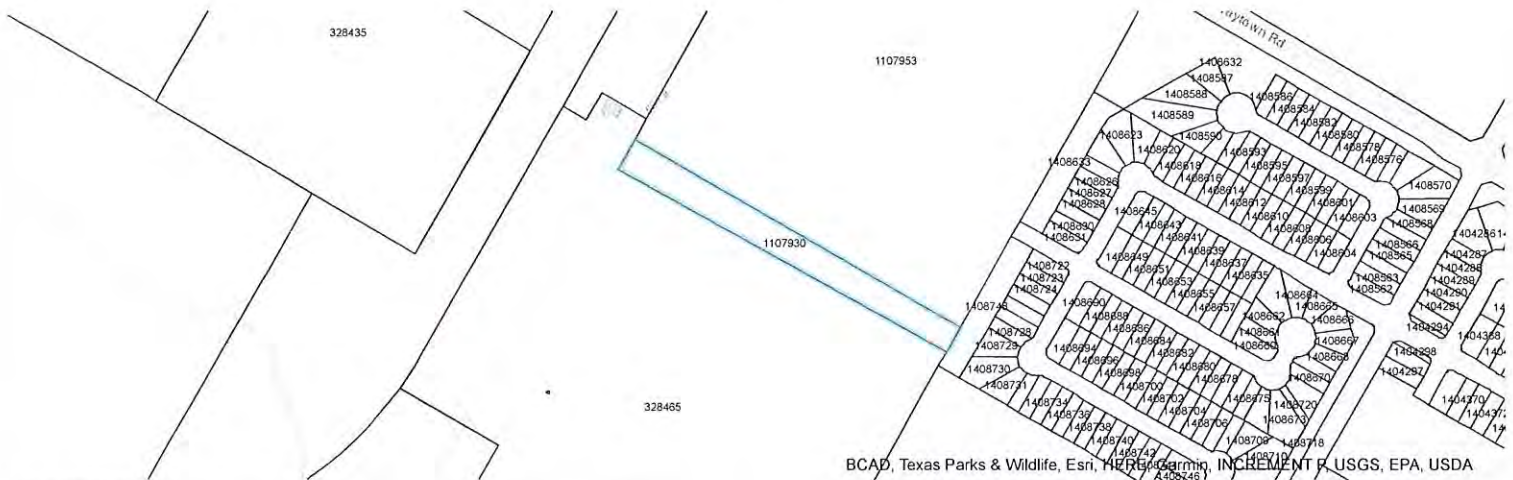
For website information, contact (210) 242-2500.

This year is not certified and ALL values will be represented with "N/A".

Geo ID: 05108-000-0022
Situs Address: N GRAYTOWN RD CONVERSE, TX 78109
Property Type: Real
State Code: D1

Legal Description: CB 5108 P-2A (OUT OF P-2) ABS 365
Abstract: A05108
Neighborhood: GREEN RD/ABBOTT RD WEST
Appraised Value: N/A
Jurisdictions: 10, CAD, 06, 08, 51, 11, 09, 112

Name: SA GIVEN TO FLY LLC
Exemptions:
DBA: Null



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Property

Account			
Property ID:	328464	Legal Description:	CB 5108 P-2 ABS 365 REFER TO: 05108-000-0021
Geographic ID:	05108-000-0020	Zoning:	OCL
Type:	Real	Agent Code:	2715839
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Location			
Address:	2661 S GRAYTOWN RD CONVERSE, TX 78109	Mapsco:	621D1
Neighborhood:	GREEN RD/ABBOTT RD WEST	Map ID:	
Neighborhood CD:	23005		
Owner			
Name:	SA GIVEN TO FLY LLC	Owner ID:	3105464
Mailing Address:	6812 WEST AVE STE 100 SAN ANTONIO, TX 78213-1855	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: SA GIVEN TO FLY LLC

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIVERSITY HEALTH	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
112	BEXAR CO EMERG DIST #12	N/A	N/A	N/A	N/A
51	EAST CENTRAL ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	1.0000	43560.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$13,240	0	13,240	\$0	\$13,240
2022	\$0	\$10,480	0	10,480	\$0	\$10,480
2021	\$64,070	\$8,410	0	72,480	\$0	\$72,480
2020	\$57,000	\$7,450	0	64,450	\$702	\$63,748

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/29/2021	SWD	Special Warranty Deed	HEDRICK DOUGLAS J	SA GIVEN TO FLY LLC			20210178223
2	9/24/2008	WD	Warranty Deed	FRIESENHAHN ANNIE E	HEDRICK DOUGLAS J	13693	1209	200809506
3		Deed	Deed		FRIESENHAHN, ANNIE E	6870	0927	0

2024 data current as of Mar 11 2024 2:32AM.

2023 and prior year data current as of Feb 2 2024 7:06AM

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

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

This year is not certified and ALL values will be represented with "N/A".

Property Identification #: 328464

Geo ID: 05108-000-0020
Situs Address: 2661 S GRAYTOWN RD CONVERSE, TX 78109
Property Type: Real
State Code: E1

Property Information: 2024

Legal Description: CB 5108 P-2 ABS 365 REFER TO. 05108-000-0021
Abstract: A05108
Neighborhood: GREEN RD/ABBOTT RD WEST
Appraised Value: N/A
Jurisdictions: 51, 08, 11, 10, CAD, 09, 112, 06

Owner Identification #: 3105464

Name: SA GIVEN TO FLY LLC
Exemptions:
DBA: Null



328465

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

Bexar CAD Map Search

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Bexar CAD

Property Search > 328465 SA GIVEN TO FLY LLC for Year 2024

Tax Year: 2024 - Values not available

Property

Account			
Property ID:	328465	Legal Description:	CB 5108 P-2 ABS 365 REFER TO: 05108-000-0020
Geographic ID:	05108-000-0021	Zoning:	OCL
Type:	Real	Agent Code:	2715839
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Location			
Address:	2661 N GRAYTOWN RD CONVERSE, TX 78109	Mapsc0:	621D1
Neighborhood:	GREEN RD/ABBOTT RD WEST	Map ID:	
Neighborhood CD:	23005		
Owner			
Name:	SA GIVEN TO FLY LLC	Owner ID:	3105464
Mailing Address:	6812 WEST AVE STE 100 SAN ANTONIO, TX 78213-1855	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: SA GIVEN TO FLY LLC

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIVERSITY HEALTH	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
112	BEXAR CO EMERG DIST #12	N/A	N/A	N/A	N/A
51	EAST CENTRAL ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DLCP	PTD Land Type - Dry Cropland	29.7800	1297216.80	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$1,040,000	10,060	10,060	\$0	\$10,060
2022	\$0	\$1,061,654	9,530	9,530	\$0	\$9,530
2021	\$0	\$611,990	7,900	103,620	\$0	\$103,620
2020	\$0	\$539,100	7,860	92,180	\$0	\$92,180

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/29/2021	SWD	Special Warranty Deed	HEDRICK DOUGLAS J	SA GIVEN TO FLY LLC			20210178223
2	9/24/2008	WD	Warranty Deed	FRIESENHAHN ANNIE E	HEDRICK DOUGLAS J	13693	1209	200809506
3		Deed	Deed		FRIESENHAHN, ANNIE E	6870	0927	0

2024 data current as of Mar 11 2024 2:32AM.

2023 and prior year data current as of Feb 2 2024 7:06AM

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

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

This year is not certified and ALL values will be represented with "N/A".

Geo ID: 05108-000-0021
Situs Address: 2661 N GRAYTOWN RD CONVERSE, TX 78109
Property Type: Real
State Code: D1

Legal Description: CB 5108 P-2 ABS 365 REFER TO: 05108-000-0020
Abstract: A05108
Neighborhood: GREEN RD/ABBOTT RD WEST
Appraised Value: N/A
Jurisdictions: 51, 11, 112, 09, 10, 06, 08, CAD

Name: SA GIVEN TO FLY LLC
Exemptions:
DBA: Null



~~BCAD, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/N...~~

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Property

Account

Property ID:	328466	Legal Description:	CB 5108 P-4 (30.9328AC), P-4A (27.935AC) & P-4B (37.863AC) ABS 365
Geographic ID:	05108-000-0040	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	2381 N GRAYTOWN RD CONVERSE, TX 78109	Mapsc0:	621E2
Neighborhood:	GREEN RD/ABBOTT RD WEST	Map ID:	
Neighborhood CD:	23005		

Owner

Name:	GRAYTOWN RD HOLDINGS LLC	Owner ID:	3335930
Mailing Address:	27914 SAN CLEMENTE SAN ANTONIO, TX 78260	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner:	GRAYTOWN RD HOLDINGS LLC
--------	--------------------------

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIVERSITY HEALTH	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
112	BEXAR CO EMERG DIST #12	N/A	N/A	N/A	N/A
51	EAST CENTRAL ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DLCP	PTD Land Type - Dry Cropland	81.7308	3560193.65	0.00	0.00	N/A	N/A
2	DLCP	PTD Land Type - Dry Cropland	15.0000	653400.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$2,925,650	32,680	32,680	\$0	\$32,680
2022	\$0	\$2,335,910	26,700	26,700	\$0	\$26,700
2021	\$800	\$2,495,950	20,150	20,950	\$0	\$20,950
2020	\$570	\$2,230,600	20,020	20,590	\$0	\$20,590

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/27/2021	SWD	Special Warranty Deed	SCHULZE ROBERT LEE ETAL	GRAYTOWN RD HOLDINGS LLC			20210240677
2	8/19/2005	WL	Will	SCHULZE ROBERT LEE & BETTY	SCHULZE ROBERT LEE ETAL	11595	0922	20050192625

2024 data current as of Mar 11 2024 2:32AM.

2023 and prior year data current as of Feb 2 2024 7:06AM

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

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

This year is not certified and ALL values will be represented with "N/A".

Property Identification # 328466

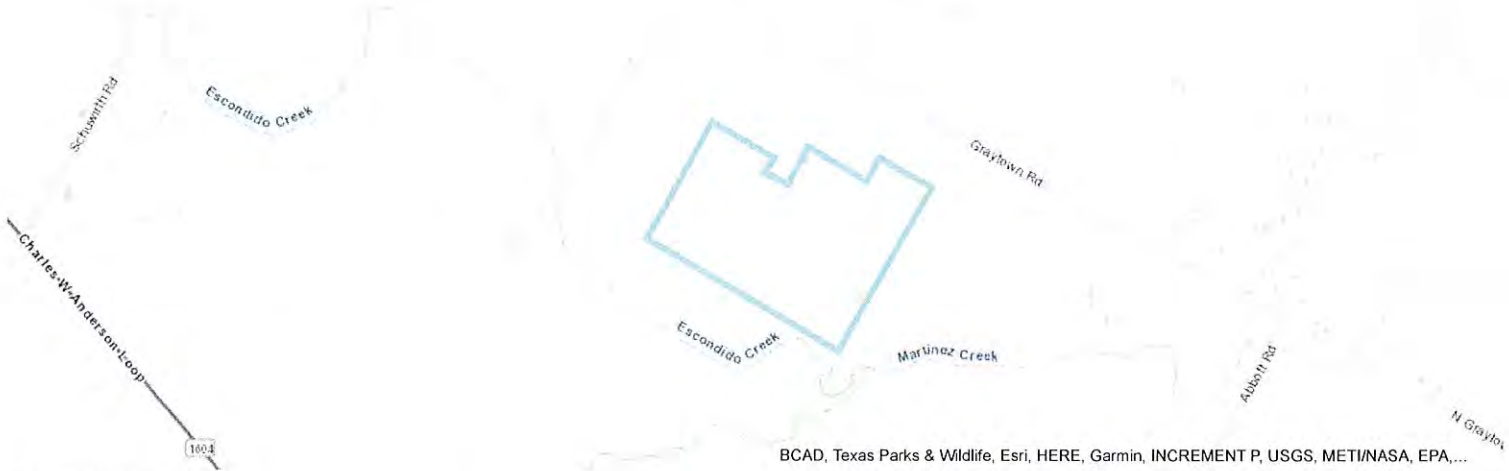
Geo ID: 05108-000-0040
Situs Address: 2381 N GRAYTOWN RD CONVERSE, TX 78109
Property Type: Real
State Code: D1

Property Information: 2024

Legal: CB 5108 P-4 (30.9328AC), P-4A (27.935AC) & P-4B (37.863AC)
Description: ABS 365
Abstract: A05108
Neighborhood: GREEN RD/ABBOTT RD WEST
Appraised Value: N/A
Jurisdictions: 51, CAD, 11, 10, 06, 112, 08, 09

Owner Identification # 3335930

Name: GRAYTOWN RD HOLDINGS LLC
Exemptions:
DBA: Null



BCAD, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA,...

Bexar CAD Map Search

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Bexar CAD

Property Search > 1394628 LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION LTD for Year 2024

Tax Year: 2024 - Values not available

Property

Account

Property ID:	1394628	Legal Description:	CB 5108 P-4C (3.9385 AC) & P-4E (1.09 AC) ABS 365
Geographic ID:	05108-000-0044	Zoning:	OCL
Type:	Real	Agent Code:	2563954
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	GRAYTOWN RD TX	Mapsco:	621E2
Neighborhood:	GREEN RD/ABBOTT RD WEST	Map ID:	
Neighborhood CD:	23005		

Owner

Name:	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	Owner ID:	3355175
Mailing Address:	100 NE LOOP 410 SUITE 1155 SAN ANTONIO, TX 78216	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIVERSITY HEALTH	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
112	BEXAR CO EMERG DIST #12	N/A	N/A	N/A	N/A
51	EAST CENTRAL ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	5.0285	219041.46	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$617,350	0	617,350	\$0	\$617,350

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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2024 data current as of Mar 11 2024 2:32AM.

2023 and prior year data current as of Feb 2 2024 7:06AM

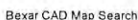
For property information, contact (210) 242-2432 or (210) 224-8511
or email.

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

This year is not certified and ALL values will be represented with "N/A".

Owner Identification # 3355175

Name: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD
Exemptions:
DBA: Null



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CHICAGO TITLE GF# 4300110105232 RJ

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

SPECIAL WARRANTY DEED

Grantor: Douglas Hedrick

Grantor's Mailing Address:

2661 N. Graytown Road, Ste 1
Converse, Texas 78109

Grantee: SA Given to Fly, LP, a Texas limited partnership

Grantee's Mailing Address:

6812 West Avenue, Suite 100
San Antonio, TX 78213

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

The property consisting of 67.22 acres, more or less, more particularly described and depicted on Exhibit "A" (the "Land"), which exhibit is incorporated fully by reference, including all (i) strips or gores, if any, between the Land and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Land, (iii) any easements, rights of way, rights of ingress and egress or other interests in, on, or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Land, and (iv) all development rights, utility service commitments and connections and all other development rights associated with the Land, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Land.

Reservations from and Exceptions to Conveyance and Warranty, to the extent the same are valid, in existence and affect the Property: Those matters listed on Exhibit "B".


Grantor further excepts from this conveyance and reserves to itself all oil, gas and other minerals in, under or that may be produced from the Property, including reversionary or future interests, royalties, executive or leasing rights and any other rights relating to such oil, gas and other minerals. Notwithstanding the foregoing, Grantor hereby waives,

on behalf of Grantor and its successors and assigns, any and all rights of Grantor to enter upon or use the surface of the Property for any and all purposes, including, but not limited to, the exploration, production, development or storage of oil, gas or other minerals and Grantor agrees that, in conducting exploration for, and production, processing, transportation, storage and marketing of oil, gas or other minerals from the Property,

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

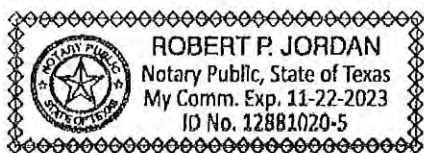
IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor to be effective as of the 29 day of June, 2021.

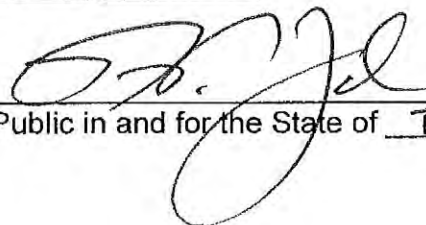
SIGNATURE PAGE TO SPECIAL WARRANTY DEED


DOUGLAS HEDRICK

STATE OF Texas §
COUNTY OF Bexar §

This instrument was acknowledged before me on the 29th day of June, 2021, by Douglas Hedrick.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Mosaic Land Development, LLC
6812 West Avenue, Suite 100
San Antonio, TX 78213

EXHIBIT "A"

A **67.22 acre** tract of land out of the John Isham Survey No. 27, Abstract No. 365, Bexar County, Texas, County Block. 5108, and being the same 67.18 acres conveyed to Douglas J. Hendrick of record in Volume 13693, Page 1209, of the Official Public Records of Bexar County, Texas (OPR), said 67.22 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with a plastic cap stamped "RPLS 5482", for the northeast corner of this tract, the northwest corner of a called 28.00 acre tract conveyed to John Notzon of record in Volume 12766, Page 169 OPR, on the southwest right-of-way of Graytown Road (a variable width right-of-way), from which a found 1/2" iron rod with yellow plastic cap stamped "BROWN ENG" for the northeast corner of said 28.00 acre tract on the southwest right-of-way of Graytown Road bears, S 60°31'16" E, a distance of 1033.92 feet;

THENCE, S 28° 44' 35" W, along a southeastern boundary of this tract, the northwestern boundary of said 28.00 acre tract, **1189.18 feet** to a found 1/2" iron rod with a plastic cap stamped "RPLS 5482" an interior corner of this tract, the southwest corner of said 28.00 acre tract;

THENCE, S 60° 49' 17" E, along a northeastern boundary of this tract, the southwestern boundary of said 28.00 acre tract, **1024.59 feet** to a found 1/2" iron rod with a yellow plastic cap stamped "BROWN ENG" for a northeast corner of this tract, the southeast corner of said 28.00 acre tract, on the northwest boundary of a called 150 acre tract conveyed to Robert Lee William Schulze, et al, of record in Volume 11595, Page 922, O.P.R.;

THENCE, S 29° 03' 00" W, along a southeast boundary of this tract, the northwest boundary of said 150 acre tract, **1515.70 feet** to a found 1/2" iron rod with a yellow plastic cap stamped "BROWN ENG" for the southeast corner of this tract, the southwest corner of said 150 acre tract, on the northeast boundary of a 115.287 acre tract conveyed to JBRF Limited Liability Company, of record in Volume 16064, Page 1410, O.P.R.;

THENCE, N 60° 33' 25" W, along the southwest boundary of this tract, the northeast boundary of said 115.287 acre tract, **1750.74 feet** to a found 1/2" iron rod for the southwest corner of this tract, the northwest corner of said 115.287 acre tract, on the southeast boundary of a remaining portion of a 129.8 acre tract conveyed to Helen Rakowitz, of record in Volume 1741, Page 299, of the Real Property Records of Bexar County;

THENCE, N 29° 26' 19" E, along a northwest boundary of this tract, the southeast boundary of said remaining portion of a 129.8 acre tract, **1022.88 feet** to a found nail in concrete at the base of a fence post with a washer stamped "BROWN ENGINEERING CO." for a northwest corner of this tract, the northeast corner of said remaining portion of a 129.8 acre tract, on the southwest boundary of a called 14.00 acre tract conveyed to Melrose Neitche, of record in Volume 5274, Page 1845, O.P.R.;

THENCE, S 60° 15' 02" E, along a northeast boundary of this tract, the southwest boundary of said 14.00 acre tract, **332.59 feet** to a found 1/2" iron rod for an interior corner of this tract, the southeast corner of said 14.00 acre tract;

THENCE, N 29° 09' 22" E, along a northwest boundary of this tract, the southeast boundary of said 14.00 acre tract, **646.40 feet** to a found 1/2" iron rod for an angle point on the northwest boundary of this tract, the northeast corner of said 14.00 acre tract, the southeast corner of a 5.877 acre tract conveyed to Golla Janice Marie, of record in Volume 18165, Page 2423, O.P.R.;

THENCE, N 29° 29' 43" E, along a northwest boundary of this tract, the southeast boundary of said 5.877 acre tract, **1032.77 feet** to a found 60D Nail in a wooden post for the northwest corner of this tract, the northeast corner of said 5.877 acre tract, on the southwest right-of-way of Graytown Road;

THENCE, S 60° 31' 16" E, along the northeast boundary of this tract, the southwest right-of-way of Graytown Road, **371.02 feet** to the **POINT OF BEGINNING**.

EXHIBIT "B"

1. Restrictive Covenants recorded in Volume 13693, Page 1209, Official Public Records of Bexar County, Texas.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of San Antonio
Purpose: Electric Easement
Recording Date: March 18, 2005
Recording No: Volume 11284, Page 22, Real Property Records,
Bexar County, Texas.

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

Granted to: San Antonio River Authority
Purpose: Sanitary Sewer and Re-Use Water Lines Easement
Recording Date: August 5, 2008
Recording No: Volume 13624, Page 277, Real Property Records,
Bexar County, Texas.

File Information

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

Document Number: 20210178223
Recorded Date: June 29, 2021
Recorded Time: 4:55 PM
Total Pages: 6
Total Fees: \$42.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 6/29/2021 4:55 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

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

SPECIAL WARRANTY DEED

FILED BY ATC
PEDRAZA

GF # 400011200025

Grantor: John Notzon

Grantor's Mailing Address:

563 White Cyn
San Antonio, TX 78260

Grantee: SA Given to Fly, LP, a Texas limited partnership

Grantee's Mailing Address:

6812 West Avenue, Suite 100
San Antonio, TX 78213

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

The property consisting of 28.03 acres, more or less, more particularly described and depicted on Exhibit "A" (the "Land"), which exhibit is incorporated fully by reference, including all (i) strips or gores, if any, between the Land and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Land, (iii) any easements, rights of way, rights of ingress and egress or other interests in, on, or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Land, and (iv) all development rights, utility service commitments and connections and all other development rights associated with the Land, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Land.

Reservations from and Exceptions to Conveyance and Warranty, to the extent the same are valid, in existence and affect the Property: Those matters listed on Exhibit "B".

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or

assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

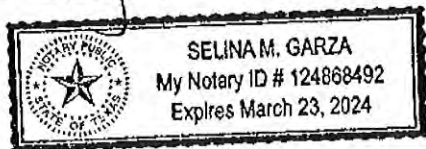
IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor to be effective as of the 21st day of July, 2021.

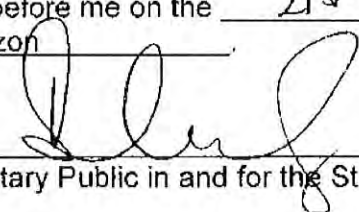


JOHN NOTZON

STATE OF Texas §
COUNTY OF Bexar §

This instrument was acknowledged before me on the 21st day of July, 2021, by John Notzon




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Mosaic Land Development, LLC
6812 West Avenue, Suite 100
San Antonio, TX 78213

EXHIBIT "A"

INSERT METES AND BOUNDS

**DESCRIPTION FOR
A 28.03 ACRE TRACT
(1,221,021 SQUARE FEET)**



A 28.03 acre tract of land out of the John Isham Survey No. 27, Abstract No. 365, Bexar County, Texas, County Block. 5108, and being all of 28.00 acres conveyed to John Notzen of record in Volume 12766, Page 169 of the Official Public Records of Bexar County, Texas (OPR), the 28.03 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with a yellow plastic cap stamped "BROWN ENG", in the southwest right-of-way line of Graytown Road (a 50' Wide Right-Of-way), for the northwest corner of a called 150 acres conveyed to Robert Lee William Schulze, Jennifer Lynn Schulze Tumlinson, Justin Earl Stroupe and Travis Lee Stroupe of record in Volume 11595, Page 922 and Volume 8185, Page 260 OPR, for the northeast corner of the 28.00 acre tract and the tract described herein, from which a set 1/2" iron rod with a blue plastic cap stamped "KFW SURVEYING" (herein after referred to as a SET KFW), for the northwest corner of the 150 acre tract, bears, N 60°40'10" W, a distance of 2475.79 feet,

THENCE, along and with the northwest line of the 150 acre tract, the southeast line of the 28.00 acre tract and the tract described herein, the following courses and distances:

1. S 29° 12' 06" W, a distance of 1100.31 feet to SET KFW, the for an angle point of the 150 acre tract and of the 28.00 acre tract and the tract described herein, and
2. S 29° 03' 59" W, a distance of 83.42 feet to a found 1/2" iron rod with a yellow plastic cap stamped "BROWN ENG", for an angle point of the 150 acre tract, and the southwest corner of the 28.00 acre tract and the tract described herein, from which a found iron pipe for the southwest corner of the 150 acre tract, bears, S 29°03'00" W, a distance of 1515.70 feet;

THENCE, N 60° 49' 17" W, along and with a northeast line of a 67.18 acre tract conveyed to Douglas J. Hendrick of record in Volume 13693, Page 1209 OPR, the southwest line of the 28.00 acre tract and the tract described herein, a distance of 1024.59 feet, to a found 1/2" iron rod with a plastic cap stamped "RPLS 5482" for an interior corner of the 67.18 acre tract, and the southwest corner of the 28.00 acre tract and the tract described herein;

THENCE, N 28° 44' 35" E, along and with a southeast line of the 67.18 acre tract, the northwest line of the 28.00 acre tract and the tract described herein, a distance of 1189.18 feet, to a found 1/2" iron rod with a plastic cap stamped "RPLS 5482" in southwest right-of-way line of Graytown Road, for the northeast corner of the 67.18 acre tract, and the northwest corner of the 28.00 acre tract and the tract described herein, from which a found 60d nail in a wooden post for the northwest corner of the 67.18 acre tract, bears, N 60°31'16" W, a distance of 371.02 feet;

THENCE, S 60° 31' 16" E, along and with the southwest right-of-way line of Graytown Road, and the northeast line of the 28.00 acre tract and the tract described herein, a distance of 1033.92 feet to the **POINT OF BEGINNING**, CONTAINING: 28.03 acres more or less, Bexar County, Texas, and being described in accordance with an ALTA Survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane Central Zone. Measured vs. Record Bearings and Distances shown on survey.

Job No.: 20-099
Prepared by: KFW Surveying
Date: April 7, 2021
File: S:\Draw 2020\20-099 Graytown Road Entitlements - 150, ac ALTA - 28.03 AC - Graytown Rd.docx



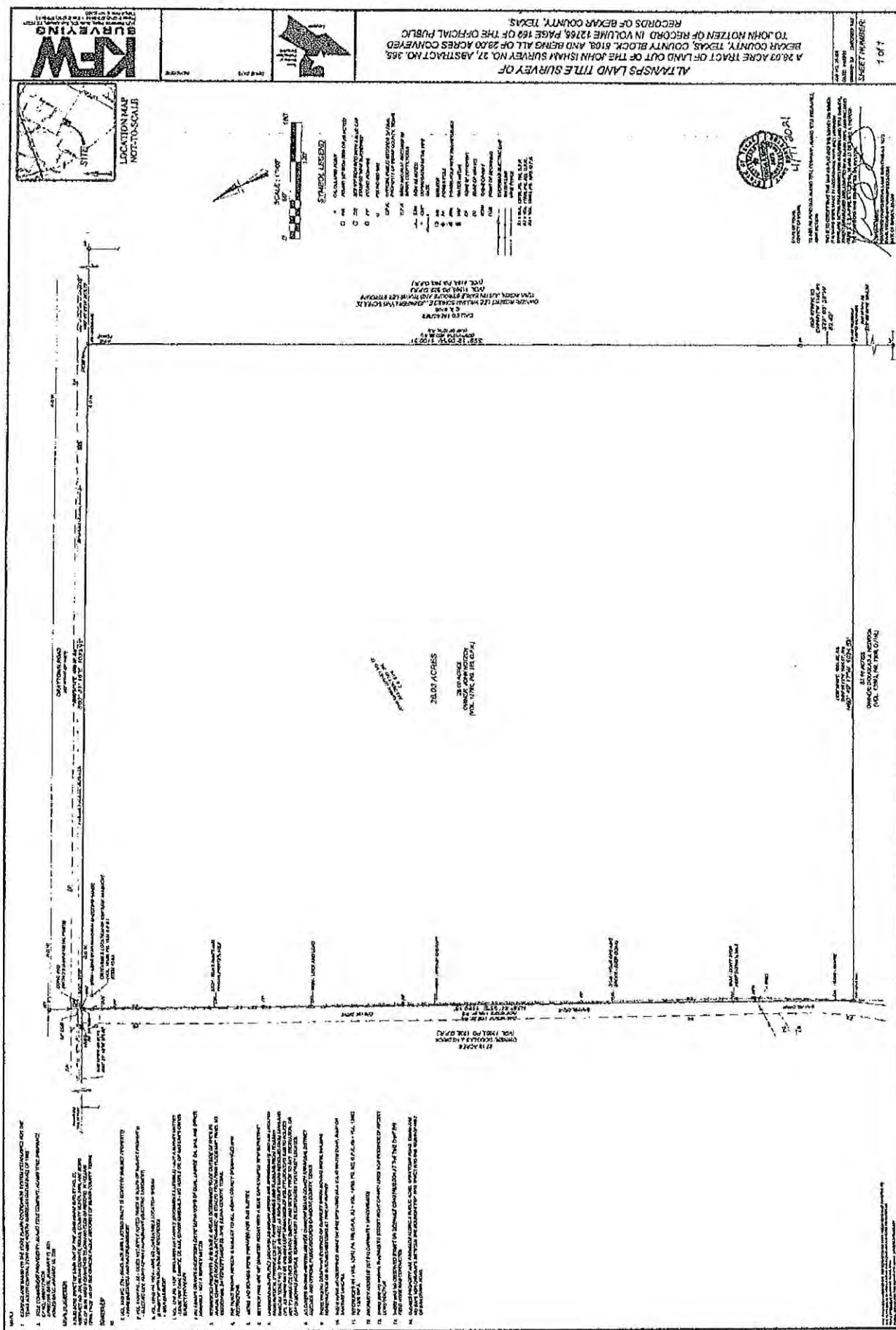


EXHIBIT "B"

1. Easement(s) as provided therein, granted to the City of San Antonio, recorded in Volume 11284, Page 22, Real Property Records, Bexar County, Texas.

File Information

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

Document Number: 20210201250
Recorded Date: July 22, 2021
Recorded Time: 3:54 PM
Total Pages: 7
Total Fees: \$46.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 7/22/2021 3:54 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

ATC GF# 4000412002718DB

SPECIAL WARRANTY DEED

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

Effective Date: August 27, 2021

Grantors: ROBERT LEE SCHULZE, JENNIFER TUMLINSON, JUSTIN STROUPE AND TRAVIS STROUPE

Grantors' Mailing Addresses:

Robert Lee Schulze
3972 Lower Seguin Road
Cibolo, Texas 78108

Jennifer Tumlinson
P.O. Box 123
Harwood, Texas 78130

Justin Stroupe
2141 Sinclair Drive
New Braunfels, Texas 78130

Travis Stroupe
708 N. Pecan Street
Moulton, Texas 77975

Grantee: GRAYTOWN RD HOLDINGS, LLC, a Texas limited liability company

Grantee's Mailing Address:

27914 San Clemente
San Antonio, Texas 78260

Consideration: TEN AND NO/100 DOLLARS and other valuable consideration

Property (including any improvements):

See Exhibit "A" attached hereto and incorporated herein for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: The exceptions more particularly set forth in Exhibit B attached hereto and made a part hereof for all purposes.

Ad Valorem taxes for the year 2021 having been prorated, Grantee assumes the payment of Ad Valorem taxes.

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

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

EXECUTED on the date set forth above.

[The balance of this page is intentionally left blank. Signatures appear on the Signature Pages attached hereto and made a part hereof.]

GRANTORS:


ROBERT LEE SCHULZE


JENNIFER TUMLINSON

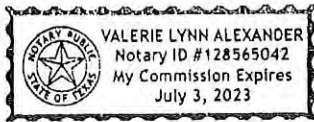

JUSTIN STROUPE


TRAVIS STROUPE

THE STATE OF TEXAS §

COUNTY OF Guadalupe §

This instrument was acknowledged before me on the 27 day of August, 2021, by ROBERT LEE SCHULZE, in the capacity therein stated.

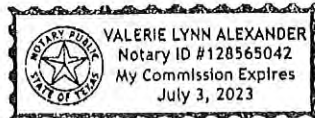


[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF Guadalupe §

This instrument was acknowledged before me on the 27 day of August, 2021, by JENNIFER TUMLINSON, in the capacity therein stated.

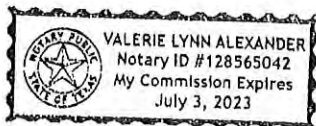


[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF Guadalupe §

This instrument was acknowledged before me on the 27 day of August, 2021, by JUSTIN STROUPE, in the capacity therein stated.

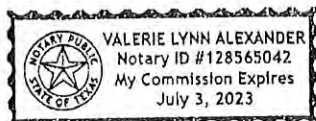


[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF Guadalupe §

This instrument was acknowledged before me on the 27 day of August, 2021, by TRAVIS STROUPE, in the capacity therein stated.



[Signature]
Notary Public, State of Texas

SPECIAL WARRANTY DEED

N:\RE\SCF\Kneupper, Brandon\2020\2381 Graytown Road\Closing Documents\Special Warranty Deed.Docx

AFTER RECORDING, RETURN TO:

Alamo Title Company
Attn: Daniel Brunner
2915 W. Bitters Road, Suite 30
San Antonio, Texas 78248

PREPARED IN THE LAW OFFICE OF:

Martin & Drought, P.C.
Attn: S. Carl Friedsam, Esq.
Weston Centre, Suite 1616
112 East Pecan Street
San Antonio, Texas 78205

EXHIBIT A
Property

A 153.26 acres (6,676,118 square feet) tract of land out of the John Isham Survey No. 27, Abstract No. 365, Bexar County, Texas, C.B. 5108, said 153.26 acres being the same 150 acres conveyed to Robert Lee William Schulze, Jennifer Lynn Schulze Tumlinson, Justin Earl Stroupe and Travis Lee Stroupe recorded in Volume 11595, Page 922 and Volume 8185, Page 260, of the Official Public Records of Bexar County, Texas (OPR), said 153.26 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod stamped "BROWN. ENG", for the northwest corner of this tract, the northeast corner 28.00 acre tract conveyed to John Notzon recorded in Volume 12766, Page 169 OPR, on the southwest right-of-way of Graytown Road (a 50' Wide Right-Of-way);

THENCE, S 60° 40' 10" E, along the northeast line of this tract, the southwest right-of-way of Graytown Road, a distance of 2475.79 feet to a set 1/2" iron rod with a blue plastic cap stamped "KFW SURVEYING", for the northeast corner of this tract, the northwest corner of a 52.69 acre tract conveyed to Floriano Cisneros, Rey Cisneros, and Vincente Cisneros recorded in Volume 17082, Page 2237, OPR, from which a found iron pipe, for a northeast corner of said 52.69 acre tract, bears, S 60°40'10" E, a distance of 22.22 feet, for record;

THENCE, along the southeast line of this tract, the northwest line of said 52.69 acre tract, the following courses and distances;

1. S 29° 18' 53" W, a distance of 1174.48 feet, to a found iron pipe for an angle point of this tract, of said 52.69 acre tract;
2. S 29° 16' 52" W, a distance of 1525.17 feet, to a found iron pipe for the southeast corner of this tract, the southwest corner of said 52.69 acre tract, on the northeast line of a 54.887 acre tract conveyed to Joe Manuel Moreno and Carolyn Moreno recorded in Volume 6550, page 154, OPR;

THENCE, N 60° 52' 41" W, along the southwest line of this tract, the northeast line of a said 54.887 acre tract, a distance of 536.32 feet a found 1/2" iron rod for an angle point of this tract, the northwest corner of said 54.887 acre tract, the northeast corner of a 100.08 acre tract conveyed to Jose R. Tello, AKA Jose Flores and Maria M. Flores recorded in Volume 17294, Page 1393, OPR;

THENCE, N 60° 36' 19" W, continuing along, along the southwest line of this tract, the northeast line of said 100.08 acre tract, a distance of 1872.13 feet to a found 1/2" iron rod for an angle point of this tract, the northwest corner of said 100.08 acre tract, the northeast corner of a 115.287 acre tract conveyed to JBRF Limited Liability Company recorded in Volume 16064, Page 1410, OPR;

THENCE, N 60° 34' 03" W, continuing along the southwest line of this tract, the northwest line of said 115.287 acre tract, a distance of 58.70 feet to a found wood post for the southwest corner of this tract, the southeast corner of a 67.18 acre tract conveyed to Douglas J. Hendrick recorded in Volume 13693, Page 1209 OPR;

THENCE, N 29° 03' 00" E, along the northwest line of this tract, the southeast line of said 67.18 acre tract, a distance of 1515.70 feet a found 1/2" iron rod with a yellow plastic cap, for an angle point of this tract, the northeast corner of said 67.18 acre tract, the southeast corner of said 28.00 acre tract;

THENCE, continuing along the northwest line of this tract, the southeast line of said 28.00 acre tract, the following courses and distances.

SPECIAL WARRANTY DEED

1. N 29° 03' 59" E, a distance of 83.42 feet to a point, for an angle point of this tract and of said 28.00 acre tract.
2. N 29° 12' 06" E, a distance of 1100.31 feet to the POINT OF BEGINNING.

CONTAINING: 153.26 acres, 6,676,118 square feet, Bexar County, Texas, and being described in accordance with a boundary exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane Central Zone.

SPECIAL WARRANTY DEED

EXHIBIT B
Exceptions

1. Easement(s), as provided therein, recorded in Volume 13676, Page 246, Real Property Records, Bexar County, Texas.
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 20-099
Dated: September 29, 2020
Prepared by: Douglas A. Kramer, R.P.L.S. No. 6632
Matters shown: i) MP Orange and Black buried cable along northern boundary line

SPECIAL WARRANTY DEED

File Information

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

Document Number: 20210240677
Recorded Date: August 30, 2021
Recorded Time: 4:07 PM
Total Pages: 9
Total Fees: \$54.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 8/30/2021 4:07 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

ATC 4000412101449b DB

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

WARRANTY DEED

GRAYTOWN RD HOLDINGS, LLC, a Texas limited liability company ("*Grantor*"), for the consideration hereinafter stated, do GRANT, SELL, AND CONVEY unto **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, a Texas limited partnership, with offices in Bexar County, Texas ("*Grantee*"), the following described real property, together with all improvements thereon (the "*Property*");

All that certain tract, piece, or parcel of land in Bexar County, Texas more particularly described on **Exhibit "A"** attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns, forever.

And Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors, to WARRANTY AND FOREVER DEFEND, all and singular, the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, if the claim is by, through or under Grantor, but not otherwise, subject however, to the Permitted Exceptions set forth on **Exhibit "B"** attached to and incorporated in this Deed by reference. Grantee assumes the payment of ad valorem taxes and assessments for the current year and for subsequent years. Grantor shall be responsible for the payment of subsequent assessments for the current year, and for the payment of any rollback taxes, due to a change in land usage, ownership, or both.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien either express or implied is retained.

For the same consideration, Grantor hereby GRANTS, SELLS, CONVEYS, ASSIGNS, AND DELIVERS to Grantee, all right, title, and interest, if any, of Grantor, as owner of the Property but not as owner of any other property, in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, and (iii) any easements, rights-of-way, rights of ingress and egress, or other interests in, on, or to, any land, highway, street, road or

avenue, open or proposed, in, on, across from, in front of, abutting, adjoining, or otherwise appurtenant to the Property, as well as all other rights, privileges, and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

Grantee's Mailing Address: Lennar Homes of Texas Land and Construction, Ltd.
100 NE Loop 410, Suite 1155
San Antonio, Texas 78216

Executed this day of 2, October, 2023.

GRANTOR:

GRAYTOWN RD HOLDINGS, LLC,
a Texas limited liability company

By: Joshua Dym
Joshua Dym, Manager

STATE OF TEXAS

§

COUNTY OF BEXAR

§

§

This instrument was acknowledged before me this 2 day of October, 2023, by Joshua Dym, Manager of GRAYTOWN RD HOLDINGS, LLC, a Texas limited liability company, on behalf of said company.

Daniel Brunner
Notary Public - State of Texas

After Recording, Please Return To:
Lennar Homes of Texas Land and Construction, Ltd.
100 NE Loop 410, Suite 1155
San Antonio, Texas 78216

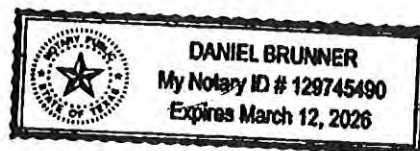


EXHIBIT "A"

A 56.643 acre tract of land out of the John Isham Survey No. 27, Abstract No. 365, Bexar County, Texas. C.B. 5108, said 56.643 acres being out of a 153.26 acre tract conveyed unto GRAYTOWN RD HOLDINGS, LLC, recorded in Document #20210240677, Official Public Record of Bexar County, Texas (OPR), said 56.643 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod stamped "BROWN ENG" for the northwestern corner of a 50.364 acre tract conveyed AG EHC II MULTISTATE 2, LLC, recorded in Document# 20220197012, O.P.R., the northeastern corner of a 28.03 acre tract conveyed unto SA Given To Fly LLC, recorded in Document# 20210201250, O.P.R., on the southwestern right-of-way (ROW) of Graytown Road (a 50' wide public ROW);

THENCE, in a southerly direction, along the common boundary of said 50.364 acre tract and said 28.03 acre tract, the 2 following courses and distances:

1. S29°12'06"W, a distance of 1100.31 Feet to a calculated point;
2. S29°03'59"W, a distance of 83.42 Feet to a found 1/2" iron rod with yellow cap stamped "BROWN ENG" for the southeastern corner of said 28.03 acre tract, the northeastern corner of a 67.22 acre tract conveyed unto SA Given To Fly LLC, recorded in Document# 20210178223 , O.P.R.;

THENCE, S29°03'00"W, along the common boundary of said 50.364 acre tract with said 67.22 acre tract, a distance of 36.28 Feet to a set 1/2" iron rod with blue plastic cap stamped "KFW SURVEY" (KFW) for the northwestern corner of this tract and the POINT OF BEGINNING;

THENCE, S60°40'10"E, along a northern boundary of this tract, a southern boundary of said 50.364 acre tract, a distance of 822.26 Feet to a set KFW for the northwestern corner of a 1.0572 acre tract conveyed unto Lennar Homes of Texas Land and Construction, LTD, recorded in Document# 20220133271, O.P.R.;

THENCE, continuing along the northern boundary of this tract, the western, southern and eastern boundaries of said 1.0572 acre tract, the thirteen (13) following courses and distances:

1. S29°19'50"W, a distance of 105.00 Feet to a set KFW;
2. along a tangent curve to the right, concave to the north, having an arc length of 23.56 Feet, a radius of 15.00 Feet, a central angle of 90°00'00", and a chord bearing and distance of S74°19'50"W for 21.21 Feet to a set KFW;
3. S29°19'50"W, by a line non-tangent to the last described curve, a distance of 60.00 Feet to a set KFW;
4. along a non-tangent curve to the right, concave to the west, having an arc length of 23.56 Feet, a radius of 15.00 Feet, a central angle of 90°00'00", and a chord bearing and distance of S15°40'10"E for 21.21 Feet to a set KFW;
5. S29°19'50"W, a distance of 1.00 Feet to a set KFW;
6. S60°40'10"E, a distance of 50.00 Feet to a set KFW;
7. N29°19'50"E, a distance of 1.00 Feet to a set KFW;
8. along a tangent curve to the right, concave to the south, having an arc length of 23.56 Feet, a radius of 15.00 Feet, a central angle of 90°00'00", and a chord bearing and distance of N74°19'50"E for 21.21 Feet to a set KFW;
9. S60°40'10"E, a distance of 191.00 Feet to a set KFW;
10. N29°19'50"E, a distance of 60.00 Feet to a set KFW;
11. N60°40'10"W, a distance of 1.00 Feet to a set KFW;
12. along a tangent curve to the right, concave to the east, having an arc length of 23.56 Feet, a radius of 15.00 Feet, a central angle of 90°00'00", and a chord bearing and distance of N15°40'10"W for 21.21 Feet to a set KFW;
13. N29°19'50"E, a distance of 105.00 Feet to a set KFW for the northeastern corner of said 1.0572 acre tract, an exterior corner of said 55.472 acre tract;

THENCE, N29°19'50"E, along a northern boundary of this tract, a southern boundary of said 50.364 acre tract, a distance of 290.00 Feet to a set KFW for a northwestern corner of this tract, a southern corner of said 50.364 acre tract, and the southwestern corner the remaining portion of a 55.472 acre tract conveyed unto Lennar Homes of Texas Land and

Construction, LTD, recorded in Document# 20210289497, O.P.R.;

THENCE, along and with the northern boundary of this tract, the southern boundary of said remainder of the 55.472 acre tract, the following four (4) courses and distances:

1. S60°40'10"E, a distance of 748.28 Feet to a set KFW;
2. N29°19'50"E, a distance of 170.00 Feet to a set KFW;
3. N60°40'10"W, a distance of 3.03 Feet to a set KFW;
4. N29°19'50"E, a distance of 120.00 Feet to a set KFW on the southerly line of said 50.364 acre tract, the northeastern corner of said remainder of 55.472 acre tract, for a northern corner of this tract;

THENCE, along the northern line of this tract and the southern boundary of said 50.364 acre tract and the subdivision plat of ROSE VALLEY UNIT 1A recorded in Volume 20003, Pages 148-152, Plat Records of Bexar County, Texas, the following three (3) courses and distances:

1. S60°40'10"E, a distance of 465.25 Feet to a set KFW;
2. N29°19'50"E, a distance of 5.00 Feet to a set KFW;
3. S60°40'10"E, a distance of 200.16 Feet to a set KFW for the northeast corner of this tract, a southeastern corner of said 50.364 acre tract, on the eastern boundary of said 153.26 acre tract, and the western boundary of a 52.69 acre tract conveyed unto Floriano Cisneros, Rene and Vicente Cisneros. recorded in Volume 17082, Page 2237 O.P.R.:

THENCE, along the eastern boundary of this tract and said 153.26 acre tract, the western boundary of said 52.69 acre tract, the 2 following courses and distances:

1. S29°18'53"W, a distance of 539.48 Feet to a found iron pipe;
2. S29°16'52"W, a distance of 765.04 Feet to a set KFW for the southeastern corner of this tract:

THENCE, along the southern boundary of this tract, over and across said 153.26 acre tract. the following eleven (11) courses and distances:

1. N60°42'36"W, a distance of 666.48 Feet to a set KFW;
 2. N29°19'50"E, a distance of 44.99 Feet to a set KFW;
 3. N60°40'10"W, a distance of 580.00 Feet to a set KFW;
 4. S29°19'50"W, a distance of 10.35 Feet to a set KFW;
 5. N60°40'10"W, a distance of 170.00 Feet to a set KFW;
 6. S29°19'50"W, a distance of 190.00 Feet to a set KFW;
 7. N60°40'10"W, a distance of 235.00 Feet to a set KFW;
 8. S29°19'50"W, a distance of 4.65 Feet to a set KFW;
 9. N60°40'10"W, a distance of 583.66 Feet to a set KFW;
 10. N29°19'50"E, a distance of 17.33 Feet to a set KFW;
 11. N60°40'10"W, a distance of 234.37 Feet to a set KFW for the southwestern corner of this tract, on the western boundary of said 153.26 acre tract, the eastern boundary of said 67.22 acre tract;
- THENCE, N29°03'00"E, along the western boundary of this tract and said 153.26 acre tract, the eastern boundary of said 67.22 acre tract, a distance of 862.68 Feet to the POINT OF BEGINNING.

CONTAINING: 56.643 acres in Bexar County, Texas.

EXHIBIT "B"

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

Granted to: Lennar Homes of Texas Land and Construction, Ltd., a Texas
limited partnership
Purpose: as described therein
Recording Date: October 15, 2021
Recording No.: Document No. 20210289498, Official Public Records, Bexar
County, Texas.
Affects: As described therein

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

Granted to: Lennar Homes of Texas Land and Construction, Ltd., a Texas
limited partnership
Purpose: As described therein
Recording Date: October 15, 2021
Recording No.: Document No. 20210289499, Official Public Records, Bexar
County, Texas.
Affects: As described therein

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

Granted to: Lennar Homes of Texas Land and Construction, Ltd., a Texas
limited partnership
Purpose: As described therein
Recording Date: October 15, 2021
Recording No.: Document No. 20210289500, Official Public Records, Bexar
County, Texas.
Affects: As described therein

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

Granted to: Graytown RD Holdings, LLC, a Texas limited liability company
Purpose: As described therein
Recording Date: October 15, 2021
Recording No.: Document No. 20210289501, Official Public Records, Bexar
County, Texas.
Affects: As described therein

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

Granted to: Graytown RD Holdings, LLC, a Texas limited liability company
Purpose: As described therein
Recording Date: October 15, 2021
Recording No.: Document No. 20210289502, Official Public Records, Bexar
County, Texas.
Affects: As described therein

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

Granted to: Graytown RD Holdings, LLC, a Texas limited liability company
Purpose: As described therein
Recording Date: October 15, 2021
Recording No.: Document No. 20210289503, Official Public Records, Bexar
County, Texas.
Affects: As described therein

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

Granted to: Graytown RD Holdings, LLC, a Texas limited liability company
Purpose: Graytown RD Holdings, LLC, a Texas limited liability company
Recording Date: October 15, 2021
Recording No.: Document No. 20210289504, Official Public Records, Bexar
County, Texas.
Affects: As described therein

8. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded October 15, 2021 at Document No. 20210289201, Official Public Records, Bexar County, Texas. Reference to which instrument is here made for particulars.

File Information

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

Document Number: 20230182145
Recorded Date: October 02, 2023
Recorded Time: 3:30 PM
Total Pages: 9
Total Fees: \$54.00

**** 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: 10/2/2023 3:30 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk