



General Information and Application Instructions

The BuildSA online application can be accessed at <https://aca.sanantonio.gov/CitizenAccess/Default.aspx>. Property owners requesting a plan amendment and/or change in zoning for their property must complete either an online application or submit this application to the Zoning Section office. Planners in the Zoning Section will perform a completeness review to ensure the submitted application is complete and all additional required documents are provided. **Any inaccurate or incomplete information provided by the applicant or agent may cause the application to be returned to the applicant and/or delay the scheduled hearing dates.** Applications submitted by mail or courier that subsequently are deemed incomplete, shall be returned to the applicant along with all accompanying payments, in accordance with the City of San Antonio's cash-handling policy. Applications will not be accepted via fax or email.

We encourage ALL applicants to speak with a Planner in the Zoning Section prior to completing and submitting an application. Such conversations can aid the applicant in determining Comprehensive Plan information, the zoning required for a proposed use, associated fees, possible timelines and other additional requirements that may arise during the application process. Call (210) 207-1111 for more information.

THE PLAN AMENDMENT and REZONING PROCESS

The plan amendment and rezoning processes takes approximately 2 months each, but can be completed concurrently. Cases that require additional review from other organizations or city departments can require additional processing time.

- All applications for property located within a neighborhood, community, perimeter or sector plan shall be reviewed by a Planner in the Zoning Section. If the proposed zoning request is inconsistent with the land use element of a plan, a Plan Amendment shall be required before the zoning case may be heard by City Council.
- All applications for property located within the Edwards Recharge Zone Overlay District (ERZD) shall be reviewed by [San Antonio Water Systems \(SAWS\)](#). Public hearings for cases within the ERZD will be scheduled once a Site Investigation Report is received from SAWS.
- All applications for property located within the Airport Awareness Zones (within 3 miles of the San Antonio International Airport or within 1.5 miles of the Stinson Municipal Airport) shall be reviewed by the [Aviation Department](#).
- All applications for property located within the Military Airport Overlay Zone (MAOZ) shall be reviewed by the Lackland Air Force Base (per I.B. 546).
- Consideration of applications for property located within a River Improvement Overlay District (RIO) must follow the guidelines and standards as adopted by the Historic and Design Review Commission, Planning Commission, River Commission, and Zoning Commission.
- All applications for property located within a Historic District, and all applications resulting in the demolition of a structure, shall be reviewed by the City's [Office of Historic Preservation](#).
- All applications for property within the Military Notification Areas (Camp Bullis, Lackland, Martindale) shall be reviewed by the City's Office of Military Affairs, Joint Base San Antonio, Ft. Sam Houston and the military (per I.B. 518).
- Adopted land use designations and current zoning can be viewed on the City's [GIS Mapping Application](#).

Once an application is deemed complete and all fees have been paid, Zoning Section staff will process the plan amendment and rezoning cases. The case manager will visit the subject property to take pictures; post a "Rezoning" sign (for zoning cases only); and document surrounding land uses, neighborhood character, and existing infrastructure. Staff will utilize this information to develop a recommendation that will be presented at the public hearings. Plan amendment cases are heard by the Planning Commission; zoning cases are heard by the Zoning Commission. Both types of cases are then heard by City Council.

Upon final decision by the City Council, the applicant is responsible for removing "Rezoning" signs from the property. Ordinances will be posted online by the City Clerk and can be retrieved by accessing the City Council Agenda website at <http://agendas.sanantonio.gov>.

THE PLAN AMENDMENT and REZONING PROCESS

(continued)

For all zoning and plan amendment cases, the [State of Texas Local Government Code](#) requires 1) public advertisement of the hearing in a newspaper of general circulation, and 2) mailed notification of the zoning change request to all owners of property within 200 feet of the subject property. The City of San Antonio advertises and sends notification prior to the Zoning Commission and Planning Commission hearings, and again prior to the City Council hearing.

PLANNING COMMISSION and ZONING COMMISSION PUBLIC HEARINGS

The property owner, applicant, or authorized representative must be present at all public hearings to explain the purpose for the requested change, and to answer any questions from the Commissioners and City Council members. The public hearings also provide an opportunity for proponents and opponents of a request to voice their concerns and opinions on the proposed zoning or plan amendment change.

The Planning Commission and Zoning Commission hearings include presentation of the staff recommendations, explanation of the requested change by the property owner, applicant, or authorized representative, and public comments in support of and in opposition to the requested change. Then, the Commissioners vote to determine their recommendation, which will be presented to the City Council.

Planning Commission meets every 2nd and 4th Wednesdays of the month. The Planning Commission must make a recommendation on the plan amendment request before the related zoning change request can be heard by the City Council.

Zoning Commission meets every 1st and 3rd Tuesdays of the month. The Zoning Commission must make a recommendation on the zoning change request, or have twice held a public hearing without rendering a recommendation prior to the request can be heard by City Council.

Language Translation Services

Language interpreters are available at the meeting. For more information, call (210) 207- 6044

Hay servicios de traducción simultánea disponibles. Para más información, llame al (210) 207- 6044.

CITY COUNCIL PUBLIC HEARING

[City Council](#) makes the final decision on all plan amendment and zoning change requests. The City Council hearing process is similar to that of the Commissions. City Council may approve or deny, in total or in part, the requested zoning change. If a change is approved, an ordinance is passed amending the Comprehensive Plan document and official zoning map. Ordinances become effective ten days after approval. If the requested zoning change is denied, no application for rezoning any portion of the subject property may be submitted for consideration within one year of City Council's denial. Notices received in support and opposition to the request submitted for Commission hearings will be maintained through the City Council public hearing process. In computing the percentage of land area within 200 feet, the area of streets and alleys shall be included (per LGC 211.006(e)).

City Council Time Limits

Plan amendments and their related zoning requests will be heard by the City Council at the same time, unless otherwise requested by the applicant. After the Commission public hearings, cases are not automatically scheduled for a City Council hearing. The case manager will contact the applicant to discuss and confirm a City Council hearing date. The Zoning Commission and Planning Commission recommendations must be presented to the City Council within 6 months of the Commissions' final consideration. If the cases is not scheduled for and heard by the City Council within 6 months of the Commissions' recommendation, the applications expire and all paid fees are forfeited.

POSTPONED CASES

An applicant may postpone a case by submitting a written request to Zoning Section staff prior to the scheduled Commission or City Council public hearing. When the applicant is ready to move forward with a postponed case, they must first pay the postponement fee. Once the fee has been paid, the case will be scheduled for the next available public hearing. If a postponed case is not reactivated within 6 months of the postponement request, the application expires and all paid fees are forfeited.

CONTINUED CASES

At any public hearing, the property owner, applicant, or authorized representative may request a continuance, which allows the case to be heard at a specified later date. An applicant's request for continuation may be approved or denied by the Planning Commission, Zoning Commission or City Council. If the continuance request is denied, the case will be heard as originally scheduled. Additionally, the Planning Commission, Zoning Commission and/or City Council may continue a case based on other factors. There is an additional fee for a continuance of a case beyond 60 days or after the 2nd continuance so that staff may send a courtesy notice.

APPLICATION WITHDRAWAL

An applicant may withdraw a plan amendment or zoning application at any time during the process, prior to the case being called forward for consideration at a public hearing. However, if an application is withdrawn, future applications may be subject to restrictions.

Applicants are encouraged to attempt to contact the Zoning Commissioner (Zoning Cases only) and City Council Representative for the applicable City Council District, as well as any registered [Neighborhood or Homeowner's Association](#) located within 200 feet of the zoning or plan amendment case subject property. Planners can provide contact information for registered associations.

DISTRICT CONTACT INFORMATION

District	City Council		Zoning Commission	
Mayor	Ron Nirenberg	207-7060	Gayle McDaniel	zoning.gaylemcdaniel@gmail.com
1	Roberto Treviño	207-7279	Summer Greathouse	district1.zoning@gmail.com
2	Jada Andrews-Sullivan	207-7278	Dr. Lillian Jones	joneslillian300@gmail.com
3	Rebecca J. Viagran	207-7064	Joy McGhee	d3.sa.zoning.commissioner@gmail.com
4	Dr. Adriana Rocha Garcia	207-7281	Suren Kamath	commissionerkamathd4@gmail.com
5	Shirley Gonzales	207-7043	John Bustamante	bustamante@dbiplaw.com
6	Melissa Cabello Havrda	207-7065	Kin Hui	khui.dist6@gmail.com
7	Ana Sandoval	207-7044	Robert Sipes	zoningd7@gmail.com
8	Manny Palaez	207-7086	Dr. Francine Romero	francine.romero@utsa.edu
9	John Courage	207-7325	Patty Gibbons	pattyrpbc@gmail.com
10	Clayton Perry	207-7276	Mark Whyte	mwhyte@whytepllc.com

APPLICATION FEES

Property Size	Plan Amendment Fees (**already calculated below)	Zoning Fees (**already calculated below)	ERZD Fees (zoning cases only) (0.75 x zoning fee)	ERZD Total (Zoning fee + ERZD fee)
0 to 0.5 acres	\$779.10	\$842.70	\$596.25	\$1,438.95
0.501 to 5.0 acres	\$1,672.15	\$1,876.20	\$1,327.50	\$3,203.70
5.01 to 10.0 acres	\$2,591.70	\$3,372.92	\$2,386.50	\$5,759.42
10.01 to 25.0 acres	\$4,049.20	\$5,957.20	\$4,215.00	\$10,172.20
25.01 acres to 50.0 acres		\$6,162.84	\$4,360.50	\$10,523.34
25.01 acres or more	\$4,049.20 + \$116.60 per additional acre (\$12,190 maximum)			
Over 50.01 acres		\$6,285.80 + \$127.20 per additional acre (\$12,190 maximum)	Depends on acreage	Depends on acreage
Expedited Case Fee (<i>requires written permission from the applicable City Council representative</i>)		Additional payment of the zoning acreage fee**	Case located in the "ERZD" may not be expedited until the SAWS report has been received.	
Conditional Use**	NA	Acreage fee above, plus \$318.00		
Specific Use Authorization**	NA	Acreage fee above, plus \$530.00		
MPCD Site Plan Fee**	NA	Acreage fee above, plus \$742.00		
Continuance Fee (Beyond 60 days or after 2nd continuance)	\$405.00	\$405.00		
Postponement Fee**	\$429.30	\$429.30		
Notary Fee	\$6.00			

**Subject to both the 3% Dev. Serv. Improvement Fee and the 3% Dev. Serv. Technology Fee. Fees in the table already include the 6% fees.

Full payment is due at the time of Application submittal. Make checks payable to the City of San Antonio. For Refunds, see I.B. #511. For more information regarding fees, please see the Fee Schedule in Section 35-C102 in the Unified Development Code.



Application Checklist

A complete application shall include the following minimum information and documents:

- Property Description:
 - Address and/or location
 - Total acreage and legal description (including Lot, Block, and NCB numbers for platted lots; or a metes-and-bounds description, via a set of field notes, for partial and irregular lots or lots that are not platted).
 - If the request includes multiple land use designations and/or zoning districts, please provide legal descriptions and acreage totals for each area.
 - Please note, all field notes must be signed and sealed by a licensed or registered surveyor or engineer.
 - Legal Descriptions for platted lots can be obtained from the [Bexar County Appraisal District](#).
 - Current and Requested land use and zoning, as well as any requested text amendments related to adopted plans
 - City Council District
 - Joint Base San Antonio (JBSA) Military Bases area cases: [U.S. Fish and Wildlife](#) coordination
- Name, address, telephone number, and email address (if applicable) of all Property Owners. If the Property Owner is a Partnership, Corporation, or other organization, please submit a list of Partners, current list of Directors or incorporating documents to show signature authority.
- Name, address, telephone number, and email address of the Applicant and Authorized Representative (if applicable).
- Authorization by Property Owner(s) (if Applicant or Authorized Representative is not the sole Property Owner).
- Statement of Purpose for Plan Amendment and/or Zoning Change Request.
- Signatures and Initials needed:
 - Property Owner(s)
 - Signatures of all Individuals listed on all current Warranty Deeds applicable to the subject property, or
 - Signature and title of the Owner of the Corporation listed on the current deed(s), or
 - Signature and title of a presiding officer, director, or other member who has signature authority for the Owner Organization listed on the current deed(s);
 - Documentation verifying signature authority may be required.
 - Applicant signature signifying that the application is correct and complete, and indicating acceptance of staff visit, photo, signage, public information relating to the rezoning case;
 - Initials of Property Owner(s) and Applicant acknowledging Municipal Campaign Finance Regulations.
- Completed Traffic Impact Analysis (TIA) Threshold Worksheet, to be reviewed and signed by the Engineering Division.
- Additional Required Documents:
 - A copy of all current Warranty Deeds applicable to the subject property, on file with the [County Clerk](#); and
 - A copy of the current tax appraisal details and map, available from the [Bexar County Appraisal District](#).
- Site Plan, if requesting “IDZ” Infill Development Zone District, “FBZ SD” Form Based Zoning Specialized District, a Conditional Use, or a Specific Use Authorization. Please refer to the Site Plan Requirements (see Pages 10 and 11). Site Plans that do not meet the minimum requirements cannot be accepted, possibly delaying the rezoning case.
- Appropriate Fees - Please make checks payable to the [City of San Antonio](#).



Application for Change of Zoning / Plan Amendment

PROPERTY DESCRIPTION ****If the zoning request includes multiple zoning districts, please provide legal descriptions and acreage totals for each zoning district (attach additional pages, if necessary).****

Address: **Generally located at the northeast intersection of Dietz-Elkhorn and Old Fredericksburg Rd.**

Legal Description Please see attached field notes	Total Acreage(s): 30.42
----------------------------------------------------------	--------------------------------

Lot:

Block:

NCB:

Current Zoning: <p style="text-align: center;">OCL</p>	Requested Zoning: <p style="text-align: center;">OCL</p>
------------------------------------------------------------------	--------------------------------------------------------------------

<input checked="" type="checkbox"/> Field Notes Attached (required when property is not part of a legally recorded plat or if a portion of a lot or parcel)	Council District: Closest to District 8
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For all properties within 5 mile of Camp Bullis: Have you coordinated with the U.S. Fish and Wildlife Service?

Is there a Conservation Easement on the property? Yes No *****If yes, provide a copy of the recorded easement*****

PLAN AMENDMENT ****If the zoning request is inconsistent with the land use element of the plan, a Plan Amendment, considered by the Planning Commission, shall be required before the zoning case may be heard by City Council. If the Zoning Request requires a Plan Amendment, fill in the information below (attach additional pages, if necessary).**

<input checked="" type="checkbox"/> YES, Plan Amendment Required	<input type="checkbox"/> NO, Plan Amendment not required
------------------------------------------------------------------	----------------------------------------------------------

Name of Plan: **Camp Bullis ETJ MPA**

Total Acreage(s) 30.52	Legal Description Please see attached field notes
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Lot:

Block:

NCB:	<input checked="" type="checkbox"/> Field Notes attached (required when property is not part of a legally recorded plat or if a portion of a lot or parcel)
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Current Land Use Designation:

Low Density Residential

Requested Future Land Use Designation: (please attach map designating tracts to be changed)

Medium Density Residential

Requested Change to Plan Text (i.e. adding zoning district(s) to land use category):

Item and Page Number(s) of Master Plan Document to be changed:

THE PLAN AMENDMENT PROCESS: The plan amendment process takes approximately 2 months. If the plan amendment includes a zoning change request, this process may add an additional 2 weeks, due to the consideration by Planning Commission for the plan amendment.

Dates, times and/or locations of meetings and hearings are subject to change. Also, supplemental meetings and hearings may be scheduled. Proper notice will be given of special, rescheduled and supplemental meetings and hearings.



Application for Change of Zoning / Plan Amendment

PROPERTY OWNER(S) **This application MUST include the names, contact information, and signatures of ALL property owners listed on all current Warranty Deeds applicable to the subject property. Attach additional pages as needed.**

Individual(s) Partnership Corporation Trust

Name(s): TOGA, LLC

Address: 134 Brittany

City, St. Zip: San Antonio, TX 78212

Phone(s) ** Please mark your preferred contact number. This number may be included on public notices.**

home: work: mobile: fax:

E-mail: _____

APPLICANT (Party responsible for all information submitted for the zoning request)

Agent Prospective Buyer Tenant

Name: Toga, LLC

Address: 134 Brittany

City, St. Zip: San Antonio, TX 78212

Phone(s) ** Please mark your preferred contact number. This number may be included on public notices.**

home: work: mobile: fax:

E-mail: _____

****Your Receipt will be emailed or mailed to you. Indicate here email or address:**

REPRESENTATIVE (Person authorized to speak on behalf of the property owner/applicant at the public hearings)

Name: Brown & Ortiz, PC

Address: 112 E. Pecan St., Ste. 1360

City, St. Zip: San Antonio, TX 78205

Phone(s) ** Please mark your preferred contact number. This number may be included on public notices.**

home: work: 210-299-3704 mobile: fax:

E-mail: kevin@brownortiz.law

STATEMENTS OF ACKNOWLEDGEMENT (Initial before each statement. To be completed by Applicant.)

I understand that I must secure the appropriate zoning for the subject property prior to issuance of a Certificate of Occupancy.

I understand that a Certificate of Occupancy is required before the subject property is occupied. (Exceptions to the requirement of a Certificate of Occupancy are single family dwellings and legal home occupation (per Section 35.401(d)(2)).

I understand that the subject property must be properly zoned before any permits are approved for the property.



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Individual(s) Partnership Corporation Trust

Name(s): Sheri Wright 
Sheri Wright (L.A. 18, 2017 1205 CST)

Address: 1314 NW Cherry Ave.

City, St. Zip: Lawton, OK 73507

Phone(s) **** Please mark your preferred contact number. This number may be included on public notices.****

home: work: mobile: fax:

E-mail:

APPLICANT (Party responsible for all information submitted for the zoning request)

Agent Prospective Buyer Tenant

Name: Toga, LLC

Address: 134 Brittany

City, St. Zip: San Antonio, TX 78212

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Individual(s) Partnership Corporation Trust

Name(s): Lance T. Wright

Lance Wright
Lance Wright (for 18, 002 1108 037)

Address: 1314 NW Cherry Ave.

City, St. Zip: Lawton, OK 73507

Phone(s) **** Please mark your preferred contact number. This number may be included on public notices.****

home: work: mobile: fax:

E-mail:

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Individual(s) Partnership Corporation Trust

Name(s): Jana Black Komarowsky

Jana Komarowsky (Jan 18, 2022 12:12#51)

Address: 1314 NW Cherry Ave.

City, St. Zip: Lawton, OK 73507

Phone(s) ** Please mark your preferred contact number. This number may be included on public notices.**

home: work: mobile: fax:

E-mail:

APPLICANT (Party responsible for all information submitted for the zoning request)

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Individual(s) Partnership Corporation Trust

Name(s): Dustin Ernest Dewinne *Dustin Ernest Dewinne*

Address: 29462 Old Fredericksburg Rd.

City, St. Zip: Boerne, TX 78015

Phone(s) ** Please mark your preferred contact number. This number may be included on public notices.**

home: work: mobile: fax:

E-mail:

APPLICANT (Party responsible for all information submitted for the zoning request)

Agent Prospective Buyer Tenant

Name: Toga, LLC

Address: 134 Brittany

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Individual(s) Partnership Corporation Trust

Name(s): Dawn C. Johnson

Dawn Wright Johnson
(See Warranty Deeds on page 11, 12 & 13 of this file)

Address: 1314 NW Cherry Ave.

City, St. Zip: Lawton, OK 73507

Phone(s) **** Please mark your preferred contact number. This number may be included on public notices.****

home: work: mobile: fax:

E-mail:

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Individual(s) Partnership Corporation Trust

Name(s): Brooke Emily Dewinne Brooke Emily Dewinne
Brooke Emily Dewinne (06/18/2018 10:53)

Address: 29462 Old Fredericksburg Rd.

City, St. Zip: Boerne, TX 78015

Phone(s) **** Please mark your preferred contact number. This number may be included on public notices.****

home: work: mobile: fax:

E-mail:

APPLICANT (Party responsible for all information submitted for the zoning request)

Agent Prospective Buyer Tenant

Name: Toga, LLC

Address: 134 Brittany

City, St. Zip: San Antonio, TX 78212

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City, St. Zip: San Antonio, TX

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home: work: 210-299-3704 mobile: fax:

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I understand that the subject property must be properly zoned before any permits are approved for the property.

Statement of Purpose for Zoning Change Request and/or Plan Amendment

The Statement of Purpose shall **include the following minimum information**. Statements of Purpose that do not contain the required minimum information may be returned to the applicant, possibly delaying the zoning case.

- Reason for requesting the change, **including a description of all existing and proposed activities or continuing uses**.
- Explanation of how the request is consistent and compatible with the [City's Master Plan](#) or specific [Neighborhood/Community/Sector Plan](#); or explanation of intent to pursue a plan amendment if the request is inconsistent with the applicable plan.

Is this rezoning application the result of a code enforcement violation? If yes, indicate Code Case Number here _____.

Will this proposed project result in the demolition of buildings? (All demolition applications will be reviewed by the Office of Historic Preservation. Please be sure to coordinate appropriately.)

The purpose of the proposed change in land use is to allow a multifamily development on the Property. Specifically, a multifamily development with a proposed density of approximately 22 units per acre. Because a Certificate of Compliance is required in the Military Protection Areas, we are seeking the land use change to obtain such Certificate. The Property is currently designated "Low Density Residential"- we are seeking an amendment to the "Medium Density Residential" land use, which land use allows the MF-25 uses, such as the proposed multifamily development.

This application MUST include the signatures of ALL property owners listed on all current Warranty Deeds applicable to the subject property. Attach additional pages as needed.

AUTHORIZATION BY PROPERTY OWNER(S)

(Required if Applicant and/or Authorized Representative is not the sole owner of the subject property.)

I, Toga, LLC, swear and affirm that I am the
(property owner's printed name; include signatory name and title if signing for an organization)
owner of the property at please refer to attached field notes, as shown in the records of
(property address or legal description)
Bexar County, Texas, which is the subject of this application.

I authorize Toga, LLC to submit this application.
(applicant's printed name)

I authorize Brown & Ortiz, PC to serve as my representative for this request.
(authorized representative's printed name)

[Signature] Mgr 1/15/20
Property Owner Signature (and title, if signing for an organization) Date

I have read, examined, and completed this application; and know the information I have provided to be true and correct. All provisions of laws and ordinances governing this application will be complied with, whether specified herein or not. The granting of a zoning or plan amendment change does not presume to give authority to violate or cancel the provisions of any other state or local law regulating the use of the subject property. I understand that City staff will visit and photograph the subject property; that a Rezoning Case Sign will be placed on the property; and that this application, including all submitted documents and staff photos relating to this zoning and/or plan amendment case are public information and can be made available through an Open Records Request per the Texas Public Information Act (Texas Government Code, Chapter 552).

[Signature] Mgr 1/15/20
Applicant Signature (and title, if signing for an organization) Date

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AUTHORIZATION BY PROPERTY OWNER(S)

(Required if Applicant and/or Authorized Representative is not the sole owner of the subject property.)

I, **Sheri Wright**, swear and affirm that I am the
(property owner's printed name; include signatory name and title if signing for an organization)
owner of the property at **please see attached field notes**, as shown in the records of
(property address or legal description)
Bexar County, Texas, which is the subject of this application.

I authorize **TOGA, LLC** to submit this application.
(applicant's printed name)

I authorize **Brown & Ortiz, PC** to serve as my representative for this request.
(authorized representative's printed name)


Sheri Wright (Jan 18, 2022 13:05 CST)

1/18/2022

Property Owner Signature (and title, if signing for an organization)

Date

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Applicant Signature (and title, if signing for an organization)

Date

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AUTHORIZATION BY PROPERTY OWNER(S)

(Required if Applicant and/or Authorized Representative is not the sole owner of the subject property.)

I, Lance T. Wright, swear and affirm that I am the
(property owner's printed name; include signatory name and title if signing for an organization)
owner of the property at please see attached field notes, as shown in the records of
(property address or legal description)
Bexar County, Texas, which is the subject of this application.

I authorize TOGA, LLC to submit this application.
(applicant's printed name)

I authorize Brown & Ortiz, PC to serve as my representative for this request.
(authorized representative's printed name)


Lance Wright (Jan 18, 2022 13:09 CST)

01/18/2022

Property Owner Signature (and title, if signing for an organization)

Date

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Applicant Signature (and title, if signing for an organization)

Date

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AUTHORIZATION BY PROPERTY OWNER(S)

(Required if Applicant and/or Authorized Representative is not the sole owner of the subject property.)

I, Jana Black Komarowsky, swear and affirm that I am the
(property owner's printed name; include signatory name and title if signing for an organization)
owner of the property at please see attached field notes, as shown in the records of
(property address or legal description)
Bexar County, Texas, which is the subject of this application.

I authorize TOGA, LLC to submit this application.
(applicant's printed name)

I authorize Brown & Ortiz, PC to serve as my representative for this request.
(authorized representative's printed name)

Jana
Jana Komarowsky (Jan 18, 2022 12:12 MST)

01/18/2022

Property Owner Signature (and title, if signing for an organization)

Date

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Applicant Signature (and title, if signing for an organization)

Date

This application MUST include the signatures of ALL property owners listed on all current Warranty Deeds applicable to the subject property. Attach additional pages as needed.

AUTHORIZATION BY PROPERTY OWNER(S)

(Required if Applicant and/or Authorized Representative is not the sole owner of the subject property.)

I, Dustin Ernest Dewinne, swear and affirm that I am the
(property owner's printed name; include signatory name and title if signing for an organization)
owner of the property at please see attached field notes, as shown in the records of
(property address or legal description)
Bexar County, Texas, which is the subject of this application.

I authorize TOGA, LLC to submit this application.
(applicant's printed name)

I authorize Brown & Ortiz, PC to serve as my representative for this request.
(authorized representative's printed name)

Dustin Ernest Dewinne
Dustin Ernest Dewinne | Jan 18, 2022 13:32 CST

1/18/2022

Property Owner Signature (and title, if signing for an organization)

Date

I have read, examined, and completed this application; and know the information I have provided to be true and correct. All provisions of laws and ordinances governing this application will be complied with, whether specified herein or not. The granting of a zoning or plan amendment change does not presume to give authority to violate or cancel the provisions of any other state or local law regulating the use of the subject property. I understand that City staff will visit and photograph the subject property; that a Rezoning Case Sign will be placed on the property; and that this application, including all submitted documents and staff photos relating to this zoning and/or plan amendment case are public information and can be made available through an Open Records Request per the Texas Public Information Act (Texas Government Code, Chapter 552).

Applicant Signature (and title, if signing for an organization)

Date

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AUTHORIZATION BY PROPERTY OWNER(S)

(Required if Applicant and/or Authorized Representative is not the sole owner of the subject property.)

I, Dawn C Johnson, swear and affirm that I am the
(property owner's printed name; include signatory name and title if signing for an organization)
owner of the property at please see attached field notes, as shown in the records of
(property address or legal description)
Bexar County, Texas, which is the subject of this application.

I authorize TOGA, LLC to submit this application.
(applicant's printed name)

I authorize Brown & Ortiz, PC to serve as my representative for this request.
(authorized representative's printed name)

Dawn Wright Johnson

Dawn Wright Johnson (Jan 18, 2022 12:27 MST)

01/18/2022

Property Owner Signature (and title, if signing for an organization)

Date

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Applicant Signature (and title, if signing for an organization)

Date

This application MUST include the signatures of ALL property owners listed on all current Warranty Deeds applicable to the subject property. Attach additional pages as needed.

AUTHORIZATION BY PROPERTY OWNER(S)

(Required if Applicant and/or Authorized Representative is not the sole owner of the subject property.)

I, Brooke Emily Dewinne, swear and affirm that I am the
(property owner's printed name; include signatory name and title if signing for an organization)
owner of the property at please see attached field notes, as shown in the records of
(property address or legal description)
Bexar County, Texas, which is the subject of this application.

I authorize TOGA, LLC to submit this application.
(applicant's printed name)

I authorize Brown & Ortiz, PC to serve as my representative for this request.
(authorized representative's printed name)

Brooke Emily Dewinne
Brooke Emily DeWinne (Jan 18, 2022 13:16 CST)

1/18/22

Property Owner Signature (and title, if signing for an organization)

Date

I have read, examined, and completed this application; and know the information I have provided to be true and correct. All provisions of laws and ordinances governing this application will be complied with, whether specified herein or not. The granting of a zoning or plan amendment change does not presume to give authority to violate or cancel the provisions of any other state or local law regulating the use of the subject property. I understand that City staff will visit and photograph the subject property; that a Rezoning Case Sign will be placed on the property; and that this application, including all submitted documents and staff photos relating to this zoning and/or plan amendment case are public information and can be made available through an Open Records Request per the Texas Public Information Act (Texas Government Code, Chapter 552).

Applicant Signature (and title, if signing for an organization)

Date

This acknowledgement MUST include the initials of ALL property owners listed on all current Warranty Deeds applicable to the subject property (attach additional pages as needed), as well as the initials of the applicant (if applicable).

Toga, LLC

NOTICE

On June 25, 2009, the City Council amended the Municipal Campaign Finance Regulations to expand prohibitions on campaign and officeholder contributions.

EFFECTIVE July 5, 2009, the following individuals


- * any individual applying for a zoning change;
- * any owner or officer of an entity seeking a zoning change; or
- * the spouse of any of these individuals

are prohibited from making campaign or officeholder contributions to any city councilmember, any candidate for City Council, or to any political action committee that supports or opposes a city councilmember or candidate from the time the zoning application is submitted to the city until the 30th calendar day after final action on the application.

If any individual listed in this application has made a contribution in violation of this regulation, the city may not approve the requested change in the zoning district boundary. Any zoning change granted in violation of this provision shall be voidable at the discretion of the City Council.


Initial the following statements, acknowledging the above notice.

Property Owner(s)
(required)

 I have read, and understand the above notice regarding the Municipal Campaign Finance Regulations.

Applicant

(required if Applicant is **not** the sole owner of the subject property.)

 I have read, and understand the above notice regarding the Municipal Campaign Finance Regulations.

This acknowledgement MUST include the initials of ALL property owners listed on all current Warranty Deeds applicable to the subject property (attach additional pages as needed), as well as the initials of the applicant (if applicable).

Sheri Wright

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(required)

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Lance T. Wright

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Property Owner(s)
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Applicant

(required if Applicant is not the sole owner of the subject property.)



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Jana Black Komarowsky

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Property Owner(s)
(required)



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Applicant

(required if Applicant is not the sole owner of the subject property.)



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Dustin Ernest Dewinne

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Initial the following statements, acknowledging the above notice.

Property Owner(s)

(required)

DD

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Applicant

(required if Applicant is not the sole owner of the subject property.)

DD

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Dawn C. Johnson

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Initial the following statements, acknowledging the above notice.

Property Owner(s)

(required)

DWJ
DWJ

I have read, and understand the above notice regarding the Municipal Campaign Finance Regulations.

Applicant

(required if Applicant is not the sole owner of the subject property.)

DWJ
DWJ

I have read, and understand the above notice regarding the Municipal Campaign Finance Regulations.

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Brooke Emily Dewinne

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Initial the following statements, acknowledging the above notice.

Property Owner(s)
(required)

BED
BED I have read, and understand the above notice regarding the Municipal Campaign Finance Regulations.

Applicant

(required if Applicant is not the sole owner of the subject property.)
BED
BED I have read, and understand the above notice regarding the Municipal Campaign Finance Regulations.

TRAFFIC IMPACT ANALYSIS (TIA) THRESHOLD WORKSHEET

All applications for zoning change require a completed Traffic Impact Analysis (TIA) Worksheet. No application will be processed until the [Engineering Section](#) determines whether a Traffic Impact Analysis is required. If it is determined that a TIA is required, the applicant is required to have an engineer present at the public hearings. See Page 12.

*****Site plans shall include the minimum information as listed below. Site plans which do not indicate the following information will be considered incomplete and may delay the application process.*****

SITE PLAN REQUIREMENTS FOR INFILL DEVELOPMENT ZONE (IDZ-1, IDZ-2, IDZ-3) LESS THAN 1 ACRE, FORM BASED ZONING SPECIALIZED DISTRICTS (FBZ SD), CONDITIONAL USES, and SPECIFIC USE AUTHORIZATIONS

Zoning change requests for “**FBZ SD**” Form Based Zoning Specialized Districts, a Conditional Use, or a Specific Use Authorization require the applicant to submit a site plan of the subject property and proposed development. All site plans shall be drawn to scale, using a scale that creates a legible final document. The site plan scale must be drawn numerically and a graphic scale must be provided. The applicant shall provide at least 3 versions of the site plan: 1) one full-size copy, 2) one 8-inch by 11.5-inch copy, and 3) one digital (PDF) copy.

1. Tabulation of the number of acres in the proposed development, showing the total number of lots, and area of open space for the site including the following:
 - a) Dimensions and square footage of all buildings and structures;
 - b) For nonresidential uses, multi-family dwellings, and any portion of a site located within the ERZD, the approximate location and area of impervious cover;
 - c) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waste containers, signs or outdoor mechanical equipment.
2. All setbacks as required by the proposed and surrounding zoning districts/uses. For lot and building dimension requirements, see Section 35-310 Table 310-1 of the Unified Development Code. For setbacks, block, lot and building dimension requirements in Form Based Zoning districts, see Section 35-209 Table 209-18.
3. All off-street parking and loading areas/structures, including the number of spaces, dimensions of spaces and aisles, ADA required spaces and loading areas, and landscaping for parking areas. For parking requirements, see Section 35-526 of the Unified Development Code. For parking requirements in Form Based Zoning districts, see Section 35-209 and Tables 209-14 A-D.
4. The location, dimensions and type of all walls, fences (other than fences on private residential lots) and landscaping. For landscape buffer requirements, see Section 35-510 of the Unified Development Code. For Form Based Zoning districts, see Section 35-209.
5. All existing and proposed driveways, sidewalks and other infrastructure above, at or below grade, showing the existing and proposed physical layout, dimensions, and other relevant characteristics of the subject property.
6. The intended use of the property to which the current and proposed improvements relate.
7. The following statement: “I, _____, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.”
8. For all “IDZ-1” requests, “IDZ-2” and “IDZ-3” requests less than 1 acre, a Ground Plan Comparison Form, see page 11, is required to be submitted that illustrates setbacks and height for adjacent properties.

It is recommended that applicants take steps such as meeting with Development Services Department Plan Review staff for preliminary review of projects requiring a site plan. For more information, please see the following sections of the [Unified Development Code](#): Section 35-343 "IDZ Infill Development Zone, Section 35-209 Form Based Development, Section 35-422 Conditional Zoning, and Section 35-423 Specific Use Authorization.

SITE PLAN REQUIREMENTS FOR INFILL DEVELOPMENT ZONE “IDZ-2” and “IDZ-3”

GREATER THAN ONE (1) ACRE

The site plan shall include:

1. Legal description and exhibit of the property at appropriate scale showing the area to be zoned "IDZ-2" or "IDZ-3".
2. The location of all proposed uses. Multi-Family uses shall include indication of gross density in units per acre.
3. The location of the proposed buildable area on the property to include building setbacks.
4. The location of all streets and if applicable, ingress/egress facilities.

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study. Unified Development Code, Article V, Section 35-502.

Project Name: Dietz-Elkhorn Old Fredericksburg Rd.	Threshold Worksheet Prepared by: Kevin DeAnda	
Project Location: Generally located the the northeast intersection of Dietz-Elkhorn and Old Fredericksburg Rd.	Company: Brown & Ortiz, PC	<input type="checkbox"/> Owner or <input type="checkbox"/> Owner's Agent
Is this? <input type="checkbox"/> C.O.S.A <input type="checkbox"/> San Antonio ETJ <input type="checkbox"/> Bexar County <input type="checkbox"/> Other Municipality	Address: 112 E. Pecan St., Ste. 1360	
Date: 1/16/22	Email: kevin@brownortiz.law	Phone: 210-299-3704

Permit Type or Reason for TIA Study/Worksheet (Check one and indicate the number if known)

X	Zoning #:	MDP # or POADP#:	Plat #:	Bldg Permit #:	Other:
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Proposed Type of Development (Multi building development or multi-occupancies may require additional tabulation sheets to determine total peak hour trips)

Anticipated Land/ Building Use/Zoning	Project Size			Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	GFA	# of Units				
Medium Density Residential / Multifamily project	30.52						ITE Code:

Previous Development on Site (Required for land with previous/current buildings occupied within 1 year of submittal or if Re-zoning property)

Previous Land/ Building Use/Zoning	Size			Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	GFA	# of Units				
Low Density Residential / Undeveloped Land	30.52						ITE Code:

Previous TIA Report (If property has a TIA on file) TIA # _____

Difference in PHT (Proposed PHT – Previous Development PHT or TIA PHT)

Peak Hour Trips Projected in TIA on File	Peak Hour Trips Projected in <i>Updated</i> Development Plan	Increase in Peak Hour Trips (if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)

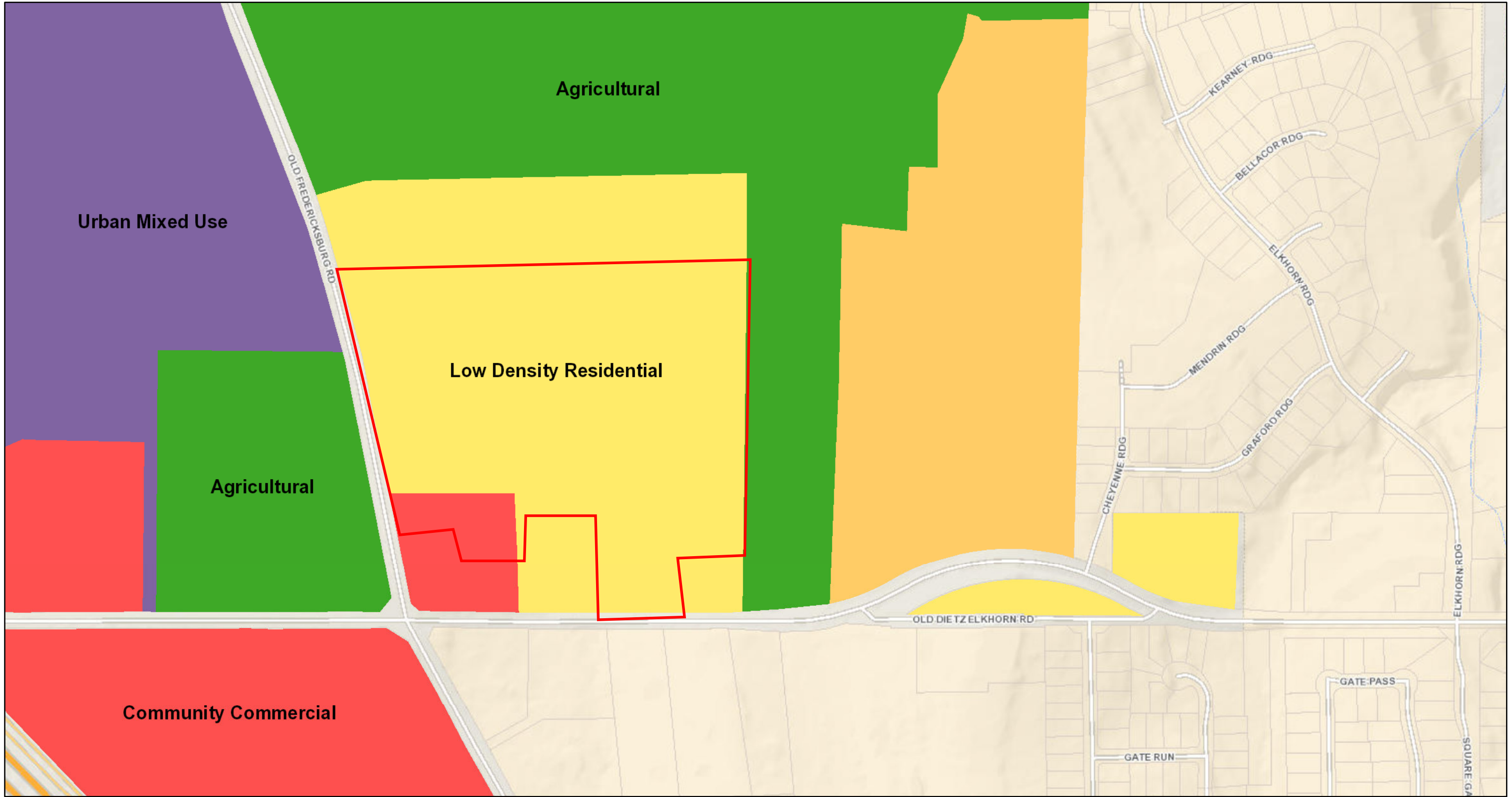
Turn Lane Requirements for Developments with Less Than 76 PHT (for developments with 76 or more PHT, this analysis will be included in the TIA)

Requirement	Right-turn lanes required at: (identify street/driveway name)	Left-turn lanes required at: (identify street/driveway name)
Median Openings	N/A	<input type="checkbox"/> ___ <input type="checkbox"/> None
Driveways or streets with a daily entering right- or left-turn traffic volume of 500 vehicle trips or 50 vehicle peak hour trips	<input type="checkbox"/> ___ <input type="checkbox"/> None	<input type="checkbox"/> ___ <input type="checkbox"/> None
Required by TxDOT	<input type="checkbox"/> ___ <input type="checkbox"/> None	<input type="checkbox"/> ___ <input type="checkbox"/> None
Where unsafe conditions may exist (limited sight distance, high speed, uneven grade, etc.)	<input type="checkbox"/> ___ <input type="checkbox"/> None	<input type="checkbox"/> ___ <input type="checkbox"/> None

Comments

(For Official Use Only, Do Not Write in this Box)

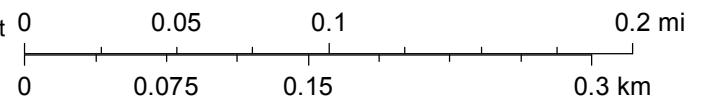
FLU Map



January 16, 2022

1:4,000





- | | | | | | | | | | | | |
|---------------|---------------------------|--|--------------------|------------------------|--------------------------------|--|-------------------------------|--|-------------------------------|--|-------------------------------|
| | Community Service Centers | | Country Tier | | Rural Estate Tier | | Low Density Residential | | Employment/Flex Mixed Use | | City/State/Federal Government |
| | Pre-K Sites | | General Urban Tier | | Specialized Center | | Urban Low Density Residential | | Business/Innovation Mixed Use | | Parks/Open Space |
| | BCAD Parcels | | Military Center | | Suburban Tier | | Medium Density Residential | | Light Industrial | | Agricultural |
| Sector | | | Mixed Use Center | Future Land Use | | | High Density Residential | | Heavy Industrial | | COSA City Limit Boundary |
| | No Value | | Natural Tier | | No Land Use Plan | | Neighborhood Mixed Use | | Neighborhood Commercial | | |
| | Agribusiness Tier | | Not Applicable | | Undeveloped or Vacant | | Urban Mixed Use | | Community Commercial | | |
| | Civic Center | | Regional Center | | Low Density Residential Estate | | Regional Mixed Use | | Regional Commercial | | |



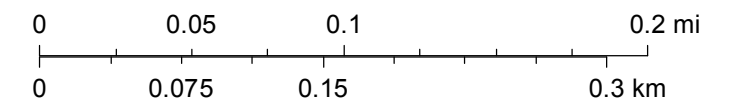
Aerial Map



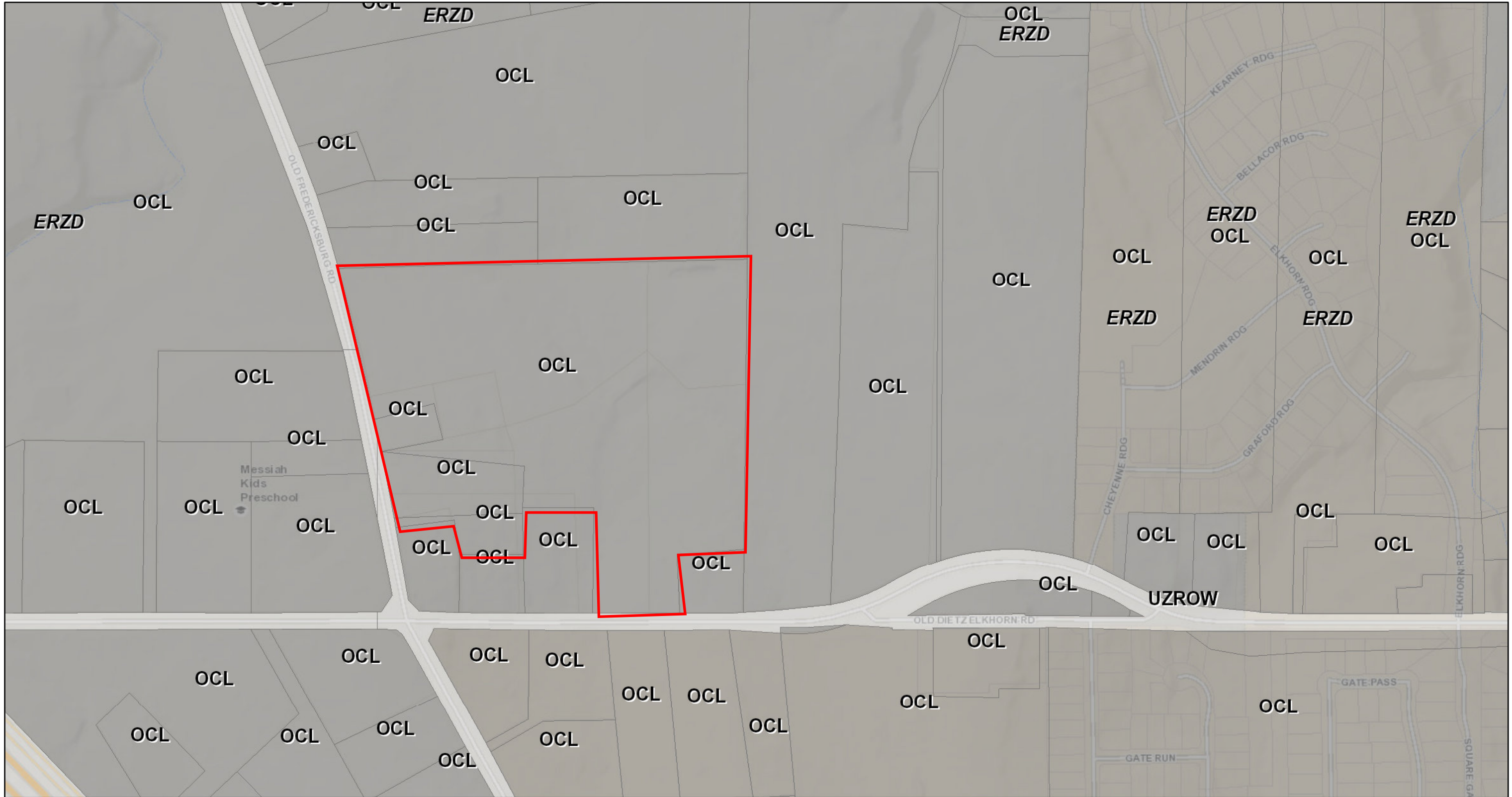
January 16, 2022

-  Community Service Centers
-  Pre-K Sites
-  BCAD Parcels
-  COSA City Limit Boundary

1:4,000



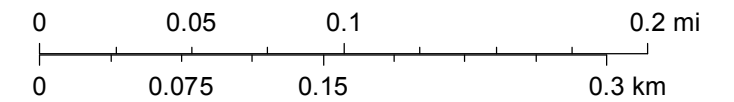
Zoning Map



January 16, 2022

1:4,000

- | | | | | | |
|--|---------------------------|--|----------------------------------------------|--|--------------------------|
| | Community Service Centers | | Business Park, Office | | Un-Zoned |
| | Pre-K Sites | | Downtown, Form Based Zoning | | COSA City Limit Boundary |
| | BCAD Parcels | | Farm/Ranch, Golf, Resource Preservation | | |
| | World Heritage Buffer | | Special Districts | | |
| | Zoning Overlay Label | | Military | | |
| | | | Industrial, Quarry, Sand/Gravel | | Outside City Limits |
| | | | Arts & Entertainment, Entertainment District | | |
| | | | Neighborhood Preservation, Residential | | |
| | | | Multi-Family | | |
| | | | Commercial | | |



FIELD NOTES FOR A 30.422 ACRE TRACT OF LAND

A **30.422 acre** tract of land, located in the Jose Ramon Arocha Survey No. 171, Abstract 24, Bexar County, Texas, and being a called 10.408 acre tract of land, a called 2.000 acre tract of land, a called 2.913 acre tract of land and a called 0.434 acre tract of land, all as described of record in Document No. 20210336685 of the Official Public Records of Bexar County, Texas, a called 11.34 acre tract of land as described of record in Document No. 20190184162 of the Official Public Records of Bexar County, Texas, and Lot 1 of the Daniels Subdivision of record in Volume 9575, Page 178 of the Deed and Plat Records of Bexar County, Texas . Said **30.422 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at the common northerly corner of said 10.408 acre tract and said Lot 1, and for a northerly corner of the tract described herein;

THENCE: With the north and east lines of said Lot 1, the following two (2) courses as stated on said Daniels Subdivision Plat:

1. **N 88° 40' 51" E**, a distance of **346.49 feet** to the northeast corner of said Lot 1, and
2. **S 00° 35' 31" W**, a distance of **438.54 feet** to the southeast corner of said Lot 1, the northeast corner of said 11.34 acre tract and an angle of the tract described herein;

THENCE: With the easterly lines of said 11.34 acre tract, the following four (4) courses as stated in said Document No. 20190184162:

1. **S 00° 34' 51" W**, a distance of **400.58 feet**,
2. **S 01° 03' 09" W**, a distance of **175.69 feet**,
3. **S 85° 50' 01" W**, a distance of **227.80 feet**, and
4. **S 01° 07' 35" E**, a distance of **205.84 feet** to the southeast corner of said 11.34 acre tract, in the northerly line of Dietz-Elkhorn Road and for the southeast corner of the tract described herein;

THENCE: With the northerly line of Dietz-Elkhorn Road and the south line of said 11.34 acre tract as stated in said Document No. 20190184162, **N 89° 50' 19" W**, a distance of **351.78 feet** to the southwest corner of said 11.34 acre tract and the tract described herein;

THENCE: Departing the northerly line of Dietz-Elkhorn Road and with the westerly lines of said 11.34 acre tract, the following two (2) courses as stated in said Document No. 20190184162:

1. **N 02° 11' 20" W**, a distance of **417.32 feet**, and
2. **S 89° 55' 58" W**, a distance of **207.81 feet** to an angle in the east line of said 2.913 acre tract, for a southerly corner of said 11.34 acre tract and the tract described herein;

THENCE: With the easterly and southerly lines of said 2.913 acre tract, the following four (4) courses as stated in said Document No. 20210336685:

1. **S 02° 10' 34" E**, a distance of **207.27 feet**,
2. **N 89° 51' 37" W**, a distance of **2070.30 feet**,
3. **N 10° 59' 34" W**, a distance of **159.43 feet**, and
4. **S 78° 55' 43" W**, a distance of **195.54 feet** to the most westerly southwest corner of said 2.913 acre tract and the tract described herein, and also being in the northeast right-of-way line of Old Fredericksburg Road;

THENCE: With the northeast right-of-way line of Old Fredericksburg Road, and the westerly lines of said 2.913 acre tract, the following two (2) courses as stated in said Document No. 20210336685:

1. **N 11° 00' 31" W**, a distance of **89.33 feet**, and
2. **N 11° 20' 54" W**, a distance of **150.15 feet** to the northwest corner of said 2.913 acre tract, the west corner of said 0.434 acre tract, the southwest corner of said 2.000 acre tract and an angle of the tract described herein;

THENCE: With the northeast right-of-way line of Old Fredericksburg Road and the west line of said 2.000 acre tract as stated in said Document No. 20210336685, **N 11° 13' 01" W**, a distance of **196.67 feet** to the northwest corner of said 2.000 acre tract, the southwest corner of said 10.408 acre tract and the tract described herein;

THENCE: With the northeast right-of-way line of Old Fredericksburg Road, and the westerly lines of said 10.408 acre tract, the following two (2) courses as stated in said Document No. 20210336685:

1. **N 11° 35' 57" W**, a distance of **147.84 feet**, and
2. **N 15° 29' 12" W**, a distance of **315.91 feet** to the northwest corner of said 10.408 acre tract;

THENCE: Departing the northeast right-of-way line of Old Fredericksburg Road, and with the north line of said 10.408 acre tract, the following two (2) courses as stated in said Document No. 20210336685:

1. **N 88° 40' 49" E**, a distance of **698.02 feet**, and
2. **N 88° 39' 20" E**, a distance of **385.70 feet** to the **POINT OF BEGINNING** and containing **30.422 acres** of land per their respective legal descriptions and situated in Bexar County, Texas. The above description was prepared from record bearings and distances and produces an error of misclosure by 3.46 feet.

"This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Source Note: The provisions of this §138.95 adopted to be effective April 1, 2021, 46 TexReg 2019

Note: The basis of bearing for this description is based on record descriptions as recited in the preamble herein.



Job # 22-4014 – 30.422 Acres

Date: January 18, 2022

Bexar CAD

Property Search > 252104 TOGA LLC for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	252104	Legal Description:	CB 4708 P-9A ABS 24
Geographic ID:	04708-000-0094	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	002		
Property Use Description:	Rural		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	9327 DIETZ ELKHORN RD BOERNE, TX 78015	Mapsc0:	412F8
Neighborhood:	IH10/RALPH FAIR (BO)	Map ID:	
Neighborhood CD:	21022		

Owner

Name:	TOGA LLC	Owner ID:	3321879
Mailing Address:	134 BRITTANY SAN ANTONIO, TX 78212	% 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: TOGA LLC
 % 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	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
100	BEXAR CO EMERG DIST #4	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
61	BOERNE 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	1.3780	60025.68	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$148,860	0	148,860	\$0	\$148,860
2020	\$0	\$58,290	0	58,290	\$0	\$58,290
2019	\$0	\$58,290	0	58,290	\$0	\$58,290
2018	\$0	\$58,290	0	58,290	\$0	\$58,290

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/1/2021	WD	Warranty Deed	RENTZ JERRY & RENTZ LISA	TOGA LLC			20210336685
2	8/12/2015	GWD	General Warranty Deed	JOHNSON DAWN C	RENTZ JERRY & RENTZ LISA	17406	0434	20150153926
3	2/14/2013	SWD	Special Warranty Deed		JOHNSON DAWN C	15948	461	20130031197

2022 data current as of Jan 15 2022 1:21AM.

2021 and prior year data current as of Jan 7 2022 6:54AM

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

**8511 or email.
For website information, contact (210) 242-2500.**

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

Website version: 1.2.2.33

Database last updated on: 1/15/2022 1:21 AM

© N. Harris Computer Corporation

Property Identification #: 252104

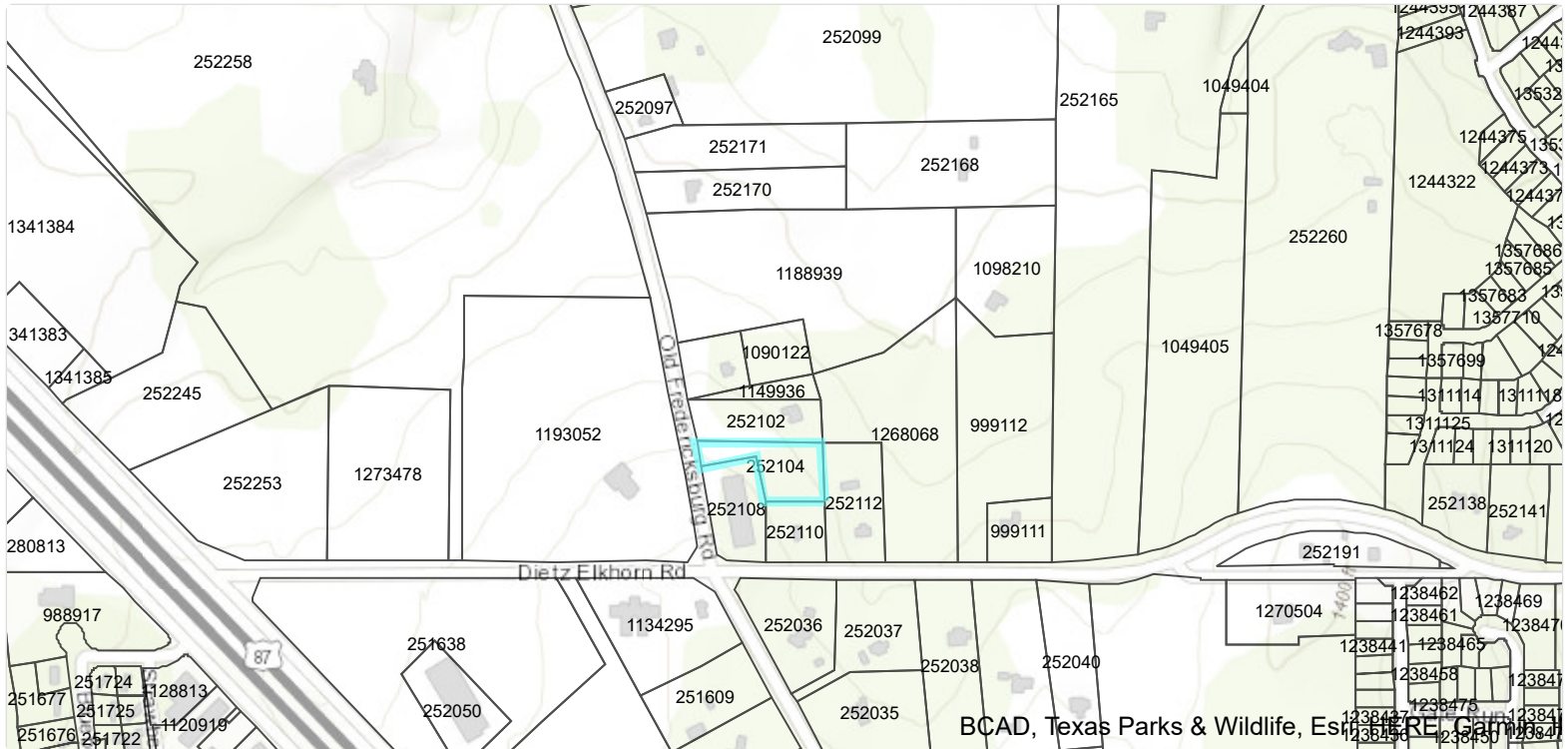
Property Information: 2022

Owner Identification #: 3321879

Geo ID: 04708-000-0094
Situs: 9327 DIETZ ELKHORN RD BOERNE,
Address: TX 78015
Property Type: Real
State Code: C1

Legal Description: CB 4708 P-9A ABS 24
Abstract: A04708
Neighborhood: IH10/RALPH FAIR (BO)
Appraised Value: N/A
Jurisdictions: 10, CAD, 11, 61, 08, 100, 06, 09

Name: TOGA LLC
Exemptions:
DBA: Null



Bexar CAD Map Search

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

Bexar CAD

Property Search > 252102 TOGA LLC for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	252102	Legal Description:	CB 4708 P-9B ABS 24
Geographic ID:	04708-000-0092	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	002		
Property Use Description:	Rural		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	29290 OLD FREDERICKSBURG RD BOERNE, TX 78015	Mapsco:	412F8
Neighborhood:	IH10/RALPH FAIR (BO)	Map ID:	
Neighborhood CD:	21022		

Owner

Name:	TOGA LLC	Owner ID:	3321879
Mailing Address:	134 BRITTANY SAN ANTONIO, TX 78212	% 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: TOGA LLC
 % Ownership: 100.00000000000000%
 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	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
100	BEXAR CO EMERG DIST #4	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
61	BOERNE 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

Improvement #1:	Residential	State Code:	A1	Living Area:	1976.0 sqft	Value: N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	G - SB		2009	1976.0
AG	Attached Garage	G - SB		2009	484.0
OP	Attached Open Porch	G - NO		2009	32.0
PA	Terrace (patio slab)	G - NO		2009	280.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	1.5370	66951.72	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$237,500	\$106,450	0	343,950	\$0	\$343,950
2020	\$209,700	\$64,620	0	274,320	\$0	\$274,320
2019	\$211,960	\$64,620	0	276,580	\$0	\$276,580
2018	\$203,320	\$64,620	0	267,940	\$0	\$267,940

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/1/2021	WD	Warranty Deed	RENTZ JERRY & RENTZ LISA	TOGA LLC			20210336685
2	8/12/2015	GWD	General Warranty Deed	JOHNSON DAWN C	RENTZ JERRY & RENTZ LISA	17406	0434	20150153926

3	2/14/2013	SWD	Special Warranty Deed	JOHNSON DAWN C & ROBERT L	JOHNSON DAWN C	15948	461	20130031197
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2022 data current as of Jan 15 2022 1:21AM.

2021 and prior year data current as of Jan 7 2022 6:54AM

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 #: 252102

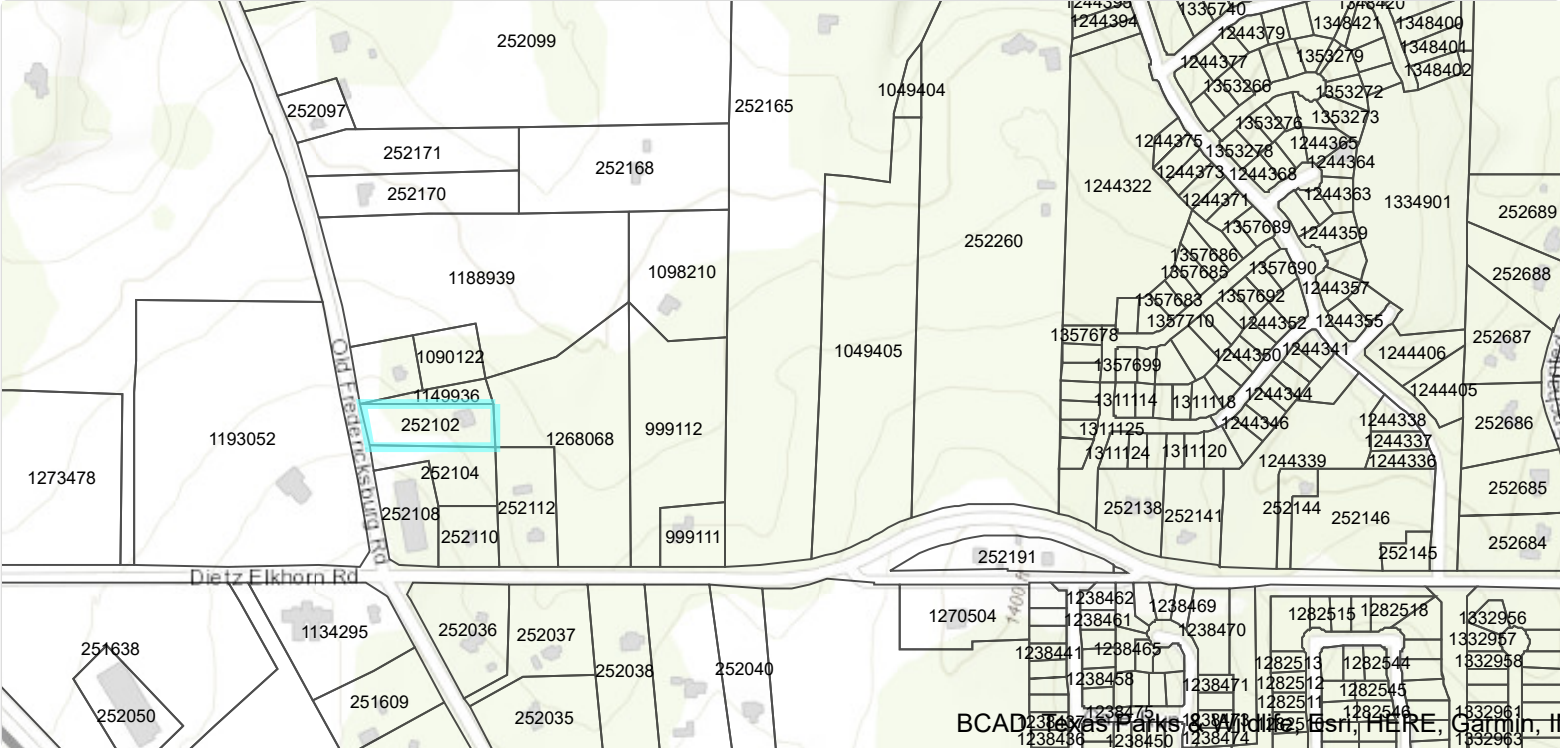
Geo ID: 04708-000-0092
 Situs 29290 OLD FREDERICKSBURG RD
 Address: BOERNE, TX 78015
 Property Type: Real
 State Code: A1

Property Information: 2022

Legal Description: CB 4708 P-9B ABS 24
 Abstract: A04708
 Neighborhood: IH10/RALPH FAIR (BO)
 Appraised Value: N/A
 Jurisdictions: 10, CAD, 11, 61, 08, 09, 06, 100

Owner Identification #: 3321879

Name: TOGA LLC
 Exemptions:
 DBA: Null



Bexar CAD Map Search

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Bexar CAD

Property Search > 1149936 TOGA LLC for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	1149936	Legal Description:	CB 4708 P-39E ABS 24
Geographic ID:	04708-000-0397	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	002		
Property Use Description:	Rural		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	OLD FREDERICKSBURG RD BOERNE, TX 78015	Mapsco:	412F8
Neighborhood:	IH10/RALPH FAIR (BO)	Map ID:	
Neighborhood CD:	21022		

Owner

Name:	TOGA LLC	Owner ID:	3321879
Mailing Address:	134 BRITTANY SAN ANTONIO, TX 78212	% 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: TOGA LLC
 % 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	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
100	BEXAR CO EMERG DIST #4	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
61	BOERNE 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	0.4340	18905.04	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$94,150	0	94,150	\$0	\$94,150
2020	\$0	\$16,990	0	16,990	\$0	\$16,990
2019	\$0	\$16,990	0	16,990	\$0	\$16,990
2018	\$0	\$16,990	0	16,990	\$0	\$16,990

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/1/2021	WD	Warranty Deed	RENTZ JERRY & RENTZ LISA	TOGA LLC			20210336685
2	8/12/2015	GWD	General Warranty Deed	WRIGHT DAWN CAROL	RENTZ JERRY & RENTZ LISA	17406	0434	20150153926
3	8/11/2015	Deed	Deed	JOHNSON DAWN C & ROBERT L	WRIGHT DAWN CAROL	17406	429	20150153905

2022 data current as of Jan 15 2022 1:21AM.

2021 and prior year data current as of Jan 7 2022 6:54AM

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

**8511 or email.
For website information, contact (210) 242-2500.**

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

Website version: 1.2.2.33

Database last updated on: 1/15/2022 1:21 AM

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Property Identification #: 1149936

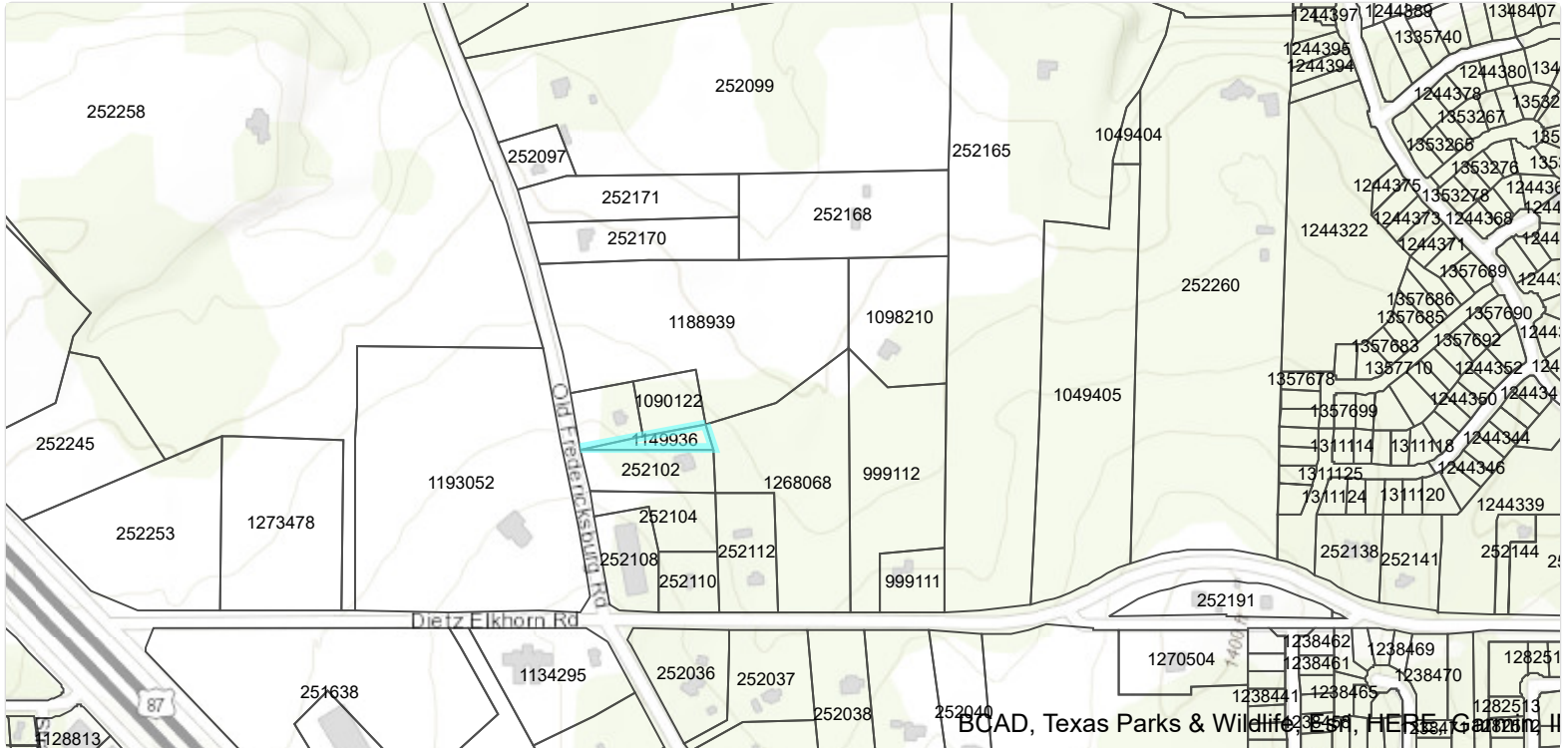
Property Information: 2022

Owner Identification #: 3321879

Geo ID: 04708-000-0397
Situs: OLD FREDERICKSBURG RD
Address: BOERNE, TX 78015
Property Type: Real
State Code: C1

Legal Description: CB 4708 P-39E ABS 24
Abstract: A04708
Neighborhood: IH10/RALPH FAIR (BO)
Appraised Value: N/A
Jurisdictions: 06, 11, 10, CAD, 08, 61, 09, 100

Name: TOGA LLC
Exemptions:
DBA: Null



Bexar CAD Map Search

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Bexar CAD

Property Search > 1090122 TOGA LLC for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	1090122	Legal Description:	CB 4708 P-39C
Geographic ID:	04708-000-0395	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	002		
Property Use Description:	Rural		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	OLD FREDERICKSBURG RD BOERNE, TX 78015	Mapsco:	412F8
Neighborhood:	IH10/RALPH FAIR (BO)	Map ID:	
Neighborhood CD:	21022		

Owner

Name:	TOGA LLC	Owner ID:	3321879
Mailing Address:	134 BRITTANY SAN ANTONIO, TX 78212	% 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: TOGA LLC
 % 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	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
100	BEXAR CO EMERG DIST #4	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
61	BOERNE 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
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$111,950	0	111,950	\$0	\$111,950
2020	\$0	\$38,070	0	38,070	\$0	\$38,070
2019	\$0	\$38,070	0	38,070	\$0	\$38,070
2018	\$0	\$38,070	0	38,070	\$0	\$38,070

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/1/2021	WD	Warranty Deed	RENTZ JERRY & RENTZ LISA	TOGA LLC			20210336685
2	10/3/2016	GWD	General Warranty Deed	BOWMAN DOUGLAS W JR & CHERYL L	RENTZ JERRY & RENTZ LISA	18127	401	20160196274
3	12/28/2006	WD	Warranty Deed	BOWMAN JOHN L & MARGUERITE	BOWMAN DOUGLAS W JR & CHERYL L	12605	2097	20060314779

2022 data current as of Jan 15 2022 1:21AM.
2021 and prior year data current as of Jan 7 2022 6:54AM

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

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

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

Website version: 1.2.2.33

Database last updated on: 1/15/2022 1:21 AM

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Property Identification #: 1090122

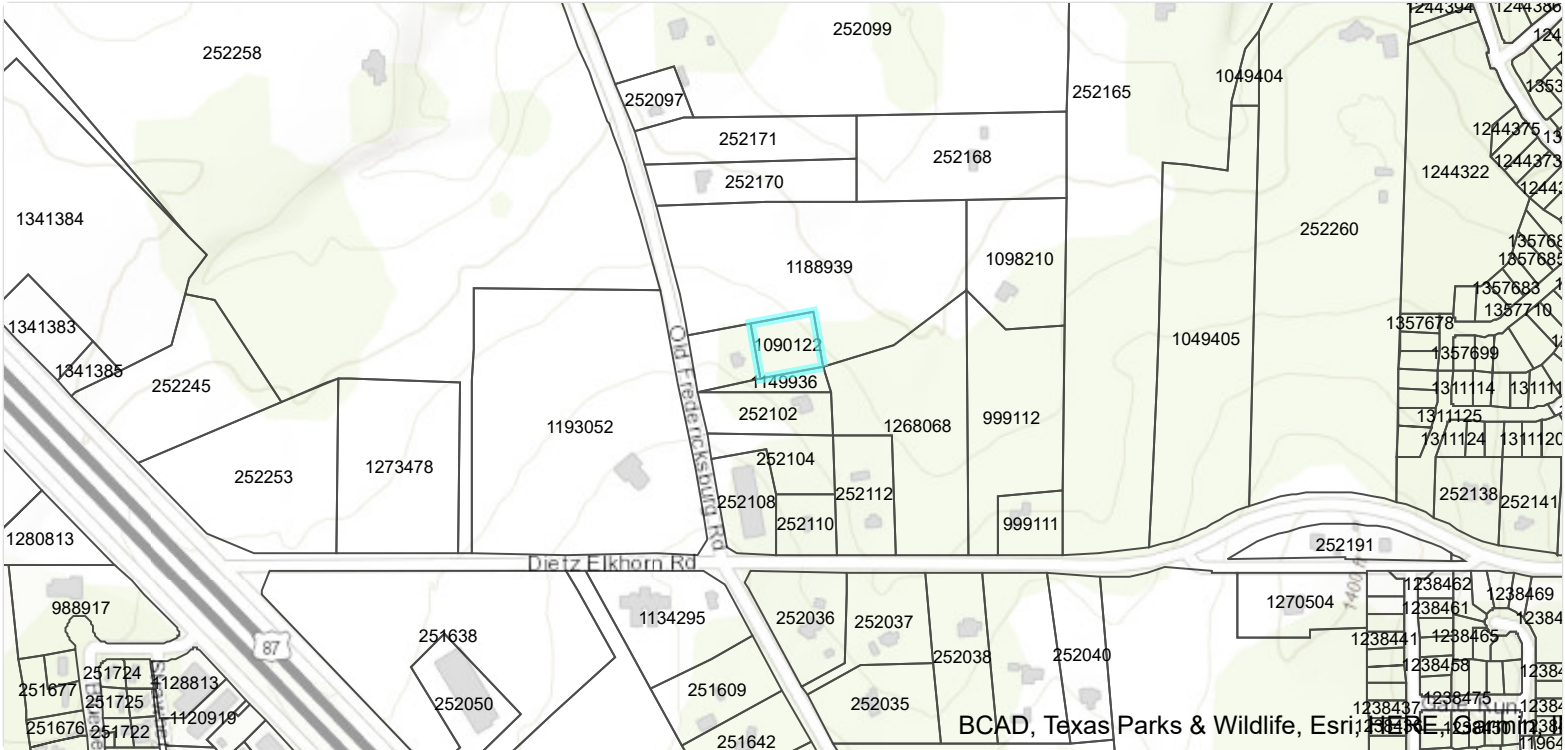
Property Information: 2022

Owner Identification #: 3321879

Geo ID: 04708-000-0395
Situs: OLD FREDERICKSBURG RD
Address: BOERNE, TX 78015
Property Type: Real
State Code: E1

Legal Description: CB 4708 P-39C
Abstract: A04708
Neighborhood: IH10/RALPH FAIR (BO)
Appraised Value: N/A
Jurisdictions: 10, 09, CAD, 08, 11, 06, 61, 100

Name: TOGA LLC
Exemptions:
DBA: Null



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Bexar CAD

Property Search > 252107 TOGA LLC for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	252107	Legal Description:	CB 4708 P-9D ABS 24
Geographic ID:	04708-000-0097	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	002		
Property Use Description:	Rural		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	29340 OLD FREDERICKSBURG RD BOERNE, TX 78015	Mapsco:	412F8
Neighborhood:	IH10/RALPH FAIR (BO)	Map ID:	
Neighborhood CD:	21022		

Owner

Name:	TOGA LLC	Owner ID:	3321879
Mailing Address:	134 BRITTANY SAN ANTONIO, TX 78212	% 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: TOGA LLC
 % 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	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
100	BEXAR CO EMERG DIST #4	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
61	BOERNE 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

Improvement #1:	Residential	State Code:	A1	Living Area:	1385.0 sqft	Value: N/A
------------------------	-------------	-------------	----	--------------	-------------	------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1987	989.0
LA1	Additional Living Area	A - WS		1987	396.0
DCK	Attached Wood Deck	A - WS		1987	220.0
DCK	Attached Wood Deck	A - WS		1987	220.0

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
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$90,290	\$124,150	0	214,440	\$0	\$214,440
2020	\$78,700	\$42,300	0	121,000	\$0	\$121,000
2019	\$78,700	\$42,300	0	121,000	\$0	\$121,000
2018	\$75,330	\$42,300	0	117,630	\$0	\$117,630

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/1/2021	WD	Warranty Deed	RENTZ JERRY & RENTZ LISA	TOGA LLC			20210336685
2	10/3/2016	GWD	General Warranty Deed	BOWMAN DOUGLAS W &	RENTZ JERRY & RENTZ LISA	18127	401	20160196274

CHERYL L

3	Deed	Deed	BOWMAN, DOUGLAS W & CHERYL L	4148	1710	0
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2022 data current as of Jan 15 2022 1:21AM.

2021 and prior year data current as of Jan 7 2022 6:54AM

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 #: 252107

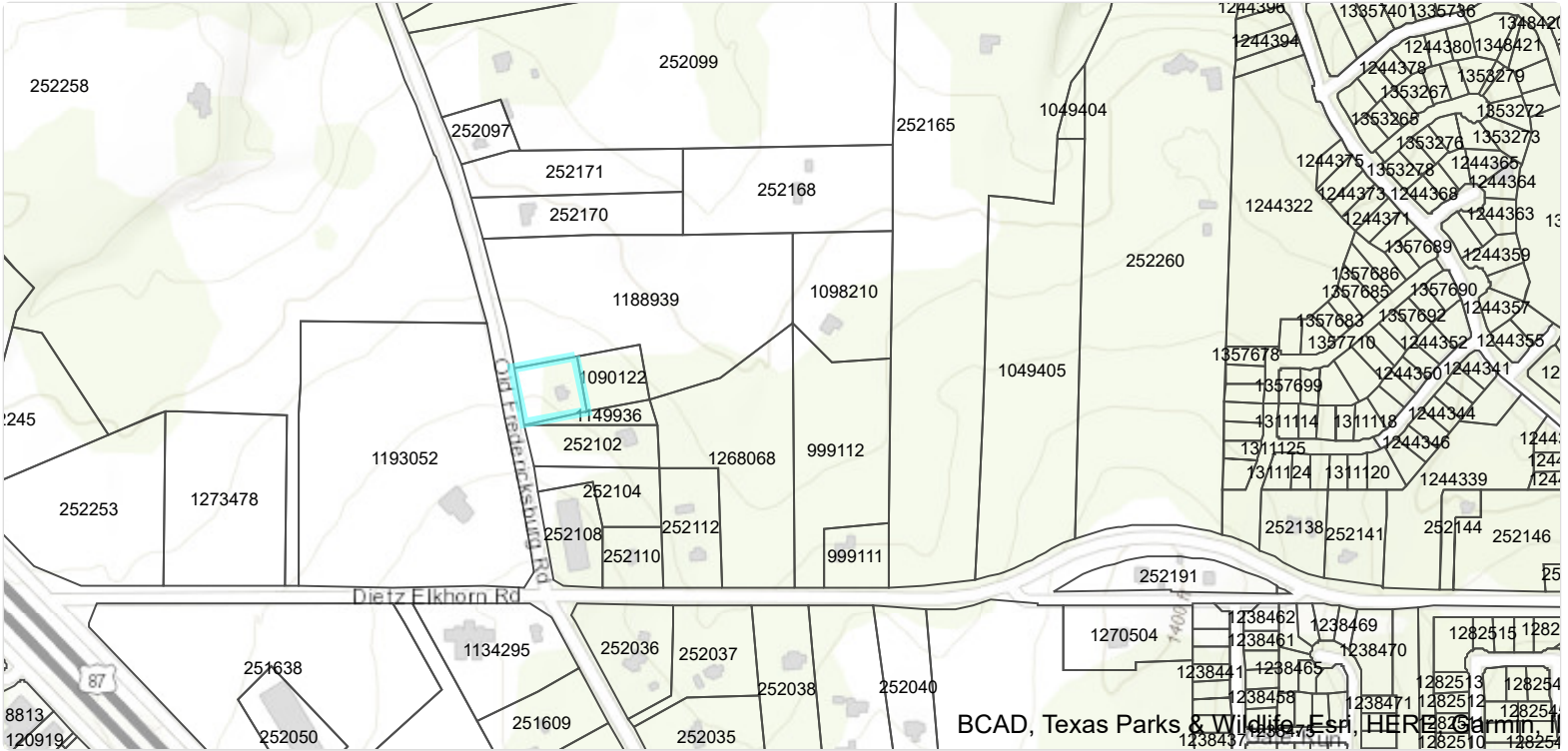
Property Information: 2022

Owner Identification #: 3321879

Geo ID: 04708-000-0097
Situs 29340 OLD FREDERICKSBURG RD
Address: BOERNE, TX 78015
Property Type: Real
State Code: A1

Legal Description: CB 4708 P-9D ABS 24
Abstract: A04708
Neighborhood: IH10/RALPH FAIR (BO)
Appraised Value: N/A
Jurisdictions: 11, 10, CAD, 09, 61, 08, 06, 100

Name: TOGA LLC
Exemptions:
DBA: Null



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Bexar CAD

Property Search > 1188939 TOGA LLC for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	1188939	Legal Description:	CB 4708 P-39F ABS 24
Geographic ID:	04708-000-0398	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:	OLD FREDERICKSBURG RD BOERNE, TX 78015	Mapsc0:	412F8
Neighborhood:	IH10/RALPH FAIR (BO)	Map ID:	
Neighborhood CD:	21022		

Owner

Name:	TOGA LLC	Owner ID:	3321879
Mailing Address:	134 BRITTANY SAN ANTONIO, TX 78212	% 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: TOGA 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	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
100	BEXAR CO EMERG DIST #4	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
61	BOERNE 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

Improvement #1:	Residential	State Code:	D2	Living Area:	sqft	Value: N/A
------------------------	-------------	-------------	----	--------------	------	------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RMS	Residential Misc Shed	E - NO		2007	1.0

Improvement #2:	Residential	State Code:	D2	Living Area:	sqft	Value: N/A
------------------------	-------------	-------------	----	--------------	------	------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RMS	Residential Misc Shed	E - NO		2007	1.0

Improvement #3:	Residential	State Code:	D2	Living Area:	sqft	Value: N/A
------------------------	-------------	-------------	----	--------------	------	------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RMS	Residential Misc Shed	E - NO		2007	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RNP	Range Native Pasture	10.4100	453459.60	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$330	\$385,440	1,050	1,380	\$0	\$1,380
2020	\$300	\$410,720	1,050	1,350	\$0	\$1,350
2019	\$300	\$410,720	1,050	1,350	\$0	\$1,350
2018	\$300	\$410,720	1,050	1,350	\$0	\$1,350

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/1/2021	WD	Warranty Deed	RENTZ JERRY & RENTZ LISA	TOGA LLC			20210336685
2	2/6/2019	GWD	General Warranty Deed	BOWMAN DOUGLAS WAYNE SR	RENTZ JERRY & RENTZ LISA			20190021717
3	2/6/2013	Deed	Deed	BOWMAN MARGUERITE	BOWMAN DOUGLAS WAYNE SR	15935	669	20130025630

2022 data current as of Jan 15 2022 1:21AM.

2021 and prior year data current as of Jan 7 2022 6:54AM

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

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

Property Identification #: 1188939

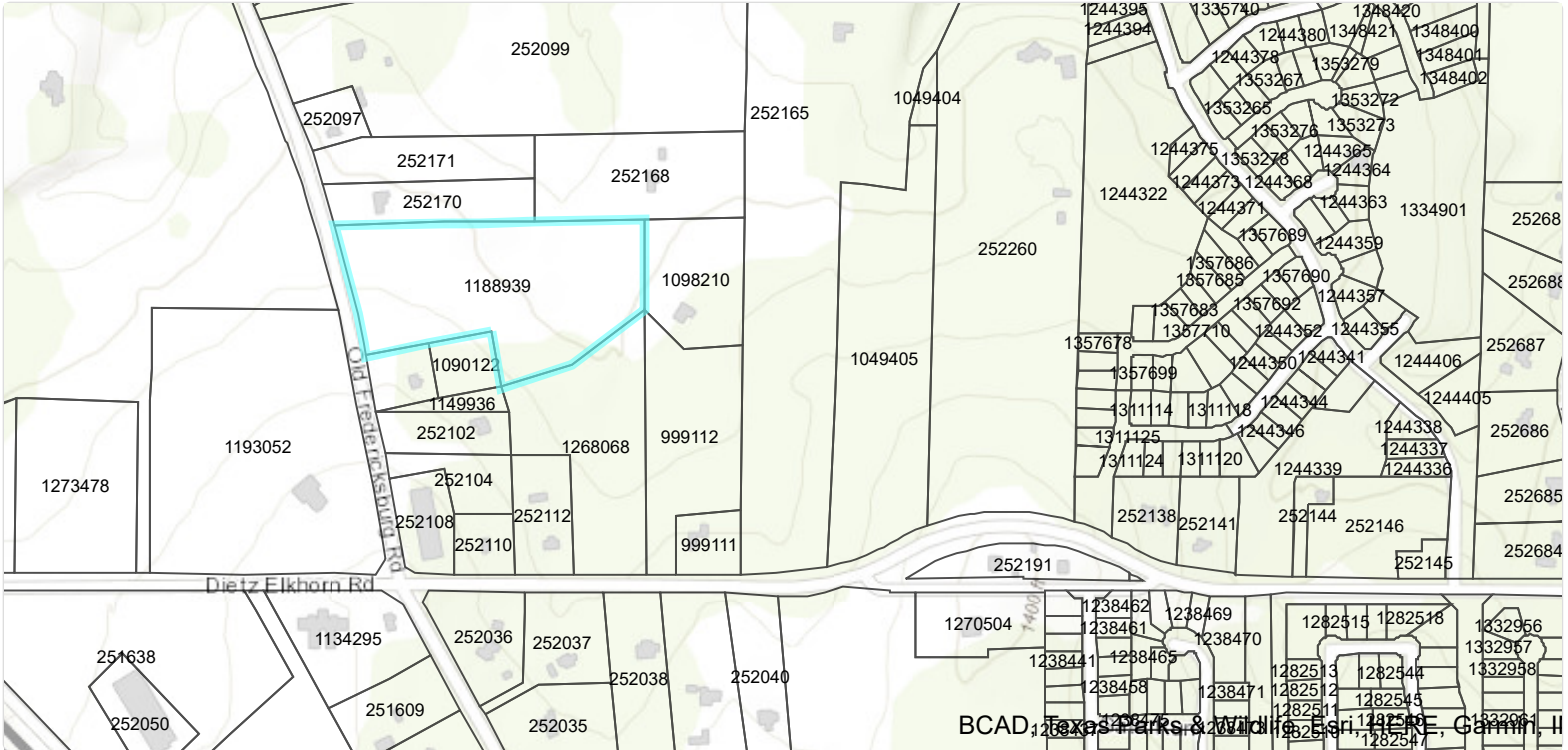
Property Information: 2022

Owner Identification #: 3321879

Geo ID: 04708-000-0398
Situs: OLD FREDERICKSBURG RD
Address: BOERNE, TX 78015
Property Type: Real
State Code: D2

Legal Description: CB 4708 P-39F ABS 24
Abstract: A04708
Neighborhood: IH10/RALPH FAIR (BO)
Appraised Value: N/A
Jurisdictions: 06, 11, 09, 08, 10, CAD, 100, 61

Name: TOGA LLC
Exemptions:
DBA: Null



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Property Search > 1098210 DEWINNE DUSTAN ERNEST & BROOKE EMILY for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	1098210	Legal Description:	CB 4708F BLK LOT 1 (DANIELS SUBD)
Geographic ID:	04708-600-0010	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	002		
Property Use Description:	Rural		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	29462 OLD FREDERICKSBURG RD BOERNE, TX 78015	Mapsc0:	412F8
Neighborhood:	IH10/RALPH FAIR (BO)	Map ID:	
Neighborhood CD:	21022		

Owner

Name:	DEWINNE DUSTAN ERNEST & BROOKE EMILY	Owner ID:	3080868
Mailing Address:	29462 OLD FREDERICKSBURG RD BOERNE, TX 78015-4965	% Ownership:	100.0000000000%
		Exemptions:	HS

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: DEWINNE DUSTAN ERNEST & BROOKE EMILY

% 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	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
100	BEXAR CO EMERG DIST #4	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
61	BOERNE 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

Improvement #1:	Residential	State Code:	A1	Living Area:	1941.5 sqft	Value: N/A
------------------------	-------------	-------------	----	--------------	-------------	------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	G - SB		2007	1941.5
OP	Attached Open Porch	G - NO		2007	936.5

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value: N/A
------------------------	-------------	-------------	----	--------------	------	------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	A - WS		2007	560.0

Improvement #3:	Residential	State Code:	A1	Living Area:	sqft	Value: N/A
------------------------	-------------	-------------	----	--------------	------	------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH4	Shed (4 sides open)	A - NO		2017	1225.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	3.3270	144924.12	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$240,180	\$147,820	0	388,000	\$24,967	\$363,033

2020	\$225,650	\$104,380	0	330,030	\$0	\$330,030
2019	\$225,820	\$104,380	0	330,200	\$0	\$330,200
2018	\$211,630	\$104,380	0	316,010	\$0	\$316,010

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/17/2017	Deed	Deed	BOWMAN KIMBERLY A	DEWINNE DUSTAN ERNEST & BROOKE EMILY	18692	1214	20170163555
2	6/24/2010	SWD	Special Warranty Deed	BOWMAN KIMBERLY A	BOWMAN KIMBERLY A	14548	2329	20100118914
3	6/13/2007	PLAT	Recorded Plat			9575	0178	

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2021 and prior year data current as of Jan 7 2022 6:54AM

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Property Identification #: 1098210

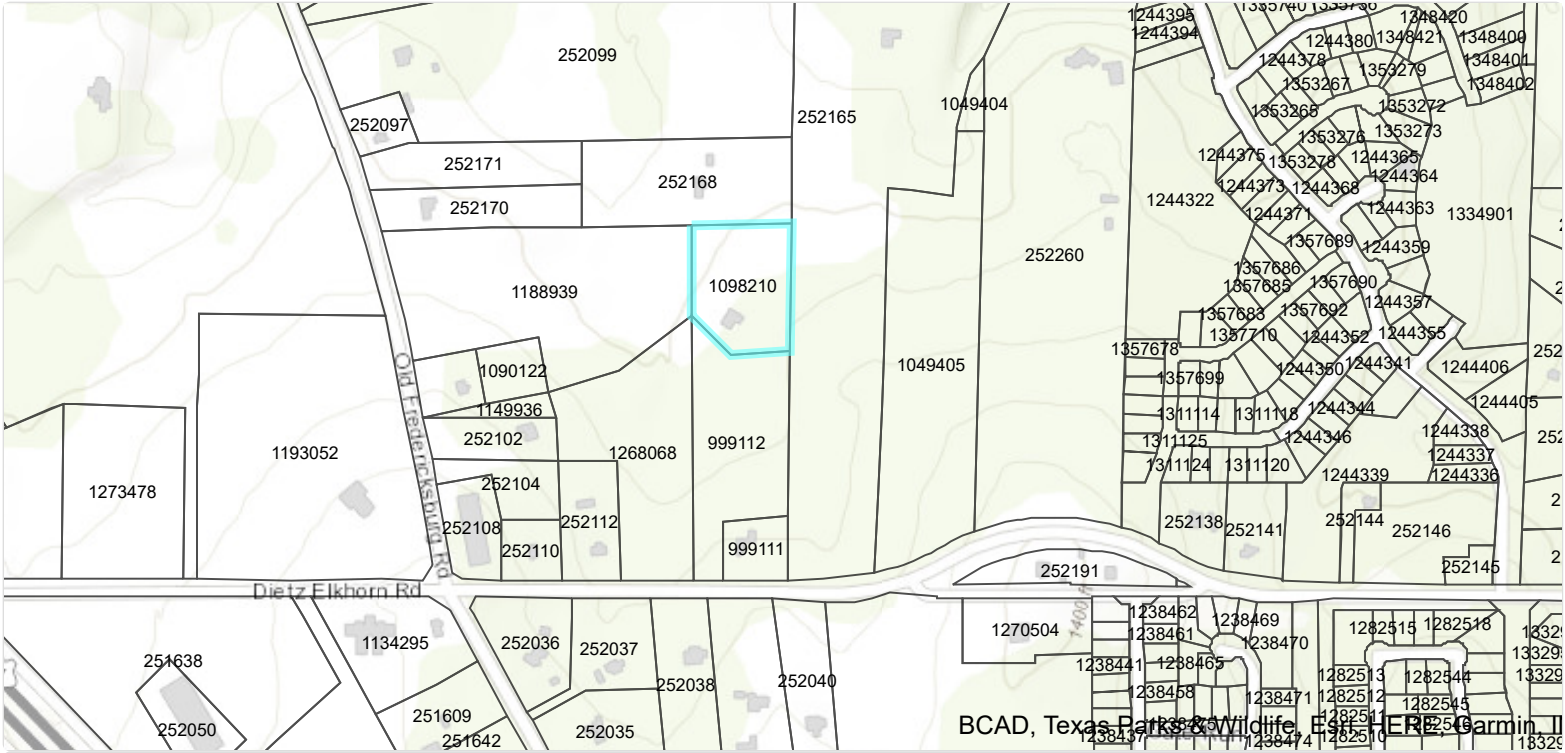
Property Information: 2022

Owner Identification #: 3080868

Geo ID: 04708-600-0010
Situs 29462 OLD FREDERICKSBURG RD
Address: BOERNE, TX 78015
Property Type: Real
State Code: A1

Legal Description: CB 4708F BLK LOT 1 (DANIELS SUBD)
Abstract: A04708
Neighborhood: IH10/RALPH FAIR (BO)
Appraised Value: N/A
Jurisdictions: CAD, 10, 08, 11, 06, 09, 100, 61

Name: DEWINNE DUSTAN ERNEST & BROOKE EMILY
Exemptions: HS
DBA: Null



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Bexar CAD

Property Search > 999112 WRIGHT LANCE T & JOHNSON DAWN C & BLACK-BOMAROWSKY JANA for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	999112	Legal Description:	CB 4708 P-39 ABS 24 (FORMERLY P- 9)
Geographic ID:	04708-000-0394	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:	DIETZ ELKHORN RD BOERNE, TX 78015	Mapsc0:	412F8
Neighborhood:	IH10/RALPH FAIR (BO)	Map ID:	
Neighborhood CD:	21022		

Owner

Name:	WRIGHT LANCE T & JOHNSON DAWN C & BLACK-BOMAROWSKY JANA	Owner ID:	3202342
Mailing Address:	1314 NW CHERRY AVE LAWTON, OK 73507-5209	% 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: WRIGHT LANCE T & JOHNSON DAWN C & BLACK-BOMAROWSKY JANA

% 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	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
100	BEXAR CO EMERG DIST #4	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
61	BOERNE 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	RNP	Range Native Pasture	5.2640	229299.84	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$210,960	0	210,960	\$0	\$210,960
2020	\$0	\$217,650	0	217,650	\$0	\$217,650
2019	\$0	\$217,650	530	530	\$0	\$530
2018	\$0	\$217,650	0	217,650	\$0	\$217,650

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/10/2019	GWD	General Warranty Deed	HUEBNER JANICE C	WRIGHT LANCE T & JOHNSON DAWN C & BLACK- BOMAROWSKY JANA			20190184162
2	2/6/2013	PAR	Partition Deed	BOWMAN DOUGLAS WAYNE SR	HUEBNER JANICE C	15935	0669	20130025630
3	2/6/2013	Deed	Deed	BOWMAN MARGUERITE	BOWMAN DOUGLAS WAYNE SR	15935	669	20130025630

2022 data current as of Jan 15 2022 1:21AM.

2021 and prior year data current as of Jan 7 2022 6:54AM

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

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

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

Website version: 1.2.2.33

Database last updated on: 1/15/2022 1:21 AM

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Property Identification #: 999112

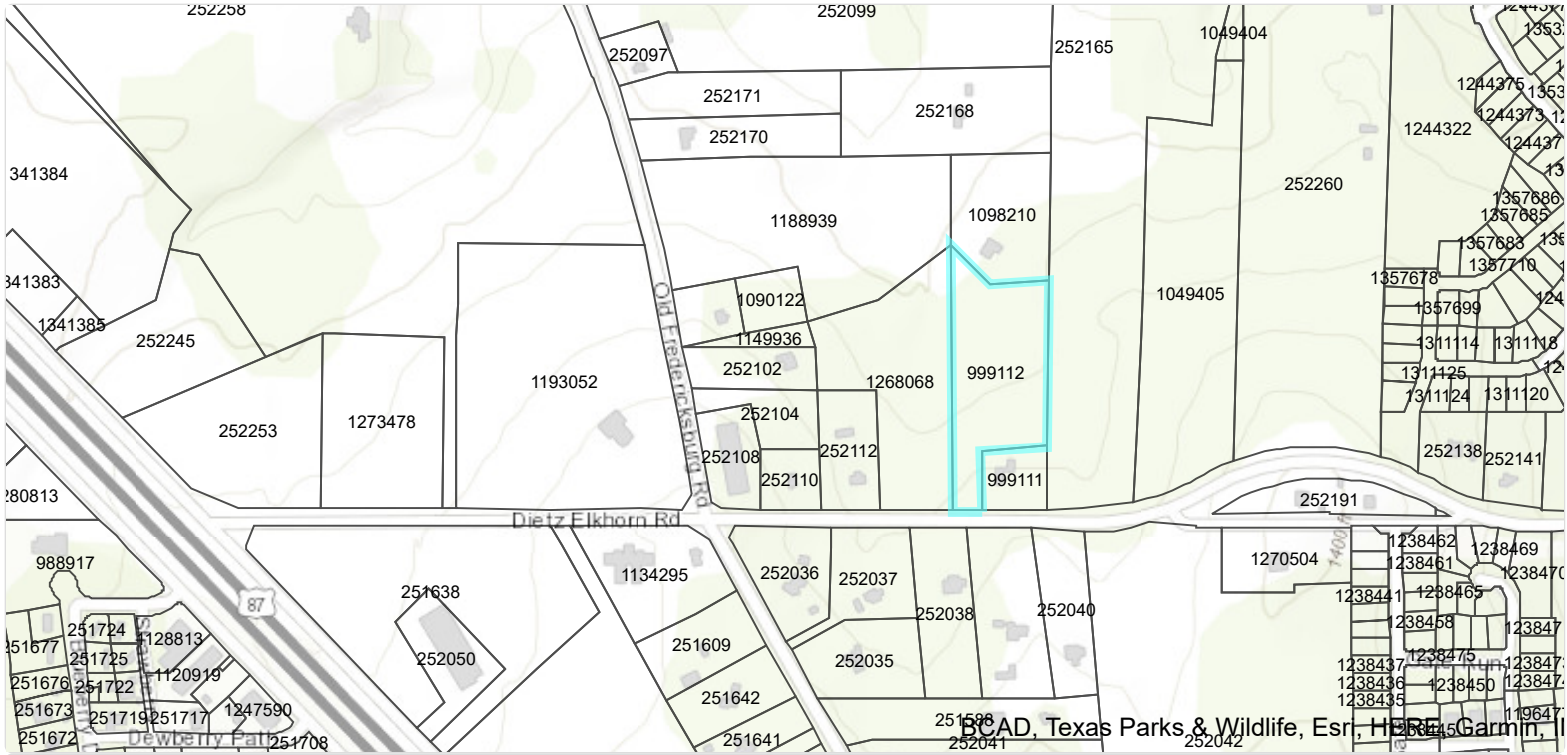
Property Information: 2022

Owner Identification #: 3202342

Geo ID: 04708-000-0394
Situs: DIETZ ELKHORN RD BOERNE, TX
Address: 78015
Property Type: Real
State Code: E1

Legal: CB 4708 P-39 ABS 24
Description: (FORMERLY P-9)
Abstract: A04708
Neighborhood: IH10/RALPH FAIR (BO)
Appraised Value: N/A
Jurisdictions: 10, 08, 100, 61, CAD, 11, 06, 09

Name: WRIGHT LANCE T & JOHNSON
DAWN C & BLACK-BOMAROWSKY JANA
Exemptions:
DBA: Null



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Bexar CAD

Property Search > 1268068 WRIGHT LANCE T & SHERI, Tax Year: 2022 - Values not available
KOMAROWSKY JANA BLACK for Year 2022

Property

Account

Property ID:	1268068	Legal Description:	CB 4708 P-39G ABS 24 (FORMERLY P-9)
Geographic ID:	04708-000-0399	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:	DIETZ ELKHORN RD BOERNE, TX 78015	Mapsco:	412F8
Neighborhood:	IH10/RALPH FAIR (BO)	Map ID:	
Neighborhood CD:	21022		

Owner

Name:	WRIGHT LANCE T & SHERI, KOMAROWSKY JANA BLACK	Owner ID:	3071365
Mailing Address:	1314 NW CHERRY AVE LAWTON, OK 73507-5209	% 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: WRIGHT LANCE T & SHERI, KOMAROWSKY JANA BLACK

% 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	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
100	BEXAR CO EMERG DIST #4	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
61	BOERNE 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	RNP	Range Native Pasture	6.0760	264670.56	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$246,140	610	610	\$0	\$610
2020	\$0	\$252,130	610	610	\$0	\$610
2019	\$0	\$252,130	610	610	\$0	\$610
2018	\$0	\$252,130	0	252,130	\$0	\$252,130

2022 data current as of Jan 15 2022 1:21AM.

2021 and prior year data current as of Jan 7 2022 6:54AM

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 #: 1268068

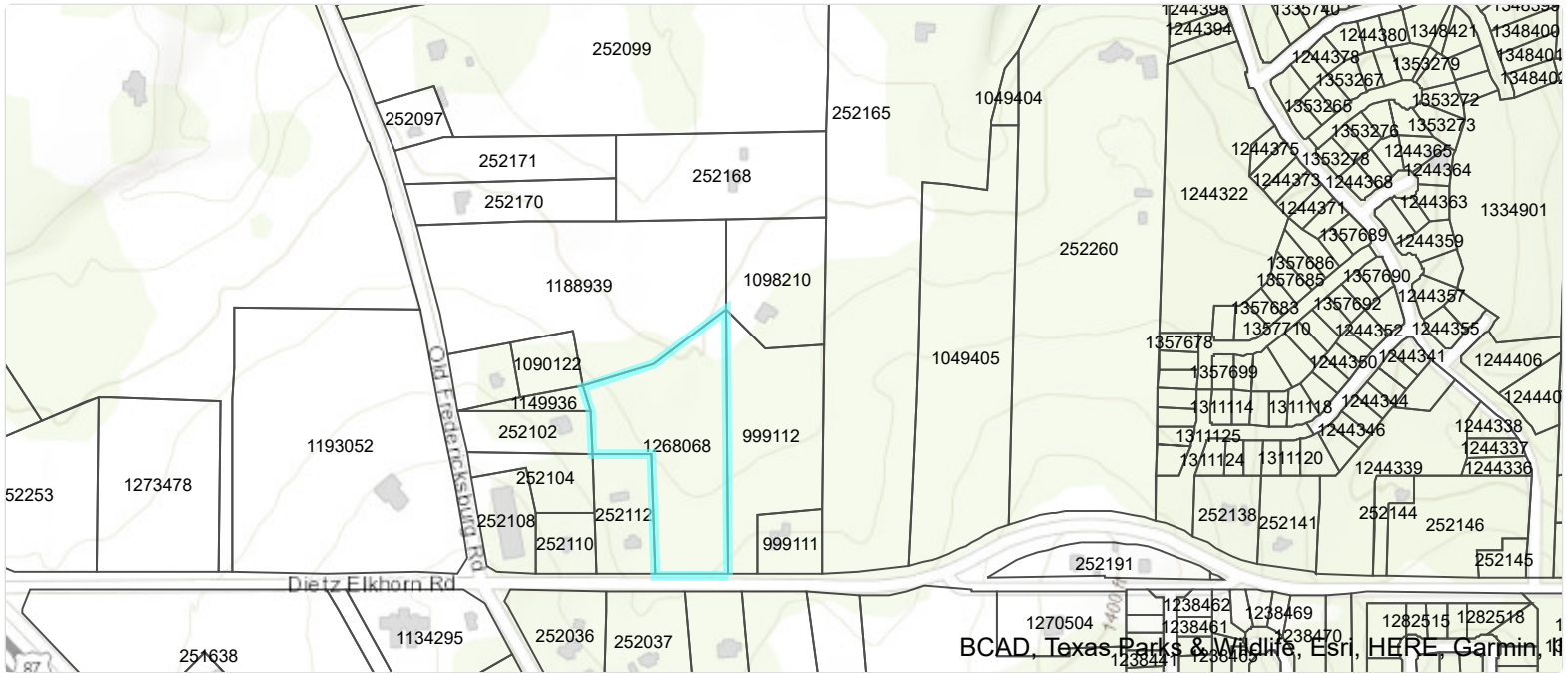
Property Information: 2022

Owner Identification #: 3071365

Geo ID: 04708-000-0399
Situs: DIETZ ELKHORN RD BOERNE, TX
Address: 78015
Property Type: Real
State Code: D1

Legal: CB 4708 P-39G ABS 24
Description: (FORMERLY P-9)
Abstract: A04708
Neighborhood: IH10/RALPH FAIR (BO)
Appraised Value: N/A
Jurisdictions: 09, 10, CAD, 61, 08, 11, 06, 100

Name: WRIGHT LANCE T & SHERI,
KOMAROWSKY JANA BLACK
Exemptions:
DBA: Null



Bexar CAD Map Search

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

AFTER RECORDING MAIL TO:
Dustan Ernest DeWinne and Brooke Emily DeWinne
29462 Old Fredericksburg Rd
Boerne, TX 78015

Prepared By:
Robertson Anschutz Vettors
1500 CityWest Boulevard, Ste. 700
Houston, TX 77042

GENERAL 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. 39856

STATE OF TEXAS §
 § ss.: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

THAT **Kimberly Ann Bowman, fka Kimberly A. Daniels and Kimberly Ann Daniels, an unmarried woman**, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by **Dustan Ernest DeWinne and Brooke Emily DeWinne, husband and wife**, hereinafter called "Grantee", whose mailing address is **29462 Old Fredericksburg Rd, Boerne, TX 78015**, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of **Three Hundred Five Thousand Six Hundred Dollars (\$305,600.00)**, of even date herewith, payable to the order of **Security Service Federal Credit Union**, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to **Ruth W. Garner**, Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in **BEXAR** County, Texas, to-wit:



TRACT ONE: Lot 1, DANIELS SUBDIVISION, situated in Bexar County, Texas, according to plat thereof recorded in Volume 9575, Page 178, Deed and Plat Records of Bexar County, Texas. TRACT TWO: 0.495 acres of land, more or less, being a 20 foot access easement, situated in the J. R. Arocha Survey No. 171, Abstract No. 24, County Block No. 4708, situated in Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof for all intents and purpose

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the Property by virtue of said liens.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

NOTWITHSTANDING any provision in this general warranty deed to the contrary, Grantees acknowledges and agrees that Grantor has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to (a) the value, nature, quality or condition of the Property; (b) the suitability of the Property for any and all activities and uses of purchaser; (c) the merchantability, profitability or fitness for a particular purpose of the Property; (d) the manner or quality of the construction or materials, if any, incorporated into the Property; and (e) the manner, quality, state of repair or lack of repair of the Property.

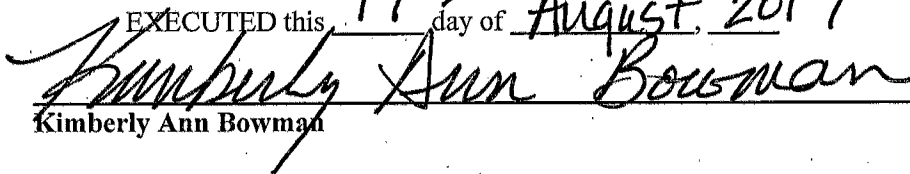
****THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK****



This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described Property and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

EXECUTED this 17th day of August, 2017


Kimberly Ann Bowman

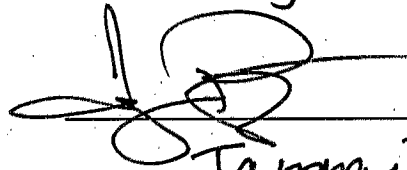


INDIVIDUAL(S) ACKNOWLEDGMENT

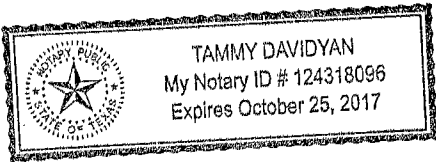
State of Texas §
County of Kendall §

This instrument was acknowledged before me on August 17, 2017,
by Kimberly Ann Bowman fka Kimberly A. Daniels &
Kimberly Ann Daniels

My commission expires:



Notary Public
Tammy Davidyan
Printed Name of Notary Public



**FIELDNOTES FOR 0.495 ACRES
20 Foot Access Easement**

Field notes describing 0.495 acres of land being a 20 foot access easement, situated in the J.R. Arcoha Survey No. 171, Abstract No. 24, Bexar County Block No. 4708, and being a portion of the remainder of that certain 30 acre tract of land conveyed to John L. Bowman and Marguerite A. Bowman in Volume 2359, Page 379 of the Deed Records of Bexar County, Texas; being more particularly described as follows:

COMMENCING at a iron rod found on the Eastern line of Old Fredericksburg Road, for the Southwestern corner of that certain 2.530 acre tract of land recorded in Volume 6686, Page 484 of the Official Public Records of Bexar County, Texas, the same being the Northwestern corner of the said remainder of the 30 acre tract, thence S 12°57'22" E - 14.29 feet to the **POINT OF BEGINNING** of this 0.495 acre (20 foot access easement)

THENCE: N 88°40'51" E - 1080.87 feet parallel to and 14 feet south of the Northern line of the said 30 acre tract to a point for the Northeastern corner of this access easement on the Western line of the above described 3.327 acre tract of land;

THENCE: S 00°27'05" W - 20.01 feet along the Western line of the above described 3.327 acre tract of land to a point for the Southeastern corner of this access easement;

THENCE: S 88°40'51" W - 1076.13 feet to a point on the Eastern line of said Old Fredericksburg Road, the Western line of the said 30 acre tract for the Southwestern corner of this access easement;

THENCE: N 12°57'22" W - 20.42 feet along the Eastern line of said Old Fredericksburg Road, the Western line of the said 30 acre tract to the **PLACE OF BEGINNING** and containing 0.495 acres in this 20 access easement.

(DoD) RA0648597 - ExhibitA.ra - 04/19/2017



* M C L E G D E S C *

EXHIBIT "A"

Doc# 20170163555
Pages 6
08/18/2017 11:19AM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$42.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
08/18/2017 11:19AM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff

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.

GENERAL WARRANTY DEED

Date: September 10, 2019

Grantor: LANCE T. WRIGHT, Independent Executor of the Estate of JANICE C. HUEBNER, deceased

Grantor's Mailing Address:

Grantee: LANCE T. WRIGHT and DAWN C. JOHNSON and JANA BLACK-KOMAROWSKY

Grantee's Mailing Address: 1314 NW Cherry Ave.
Lawton, OK 73507

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): Being a 11.34 acre tract of land in Bexar County, Texas, out of the Jose Ramon Arocha Survey No. 171, Abstract 24, more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes; SAVE AND EXCEPT a 6.076 acre tract of land in Bexar County, Texas, out of the Jose Ramon Arocha Survey No. 171, Abstract 24 being more particularly described in Exhibit "B" attached hereto and incorporated herein for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

To the extent they validly exist:

1. Right of First Refusal in favor of Jerry Rentz, Lisa Rentz, Kirk Rentz and Stephanie Rentz described in instrument recorded at Volume 17406, Page 442, in the Real Property Records of Bexar County, Texas.
2. Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that

and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, 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.

Lance T. Wright
LANCE T. WRIGHT, Independent Executor of the Estate of JANICE C. HUEBNER, deceased

STATE OF OKLAHOMA)

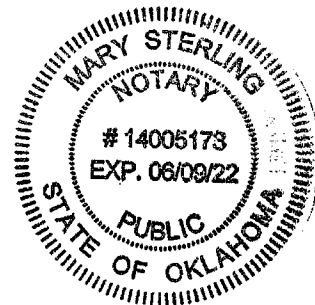
COUNTY OF Comanche)

This instrument was acknowledged before me on Sept. 11, 2019, by LANCE T. WRIGHT, as Independent Executor of the Estate of JANICE C. HUEBNER, deceased.

Mary Sterling
Notary Public, State of Oklahoma
My commission expires: 6/9/22

AFTER RECORDING RETURN TO:

LANCE T. WRIGHT



Being **11.34** acres of land, more or less, out of the J.R. Arocha Sur. No. 171, Abs. No. 24 in Bexar County, Texas and being part of the remainder of a 30 acre tract conveyed to Johnny L. Bowman and Marguerite A. Bowman recorded in Vol. 2359, Pg. 379, Bexar County Deed Records and all of the remainder of a 4 acre tract conveyed to Johnny L. Bowman & Marguerite Anita Bowman recorded in Vol. 1879, Pg. 3, Bexar County Deed Records, said **11.34** acre tract of land being more particularly described by metes and bounds as follows:

All iron pins cited are $\frac{3}{4}$ " in diameter.

Set iron pins with caps are stamped "Pfeiffer Survey"

Bearings are based on GPS Observations.

Reference is made to a plat dated October 10, 2012, accompanying these field notes.

Beginning at a set PK nail in a cedar fence post on the northerly line of Dietz-Elkhorn Road for the southwest corner of the adjoining 1.10 acre tract recorded in Volume 12648, Page 1078, Bexar County Official Public Records and the southeast corner of this tract;

Thence, along the northerly line of Dietz-Elkhorn Road, North 89 degrees 50 minutes 19 seconds West, a distance of 351.78 feet to a found iron pin for the southeast corner of the adjoining 2 acre tract recorded in Volume 5140, Page 470, Bexar County Official Public Records and the southwest corner of this tract;

Thence, along east and north lines of said adjoining 2 acre tract,

North 02 degrees 11 minutes 20 seconds West, a distance of 417.32 feet to a found iron pin for the northeast corner of said adjoining 2 acre tract;

and South 89 degrees 55 minutes 58 seconds West, a distance of 207.81 feet to a found iron pin on the east line of the adjoining 2.914 acre tract recorded in Volume 14284, Page 841, Bexar County Official Public Records for the northwest corner of said adjoining 2 acre tract;

Thence, along the easterly line of said adjoining 2.914 acre tract, North 02 degrees 13 minutes 55 seconds West, a distance of 150.13 feet to a found iron pin for the northeast corner of said adjoining 2.914 acre tract and the southeast corner of the adjoining 0.434 acre tract recorded in Volume 14411, Page 1665, Bexar County Official Public Records;

Thence, along the easterly line of said adjoining 0.434 acre tract,

North 18 degrees 45 minutes 03 seconds West, a distance of 86.20 feet to a found iron pin for the northeast corner of said adjoining 0.434 acre tract and the southeast corner of the adjoining 1.000 acre tract recorded in Volume 12605, Page 2097, Bexar County Official Public Records and the northwest corner of this tract;

Thence, crossing through the above referenced Bowman - 30 acre tract,

North 71 degrees 46 minutes 29 seconds East, a distance of 253.69 feet to a set iron pin with cap;

and North 53 degrees 24 minutes 26 seconds East, a distance of 317.39 feet to a found iron pin on the westerly line of the adjoining Lot 1 in the Daniels Subdivision recorded in Volume 9575, Page 178, Bexar County Deed and Plat Records for the north corner of this tract;

Thence, along southwesterly and southerly lines of said adjoining Lot 1,

South 45 degrees 16 minutes 59 seconds East, a distance of 191.98 feet to a found iron pin;

and North 85 degrees 40 minutes 12 seconds East, a distance of 207.90 feet to a found iron pin on the easterly line of the above referenced Bowman - 30 acre tract for the southeast corner of the adjoining Lot 1 and the northeast corner of this tract;

Thence, along occupied easterly lines of the above referenced Bowman - 30 acre tract and the above referenced Bowman - 4 acre tract,

South 00 degrees 34 minutes 51 seconds West, a distance of 400.58 feet to a found iron pin;

and South 01 degrees 03 minutes 09 seconds West, a distance of 175.69 feet to a found iron pin for the northeast corner of the previously referenced adjoining 1.10 acre tract;

Thence, along north and west lines of said adjoining 1.10 acre tract,

South 85 degrees 50 minutes 01 seconds West, a distance of 227.80 feet to a set iron pin with cap;

and South 01 degrees 07 minutes 35 seconds East, a distance of 205.84 feet to the PLACE OF BEGINNING.

Exhibit "B"

Pg. 1 of 2

PFEIFFER LAND SURVEYING

918 Adler Street, Boerne, Texas 78006
Phone: 830-249-3385

FIELD NOTES FOR A 6.076 ACRE TRACT OF LAND

Being a 6.076 acre tract of land out of the J.R. Arocha Survey No. 171, Abstract No. 24, Bexar County, Texas, said 6.076 acre tract also being the western portion of that certain 11.34 acre tract of land recorded in Volume 15935, Pages 669-676, Official Public Records, Bexar County, Texas, said 6.076 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found in the apparent north right-of-way line of Dietz-Elkhorn Road for the southernmost southwest corner of the herein described tract, said point also being the southernmost southwest corner of the above referenced 11.34 acre tract and the southeast corner of that certain 2 acre tract of land recorded in Volume 5149, Pages 470-472, Official Public Records, Bexar County, Texas;

Thence, departing the apparent north right-of-way line of Dietz-Elkhorn Road with a west and a south line of said 11.34 acre tract and an east and a north line of said 2 acre tract, the following two (2) courses and distances:

North 02 degrees 23 minutes 20 seconds West, a distance of 417.20 feet to a ½" iron rod found at the northeast corner of said 2 acre tract, an interior corner of said 11.34 acre tract and for an interior corner of the herein described tract;

and **South 89 degrees 52 minutes 11 seconds West**, a distance of 207.76 feet to a ½" iron rod found in the apparent east line of that certain 2.913 acre tract of land recorded in Volume 17406, Pages 434-441, Official Public Records, Bexar County, Texas, said point also being at the westernmost southwest corner of said 11.34 acre tract for the westernmost southwest corner of the herein described tract;

Thence, with multiple westerly lines of said 11.34 acre tract, the following two (2) courses and distances:

North 02 degrees 24 minutes 18 seconds West, a distance of 149.87 feet to a 1" pipe found for angle;

and **North 18 degrees 46 minutes 51 seconds West**, a distance of 86.20 feet to a ½" iron rod found at the northeast corner of that certain 0.434 acre tract of land recorded in Volume 17406, Pages 434-441, Official Public Records, Bexar County, Texas, the southeast corner of that certain 1.000 acre tract of land recorded in Volume 12605, Pages 2097-2099, Official Public Records, Bexar County, Texas and the southernmost southwest corner of that certain 10.41 acre tract of land recorded in Volume 15935, Pages 669-676, Official Public Records, Bexar County, Texas, said point also being the northwest corner of said 11.34 acre tract and the northwest corner of the herein described tract;

Thence, with multiple northerly lines of said 11.34 acre tract and multiple southerly lines of said 10.41 acre tract, the following two (2) courses and distances:

North 71 degrees 36 minutes 46 seconds East, a distance of 253.71 feet to a ½" iron rod with an orange "Pfeiffer Survey" plastic cap found for angle;

Exhibit " B. "

Pg. 2 of 2

and North 53 degrees 14 minutes 44 seconds East, a distance of 317.37 feet to a ½" iron rod with a "Ford Eng. Inc." plastic cap found at the southeast corner of said 10.41 acre tract, an angle of Lot 1 in Daniels Subdivision recorded in Volume 9575, Page 178, Deed and Plat Records, Bexar County, Texas for the northeast corner of the herein described tract for the northwest corner of a 5.276 acre tract of land recorded surveyed this same day, said point bears North 45 degrees 28 minutes 06 seconds East, a distance of 191.92 feet from a ½" iron rod with a "Ford Eng. Inc." plastic cap found at an angle of said Lot 1 and an angle of said 11.34 acre tract;

Thence, crossing through said 11.34 acre tract, South, a distance of 917.64 feet to a ½" iron rod with an orange "Pfeiffer Survey" plastic cap set in the apparent north right-of-way line of Dietz-Elkhorn Road and the south line of said 11.34 acre tract for the southwest corner of said 5.276 acre tract, said point bears South 89 degrees 59 minutes 45 seconds West, a distance of 116.13 feet from a concrete nail found in a cedar post at the southernmost southeast corner of said 11.34 acre tract;

Thence, with the apparent north right-of-way line of Dietz-Elkhorn Road and the south line of said 11.34 acre tract, South 89 degrees 59 minutes 45 seconds West, a distance of 235.85 feet to the Point of Beginning containing 6.076 acres of land.

Note: The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD83. A drawing was prepared for this tract.



Wes Rexrode
Registered Professional Land Surveyor No. 6001
Job Number: 153-16 (6.076 acre tract)

File Information

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

Document Number: 20190184162
Recorded Date: September 13, 2019
Recorded Time: 3:50 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: 9/13/2019 3:50 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk



SPECIAL WARRANTY GIFT DEED

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS THAT:**
COUNTY OF BEXAR §

JANICE C. HUEBNER owning and claiming other property as her homestead and further owning the Property as her sole and separate property and estate (“Grantor”) for and in consideration of the love and affection that I have for my son and his wife, **LANCE T. WRIGHT and SHERI WRIGHT** and my daughter, **JANA BLACK-KOMAROWSKY** (collectively referred to herein as “Grantee”), the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, GIFTED and CONVEYED, and by these presents does hereby GRANT, GIFT and CONVEY: (i) an undivided fifty percent (50%) to **LANCE T. WRIGHT and SHERI WRIGHT** and (ii) an undivided fifty percent (50%) to **JANA BLACK-KOMAROWSKY**, in an to the tract or parcel of land situated in Bexar County, Texas, described as follows:

Being a 6.076 acre tract of land out of the J.R. Arocha Survey No. 171, Abstract No. 24, Bexar County, Texas, said 6.076 acre tract also being the western portion of that certain 11.34 acre tract of land recorded in Volume 15935, Pages 669-676, Official Public Records, Bexar County, Texas, said 6.076 acre tract being more particularly described by metes and bounds on Exhibit “A” attached hereto and made a part hereof.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, and interest thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenance, and improvements being hereafter referred to as the “Property”).

This conveyance is made and accepted subject and subordinate to each of the following to the extent and only to the extent they are in full force and effect and are valid and enforceable against the Property: (i) all easements, rights-of-way and prescriptive rights, whether of record or not, (ii) all presently recorded restrictions, reservations, assessment liens, covenants, conditions and other instruments, other than liens and conveyances, that affect the Property, (iii) any discrepancies, conflicts or shortages in area or boundary lines and any encroachments or overlapping of improvements, (iv) all zoning building and other laws, regulations, and ordinances of any and all municipal, governmental and quasi-governmental bodies and agencies having jurisdiction over the Property or any part thereof, (v) any previously conveyed or reserved interests in and to the mineral

estate, (vi) rights of parties in possession (all of the foregoing collectively referred to as the "Permitted Exceptions"). Any reference to a specific exception to conveyance and warranty shall not limit the generality of any other broader exception to conveyance and warranty.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's heirs, executors, administrators, personal representatives, successors and assigns, forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's heirs, executors, administrators, personal representatives, 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.

Grantee and Grantor have reached an agreement with respect to the payment of ad valorem taxes for the calendar year 2016. Grantee hereby assumes the payment of all ad valorem taxes and special assessments relative to the Property for the calendar year 2017 and subsequent years.

Executed on the date set forth in the acknowledgment below to be effective the 2nd day of ~~October, 2016.~~
January, 2017

GRANTOR:

Janice C Huebner
JANICE C. HUEBNER

AGREED TO AND ACCEPTED BY:

GRANTEE:

Lance T Wright
LANCE T. WRIGHT

Sheri Wright
SHERI WRIGHT

Jana Black Komarowsky
JANA BLACK-KOMAROWSKY

PFEIFFER LAND SURVEYING918 Adler Street, Boerne, Texas 78006
Phone: 830-249-3385**FIELD NOTES FOR A 6.076 ACRE TRACT OF LAND**

Being a 6.076 acre tract of land out of the J.R. Arocha Survey No. 171, Abstract No. 24, Bexar County, Texas, said 6.076 acre tract also being the western portion of that certain 11.34 acre tract of land recorded in Volume 15935, Pages 669-676, Official Public Records, Bexar County, Texas, said 6.076 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found in the apparent north right-of-way line of Dietz-Elkhorn Road for the southernmost southwest corner of the herein described tract, said point also being the southernmost southwest corner of the above referenced 11.34 acre tract and the southeast corner of that certain 2 acre tract of land recorded in Volume 5149, Pages 470-472, Official Public Records, Bexar County, Texas;

Thence, departing the apparent north right-of-way line of Dietz-Elkhorn Road with a west and a south line of said 11.34 acre tract and an east and a north line of said 2 acre tract, the following two (2) courses and distances:

North 02 degrees 23 minutes 20 seconds West, a distance of 417.20 feet to a ½" iron rod found at the northeast corner of said 2 acre tract, an interior corner of said 11.34 acre tract and for an interior corner of the herein described tract;

and **South 89 degrees 52 minutes 11 seconds West**, a distance of 207.76 feet to a ½" iron rod found in the apparent east line of that certain 2.913 acre tract of land recorded in Volume 17406, Pages 434-441, Official Public Records, Bexar County, Texas, said point also being at the westernmost southwest corner of said 11.34 acre tract for the westernmost southwest corner of the herein described tract;

Thence, with multiple westerly lines of said 11.34 acre tract, the following two (2) courses and distances:

North 02 degrees 24 minutes 18 seconds West, a distance of 149.87 feet to a 1" pipe found for angle;

and **North 18 degrees 46 minutes 51 seconds West**, a distance of 86.20 feet to a ½" iron rod found at the northeast corner of that certain 0.434 acre tract of land recorded in Volume 17406, Pages 434-441, Official Public Records, Bexar County, Texas, the southeast corner of that certain 1.000 acre tract of land recorded in Volume 12605, Pages 2097-2099, Official Public Records, Bexar County, Texas and the southernmost southwest corner of that certain 10.41 acre tract of land recorded in Volume 15935, Pages 669-676, Official Public Records, Bexar County, Texas, said point also being the northwest corner of said 11.34 acre tract and the northwest corner of the herein described tract;

Thence, with multiple northerly lines of said 11.34 acre tract and multiple southerly lines of said 10.41 acre tract, the following two (2) courses and distances:

North 71 degrees 36 minutes 46 seconds East, a distance of 253.71 feet to a ½" iron rod with an orange "Pfeiffer Survey" plastic cap found for angle;

and North 53 degrees 14 minutes 44 seconds East, a distance of 317.37 feet to a 1/2" iron rod with a "Ford Eng. Inc." plastic cap found at the southeast corner of said 10.41 acre tract, an angle of Lot 1 in Daniels Subdivision recorded in Volume 9575, Page 178, Deed and Plat Records, Bexar County, Texas for the northeast corner of the herein described tract for the northwest corner of a 5.276 acre tract of land recorded surveyed this same day, said point bears North 45 degrees 28 minutes 06 seconds East, a distance of 191.92 feet from a 1/2" iron rod with a "Ford Eng. Inc." plastic cap found at an angle of said Lot 1 and an angle of said 11.34 acre tract;

Thence, crossing through said 11.34 acre tract, South, a distance of 917.64 feet to a 1/2" iron rod with an orange "Pfeiffer Survey" plastic cap set in the apparent north right-of-way line of Dietz-Elkhorn Road and the south line of said 11.34 acre tract for the southwest corner of said 5.276 acre tract, said point bears South 89 degrees 59 minutes 45 seconds West, a distance of 116.13 feet from a concrete nail found in a cedar post at the southernmost southeast corner of said 11.34 acre tract;

Thence, with the apparent north right-of-way line of Dietz-Elkhorn Road and the south line of said 11.34 acre tract, South 89 degrees 59 minutes 45 seconds West, a distance of 235.85 feet to the Point of Beginning containing 6.076 acres of land.

Note: The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD83. A drawing was prepared for this tract.

Wes Rexrode
Registered Professional Land Surveyor No. 6001
Job Number: 153-16 (6.076 acre tract)



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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JAN 23 2017

Doc# 20170012692 Fees: \$42.00
01/23/2017 10:24AM # Pages 5
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK



COUNTY CLERK BEXAR COUNTY, TEXAS

Warranty Deed with Vendor's Lien

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.

43984

Date: December 1, 2021

Grantor: JERRY RENTZ and LISA RENTZ, husband and wife; and KIRK RENTZ and STEPHANIE RENTZ, husband and wife

Grantor's Mailing Address:

12026 Warfield
SAN ANTONIO TX 78216

Grantee: TOGA, LLC

Grantee's Mailing Address:

134 BRITTANY
SAN ANTONIO, TX 78212

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of FROST BANK in the principal amount of TWO MILLION NINE HUNDRED NINE THOUSAND SIXTY-SEVEN AND NO/100 DOLLARS (\$2,909,067.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FROST BANK and by a first-lien deed of trust of even date from Grantee to Dan J. Guarino, trustee.

Property (including any improvements):

Tract 1:

Being a 10.408 acre tract of land, more or less, out of the Jose Ramon Arocha Survey No.171, Abstract No. 24, County Block 4708, situated in Bexar County, Texas, being that same 10.41 acre tract of land as recorded in Volume 15935, Page 669, Official Public Records of Bexar County, Texas, said 10.408 acre tract of land, more or less, being more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof for all intents and purposes.

Tract 2:

Being a 2.000 acre tract of land, more or less, out of the Jose Ramon Arocha Survey No. 171, Abstract No.24, County Block 4708, Bexar County, Texas, being "Tract 1" a called 1.000 acre tract as recorded in Volume 4148, Page 1710, Real Property Records of Bexar County, Texas, and "Tract 2 ", a called 1.000 acre tract as recorded in Volume 12605, Page 2097, Real Property Records of Bexar County, Texas. Said 2.000 acre tract of land being more particularly described in Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

Tract 3:

Being a 2.913 acre tract of land, more or less, out of the Jose Ramon Arocha Survey No. 171, Abstract No. 24, County Block 4708, Bexar County, Texas, and being that certain tract described by correction deed recorded in Volume 14284, Page 841, Real Property Records of Bexar County, Texas, said 2.913 acre tract being more particularly described by Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

Tract 4:

Being a 0.434 of one acre tract of land out of the Jose Ramon Arocha Survey No. 171, Abstract No. 24, County Block 4708, Bexar County, Texas, and being the remaining of a called 30 acre tract recorded in Volume 2359, Page 379, Deed Records of Bexar County, Texas, said 0.434 of one acre being more particularly described by Exhibit "B" attached hereto and made a part hereof for all intents and purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

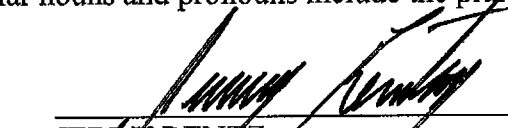
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

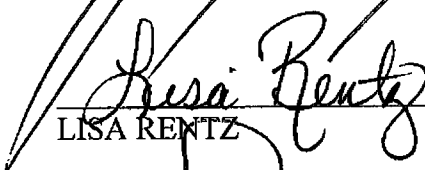
The vendor's lien against and superior title to the Property are retained until said note described is fully paid according to its terms, at which time this deed will become absolute.

FROST BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of FROST BANK and are transferred to FROST BANK without recourse against Grantor.


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



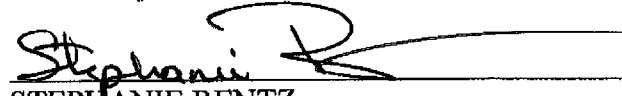
 JERRY RENTZ



 LISA RENTZ



 KIRK RENTZ

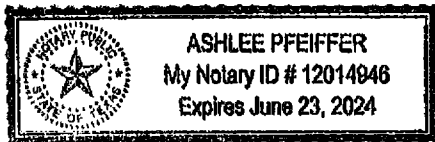


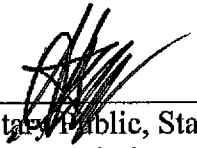
 STEPHANIE RENTZ

STATE OF TEXAS §

COUNTY OF KENDALL §

This instrument was acknowledged before me on the 1 day of December, 2021, by JERRY RENTZ and LISA RENTZ.






 Notary Public, State of Texas
 My commission expires: _____

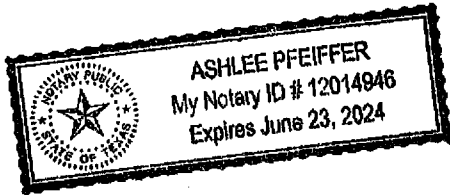
STATE OF TEXAS §

COUNTY OF KENDALL §

This instrument was acknowledged before me on the 1 day of December, 2021, by KIRK RENTZ and STEPHANIE RENTZ.



Notary Public, State of Texas
My commission expires: _____



AFTER RECORDING RETURN TO:

Kendall County Abstract Company
103 N. Saunders St.
Boerne, Texas 78006

PREPARED BY:

Sid Lawrence, III
P.O. Box 781606
San Antonio, Texas 78278



FIELD NOTES FOR AN 10.408 ACRE TRACT OF LAND

BEING a 10.408 acre tract of land out of the Jose Ramon Arocha Survey No. 171, Abstract No. 24, County Block 4708, situated in Bexar County, Texas, being that same 10.41 acre tract of land as recorded in Volume 15935, Page 669, Official Public Records of Bexar County, Texas, said 10.408 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" rebar found in the easterly right of way line of Old Fredericksburg Road at the northwest corner of the called 10.41 acre tract, the southwest corner of a called 2.530 acre tract recorded in Volume 6686, Page 484, Official Public Records of Bexar County, Texas, said point being the northwest corner of the tract herein described;

THENCE, departing the easterly right of way line of Old Fredericksburg Road along the north boundary line of the called 10.41 acre tract, the south boundary line of the called 2.530 acre tract, **North 88° 40' 49" East, a distance of 698.02 feet (North 88° 50' 51" East, a distance of 698.14 feet-record)**, to a ½" rebar found at the southeast corner of the called 2.530 acre tract, the southwest corner of a called 5.025 acre tract recorded in Volume 18378, Page 199, Official Public Records of Bexar County, Texas;

THENCE, continuing along the north boundary line of the called 10.41 acre tract, the south boundary line of the called 5.025 acre tract, **North 88° 39' 20" East, a distance of 385.70 feet (North 88° 48' 58" East, a distance of 385.82 feet-record)**, to a ½" rebar with Ford cap found at the northeast corner of the called 10.41 acre tract, the northwest corner of Lot 1, Daniels Subdivision, recorded in Volume 9575, Page 178, Plat Records of Bexar County, Texas;

THENCE, along the east boundary line of the called 10.41 acre tract, the west boundary line of Lot 1, **South 00° 27' 12" West, a distance of 311.99 feet (South 00° 35' 59" West, a distance of 312.33 feet-record)**, to a ½" rebar with Ford cap found at the southeast corner of the called 10.41 acre tract, the southwest corner of Lot 1, the northwest corner of the remainder of a called 11.34 acre tract recorded in Volume 15935, Page 669, Official Public Records of Bexar County, Texas, the northeast corner of a called 6.076 acre tract recorded in Volume 18319, Page 779, Official Public Records of Bexar County, Texas, said point being the southeast corner of the tract herein described;

THENCE, along a south boundary line of the called 10.41 acre tract, the north boundary line of the called 6.076 acre tract, **South 53° 11' 16" West, a distance of 317.40 feet (South 53° 24' 46" West, a distance of 317.39 feet-record)**, to a ½" rebar found for angle point;

THENCE, continuing along a south boundary line of the called 10.41 acre tract, the north boundary line of the called 6.076 acre tract, **South 71° 37' 18" West, a distance of 253.64 feet (South 71° 46' 29" West, a distance of 253.69 feet-record)**, to a ½" rebar found at the northwest corner of the called 6.076 acre tract, the northeast corner of a called 0.434 of one acre tract recorded in Volume 17406, Page 434, Official Public

Records of Bexar County, Texas, the southeast corner of a called 2.000 acre tract recorded in Volume 18127, Page 401, Official Public Records of Bexar County, Texas, said point being an exterior corner of the tract herein described;

THENCE, along a west boundary line of the called 10.41 acre tract, the east boundary line of the called 2.000 acre tract, **North 10° 58' 18" West, a distance of 196.78 feet (North 10° 49' 09" West, a distance of 196.72 feet-record)**, to a ½" rebar found at the northeast corner of the called 2.000 acre tract, an interior corner of the called 10.41 acre tract;

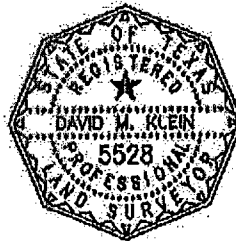
THENCE, along a south boundary line of the called 10.41 acre tract, the north boundary line of the called 2.000 acre tract, **South 78° 52' 44" West, a distance of 442.93 feet (South 79° 02' 27" West, a distance of 442.98 feet-record)**, to a ½" rebar found in the easterly right of way line of Old Fredericksburg Road at the southwest corner of the called 10.41 acre tract, the northwest corner of the called 2.000 acre tract;

THENCE, along the easterly right of way line of Old Fredericksburg Road, the west boundary line of the called 10.41 acre tract, the following courses and distances:

North 11° 35' 57" West, a distance of 147.84 feet (North 11° 23' 17" West, a distance of 147.85 feet-record), to a ½" rebar found for angle point;

North 15° 29' 12" West, a distance of 315.91 feet (North 15° 20' 36" West, a distance of 316.17 feet-record), to the **PLACE OF BEGINNING** and containing 10.408 acres of land.

Note: This description is based on an on the ground survey performed in January of 2019. The bearings are based on the North American Datum of 1983, (CORS 1996) from the Texas State Plane Coordinate System established for the South Central Zone. A survey plat with same date accompanies this description.





David M. Klein
R.P.L.S #5528
Date: 01-28-2019
Job No. 19-006-00

EXHIBIT "A"

MDS

LAND SURVEYING COMPANY, INC.
BOUNDARY + TOPOGRAPHIC + CONSTRUCTION
8 SPENCER ROAD
BOURNE, TEXAS 78006
PHONE: 800-818-1818

FIELD NOTES FOR A 2,000 ACRE TRACT OF LAND

BEING a 2,000 acre tract of land out of the Jose Ramon Arocha Survey No. 171, Abstract No. 24, County Block 4708, Bexar County, Texas, being "Tract 1" a called 1,000 acre tract as recorded in volume 4148, page 1710, Official Public Records of Bexar County, Texas, and "Tract 2", a called 1,000 acre tract as recorded in volume 12605, page 2097, Official Public Records of Bexar County, Texas, said 2,000 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar found in the east right-of-way line of Old Fredericksburg Road (right of way varies) at the northwest corner of the called "Tract 1", the southwest corner of a called 10.41 acre tract recorded in volume 15935, Page 669, Official Public Records of Bexar County, Texas, said point being the northwest corner of the tract herein described;

THENCE, departing the east right-of-way line of Old Fredericksburg Road, along the north boundary line of "Tract 1 and "Tract 2", a south boundary line of the called 10.41 acre tract, North 78°52'44" East, a distance of 442.98 feet (North 78°47'20" East, a distance of 442.98 feet-record), to a 1/2" rebar found at the northeast corner of "Tract 2", an interior corner of the called 10.41 acre tract, said point being the northeast corner of the tract herein described;

THENCE, along the east boundary line of "Tract 2", a west boundary line of the called 10.41 acre tract, South 11°09'23" East, a distance of 196.97 feet (South 11°18'25" East, a distance of 196.67 feet-record), to a 1/2" rebar found at the southeast corner of "Tract 2", the northeast corner of a called 0.434 of one acre tract recorded in volume 17406, page 434, Official Public Records of Bexar County, Texas, the northwest corner of a called 11.34 acre tract recorded in volume 15935, page 669, Official Public Records of Bexar County, Texas, said point being the southeast corner of the tract herein described;

THENCE, along the south boundary line of "Tract 2" and "Tract 1", the north boundary line of the called 0.434 of one acre tract, South 78°52'44" West, a distance of 442.77 feet (South 78°47'20" West, a distance of 442.98 feet-record), to a 1/2" rebar found in the east right-of-way line of Old Fredericksburg Road at the southwest corner of the called "Tract 1", the west corner of the called 0.434 of one acre tract, the northwest corner of a called 2.913 acre tract recorded in volume 17406, page 434, Official Public Records of Bexar County, Texas, said point being the southwest corner of the tract herein described;

THENCE, along east right-of-way line of Old Fredericksburg Road, the west boundary line of "Tract 2", North 11°13'01" West, a distance of 196.67 feet (North 11°18'25" West, a distance of 196.67 feet record), to the PLACE OF BEGINNING containing 2,000 acres of land, more or less.

Note: This description is based on an on the ground survey performed on 09-19-2016. The bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83 (96). A survey plat with same date accompanies this description.



David M. Klein
David M. Klein
Registered Professional Land Surveyor No. 5528
Date 09-22-2016 Job # 16-142-00

EXHIBIT "A"

MDS

LAND SURVEYING COMPANY, INC.
Boundary • Topographic • Construction

9120 Deltz Elkhorn
Fair Oaks Ranch, Texas 78015
Phone: 830-755-8544 FAX: 830-755-8548
Email: mdsinc@gvtc.com

1005 Sidney Baker "A"
Kerrville, TEXAS 78029
Phone: 830-257-0052 FAX: 830-257-0053
Email: mdsinc@windstream.net

FIELD NOTES FOR A 2.913 ACRE TRACT OF LAND

BEING A 2.913 ACRE TRACT OF LAND OUT OF THE JOSE RAMON AROCHA SURVEY NO. 171, ABSTRACT NO. 24, COUNTY BLOCK 4708, BEXAR COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT DESCRIBED BY CORRECTION DEED RECORDED IN VOLUME 14284, PAGE 841, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, SAID 2.913 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ rebar found for in the northeast right-of-way line of Old Fredericksburg Road, said point being the westerly southwest corner of the herein described tract, the northwest corner of a called 1.48 acre tract recorded in Volume 12728, Page 1880, Real Property Records, Bexar County, Texas;

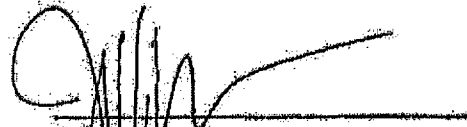
- (1) **THENCE N 11° 00' 31" W**, along the northeast right-of-way line of Old Fredericksburg Road, a distance of 89.32 feet (N 11° 00' 37" W, 89.53' record) to a ½" rebar found for angle;
- (2) **THENCE N 11° 20' 54" W**, along the northeast right-of-way line of Old Fredericksburg Road, a distance of 150.15 feet (N 11° 18' 31" W, 150.01' record) to a ½" rebar found for the northwest corner of the herein described tract, at the west corner of the remaining portion of a called 30 acre tract recorded in Volume 2359, Page 379, Deed Records, Bexar County, Texas, said point also being the southwest corner of a called 1.000 acre tract recorded in Volume 4180, Page 1710, Real Property Records, Bexar County, Texas;
- (3) **THENCE N 89° 40' 30" E**, departing the northeast right-of-way line of Old Fredericksburg Road, along a south boundary line of the remaining portion of the called 30 acre tract, a distance of 462.61 feet (N 89° 40' 29" E, 462.70' record) to a ½" rebar found for corner at the northeast corner of the herein described tract;
- (4) **THENCE S 02° 11' 28" E**, along a west boundary line of the remaining portion of the called 30 acre tract, a distance of 149.97 feet (S 00° 08' 57" E, 149.99' record) to a ½"

EXHIBIT "A"

acre tract, the northwest corner of a called 2 acre tract recorded in Volume 5149, Page 470, Deed Records, Bexar County, Texas;

- (5) **THENCE S 02° 10' 34" E**, along the west boundary line of the called 2 acre tract, a distance of **207.27 feet** (S 00° 12' 33" E, 207.08' record) to a ½" rebar found for the southeast corner of the herein described tract, the northeast corner of a called 1 acre tract recorded in Volume 2485, Page 450, Deed Records, Bexar County, Texas;
- (6) **THENCE N 89° 51' 37" W**, along the north boundary line of the called 1 acre tract, a distance of **207.30 feet** (N 89° 54' 53" W, 207.41' record) to a ½" rebar found for corner at the northwest corner of the called 1 acre tract, an angle point in the east boundary line of the called 1.48 acre tract;
- (7) **THENCE N 10° 59' 34" W**, along the east boundary line of the called 1.48 acre tract, a distance of **159.43 feet** (N 10° 59' 46" W, 159.40' record) to a ½" rebar found for interior corner;
- (8) **THENCE S 78° 55' 43" W**, along the north boundary line of the called 1.48 acre tract, a distance of **195.54 feet** (S 78° 58' 30" W, 195.61' record no record) to the **POINT OF BEGINNING** and containing 2.913 acres of land, more or less.

Note: This description is based on an on the ground survey performed on 03-03-2010. The basis of bearings was established from the WGS 84 coordinate system. A survey plat of the above-described tract was prepared.



Jeff Boerner
Registered Professional Land Surveyor
No. 4939 Job # 10-031-00

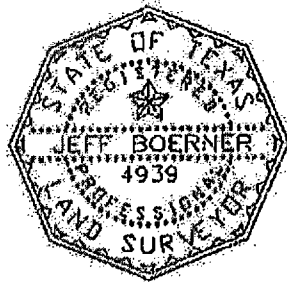


EXHIBIT "B"

MDS

LAND SURVEYING COMPANY, INC.
Boundary • Topographic • Construction

9120 Delta Ekhorn
Fair Oaks Ranch, Texas 78015
Phone: 830-755-8544 FAX: 830-755-8545
Email: mdsinc@grto.com

1005 Shirley Baker "a"
Kerrville, TEXAS 78028
Phone: 830-257-0052 FAX: 830-257-0053
Email: mdsinc@windstream.net

FIELD NOTES FOR A 0.434 OF ONE ACRE TRACT OF LAND

BEING A 0.434 OF ONE ACRE TRACT OF LAND OUT OF THE JOSE RAMON AROCHA SURVEY NO. 171, ABSTRACT NO. 24, COUNTY BLOCK 4708, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE REMAINING OF A CALLED 30 ACRE TRACT RECORDED IN VOLUME 2359, PAGE 379, DEED RECORDS, BEXAR COUNTY, TEXAS, SAID 0.434 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

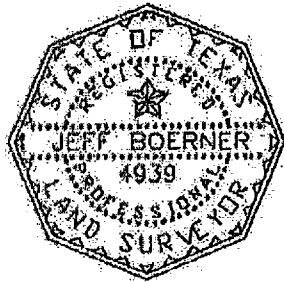
BEGINNING at a ½ rebar found for in the northeast right-of-way line of Old Fredericksburg Road, said point being the northwest corner of a 2.913 acre tract recorded in Volume 14284, Page 841, Real Property Records, Bexar County, Texas, the southwest corner of a called 1 acre tract recorded in Volume 4180, Page 1710, Real Property Records, Bexar County, Texas;

- (1) **THENCE N 79° 02' 48" E**, departing the northeast right-of-way line of Old Fredericksburg Road, along the south boundary line of the called 1 acre tract and the south boundary line of a called 1 acre tract recorded in Volume 12605, Page 2097, Real Property Records, Bexar County, Texas, a distance of 442.93 feet (N 78° 47' 20" E, 442.98' record) to a ½" rebar found for the northeast corner of the herein described tract;
- (2) **THENCE S 18° 47' 20" E**, a distance of 86.13 feet (no record) to a ½" rebar found for the southeast corner of the herein described tract, at the northeast corner of the 2.913 acre tract;
- (3) **THENCE S 89° 40' 30" W**, along the north boundary line of the called 2.913 acre tract, a distance of 462.61 feet (S 89° 40' 29" W, 462.70' record) to the **POINT OF BEGINNING** and containing 0.434 of one acre of land, more or less.

Note: This description is based on an on the ground survey performed on 03-03-2010. The basis of bearings was established from the WGS 84 coordinate system. A survey plat of the above-described tract was prepared.



Jeff Boerner
Registered Professional Land Surveyor
No. 4939 Job # 10-031-01



File Information

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

Document Number: 20210336685
Recorded Date: December 03, 2021
Recorded Time: 11:19 AM
Total Pages: 12
Total Fees: \$66.00

**** 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: 12/3/2021 11:19 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk