

KENNETH W. BROWN, AICP  
DANIEL ORTIZ  
JAMES MCKNIGHT

**BROWN & ORTIZ, P.C.**  
ATTORNEYS AT LAW

CAROLINE McDONALD  
KEVIN DEANDA

PAUL M. JUAREZ  
OF COUNSEL

112 E. PECAN STREET  
SUITE 1360  
SAN ANTONIO, TEXAS 78205  
TELEPHONE: 210.299.3704  
FAX: 210.299.4731

**COSA - CITY CLERK**  
**2021 JUL 23 PM03:23:03**

July 22, 2021

Tina J. Flores  
City Clerk  
City of San Antonio  
719 South Santa Rosa  
San Antonio, Texas 78204

**VIA HAND DELIVERY**

RE: Petition for Consent to the Creation of the Medina Stonehill Special Improvement District, in accordance with Chapter 382 of the Texas Local Government Code, for Property Generally Located Northwest of the Intersection of HWY 211 and US HWY 90, in the Extraterritorial Jurisdiction ("ETJ") of the City of San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9668.009.*

Dear Ms. Flores:

On behalf of the Petitioner, Medina Stonehill, LLC we respectfully submit the enclosed Petition to the City of San Antonio and, pursuant to the requirements of Texas Local Government Code Section 372.003, request the written consent of the City of San Antonio to the creation of the Medina Stonehill Special Improvement District and the inclusion of the Subject Property therein, all as further described in the attached Petition. Please find enclosed:

1. A signed Petition submitted to Bexar County for the Creation of the Medina Stonehill Special Improvement District (**Exhibit "1"**);
2. Medina Stonehill Special Improvement District Layout of the Subject Property (**Exhibit "2"**);
3. Medina Stonehill Special Improvement District Summary and Timeline (**Exhibit "3"**); and
4. Medina Stonehill Special Improvement District Financial Projections (**Exhibit "4"**).

Please do not hesitate to contact our office should you have any questions or need any additional information in connection with this Petition.

Thank you,

**BROWN & ORTIZ, P.C.**

BY: *Caroline McDonald*

Caroline McDonald

Enclosures: As Stated

CC: Rod Sanchez, Asst. City Manager, City of San Antonio  
Bridget White, Planning Department, City of San Antonio

**EXHIBIT "1"**  
**PETITION TO BEXAR COUNTY FOR THE CREATION OF THE MEDINA STONEHILL  
SPECIAL IMPROVEMENT DISTRICT**

KENNETH W. BROWN, AICP  
DANIEL ORTIZ  
JAMES MCKNIGHT

**BROWN & ORTIZ, P.C.**  
ATTORNEYS AT LAW

CAROLINE McDONALD  
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OF COUNSEL

112 E. PECAN STREET  
SUITE 1360  
SAN ANTONIO, TEXAS 78205  
TELEPHONE: 210.299.3704  
FAX: 210.299.4731

July 15, 2021

Honorable Lucy Adame-Clark  
Bexar County Clerk  
Office of the Bexar County Clerk  
100 Dolorosa, Suite 104  
San Antonio, Texas 78205

FILED  
LUCY ADAME-CLARK  
COUNTY CLERK  
2021 JUL 16 P 12:53  
BEXAR COUNTY TEXAS

RE: Petition for the Creation of a Public Improvement District, in accordance with Chapter 382 of the Texas Local Government Code, for Property Generally Located Northwest of the Intersection of HWY 211 and HWY 90, in the Extraterritorial Jurisdiction ("ETJ") of the City of San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9688.009.*

Honorable Adame-Clark:

On behalf of Medina Stonehill LLC (the "Petitioner") we respectfully submit the enclosed Petition to the Commissioners Court of Bexar County and request the creation of a public improvement district, to be named the "Medina Stonehill Special Improvement District," and the inclusion of the Subject Property therein, all as further described in the attached Petition. Please find enclosed:

1. A signed Petition;
2. An exhibit showing the boundaries of the proposed Medina Stonehill Special Improvement District (**Exhibit "A"**); and
3. A signed affidavit by the Petitioner (**Exhibit "B"**).

Please do not hesitate to contact our office should you have any questions or need any additional information in connection with this Petition.

Thank you,

**BROWN & ORTIZ, P.C.**

BY:   
Caroline McDonald

Enclosures: As Stated

CC: The Honorable County Judge and Commissioners Court of Bexar County, Texas  
Office of the City Clerk of the City of San Antonio, Texas  
City Council of the City of San Antonio, Texas

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED  
THE MEDINA STONEHILL SPECIAL IMPROVEMENT DISTRICT**

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

**TO: THE HONORABLE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS**

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

**I. PETITIONER**

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

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

**II. NAME**

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

**III. BOUNDARIES**

The proposed boundaries of the District shall include the Subject Property, more particularly described in **Exhibit “A”** attached hereto and incorporated herein for all purposes. The total acreage of the District is approximately 568.3 acres total. None of the land to be included in the District is within the corporate boundaries of any municipality and all of the land proposed to be included in the District is in the extraterritorial jurisdiction of the City and in the County.

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

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

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

The total estimated capital cost for the District's public improvements is approximately 568.3. Such costs can be partially offset with the imposition of taxes and the issuance of bonds by the District, as further described herein.

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

The District is expressly requested pursuant to Chapter 382 of the Code. The District shall be created for the purposes of a district created and organized under Section 52, Article III, and Section 59, Article XVI of the Texas Constitution, Chapters 380, 381, 382, and 383 of the Code, and for the purpose of creating a program for economic development as provided in Section 52, Article III of the Texas Constitution, and for any other lawful purpose authorized by the governing laws.

The Petitioner specifically requests that:

- (1) the County authorize the District to exercise the powers granted under Chapter 382 of the Code;

- (2) the County delegate to the District all powers that the County is granted pursuant to Chapter 382; and
- (3) the County authorize the District to engage in economic development projects, as the District may enter into development agreements which are deemed advisable to promote state and local economic development and to stimulate business and commercial activity in the District.

## **VII. ROAD IMPROVEMENTS**

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

## **VIII. ADVISORY BOARD**

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

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

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

## **X. TAXES AND BONDS**

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

The Petitioner specifically requests that:

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

- (4) the County grant the District authority as provided in Sections 382.158 and 382.159 of the Code, regarding borrowing and repayment of costs, respectively.

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

- (1) impose an ad valorem tax not to exceed the City's tax rate;
- (2) impose a sales and use tax with a rate not to exceed two-percent (2%); and
- (3) impose a hotel occupancy tax with a rate the greater of nine-percent (9%) or the rate imposed by the City.

#### **XI. METHOD OF ASSESSMENT**

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

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

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

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

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

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

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

#### **XV. PRAYER**

This Petition requests that the County create the District, include the Subject Property therein, and grant to the District the powers requested in the Petition. The Petitioner prays that this Petition be heard and the Commissioners Court set a hearing date, publish notice of, conduct a hearing, make certain findings, and enter an Order creating the District in a manner authorized under Chapter 382 of the Code and as described herein.

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

Wherefore, this Petition satisfies all of the requirements of the Code for the creation of the District, and the Petitioner respectfully requests the County create the District and include the Subject Property within such District, as described herein.

Respectfully submitted, this 16<sup>th</sup> day of July, 2021.

**PETITIONER:**

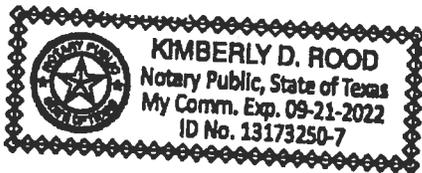
**MEDINA STONEHILL, LLC**  
a Texas Limited Liability Company

By:   
Steve L. Cummings  
Manager

**ACKNOWLEDGEMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

The foregoing instrument was acknowledged before me on the 16 day of July, 2021, by Steve L. Cummings, Manager, on behalf of MEDINA STONEHILL, LLC, a Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed, on behalf of said company, in the capacity therein stated.



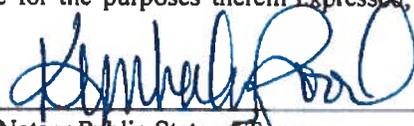
  
Notary Public State of Texas  
Printed Name of Notary: Kimberly Rood  
Commission Expiration: 9-21-2022



EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF BEXAR

PREPARED FOR: Showplace Hill, Inc.

FIELD NOTES TO DESCRIBE

A 131.89 Acre Tract of land being situated about 18 miles S 82° W of San Antonio in Bexar County, Texas, being out of Survey No. 14 1/2, Abstract No. 1114, Juana Martinez, original grantee, also being all of a 131.9209 Acre Tract conveyed from William C. Sutton, et ux to Showplace Hill, Inc. by deed dated September 6, 1993 and recorded in Volume 5801, Page 757 of the Real Property Records of Bexar County, Texas, and being more particularly described as follows:

**BEGINNING:** At a concrete highway marker found by a 2" pipe post in the North line of U.S. Highway 90 (variable width) for the Southwest corner of this tract;

**THENCE:** With fence and the West line of this Tract as follows:  
N 24° 02' 52" W 1906.45 feet, at 1118.05 feet pass a 5/8" iron pin set on line from which a steel "T" post bears S 52° 17' 56" W 1.50 feet, continuing to 5/8" iron pin found by 8" cedar post found for an angle point;  
N 39° 27' 33" E 1464.34 feet to a 5/8" iron pin found for the Southwest corner of a 221.9387 Acre Tract (Volume 5686, Page 1998, Real Property Records) and the Northwest corner of this tract from which a 2" pipe post bears S 51° 00' 14" W 2.19 feet;

**THENCE:** S 89° 57' 50" E 1694.36 feet North of a fence to a 5/8" iron pin found for the Southeast corner of said 221.9387 Acre Tract and the Northeast corner of this tract from which a 6" cedar post bears S 01° 18' 09" E 2.60 feet;

**THENCE:** S 00° 14' 46" E 2252.88 feet with fence and the West line of a 609.83 Acre Tract (Volume 6338, Page 287, Real Property Records) to a 5/8" iron pin set for the Southwest corner of said 609.83 Acre Tract and the Southeast corner of this tract from which a TXDOT disk found by 8" creosote post bears S 81° 58' 47" W 1.57 feet;

**THENCE:** With the North line of said highway and the South line of this Tract as follows:  
S 71° 48' 08" W 170.87 feet to a broken highway marker from which a 2" pipe post bears N 67° 47' 47" W 3.34 feet for an angle point;  
S 77° 23' 49" W 601.17 feet, at 322.66 feet pass a 2" pipe post, continuing to a 5/8" iron pin found for an angle point from which a 2" pipe post bears S 68° 51' 36" W 2.99 feet;  
S 64° 27' 00" W 504.41 feet to a 5/8" iron pin found by a 2" pipe post for an angle point;  
S 71° 45' 01" W 688.32 feet to the POINT OF BEGINNING.

Bearings shown herein are geodetic from GPS observations. I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 20th day of September, 2005.

John Howard, R.P.S. No. 4611  
402 State Highway 173 S  
Bondo, Texas 78861  
(830) 426-4776



UPDATED: October 4, 2006

FIELD NOTES

FOR

A 214.48 acre, or 9,342,923 square feet more or less, tract of land being out of that 328 acre tract as described in conveyance to Clarence J. Keller by deed recorded in Volume 3169, Page 365-369 of the Deed Records of Bexar County, Texas, out of the Juana Martinez Survey Number 14 1/2, Abstract 1114, County Block 4016 of Bexar County, Texas. Said 214.48 acre tract being more fully described as follows, with bearings being based on the North American Datum of 1983 (GORS 1996), from the Texas Coordinate System established for the South Central Zone:

**BEGINNING:** At a found Texas Department of Transportation monument on the north right-of-way line of U.S. Highway 90 (a variable width right-of-way) at the southwest corner of said 328 acre tract, the southeast corner of Lot 24, Block 2 of the Pioneer Estates Subdivision recorded in Volume 9300, Pages 144-146 of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** N 00°15'56"E, along and with the west line of said 328 acre tract, the east line of said Pioneer Estates Subdivision; a distance of 2721.49 feet to a found 1/2" iron rod at the northeast corner of Lot 16, Block 5 of said Subdivision, the south corner of a 181.992 acre tract recorded in Volume 4756, Pages 407-409 of the Official Public Records of Real Property of Bexar County, Texas;

**THENCE:** Continuing along and with the west line of said 328 acre tract and the east line of said 181.992 acre tract the following calls and distances:

N 00°13'39"E, a distance of 1623.47 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 00°26'19"E, a distance of 2969.43 feet to a found 1/2" iron rod on the south line of a 942.966 acre tract recorded in Volume 10854, Pages 1216-1221 of the Official Public Records of Real Property of Bexar County, Texas at a called angle point in the east line of said 181.992 acre tract, from which a found 5/8" iron pipe at the south west corner of said 942.966 acre tract bears S 89°49'49" W, 1.1 feet;

**THENCE:** N 89°49'49"E, departing the east line of said 181.992 acre tract, along and with the north line of said 328 acre tract, the south line of said 942.966 acre tract, a distance of 620.60 feet to a found 5/8" iron rod at

PAPE-DAWSON ENGINEERS, INC.

665 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.0000 | Fax: 210.375.9010 | info@pape-dawson.com

the northwest corner of a 221.9387 acre tract (surveyed concurrently as 221.93 acres) recorded in Volume 5686, Pages 1998-2015 of the Official Public Records of Real Property of Bexar County, Texas;

**THENCE:**

Departing the north line of said 328 acre tract, the south line of said 942.966 acre tract, along and with the west line of said 221.93 acre tract, the following calls and distances:

S 00°14'26"E, a distance of 2329.96 feet (by deed North, 2330.90 feet) to a found 5/8" iron rod;

N 75°29'39"E, a distance of 733.26 feet (by deed S75°42'18"W, 733.60 feet) to a found 5/8" iron rod;

N 83°21'33"E, a distance of 371.88 feet (by deed S83°37'35"W, 371.59 feet) to a found 5/8" iron rod;

S 12°17'09"W, a distance of 496.98 (by deed N12°31'19"E, 496.84 feet) feet to a found 5/8" iron rod;

S 51°00'41"E, a distance of 364.50 feet (by deed N50°42'52"W, 364.56 feet) to a found 5/8" iron rod;

S 14°01'33"E, a distance of 83.18 feet (by deed N13°52'49"W, 83.27 feet) to a found 5/8" iron rod;

S 23°45'56"E, a distance of 168.06 feet (by deed N23°31'30"W) to a found 5/8" iron rod;

S 00°22'48"E, a distance of 778.32 feet (by deed N06°02'09"W, 776.91 feet) to a found 1/2" iron rod with cap stamped "JOHN HOWARD - RPLS. 4611) at the southwest corner of said 221.93 acre tract, the northwest corner of a 191.9209 acre tract recorded in Volume 5801, Pages 757-761 of the Official Public Records of Real Property of Bexar County, Texas;



FIELD NOTES  
FOR  
TRACT I

A 221.93 acre, or 9,667,164 square feet more or less, tract of land being all of that 221.9387 acre tract conveyed to Diane Louise Stahley formerly known as Diane Louise Marchiori by partition deed recorded in Volume 5686, Pages 1998-2015 of the Official Public Records of Real Property of Bexar County, Texas out of the Juana Martinez Survey Number 14 1/2, Abstract Number 1114, County Block 4016 of Bexar County, Texas. Said 221.93 acre tract being more fully described as follows, with bearings being based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

**BEGINNING:** At a found 1/2" iron rod on the south line of a 942.966 acre tract recorded in Volume 10854, Pages 1216-1221 of the Official Public Records of Real Property of Bexar County, Texas, at the northwest corner of a 609.83 acre tract recorded in Volume 6738, Page 287-292 of the Official Public Records of Real Property of Bexar County, Texas, the northeast corner of the aforementioned 221.9387 acre tract;

**THENCE:** S 00°11'04"E, departing the south line of said 942.966 acre tract, along and with the west line of said 609.83 acre tract, the east line of said 221.9387 acre tract, a distance of 3840.60 feet (by deed S00°05'49"W, 1870.65 feet and S00°02'46"W, 1970.17 feet), to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" at the southeast corner of said 221.9387 acre tract, the northeast corner of a 131.9209 acre tract recorded in Volume 5801 Pages 757-761 of the Official Public Records of Real Property of Bexar County, Texas, from which a found 5/8" iron rod bears S 72°13'09" W a distance of 1.53 feet;

**THENCE:** N 89°58'51"W, departing the west line of said 609.83 acre tract and along and with the south line of said 221.9387 acre tract, the north line of said 131.9209 acre tract, a distance of 1695.84 feet (by deed N89°41'09"W, 1696.23 feet) to a found 1/2" iron rod with cap stamped "JOHN HOWARD - RPLS 4611" at the southwest corner of said 221.9387 acre tract, the northwest corner of said 131.9209 acre tract, on the east line of a 214.48 acre tract surveyed concurrently;

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

THENCE: Departing the north line of said 131.9209 acre tract, along and with the west line of said 221.8387 acre tract, the east line of said 214.48 acre tract, the following calls and distances:

N 00°22'48"W, a distance of 778.32 feet (by deed N00°02'09"W, 776.91 feet) to a found 5/8" iron rod;

N 23°45'56"W, a distance of 168.06 feet (by deed N23°31'30"W) to a found 5/8" iron rod;

N 14°01'33"W, a distance of 83.18 feet (by deed N13°52'49"W, 83.27 feet) to a found 5/8" iron rod;

N 51°00'41"W, a distance of 364.50 feet (by deed N50°42'52"W, 364.56 feet) to a found 5/8" iron rod;

N 12°17'09"E, a distance of 496.98 feet (by deed N12°31'19"E, 496.84 feet) to a found 5/8" iron rod;

S 83°21'33"W, a distance of 371.88 feet (by deed S83°37'35"W, 371.59 feet) to a found 5/8" iron rod;

S 75°29'39"W, a distance of 733.26 feet (by deed S75°42'18"W, 733.60 feet) to a found 5/8" iron rod;

N 00°14'26"W, a distance of 2329.96 feet (by deed North, 2330.90 feet) to a found 5/8" iron rod on the south line of said 942.966 acre tract at the northwest corner of said 221.9387 acre tract, the northeast corner of said 214.48 acre tract;

THENCE: N 89°49'49"E, along and with the south line of said 942.966 acre tract, the north line of said 221.9387 acre tract, a distance of 3043.16 feet (by deed S89°59'44"E, 425.08 feet, N89°59'12"E, 942.00 feet, and S89°49'58"E, 1676.05 feet) to the POINT OF BEGINNING and containing 221.93 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.,

PREPARED BY: PAPE-DAWSON ENGINEERS INC..  
DATE: September 11, 2006  
JOB No.: 9277-06  
FILE: N:\Survey\066-9300\9277-06\WORD\FN9277-06-221.9 ACRES.doc

*[Handwritten Signature]*  
9-12-2006



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

Medina Stonehill, LLC, a Texas Limited Liability Company (hereinafter "Owner") hereby affirms that it is the fee simple owner of real property located in Bexar County. Owner requests the creation of the Medina Stonehill Special Improvement District (the "District") and consents to the inclusion of said real property within its boundaries. The description of the real property owned by Owner, and which Owner wishes to include within the proposed District, is attached as **Exhibit "A"** to the Petition for the creation of the Medina Stonehill Special Improvement District.

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

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



**OWNER:**

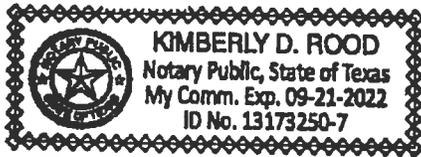
**MEDINA STONEHILL, LLC**  
a Texas Limited Liability Company

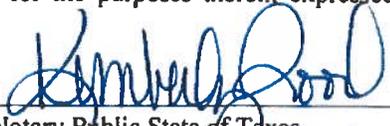
By:   
Steve L. Cummings  
Manager

**ACKNOWLEDGEMENT**

**STATE OF TEXAS**       §  
                                  §  
**COUNTY OF BEXAR**   §

The foregoing instrument was acknowledged before me on the 8 day of July, 2021, by Steve L. Cummings, Manager, on behalf of MEDINA STONEHILL, LLC a Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed, on behalf of said company, in the capacity therein stated.



  
Notary Public State of Texas  
Printed Name of Notary: Kimberly Rood  
Commission Expiration: 9-21-2022



\*VG-76-2021-20210195239\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210195239  
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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 Bexar County, Texas on:  
7/16/2021 1:04 PM



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

**EXHIBIT "2"**  
**MEDINA STONEHILL SPECIAL IMPROVEMENT DISTRICT PROPERTY LAYOUT**





**EXHIBIT "3"**  
**MEDINA STONEHILL SPECIAL IMPROVEMENT DISTRICT SUMMARY AND  
TIMELINE**



112 E. PECAN STREET  
SUITE 1360  
SAN ANTONIO, TEXAS 78205  
TELEPHONE: 210.299.3704  
FAX: 210.299.4731

**MEDINA STONEHILL SPECIAL IMPROVEMENT DISTRICT  
PID SUMMARY**

**1. Public Improvement District:**

- a. Name: Medina Stonehill Special Improvement District
- b. Location: Generally Located at 14693 W. US Hwy 90
- c. Applicant/Property Owner: Medina Stonehill, LLC
- d. Jurisdiction: Bexar County (City of San Antonio's Extraterritorial Jurisdiction), Precinct 1
- e. Acreage: 568 acres
- f. Water/Sewer: SAWS

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

- a. The Medina Stonehill Special Improvement District (District) would be a public improvement district created pursuant to Chapter 382 of the TX Local Government Code with the power to assess ad valorem tax at a rate not to exceed the City's tax rate, sales and use tax not to exceed 2% per taxable sale (subject to the state sales and use tax rate), a hotel occupancy tax (the greater of 9% or the City's rate), and the power to issue bonds.

**3. Project:**

- a. 2,100 SF Homes, 650 Multi-Family Units
- b. Proposed On-Site Improvements: Individual Lot Improvements, Streets, Utilities, Drainage, and Grading
- c. Proposed Off-Site Improvements: Offsite extension of sewer lines and water lines, including acquisition of offsite easements
- d. Improvements are dependent on phasing/adjacent platting, SAWS obtaining the necessary ROW/easements, other developer improvements, and reimbursements through the District
- e. Improvement Costs: approximately \$93M for onsite/total Improvement Cost
- f. District Revenue: approximately \$83M over 30 years

KENNETH W. BROWN, AICP  
DANIEL ORTIZ  
JAMES MCKNIGHT

**BROWN & ORTIZ, P.C.**  
ATTORNEYS AT LAW

CAROLINE McDONALD  
KEVIN DEANDA

PAUL M. JUAREZ  
OF COUNSEL

112 E. PECAN STREET  
SUITE 1360  
SAN ANTONIO, TEXAS 78205  
TELEPHONE: 210.299.3704  
FAX: 210.299.4731

**MEDINA STONEHILL PID  
DRAFT TIMELINE**

Submit Petition for PID to County	<b>July 16, 2021</b>
Meet with County Commissioners and with City of San Antonio Staff/Negotiate Development Agreement with City of San Antonio	<b>July – October 2021</b>
County Meeting to Approve Resolutions of Intent ( <i>hold a hearing to consider and accept the petition and adopt a resolution of intent to establish the PID</i> )	<b>September 7, 2021</b> (County's Internal Deadline is August 25 <sup>th</sup> )
Planning Commission Meeting ( <i>Briefing on Proposed Medina Stonehill PID</i> )	<b>October 13, 2021</b>
Planning Commission Meeting ( <i>Hearing regarding proposed Medina Stonehill PID</i> )	<b>October 27, 2021</b>
Deadline to Post Notice of Commissioners Court Creation of Medina Stonehill PID in SA Express News and Mailed to Property Owners <i>TLGC 372.009(c) and (d)</i>	<b>October 22, 2021</b>
City Council Meeting ( <i>adopt resolutions granting consent to the establishment of the PID and an ordinance approving development agreements</i> )	<b>November 18, 2021</b>
County Meeting to Create PID and Appoint a Board of Directors ( <i>the County must approve orders establishing the PIDs and appointing the PID Boards</i> )	<b>December 7, 2021</b>
Board of Directors Organizational Meeting to Call Election *Other items required by Board post-election (e.g. approval of finance agreements)	<b>December 2021 – January 2022</b>
Last Day for Board to Call an Election	<b>February 18, 2022</b>
Election to Confirm PID and Approve Taxes and Bonds & Voters Affidavits Signed ( <i>note that there are numerous election requirements, which are not included herein</i> )	<b>May 7, 2022</b>
Board Meeting to Canvass Election Results	<b>May 9-13, 2022</b>

**EXHIBIT "4"**  
**MEDINA STONEHILL SPECIAL IMPROVEMENT DISTRICT FINANCIAL  
PROJECTIONS**

**SUMMARY OF  
ESTIMATED PROJECT COSTS FOR STONEHILL**

**JULY 2021**

<b>CONSTRUCTION COSTS</b>	<b>AMOUNT</b>
A. Road Improvements	\$ 28,952,000
B. Onsite Water Distribution System	\$ 9,740,000
C. Offsite Water Distribution System	\$ 13,593,000
D. Onsite Sanitary Sewer Collection System	\$ 10,332,000
E. Offsite Sanitary Sewer Collection System	\$ 2,220,000
F. Drainage Improvements	\$ 8,030,000
G. Clearing, Grubbing and SWPPP	\$ 2,247,000
H. Platting, FILO and Impact Fees	\$ 1,504,000
I. Engineering Fees	\$ 9,549,000
J. Contingency (10% of A-G)	\$ 7,511,400
<b>Total Construction Costs</b>	<b>\$ 93,678,400</b>

McCombs  
Stonehill  
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July 10, 2021

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**Exhibit A**  
**Stonehill**  
**PID Analysis Summary**  
**July 10, 2021**

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Description	Amount
PID Tax Rate (per \$100 AV)	\$ 0.55827
O&M Rate (per \$100 AV) - First 5 Years	\$ 0.18609
O&M Rate (per \$100 AV) - Remaining Term	\$ 0.09305
Inflation Rate	0.00%
Property Tax Collection Rate	95.00%
Term of PID	30
Final Year Revenue Collections to Developer	2053
Buildout Value	\$ 637,250,000
Single Family and Multi-Family Residential Units	2,746
PID Bond Revenues Reimbursed To Developer	\$ 33,922,178
Annual PayGo Revenues Paid To Developer	\$ 1,136,604
<b>Total PID Revenues Reimbursed To Developer</b>	<b>\$ 35,058,782</b>
<b>PID Revenues Collected (Inclusive of M&amp;O)</b>	<b>\$ 83,713,247</b>
Total Eligible PID Costs	\$ 93,678,400

**Exhibit B  
Stonehill  
Project and PID Revenues Analysis  
July 10, 2021**

Year No.	Years [a]		Cumulative Housing Units on the Ground [b]	Taxable Basis per Unit	Total Taxable Basis [c]	Ad Valorem Tax / (100*0.55827) [d]	Cumulative
	2020	2022					
0	2020	2022	-	-	-	-	\$ -
1	2021	2023	-	-	-	-	-
2	2022	2024	-	-	-	-	-
3	2023	2025	96	264,000	63,360,000	336,034	336,034
4	2024	2026	96	264,000	126,720,000	672,068	1,008,102
5	2025	2027	96	264,000	190,080,000	1,008,102	2,016,203
6	2026	2028	96	264,000	253,440,000	1,344,136	3,360,339
7	2027	2029	96	264,000	316,800,000	1,680,169	5,040,508
8	2028	2030	96	238,534	420,535,000	2,230,335	7,270,843
9	2029	2031	96	241,585	483,895,000	2,566,369	9,837,211
10	2030	2032	96	243,984	547,255,000	2,902,402	12,739,614
11	2031	2033	132	232,065	637,250,000	3,379,697	16,119,311
12	2032	2034	-	232,065	637,250,000	3,379,697	19,499,008
13	2033	2035	-	232,065	637,250,000	3,379,697	22,878,704
14	2034	2036	-	232,065	637,250,000	3,379,697	26,258,401
15	2035	2037	-	232,065	637,250,000	3,379,697	29,638,098
16	2036	2038	-	232,065	637,250,000	3,379,697	33,017,795
17	2037	2039	-	232,065	637,250,000	3,379,697	36,397,492
18	2038	2040	-	232,065	637,250,000	3,379,697	39,777,188
19	2039	2041	-	232,065	637,250,000	3,379,697	43,156,885
20	2040	2042	-	232,065	637,250,000	3,379,697	46,536,582
21	2041	2043	-	232,065	637,250,000	3,379,697	49,916,279
22	2042	2044	-	232,065	637,250,000	3,379,697	53,295,975
23	2043	2045	-	232,065	637,250,000	3,379,697	56,675,672
24	2044	2046	-	232,065	637,250,000	3,379,697	60,055,369
25	2045	2047	-	232,065	637,250,000	3,379,697	63,435,066
26	2046	2048	-	232,065	637,250,000	3,379,697	66,814,763
27	2047	2049	-	232,065	637,250,000	3,379,697	70,194,459
28	2048	2050	-	232,065	637,250,000	3,379,697	73,574,156
29	2049	2051	-	232,065	637,250,000	3,379,697	76,953,853
30	2050	2052	-	232,065	637,250,000	3,379,697	80,333,550
31	2051	2053	-	232,065	637,250,000	3,379,697	83,713,247
<b>Totals:</b>			<b>1,200</b>	<b>900</b>	<b>646</b>	<b>2,746</b>	<b>\$ 83,713,247</b>

**Exhibit C  
McCombs  
Stonehill**

**Summary of Cumulative Impact - Ad Valorem Revenues at Build-out  
July 10, 2021**

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Summary of Cumulative Impact									
Year No.	Year	Bexar County	Bexar County Rd & Flood	SA River Auth.	Alamo College	Univ Health System	Medina Valley ISD	Bexar County ESD #2	Total
15	Year 2037	\$ 14,728,479	\$ 1,256,515	\$ 986,397	\$ 7,918,252	\$ 14,665,197	\$ 71,361,948	\$ 5,284,816	\$ 116,201,603
20	Year 2042	\$ 23,126,081	\$ 1,972,930	\$ 1,548,802	\$ 12,432,929	\$ 23,026,718	\$ 112,049,739	\$ 8,298,011	\$ 182,455,211
25	Year 2047	\$ 31,523,684	\$ 2,689,346	\$ 2,111,207	\$ 16,947,606	\$ 31,388,239	\$ 152,737,531	\$ 11,311,206	\$ 248,708,819
30	Year 2053	\$ 39,921,286	\$ 3,405,761	\$ 2,673,612	\$ 21,462,283	\$ 39,749,761	\$ 193,425,322	\$ 14,324,401	\$ 314,962,427

**Exhibit D  
McCombs  
Stonehill  
Calculation of Direct Economic Impact from Date Property Goes on Tax Roll  
July 10, 2021**

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Years	Ad Valorem Revenues [a] [b]													
	Bexar County		Bexar County Rd & Flood		SA River Auth.		Alamo College		Univ Health System		Medina Valley ISD		Bexar County ESD #2	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2020	0.277429	-	0.023668	-	0.018580	-	0.149150	-	0.276237	-	1.344190	-	0.089546	-
2021		-		-		-		-		-		-		-
2022		-		-		-		-		-		-		-
2023		166,990		14,246		11,184		89,776		166,273		809,095		59,919
2024		333,980		42,739		22,367		179,553		332,545		1,618,190		119,837
2025		500,970		85,477		33,551		269,329		498,818		2,427,285		179,756
2026		667,960		142,462		44,735		358,105		665,090		3,236,379		239,675
2027		834,950		213,694		55,918		448,882		831,363		4,045,474		599,187
2028		1,108,352		308,249		74,229		595,867		1,103,590		5,370,150		397,684
2029		1,275,342		417,051		85,412		685,643		1,269,862		6,179,245		1,296,475
2030		1,442,332		540,099		98,596		775,419		1,436,135		6,988,340		1,754,089
2031		1,679,520		683,382		112,481		902,935		1,672,304		7,670,644		2,271,621
2032		1,679,520		826,665		112,481		902,935		1,672,304		8,137,558		2,874,260
2033		1,679,520		969,949		112,481		902,935		1,672,304		8,137,558		3,476,899
2034		1,679,520		1,113,232		112,481		902,935		1,672,304		8,137,558		4,079,538
2035		1,679,520		1,256,515		112,481		902,935		1,672,304		8,137,558		4,682,177
2036		1,679,520		1,399,798		112,481		902,935		1,672,304		8,137,558		5,284,816
2037		1,679,520		1,543,081		112,481		902,935		1,672,304		8,137,558		5,887,455
2038		1,679,520		1,686,364		112,481		902,935		1,672,304		8,137,558		6,490,094
2039		1,679,520		1,829,647		112,481		902,935		1,672,304		8,137,558		7,092,733
2040		1,679,520		1,972,930		112,481		902,935		1,672,304		8,137,558		7,695,372
2041		1,679,520		2,116,213		112,481		902,935		1,672,304		8,137,558		8,298,011
2042		1,679,520		2,259,497		112,481		902,935		1,672,304		8,137,558		8,900,650
2043		1,679,520		2,402,780		112,481		902,935		1,672,304		8,137,558		9,503,289
2044		1,679,520		2,546,063		112,481		902,935		1,672,304		8,137,558		10,105,928
2045		1,679,520		2,689,346		112,481		902,935		1,672,304		8,137,558		10,708,567
2046		1,679,520		2,832,629		112,481		902,935		1,672,304		8,137,558		11,311,206
2047		1,679,520		2,975,912		112,481		902,935		1,672,304		8,137,558		11,916,484
2048		1,679,520		3,119,195		112,481		902,935		1,672,304		8,137,558		12,516,484
2049		1,679,520		3,262,478		112,481		902,935		1,672,304		8,137,558		13,119,123
2050		1,679,520		3,405,761		112,481		902,935		1,672,304		8,137,558		13,721,762
<b>TOTAL</b>		<b>\$39,921,286</b>		<b>\$3,405,761</b>		<b>\$ 2,673,612</b>		<b>\$ 21,462,283</b>		<b>\$ 39,749,761</b>		<b>\$193,425,322</b>		<b>\$14,324,401</b>

Year	Summary of Cumulative Impact									
	Bexar County Rd & Flood	Bexar County	SA River Auth.	Alamo College	Univ Health System	Medina Valley ISD	Bexar County ESD #2	Total		
2037	\$ 14,728,479	\$ 1,256,515	\$ 986,397	\$ 7,918,252	\$ 14,665,197	\$ 71,361,948	\$ 5,284,816	\$ 116,201,603		
2042	\$ 23,126,081	\$ 1,972,930	\$ 1,548,802	\$ 12,432,929	\$ 23,026,718	\$ 112,049,739	\$ 8,298,011	\$ 182,455,211		
2047	\$ 31,523,684	\$ 2,689,346	\$ 2,111,207	\$ 16,947,606	\$ 31,388,239	\$ 152,737,531	\$ 11,311,206	\$ 248,708,819		
2053	\$ 39,921,286	\$ 3,405,761	\$ 2,673,612	\$ 21,462,283	\$ 39,749,761	\$ 193,425,322	\$ 14,324,401	\$ 314,962,427		

Footnotes:  
 [a] Assumes a Collection Ratio of 95.00%  
 [b] Represents the 2018 tax rates per the Bexar CAD.

Exhibit E  
Stonehill  
PID Qualified Costs

Description	PID Qualified Costs		Total Cost
	Onsite Improvements Public Neighborhood & Residential Improvements (Street, Drain, Water, Sewer & Electric)	Offsite Improvements	
<b>Hard Costs</b>			
Residential Subdivision	\$28,102,000		\$ 28,102,000
Road Improvements	\$28,952,000		\$ 28,952,000
Offsite Water and Sewer		\$15,813,000	\$ 15,813,000
Platting, FILO and Impact Fees	\$1,504,000		\$ 1,504,000
Clearing, Grubbing, SWPPP & Engineering	\$19,307,400		\$ 19,307,400
<b>Total</b>	<b>\$77,865,400</b>	<b>\$15,813,000</b>	<b>\$ 93,678,400</b>

Footnotes:

[a] Per the OPC dated 06/22/2021.