

November 10, 2025

VIA HAND DELIVERY

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

RE: Petition for City of San Antonio Consent to the Creation of the Bexar County Municipal Utility District No. 2 (or next sequential number available in Bexar County), in accordance with Chapters 49 and 54 of the Texas Water Code, for Property Generally Located Northwest of the Intersection of Scenic Loop Road and Babcock Road, in the Extraterritorial Jurisdiction ("ETJ") of the City of San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 8000.004.*

Dear Ms. Racca-Sittre:

On behalf of Lennar Homes of Texas Land and Construction, Ltd. (the "Applicant"), we respectfully submit the enclosed Petition to the City of San Antonio (the "City") and, pursuant to Chapters 49 and 54 of the Texas Water Code (the "Code"), request the written consent of the City to the creation of the Bexar County Municipal Utility District No. 2, or next sequential number available (the "District") and the inclusion of the Subject Property therein, all as further described in the attached Petition. The Petition is executed by Petitioners, Guajolote Ranch Inc., Sidney Edwards and Marcie Edwards (Petitioners and Property Owners), the property owners representing more than fifty percent (50%) of the appraised value of taxable real property within the proposed district.

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

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

1. Petition for Consent to the Creation of the Bexar County Municipal Utility District No. 2, or next sequential number available in Bexar County, (including Field Notes of the Subject Property).
2. Bexar County Municipal Utility District No. 2 Development Agreement Provisions Matrix.
3. Summary of the Proposed Bexar County Municipal Utility District No. 2.
4. Pro-Forma showing Expected Public Improvement Costs and Revenues within the Bexar County Municipal Utility District No. 2.

5. Master Development Plan of the Bexar County Municipal Utility District No. 2.
6. Petitioner/Property Owner's Executed Contracts Disclosure Form and Form 1295.
7. Ownership Deeds and Bexar County Appraisal District Information related to the Bexar County Municipal Utility District No. 2.

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

Thank you,

ORTIZ MCKNIGHT PLLC

By: _____

Daniel Ortiz

CC:

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

VIA EMAIL
VIA EMAIL

EXHIBIT "1"
**PETITION FOR CONSENT TO THE CREATION OF THE BEXAR COUNTY MUNICIPAL
UTILITY DISTRICT NO. 2, OR NEXT SEQUENTIAL NUMBER AVAILABLE IN BEXAR
COUNTY**

**PETITION FOR CONSENT TO THE
CREATION OF, AND INCLUSION OF LAND WITHIN, A MUNICIPAL UTILITY DISTRICT**

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF SAN ANTONIO, TEXAS:

The undersigned (herein referred to collectively as the "Petitioners"), holders of title to the land hereinafter described by metes and bounds, and acting pursuant to Section 54.016, Texas Water Code, and Section 42.042, Texas Local Government Code, respectfully petition the City Council of the City of San Antonio, Texas, for its written consent to the inclusion of land in, and the creation of, a conservation and reclamation district and would respectfully show the following:

I.

The name of the proposed district shall be Bexar County Municipal Utility District No. 2 (or next sequential number available in Bexar County) (the "District").

II.

The land shall be included within the District by creation and organization of the District as provided above. The District shall be organized under the terms and provisions of Article III, Section 52 and Article XVI, Section 59 of the Constitution of Texas, Chapters 49 and 54 of the Texas Water Code, and any special act of the Texas Legislature either creating the District or otherwise applicable thereto, together with all amendments and additions thereto.

III.

The District will contain approximately 1,159.87 acres of land, more or less, situated in Bexar County, Texas (the "Property"). The Property consists of two separate tracts of real property containing approximately 1,096.775 acres more particularly described in Exhibit "A-1" attached hereto ("Tract 1") and approximately 63.098 acres more particularly describe in Exhibit "A-2" attached hereto ("Tract 2"), respectively. The Property is located within the extraterritorial jurisdiction of the City of San Antonio, Texas. All of the Property may properly be included in the District.

IV.

The undersigned Petitioner Guajolote Ranch, Inc. is the owner of and holds title to all of Tract 1 as indicated by the tax rolls of Bexar County, Texas. The undersigned Petitioners Sidney Edwards and Marcie Edwards are the owners of and hold title to all of Tract 2 as indicated by the tax rolls of Bexar County, Texas.

V.

The purposes of and the general nature of the work proposed to be done by the District shall be the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to:

1. provide a water supply for municipal and domestic purposes;
2. collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state;
3. gather, conduct, divert and control local storm water or other local harmful excesses of water in the District;
4. design, acquire, construct, finance, improve, operate, and maintain park and recreation facilities;
5. design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads, or improvements in aid of those roads; and
6. to provide such other facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is created and permitted under state law.

VI.

There is, for the following reasons, a necessity for the above-described work, services and improvements. The area proposed to be within the District will experience substantial and sustained residential growth. There is not now available within the area, which will be developed as a master-planned single family residential development, an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, park and recreation facilities, or road system. The health and welfare of the present and future inhabitants of the area and of territories adjacent thereto require the construction, acquisition, maintenance, and operation of an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, park and recreation facilities, and roadway system. A public necessity therefore exists for the organization, extension, improvement, maintenance, and operation of such waterworks system, sanitary sewer system, drainage and storm sewer system, park and recreation facilities, and road system, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VII.

A preliminary investigation has been instituted to determine the cost of the project, and it is now estimated by the Petitioners, from such information as they have at this time, that the ultimate costs of the development contemplated will be approximately \$150,000,000. The project will be financed by the issuance of bonds by the District.

WHEREFORE, the Petitioners respectfully pray that this request be heard and that your Honorable Body duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the Property described herein within the District.

RESPECTFULLY SUBMITTED, this 20 day of October, 2025.

PETITIONER:

GUAJOLOTE RANCH, INC., a Texas corporation

By: [Signature]
Name: Richard H. LePere
Title: Treasurer

ACKNOWLEDGEMENT

STATE OF TEXAS

§

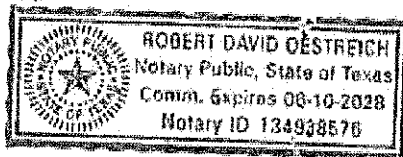
COUNTY OF BEXAR

§

§

This instrument was acknowledged before me on the 20 day of October, 2025, by Richard H. LePere, Treasurer of Guajolote Ranch, Inc., a Texas corporation, on behalf of said corporation.

(Seal and Expiration)



[Signature]
Notary Public, State of Texas

PETITIONER:

By: [Signature]

Name: Sidney Edwards

PETITIONER:

By: Marcie Edwards

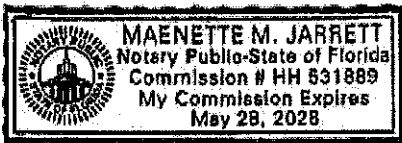
Name: Marcie Edwards

ACKNOWLEDGEMENTS

STATE OF Florida §
COUNTY OF Palm Beach Gardens §

This instrument was acknowledged before me on the 5 day of November, 2025, by Sidney Edwards.

(Seal and Expiration)

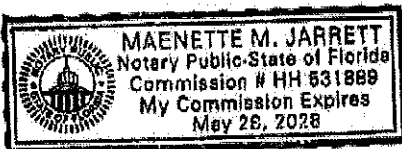


[Signature]
Notary Public, State of ~~Texas~~ Florida

STATE OF Florida §
COUNTY OF Palm Beach Gardens §

This instrument was acknowledged before me on the 5 day of November, 2025, by Marcie Edwards.

(Seal and Expiration)



[Signature]
Notary Public, State of ~~Texas~~ Florida

Exhibit "A-1"
Description of Tract 1 (1,096.775 Acres)

**METES AND BOUNDS DESCRIPTION
FOR**

A 1,096.775 acre, or 47,775,526 square feet more or less, tract of land being all of a called 1,096.99 acre tract described in deed to Guajolote Ranch, Inc., recorded in Volume 6115, Page 603 of the Deed Records of Bexar County, Texas, out of the B.S. & F. Survey No. 431A, Abstract 108, the C. Bundick Survey No. 915, Abstract 1037, the J. Travieso Survey No. 227 ¾, Abstract 758, the J. Travieso Survey No. 227 ¾, Abstract 759, and the J. Ximenes Survey No. 227A, Abstract 820, of Bexar County, Texas. Said 1,096.775 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found ½" iron rod at the northeast corner of said 1,096.99 acre tract, at the southeast corner of Lot 901, Block 13, C.B. 4695, Blackbuck Ranch Phase 1 Unit 1 PUD, recorded in Volume 9707, Page 29 and an angle point of Lot 901, Block 12, C.B. 4695, The Canyons at Scenic Loop Unit 6A P.U.D., recorded in Volume 9682, Page 32, both of the Deed and Plat Records of Bexar County, Texas;

THENCE: With the east line of said 1,096.99 acre tract and the west line of said The Canyons at Scenic Loop Unit 6A P.U.D., the following bearings and distances:

S 06°39'33" W, a distance of 2,293.26 feet to a found ½" iron rod with a cap marked "Jones & Carter";

S 07°24'13" E, a distance of 181.70 feet to a found ½" iron rod;

N 89°41'47" W, a distance of 558.27 feet to a point;

S 06°11'45" W, a distance of 154.16 feet to a found concrete monument at the southwest corner of Lot 10, Block 11 of said The Canyons at Scenic Loop Unit 6A P.U.D. and at the northwest corner of a called 10.295 acre tract described in deed to Malisa and Grenville Lewis V, recorded in Document No. 20210027114 of the Official Public Records of Bexar County, Texas;

THENCE: S 05°43'42" W, continuing with the east line of said 1,096.99 acre tract and the west line of said 10.295 acre tract, a distance of 807.18 feet to a found concrete monument at the southwest corner of said 10.295 acre tract and at the northwest corner of a called 63.192 acre tract, described in deed to Sidney and Marcie Edwards, recorded in Volume 10893, Page 992 of the Official Public Records of Bexar County, Texas;

THENCE: S 05°46'12" W, continuing with the east line of said 1,096.99 acre tract and the west line of said 63.192 acre tract, a distance of 620.48 feet to a found ½" iron rod, at the southwest corner of said 63.192 acre tract and at the northwest corner of a called 65.03 acre tract, described in deed to John J. & Mary A. Meyer, recorded in Volume 9206, Page 1805 of the Official Public Records of Bexar county, Texas;

THENCE: S 05°40'09" W, continuing with the east line of said 1,096.99 acre tract and the west line of said 65.03 acre tract, a distance of 614.31 feet to a found ½" iron rod at the southwest corner of said 65.03 acre tract and at the northwest corner of a called 74.34 acre tract, described in deed to John J. Meyer and Mary A. Meyer Hall, recorded in Volume 9206, Page 1803 of the Official Public Records of Bexar County, Texas;

- THENCE: S 05°27'54" W, continuing with the east line of said 1,096.99 acre tract and the west lines of said 74.34 acre tract, and the west line of a called 33.841 acre tract, "Tract One", described in deed to Elizabeth Ann Sams Toepperwein, recorded in Volume 12386, Page 1252 of the Official Public Records of Bexar County, Texas, a distance of 1,783.62 feet to a found ½" iron rod at the southwest corner of said 33.841 acre tract and at the northwest corner of a called 49.076 acre tract, described in deed to Shawnette S. Galm, recorded in Doc. No. 20210011265 of the Official Public Records of Bexar County, Texas;
- THENCE: S 05°24'36" W, continuing with the east line of said 1,096.99 acre tract and the west line of said 49.076 acre tract, a distance of 568.25 feet to a found ½" iron rod at the southeast corner of said 1,096.99 acre tract and at the northeast corner of a called 7.000 acre tract, described in deed to David L. Saathoff, recorded in Volume 8670, Page 332 of the Official Public Records of Bexar County, Texas;
- THENCE: N 83°26'28" W, departing the west line of said 49.076 acre tract, along a fence with the south line of said 1,096.99 acre tract, the north line of said 7.000 acre tract, the north line of a called 31.528 acre tract, described in deed to Clifford B. Saathoff, Jr., recorded in Volume 8249, Page 1899 of the Official Public Records of Bexar County, Texas, the north line of a called 4.311 acre tract, described in deed to Clifford B. Saathoff, Jr. and Marcie Ann Saathoff, recorded in Volume 2757, Page 271 of the Official Public Records of Bexar County, Texas, the north line of a called 13.89 acre tract, described in deed to Lori Saathoff Jackson, recorded in Volume 8011, Page 1739 of the Official Public Records of Bexar County, Texas, and the north line of a called 12.203 acre tract, described in deed to Clinton and Bo Jane Grothues, recorded in Volume 16939, Page 366 of the Official Public Records of Bexar County, Texas a distance of 2,385.12 feet to a found ½" iron rod at the northwest corner of said 12.203 acre tract;
- THENCE: N 83°13'00" W, continuing along said fence and the south line of said 1,096.99 acre tract and the north line of a called 66.533 acre tract, described in deed to J. Wade Saathoff et al., recorded in Volume 13448, Page 2086 of the Official Public Records of Bexar County, Texas, a distance of 1,783.67 feet to a found 1-foot diameter wood post;
- THENCE: N 83°03'02" W, continuing along said fence and said line, a distance of 933.53 feet to a 5-inch diameter wood fence post;
- THENCE: N 89°29'27" W, continuing along said fence and with said line, a distance of 254.27 feet to a found 1-foot diameter wood fence post on the north line of a called 8.6001 acre tract described in deed to John & Suzanne Saathoff, recorded in Volume 4199, Page 19 of the Official Public Records of Bexar County, Texas;
- THENCE: S 89°06'10" W, continuing along said fence, with the south line of said 1,096.99 acre tract and the north line of said 8.6001 acre tract, at a distance of 335.12 feet passing a found ½" iron rod at the northwest corner of said 8.6001 acre tract and at the northeast corner of Lot 26, Block 1, Chimney Creek Unit 1, recorded in Volume 8600, Page 233 of the Deed and Plat Records of Bexar County, Texas, continuing for a total distance of 648.20 feet to a found ½" iron rod at a north corner of said Lot 26;

THENCE: N 84°11'18" W, continuing along said fence and with the south line of said 1,096.99 acre tract, the north line of said Lot 26, the north line of Lot 27, Block 1 of said Chimney Creek Unit 1, and the north line of Lot 20, Block 1, Chimney Creek Unit 1, recorded in Volume 7300, Page 183 of the Deed and Plat Records of Bexar County, Texas, a distance of 483.42 feet to a found 1-foot diameter wood fence post at the southwest corner of said 1,096.99 acre tract and on a southeast corner of a called 2,518.86 acre tract described in deed to Bexar Ranch, LP, recorded in Volume 16209, Page 2274 of the Official Public Records of Bexar County, Texas;

THENCE: Departing the north line of said Lot 20, with the west line of said 1,096.99 acre tract and the east line of said 2,518.86 acre tract, the following bearings and distances:

N 00°18'17" E, a distance of 5,193.18 feet to a found ½" iron rod;

N 38°14'11" E, a distance of 660.43 feet to a found ½" iron rod;

N 37°41'27" W, a distance of 599.72 feet to a point;

N 00°15'42" E, a distance of 601.33 feet to a found 5/8" iron rod at the northwest corner of said 1,096.99 acre tract and at the southwest corner of Lot 902, Block 30, Blackbuck Ranch Phase 2 Unit 4 PUD, recorded in Volume 20002, Page 398 of the Plat Records of Bexar County, Texas;

THENCE: S 86°40'11" E, departing the east line of said 2,518.86 acre tract, with the north line of said 1,096.99 acre tract and the south line of said Blackbuck Ranch Phase 2 Unit 4 PUD, the south line of Blackbuck Ranch Phase 2 Unit 2 PUD, recorded in Volume 20001, Page 1764 of the Plat Records of Bexar County, Texas, the south line of Blackbuck Ranch Phase 1 Unit 8 PUD, recorded in Volume 20002, Page 835 of the Plat Records of Bexar, County, Texas, the south line of Blackbuck Ranch Phase 1 Unit 7 PUD, recorded in Volume 20001, Page 592 of the Plat Records of Bexar County, Texas, the south line of Blackbuck Ranch Phase 1 Unit 5 PUD, recorded in Volume 9728, Page 124 of the Deed and Plat records of Bexar County, Texas, the south line of Blackbuck Ranch Phase 1 Unit 1A PUD, recorded in Volume 20001, Page 1065 of the Plat Records of Bexar County, Texas and the south line of said Blackbuck Ranch Phase 1 Unit 1 PUD, a distance of 7,635.63 feet to the POINT OF BEGINNING and containing 1,096.775 acres in Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12356-03 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 31, 2022; Revised May 5, 2022
JOB NO. 12356-03
DOC. ID. N:\CIVIL\12356-03\Word\12356-03 FN 1096.775 AC.docx

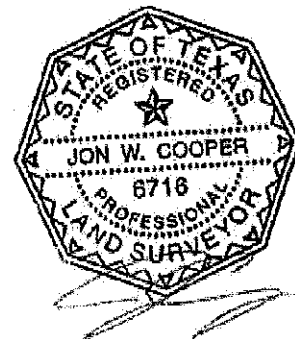


Exhibit "A-2"
Description of Tract 2 (63.098 Acres)

METES AND BOUNDS DESCRIPTION
FOR

A 63.098 acre, or 2,748,564 square feet more or less, tract of land being the remaining portion of a called 63.192 acre tract described in deed to Sidney E. Edwards and wife Marcie A. Edwards, recorded in Volume 10893, Page 992 of the Official Public Records of Bexar County, Texas, out of the G.E. Adamson Survey No. 920, Abstract 1255, County Block 4613, and the A. Liebe Survey No. 912, Abstract 1053, Bexar County, Texas. Said 63.089 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found $\frac{1}{2}$ " iron rod with a cap marked "Saint" at the southeast corner of Lot 3, Block 2, J&J Subdivision, recorded in Volume 9606, Page 90 of the Deed and Plat Records of Bexar County, Texas, at the northwest corner of a called 0.059 acre right-of-way dedication recorded in Document No. 20040288107 of the Official Public Records of Bexar County, Texas, on the north line of said 63.192 acre tract, and on the west right-of-way line of Scenic Loop Road, a variable width public right-of-way;

THENCE: S 00°32'11" E, with the west right-of-way line of said Scenic Loop Road, a distance of 145.90 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" at the southwest corner of said 0.059 acre right-of-way dedication, on the south line of said 63.192 acre tract and on a north line of a called 10.2672 acre tract described in deed to Michael and Paula Fleck, recorded in Doc. No. 20190081012 of the Official Public Records of Bexar County, Texas;

THENCE: Departing the west right-of-way line of said Scenic Loop Road, with the common line of said 63.192 acre tract and of said 10.2672 acre tract, the following bearings and distances:

S 81°35'47" W, a distance of 307.94 feet to a found $\frac{1}{2}$ " iron rod with a cap marked "Baker";

S 71°47'23" W, a distance of 212.37 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

N 67°22'33" W, a distance of 370.50 feet to a found $\frac{1}{2}$ " iron rod with a cap marked "Baker";

S 64°09'10" W, a distance of 102.77 feet to a point;

S 27°15'53" W, a distance of 193.38 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

S 04°53'32" E, a distance of 286.49 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" at a southeast corner of said 63.192 acre tract, at the southwest corner of said 10.2672 acre tract, and on the north line of a called 65.03 acre tract, described in deed to John J. Meyer and Mary A. Meyer, recorded in Volume 9206, Page 1805 of the Official Public Records of Bexar County, Texas;

THENCE: N 89°55'30" W, with the south line of said 63.192 acre tract and the north line of said 65.03 acre tract, a distance of 4,183.67 feet to a found $\frac{1}{4}$ " iron rod at the southwest corner of said 63.192 acre tract, at the northwest corner of said 65.03 acre tract, and on an east line of a called 1,096.99 acre tract, described in deed to Guajolote Ranch Inc., recorded in Volume 6115, Page 603 of the Deed Records of Bexar County, Texas;

THENCE: N 05°46'12" E, with the west line of said 63.192 acre tract, and the east line of said 1,096.99 acre tract, a distance of 620.48 feet to a found concrete monument at the northwest corner of said 63.192 acre tract, and at the southwest corner of a called 10.295 acre tract, described in deed to Malisa and Grenville Lewis, recorded in Doc. No. 20210027114 of the Official Public Records of Bexar County, Texas;

THENCE: S 89°56'01" E, departing the east line of said 1,096.99 acre tract, with the north line of said 63.192 acre tract and the south line of said 10.295 acre tract, at a distance of 597.71 feet passing a found $\frac{1}{4}$ " iron rod with an illegible cap at the southeast corner of said 10.295 acre tract and at the southwest corner of a called 10.295 acre tract, described in deed to Jerry and Rayleen Rumpf, recorded in Volume 11495, Page 128 of the Official Public Record of Bexar County, Texas, continuing with the north line of said 63.192 acre tract and the south line of said 10.295 acre tract, at a distance of 1,156.70 feet passing a found $\frac{1}{4}$ " iron rod with an illegible cap at the southeast corner of said 10.295 acre tract and the southwest corner of a called 10.300 acre tract, described in deed to Timothy and Vicky Myers, recorded in Volume 18989, Page 2200 of the Official Public Records of Bexar County, Texas, continuing with the north line of said 63.192 acre tract, the south line of said 10.300 acre tract and the south line of a called 11.272 acre tract, described in deed to Robert and Susan Dickerson, recorded in Volume 11495, Page 942 of the Official Public Records of Bexar County, Texas, at a distance of 3,660.00 feet passing a found $\frac{1}{4}$ " iron rod with a cap marked "Sinclair" at the southeast corner of said 11.272 acre tract and the southwest corner of Lot 5, of said J&J Subdivision, continuing with the north line of said 63.192 acre tract, the south line of said Lot 5 and the south line of Lot 4 of said J&J Subdivision, at a distance of 4,597.08 feet passing a found $\frac{1}{4}$ " iron rod at the southeast corner of said Lot 4 and the southwest corner of said Lot 3, continuing with the north line of said 63.192 acre tract and the south line of said Lot 3 for a total distance of 5,124.91 feet to the POINT OF BEGINNING and containing 63.098 acres in Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12356-03 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 31, 2022
JOB NO. 12356-03
DOC. ID. N:\CIVIL\12356-03\Word\12356-03 FN 63.098 AC.docx

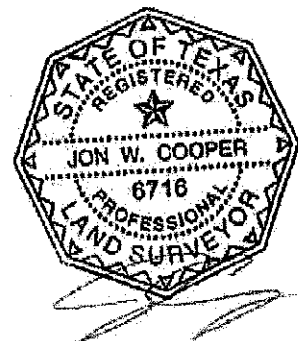


EXHIBIT "2"
BEXAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 2 DEVELOPMENT AGREEMENT
PROVISIONS MATRIX

**Bexar County Municipal Utility District No. 2
Development Agreement Provisions Matrix**

Special District	Petition Information	Status - Date Submitted
Special District Name	Bexar County Municipal Utility District No. 2 (or next sequential number available in Bexar County)	
Type of Special District and Request	Municipal Utility District ("MUD") Request for City of San Antonio consent to the creation of a MUD pursuant to Chapters 49 and 54 of the Texas Water Code	
Other information about the District or Request	Pursuant to Chapters 49 and 54 of the Texas Water Code, City of San Antonio consent to creation of the Bexar County Municipal Utility District No. 2 is requested.	
Applicant(s) & Property Owner(s)	Applicant: Lennar Homes of Texas Land and Construction, Ltd. Property Owners: Guajolote Ranch Inc., Sidney Edwards and Marcie Edwards	
Representatives or Contacts	Ortiz McKnight PLLC	
Location	The proposed Bexar County Municipal Utility District No. 2 is generally located northwest of the intersection of Scenic Loop Road and Babcock Road, wholly within the City's extraterritorial jurisdiction.	
Total Acres	Approximately 1,159.87-acres, being more accurately described in the attached field notes and survey	
Water CCN	SAWS	
Wastewater/ Sewer CCN	N/A	
Commercial Acres	TBD	
Single Family Units	3000 total units	
Multi-Family Units	N/A	
Proposed Public Improvement Costs (per submitted petition & pro-forma analysis)	Approximately \$150M, being more accurately defined by the attached pro-forma analysis	
Proposed District Revenue (per pro-forma analysis)	Approximately \$106.5M, being more accurately defined by the by the attached pro-forma analysis	

Petition/Application Documents		
Petition Submitted to City requesting consent to Creation of the Bexar County Municipal Utility District No. 2	11/12/25	
Field Notes/ Legal Description and Exhibit	Attached	
Master Development Plan (MDP) or Site Plan (approved or status)	MDP-22-11100008, approved on 3/9/23 (attached)	
GIS Shapefiles	Attached	
Proforma analysis showing projected revenue of the Bexar County Municipal Utility District No. 2	Attached	
City of San Antonio Contract Disclosure Form and the Certificate of Interested Parties (Form 1295) completed by all Property Owners within the boundaries of the proposed Bexar County Municipal Utility District No. 2	Attached	
TCEQ Creation of Bexar County Municipal Utility District No. 2	TBD	

City Application & Operations Fees		
Application Fee - \$7,500 per request	✓	
Operations Assessment - \$175/built residential units based on annual report. Fees shall be paid for phases (cluster of units) at time of plat recordation of such units	\$525,000 (3000 units*\$175)	
Total Fees	\$532,500 (\$525,000 operations assessment + \$7,500 application fee)	

Cost reimbursement to the City of San Antonio for recording of Development Agreement with County Real Property Records	✓	
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Proposed MUD Taxes and fees set by COSA		
Ad Valorem Tax Rate	Upon partial or complete annexation of the property in the proposed Bexar County Municipal Utility District No. 2, the ad-valorem tax rate shall not exceed the City's tax rate	
Hotel Occupancy Tax Rate	N/A	
Sales and Use Tax Rate	N/A	
Bonds	Yes	

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

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

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

Infrastructure & Improvement Provisions		
Streetlights per Inside City Limits requirements as outlined in the Chapter 35	✓	
Identify Schools, emergency services & community centers Sites	Within Northside ISD and ESD #8 service area.	
Maintenance & operation of infrastructures & facilities per COSA/SAWS standards	✓	

SWMD infrastructure standards & requirement [See DSD (IB) 576] Ch. 14 and 35	✓	
--	---	--

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

Environmental Protection		
ERZD (Edwards Recharge Zone District) Overlay, if located in the Edwards Aquifer Recharge Zone	If applicable	
TCEQ Edwards Aquifer Best Management Practices, if located in the Edwards Aquifer Recharge Zone	If applicable	
Tree planting/replacement programs; pollinator & community gardens, See Appendix E San Antonio Recommended Plant List - All Suited to Xeriscape Planting Methods of the UDC, Ch. 35 of the City Code	✓	
Historical, Archeological or Cultural Protection	Completed as part of MDP process, MDP 22-11100008	
The above is intended to be the City's best-faith effort to streamline the required business points for the consent of a special district. The City may require compliance with additional protections based on the type of special district proposed by the petitioner.		

EXHIBIT "3"
SUMMARY OF THE PROPOSED BEXAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 2

BEXAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 2

SUMMARY

1. Municipal Utility District:

- Name: Bexar County Municipal Utility District No. 2 (or next sequential number available in Bexar County)
- Location: Generally located at the Northwest intersection of Babcock Road and Scenic Loop Road
- Acreage: +/- 1,159.87 acres
- Property Owner: Guajolote Ranch Inc., Sidney E. Edwards and Marcie A. Edwards
- Applicant/Developer: Lennar Homes of Texas Land and Construction, Ltd.
- Jurisdiction: Bexar County (City of San Antonio's Extraterritorial Jurisdiction)
- Water CCN: SAWS
- Sewer CCN: None (SAWS approved USA w/ conditions related to sewer on 2/1/22)

2. Summary of Statutory Authority, Taxing and Bond Powers:

- The Bexar County Municipal Utility District No. 2 (District) would be a municipal utility district created pursuant to Chapters 49 and 54 of the Texas Water Code with the power to assess an ad valorem tax and the power to issue bonds.

3. Project:

- +/- 3,000 single-family residential homes
 - Impervious cover limited to 30% across entire site.
 - 50% of site will be left as open space.
- Proposed Onsite Improvements:
 - Individual Lot Improvements;
 - Streets;
 - Utilities;
 - Drainage and Grading; and
 - Onsite Wastewater Treatment Plant.
- Proposed Off Site Improvements:
 - Offsite drainage extension to Scenic Loop Rd.
- Improvements are dependent on phasing/adjacent platting, Bexar County obtaining the necessary ROW/easements, other developer improvements, and reimbursements through the District.
- Project public improvement costs: \$150,000,000.

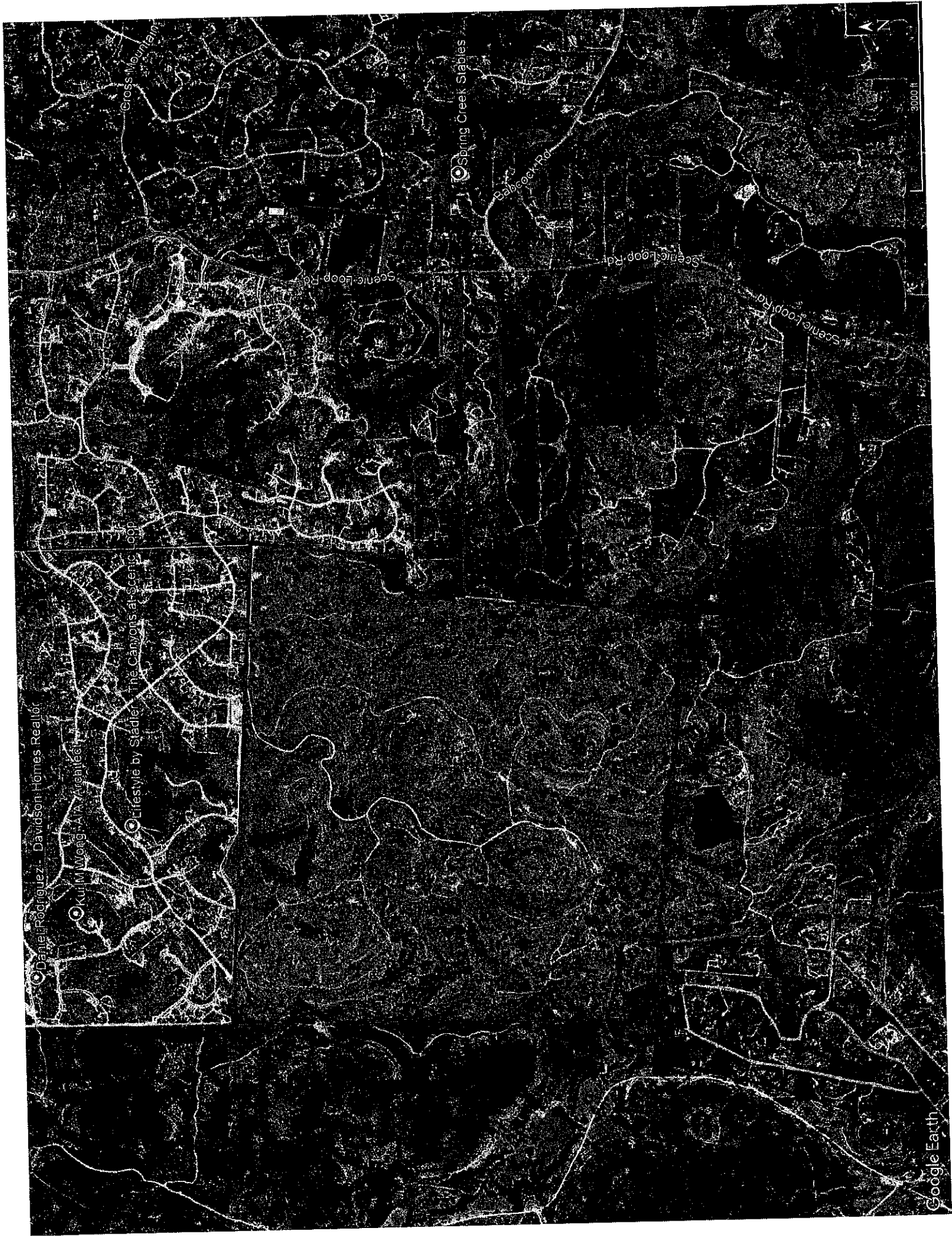


EXHIBIT "4"
PRO-FORMA SHOWING EXPECTED PUBLIC IMPROVEMENT COSTS AND REVENUES
WITHIN THE BEXAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 2

**BEXAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 2
FINANCIAL ANALYSIS PROJECTIONS**

TABLE OF CONTENTS

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

**BEXAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 2
FINANCIAL ANALYSIS PROJECTIONS**

Special District Analysis Summary

Description	Amount
PID Tax Rate (per \$100 AV)	0.54159
O&M Rate (per \$100 AV) - First 5 Years	0.18609
O&M Rate (per \$100 AV) - Remaining Term	0.09304
Inflation Rate	0
Property Tax Collection Rate	95%
Single Family Residential Units	3,000
PID Revenues Collected	\$ 106,569,943.37
Total Eligible PID Costs	\$ 150,000,000.00

BEXAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 2
FINANCIAL ANALYSIS PROJECTIONS

Projected MUD Revenue Analysis

Year No.	Year on Tax Rolls	Cumulative Housing Units on Ground	Taxable Basis Per Unit	Total Taxable Basis ¹	Ad Valorem Tax/(100*0.54159) ²	Cumulative
1	2026	0	\$ 285,000.00	\$ -	\$ -	\$ -
2	2027	285	\$ 285,000.00	\$ 81,225,000.00	\$ 417,911.15	\$ 417,911.15
3	2028	570	\$ 285,000.00	\$ 162,450,000.00	\$ 835,822.31	\$ 1,253,733.46
4	2029	855	\$ 285,000.00	\$ 243,675,000.00	\$ 1,253,733.46	\$ 2,507,466.92
5	2030	1140	\$ 285,000.00	\$ 324,900,000.00	\$ 1,671,644.61	\$ 4,179,111.54
6	2031	1425	\$ 285,000.00	\$ 406,125,000.00	\$ 2,089,555.77	\$ 6,268,667.30
7	2032	1710	\$ 285,000.00	\$ 487,350,000.00	\$ 2,507,466.92	\$ 8,776,134.23
8	2033	1995	\$ 285,000.00	\$ 568,575,000.00	\$ 2,925,378.08	\$ 11,701,512.30
9	2034	2280	\$ 285,000.00	\$ 649,800,000.00	\$ 3,343,289.23	\$ 15,044,801.53
10	2035	2565	\$ 285,000.00	\$ 731,025,000.00	\$ 3,761,200.38	\$ 18,806,001.91
11	2036	2850	\$ 285,000.00	\$ 812,250,000.00	\$ 4,179,111.54	\$ 22,985,113.45
12	2037	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,064.78	\$ 27,384,178.22
13	2038	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,064.78	\$ 31,783,243.00
14	2039	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,064.78	\$ 36,182,307.77
15	2040	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 40,581,535.00
16	2041	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 44,980,762.22
17	2042	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 49,379,989.45
18	2043	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 53,779,216.67
19	2044	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 58,178,443.90
20	2045	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 62,577,671.12
21	2046	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 66,976,898.35
22	2047	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 71,376,125.57
23	2048	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 75,775,352.80
24	2049	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 80,174,580.02
25	2050	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 84,573,807.25
26	2051	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 88,973,034.47
27	2052	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 93,372,261.70
28	2053	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 97,771,488.92
29	2054	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 102,170,716.15
30	2055	3000	\$ 285,000.00	\$ 855,000,000.00	\$ 4,399,227.23	\$ 106,569,943.37
TOTALS					\$ 106,569,943.37	\$ 106,569,943.37

¹ Assumes 0.0% annual inflation

² Assumes a Collection Ratio of 95%

**BEXAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 2
FINANCIAL ANALYSIS PROJECTIONS**

Cumulative Ad Valorem Tax Revenues - Projections

Year No.	Year	Bexar County	Bexar County Road & Flood	SA River Authority	Alamo Community College	University Health System	Bexar County ESD #8	Northside ISD
5	2030	\$ 2,244,498.55	\$ 192,243.33	\$ 149,129.10	\$ 1,211,470.88	\$ 2,243,718.79	\$ 796,370.51	\$ 9,666,587.25
10	2035	\$ 10,100,243.46	\$ 865,094.99	\$ 671,080.95	\$ 5,451,618.94	\$ 10,096,734.54	\$ 3,583,667.31	\$ 43,499,642.63
15	2040	\$ 21,795,262.21	\$ 1,866,783.92	\$ 1,448,122.05	\$ 11,764,019.81	\$ 21,787,690.33	\$ 7,733,176.82	\$ 93,867,649.88
20	2045	\$ 33,608,412.46	\$ 2,878,590.92	\$ 2,233,012.05	\$ 18,140,182.31	\$ 33,596,736.58	\$ 11,924,600.57	\$ 144,744,424.88
25	2050	\$ 45,421,562.71	\$ 3,890,397.92	\$ 3,017,902.05	\$ 24,516,344.81	\$ 45,405,782.83	\$ 16,116,024.32	\$ 195,621,199.88
30	2055	\$ 57,234,712.96	\$ 4,902,204.92	\$ 3,802,792.05	\$ 30,892,507.31	\$ 57,214,829.08	\$ 20,307,448.07	\$ 246,497,974.88

**BEXAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 2
FINANCIAL ANALYSIS PROJECTIONS**

Projected Ad Valorem Tax Revenues

Year on Tax Rolls	Bexar County			Bexar County Road & Flood			SA River Authority			Alamo Community College			University Health System			Bexar County ESD #8			Northside ISD		
	Annual	Cumulative	Revenue	Annual	Cumulative	Revenue	Annual	Cumulative	Revenue	Annual	Cumulative	Revenue	Annual	Cumulative	Revenue	Annual	Cumulative	Revenue	Annual	Cumulative	
2026	\$	\$	0.276331	\$	\$	19,224.33	\$	\$	14,912.91	\$	\$	121,147.09	\$	\$	224,371.88	\$	\$	79,637.05	\$	\$	966,658.73
2027	\$	\$	224,449.85	\$	\$	19,224.33	\$	\$	14,912.91	\$	\$	121,147.09	\$	\$	224,371.88	\$	\$	79,637.05	\$	\$	966,658.73
2028	\$	\$	448,899.71	\$	\$	38,448.67	\$	\$	29,825.82	\$	\$	242,294.18	\$	\$	448,743.76	\$	\$	159,274.10	\$	\$	1,833,317.45
2029	\$	\$	673,349.56	\$	\$	57,673.00	\$	\$	44,738.73	\$	\$	363,441.26	\$	\$	673,115.64	\$	\$	238,911.15	\$	\$	2,899,976.18
2030	\$	\$	897,799.42	\$	\$	76,897.33	\$	\$	59,651.64	\$	\$	484,588.35	\$	\$	897,487.52	\$	\$	318,518.15	\$	\$	3,866,634.90
2031	\$	\$	1,122,249.27	\$	\$	105,121.67	\$	\$	84,477.46	\$	\$	604,129.10	\$	\$	1,121,859.39	\$	\$	398,185.26	\$	\$	4,833,293.63
2032	\$	\$	1,346,699.13	\$	\$	115,346.00	\$	\$	89,477.46	\$	\$	726,882.53	\$	\$	1,346,231.27	\$	\$	477,822.31	\$	\$	5,799,952.35
2033	\$	\$	1,571,148.98	\$	\$	134,570.33	\$	\$	104,390.37	\$	\$	848,025.61	\$	\$	1,570,603.15	\$	\$	557,459.36	\$	\$	6,766,611.08
2034	\$	\$	1,795,598.84	\$	\$	153,794.66	\$	\$	119,303.28	\$	\$	967,176.70	\$	\$	1,794,975.03	\$	\$	637,096.41	\$	\$	7,793,269.80
2035	\$	\$	2,020,048.69	\$	\$	173,019.00	\$	\$	141,216.19	\$	\$	1,090,323.79	\$	\$	2,043,718.79	\$	\$	826,928.53	\$	\$	8,699,928.33
2036	\$	\$	2,244,498.55	\$	\$	192,243.33	\$	\$	149,129.10	\$	\$	1,275,232.50	\$	\$	2,361,809.25	\$	\$	938,284.75	\$	\$	9,666,587.25
2037	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2038	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2039	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2040	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2041	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2042	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2043	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2044	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2045	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2046	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2047	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2048	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2049	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2050	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2051	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2052	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2053	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2054	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
2055	\$	\$	2,362,630.05	\$	\$	202,361.40	\$	\$	156,978.00	\$	\$	1,341,666.05	\$	\$	2,361,809.25	\$	\$	838,284.75	\$	\$	10,175,355.00
Total	\$	\$	57,234,712.96	\$	\$	4,902,204.92	\$	\$	3,802,792.05	\$	\$	30,892,507.31	\$	\$	57,214,829.08	\$	\$	20,307,448.07	\$	\$	246,497,974.88

**BEXAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 2
FINANCIAL ANALYSIS PROJECTIONS**

Projected MUD Qualified Costs

Offsite Improvements		
Soft Costs	Linear Feet	Cost
Engineering		\$ 1,500,000.00
Subtotal	-	\$ 1,500,000.00
Hard Costs	Linear Feet	Cost
Water	35,000	\$ 3,600,000.00
Sewer		\$ 8,000,000.00
Streets	15,000	\$ 18,000,000.00
CMT		\$ 100,000.00
Subtotal		\$ 29,700,000.00
Total Offsite Linear Feet and Costs		\$ 31,200,000.00

Onsite Improvements		
Soft Costs	Linear Feet	Cost
Municipal Fees		\$ 40,000
Engineering		\$ 9,000,000
Geotechnical		\$ 100,000
Development Fee		
Legal		\$ 100,000
LOC Fee / Road Bond Formation		
Subtotal		\$ 9,240,000.00
Hard Costs	Linear Feet	Cost
Environmental		\$ 150,000.00
Demolition		\$ 1,000,000.00
Land Clearing		\$ 1,600,000.00
Grading		\$ 30,000,000.00
Water	94000	\$ 9,700,000.00
Sewer	80000	\$ 11,700,000.00
Drainage		\$ 7,700,000.00
Streets/Paving	90000	\$ 16,000,000.00
Construction Testing		\$ 700,000.00
Landscape & Irrigation		\$ 10,000,000.00
Monuments & Hardscape		\$ 2,000,000.00
Trail System & Amenity		\$ 10,000,000.00
Site Maintenance		
Miscellaneous		
Subtotal		\$ 100,550,000.00
Total Onsite Linear Feet & Costs		\$ 109,790,000.00

Contingency		
Onsite/Offsite	LF	Cost
Contingency (only includes off site and onsite hard costs)		\$ 9,010,000.00
Subtotal	-	\$ 9,010,000.00

Total Eligible PID Costs (Total Linear Feet, Offsite Soft and Hard Costs, Onsite Soft and Hard Costs, & Contingency Costs)	-	\$ 150,000,000.00
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EXHIBIT "5"
MASTER DEVELOPMENT PLAN OF THE BEXAR COUNTY MUNICIPAL UTILITY
DISTRICT NO. 2



March 9, 2023

Bruna Spengler, P.E., CFM
Pape Dawson Engineers, Inc.
2000 NW Loop 410
San Antonio, TX 78213

Re: **Guajolote Tract**

MDP# 22-11100008

Dear Mrs. Spengler,

The Development Review Committee has evaluated **Guajolote Tract** Master Development Plan (**MDP# 22-11100008**). Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School Districts, so they can plan for the development accordingly.

The validity for this project shall expire within five (5) years from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Nicole Salinas, Planning Coordinator at (210) 207-8264.

Sincerely,

Melissa Ramirez

Melissa M. Ramirez
Assistant Director

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

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2022-938008

Date Filed:
09/26/2022

Date Acknowledged:

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

Guajolote Ranch, Inc.
San Antonio, TX United States

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

City of San Antonio - Planning Dept.

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

Guajolote Ranch PID
Guajolote Ranch PID

4	Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
			Controlling	Intermediary
	Guajolote Ranch, Inc.	San Antonio, TX United States	X	
	Brown & Ortiz, P.C. <i>Ortiz McKnight PLLC (KLP)</i>	San Antonio, TX United States		X
	Ortiz, Daniel	San Antonio, TX United States		X
	DeAnda, Kevin	San Antonio, TX United States		X

5 Check only if there is NO interested party. ☐

6 UNSWORN DECLARATION

My name is Richard H. LePore, and my date of birth is 5-7-63.

My address is 127 Charles Rd., San Antonio, TX, 78209, USA.
(street) (city) (state) (zip code) (country)

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

Executed in Bexar County, State of Texas, on the 11th day of October, 2022.
(month) (year)

Richard H. LePore

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2022-938015

Date Filed:
09/26/2022

Date Acknowledged:

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

Sidney E. & Marie A. Edwards
Palm Beach Gardens, TX United States

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

City of San Antonio - Planning Dept.

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

Guajolote Ranch, PID
Guajolote Ranch, PID

4	Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
			Controlling	Intermediary
	Edwards, Marcie A.	Palm Beach Gardens, FL United	X	
	Edwards, Sidney E.	Palm Beach Gardens, FL United	X	
	Brown & Ortiz, P.C. Ortiz McKnight PLLC (K)	San Antonio, TX United States		X
	Ortiz, Daniel	San Antonio, TX United States		X
	DeAnda, Kevin	San Antonio, TX United States		X

5 Check only if there is NO Interested Party. ☐

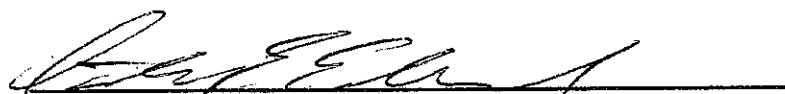
6 UNSWORN DECLARATION

My name is Sidney E. Edwards, and my date of birth is 4-9-56.

My address is 2720 Donald Ross Rd #415, PBG, FL, 33410, USA.
(street) (city) (state) (zip code) (country)

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

Executed in Buncombe County, State of NC, on the 3rd day of October, 2022.
(month) (year)


Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business. Marcie
Sidney E. & ~~Marcie~~ A. Edwards
Palm Beach Gardens, ~~TX~~ United States

Certificate Number:
2022-938015

Date Filed:
09/26/2022

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

Date Acknowledged:

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

Guajolote Ranch, PID
Guajolote Ranch, PID

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Edwards, Marcie A.	Palm Beach Gardens, FL United	X	
Edwards, Sidney E.	Palm Beach Gardens, FL United	X	
Brown & Ortiz, P.C. <u>Ortiz McKnight PLLC (K)</u>	San Antonio, TX United States		X
Ortiz, Daniel	San Antonio, TX United States		X
DeAnda, Kevin	San Antonio, TX United States		X

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Marcie A. Edwards, and my date of birth is 2-28-48.

My address is 2720 Donald Ross Rd #413, PBG, FL, 33410, USA.
(street) (city) (state) (zip code) (country)

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

Executed in Buncombe County, State of NC, on the 3rd day of October, 2022.
(month) (year)

Marcie A. Edwards

Signature of authorized agent of contracting business entity
(Declarant)



Contracts Disclosure Form

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

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

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

* 1) Name of person submitting this disclosure form.

*First Sidney *M.I E. *Last Edwards Suffix _____

* 2) Contract Information

a) Contract or Project Name: Bexar County Municipal Utility District No. 2
b) Originating Department: City of San Antonio - Planning Department

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

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

Sidney E. and Marcie A. Edwards

b) Name and title of contract signatory

Sidney E. Edwards

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

N/A

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

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

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

*** 5) List any individuals or entities that will be subcontractors on this contract.**

☐ Not applicable. No subcontractors will be retained for this contract.

☒ Subcontractors may be retained, but have not been selected at the time of this submission.

If applicable, list below subcontractors, including the name of the owner(s), and business name:

*** 6) List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3, 4, or 5 to assist in seeking this contract.**

☐ Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.

If applicable, list below names and type (attorneys, lobbyists, or consultants) retained to assist in seeking this contract:

Daniel Ortiz, Ortiz McKnight PLLC
Kevin DeAnda, Ortiz McKnight PLLC

*** 7) Disclosure of political contributions.**

List any campaign or officeholder contributions made by the following individuals in the past 24 months to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections:

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- any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)
- the spouse of any individual listed in response to (a) through (d) above
- any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

☐ Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.

If applicable, list below name of contributor; to whom; date; and amount:

Please see attached

Updates on Contributions Required

Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

Notice Regarding Contribution Prohibitions for "High-Profile" Contracts

Under Section 2-309 of the Municipal Campaign Finance Code, the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of City Council, candidate for City Council or political action committee that contributes to City Council elections from the 10th business day after a contract solicitation has been released until 30 calendar days after the contract has been awarded:

- a. Any individual seeking a high-profile contract;
- b. Any owner, officer, officer of board, and executive committee member of an entity seeking a high-profile contract, excluding board officers and executive committee members of 501(c)(3), 501(c)(4) and 501(c)(6) non-profit organizations not created or controlled by the City whose board service is done strictly as a volunteer with no financial compensation and no economic gain from the non-profit entity;
- c. The legal signatory of the high-profile contract;
- d. Any attorney, lobbyist or consultant hired or retained to assist the individual or entity in seeking a high-profile contract;
- e. Subcontractors hired or retained to provide services under the high-profile contract; and
- f. Any first-degree member of the household of any person listed in (1), (2), (3) or (5) of this subsection.

Penalty. A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.

* 8) Disclosure of conflict of interest.

Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Sections 2-43 or 2-44 of the City Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials?

☒ I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.

If applicable, provide the conflict(s) of interest below:

* 9) Prohibited Interest in Contracts.

Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity served on a City board or commission?

☐ Yes ☒ No

Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?

☐ Yes ☒ No

Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity who owns 10% or more of the voting stock or shares, or 10% or more of the fair market value, that will be a subcontractor for this contract, served on a City board or commission?

☐ Yes ☒ No

If you answered Yes to any questions in Question 9, please list the name of the individual, name of board/commission, and start/end date of service (for each instance).

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Former members of certain more-than-advisory boards and commissions, their family members and the businesses they own will continue to be prohibited from obtaining any discretionary contracts for one year after leaving City service. Please see Section 2-58 of the City Ethics Code (Prohibited Interest in Discretionary Contracts) for complete information.

Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.

If you have any questions, please contact the Office of the City Attorney to request to speak with a member of the Ethics staff: (210) 207-8940

Acknowledgments

***1. Updates Required.**

- ☐ I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

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3. Contribution Prohibitions for "High-Profile" Contracts

☒ This is not a high-profile contract.

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

- ☐ I acknowledge that this contract has been designated as a high-profile contract by the city. I further acknowledge that the following individuals are prohibited from making campaign or officeholder contributions to members of City Council, candidates for City Council, or political action committees that make contributions to City Council elections from the 10th business day after the solicitation has been released until 30 calendar days after the contract has been awarded: legal signatory to contract individual(s) seeking the contract, owner or officer of an entity seeking the contract, the spouse of any of these individuals, and any attorney, lobbyist, or consultant retained to assist in seeking the contract.
- ☐ I warrant that no contributions have been made by these individuals in violation of Section 2-309 of the Municipal Campaign Finance Code.

4. Conflicts of Interest Questionnaire (CIQ)

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

☒ I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

*** Oath**

☒ I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

*Print Name: Sidney E. Edwards

*Signature: Sidney E. Edwards

Title: Owner

*Date: 11/10/25

*Company Name or DBA: _____

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

If submitting via regular mail, send to:

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



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* 1) Name of person submitting this disclosure form.

*First Richard *M.I. H. *Last LePere Suffix _____

* 2) Contract Information

a) Contract or Project Name: Bexar County Municipal Utility District No. 2

b) Originating Department: City of San Antonio - Planning Department

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

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

Guajolote Ranch, Inc.

b) Name and title of contract signatory

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

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

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

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

☒ I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

*** Oath**

☒ I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

*Print Name: Richard H. Lepere

*Signature: Richard H. Lepere

Title: Director

*Date: 11/10/25

*Company Name or DBA: Guajolote Ranch, Inc.

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

If submitting via regular mail, send to:

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

TEXAS SECRETARY of STATE
JOHN B. SCOTT

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 25641100
Original Date of Filing: January 31, 1969
Formation Date: N/A
Tax ID: 17416187684
Duration: Perpetual
Entity Type: Domestic For-Profit Corporation
Entity Status: In existence
FEIN:
Name: GUAJOLOTE RANCH, INC.
Address: 127 CHARLES ROAD
SAN ANTONIO, TX 78209 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>	<u>INITIAL ADDRESS</u>
<u>Last Update</u>	<u>Name</u>		<u>Title</u>	<u>Address</u>		
December 3, 2021	Diana Huntress		President	21 Longford San Antonio, TX 78209 USA		
December 3, 2021	Diana Huntress		DIRECTOR	21 Longford San Antonio, TX 78209 USA		
December 3, 2021	Kristin S Lepere		Secretary	127 Charles Road San Antonio, TX 78209 USA		
December 3, 2021	Kristin S Lepere		DIRECTOR	127 Charles Road San Antonio, TX 78209 USA		
December 3, 2021	Harry Schuhmacher		Vice-President	1228 Wiltshire San Antonio, TX 78209 USA		
December 3, 2021	Harry Schuhmacher		DIRECTOR	1228 Wiltshire San Antonio, TX 78209 USA		
December 3, 2021	Diana Calvert		Vice-President	1021 Fairway Valley Dr Woodstock, GA 30189 USA		
December 3, 2021	Diana Calvert		DIRECTOR	1021 Fairway Valley Dr Woodstock, GA 30189 USA		
December 3, 2021	Rick Lepere		Treasurer	127 Charles Road San Antonio, TX 78209 USA		
December 3, 2021	Rick Lepere		DIRECTOR	127 Charles Road San Antonio, TX 78209 USA		

[Order](#)

[Return to Search](#)

Instructions:

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



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

* 1) Name of person submitting this disclosure form.

*First Clifton *M.I. *Last Karam Suffix

* 2) Contract Information

a) Contract or Project Name: Bexar County Municipal Utility District No. 2

b) Originating Department: City of San Antonio - Planning Department

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

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

Lennar Homes of Texas Land and Construction, Ltd.

b) Name and title of contract signatory

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

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

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- c. The legal signatory of the high-profile contract;
- d. Any attorney, lobbyist or consultant hired or retained to assist the individual or entity in seeking a high-profile contract;
- e. Subcontractors hired or retained to provide services under the high-profile contract; and
- f. Any first-degree member of the household of any person listed in (1), (2), (3) or (5) of this subsection.

Penalty. A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.

* 8) Disclosure of conflict of interest.

Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Sections 2-43 or 2-44 of the City Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials?

☒ I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.

If applicable, provide the conflict(s) of interest below:

* 9) Prohibited Interest in Contracts.

Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity served on a City board or commission?

☐ Yes ☒ No

Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?

☐ Yes ☒ No

Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity who owns 10% or more of the voting stock or shares, or 10% or more of the fair market value, that will be a subcontractor for this contract, served on a City board or commission?

☐ Yes ☒ No

If you answered Yes to any questions in Question 9, please list the name of the individual, name of board/commission, and start/end date of service (for each instance).

Notice Regarding Prohibited Interest in Contracts.

Please be aware, the City's Charter and Ethics Code prohibits members of certain more-than-advisory boards and commissions, as well as their close family members and any businesses they or their families hold a 10% or greater ownership interest from obtaining a contract with the City during their board or commission service. The prohibition extends to subcontracts on City contracts, and would also apply to parent, subsidiary or partner businesses owned by the member of the board or commission and their family. Please see Section 141 of the City Charter and Section 2-52 of the City Ethics Code (Prohibited Interests in Contracts) for complete information.

Former members of certain more-than-advisory boards and commissions, their family members and the businesses they own will continue to be prohibited from obtaining any discretionary contracts for one year after leaving City service. Please see Section 2-58 of the City Ethics Code (Prohibited Interest in Discretionary Contracts) for complete information.

Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.

If you have any questions, please contact the Office of the City Attorney to request to speak with a member of the Ethics staff: (210) 207-8940

Acknowledgments

*1. Updates Required.

- ☒ I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

*2. No Contract with City Officials or Staff during Contract Evaluation

- ☒ I understand that a person or entity who seeks or applies for a city contract or any other person acting on behalf of that person or entity is prohibited from contacting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualification (RFQ), or other solicitation has been released.

This no-contact provision shall conclude when the contract is posted as a City Council agenda item. If contact is required with city officials or employees, the contact will take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in Section 2-61 of the City Ethics Code by respondents or their agents may lead to disqualification of their offer from consideration.

***3. Contribution Prohibitions for "High-Profile" Contracts**

☒ This is not a high-profile contract.

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

- ☐ I acknowledge that this contract has been designated as a high-profile contract by the city. I further acknowledge that the following individuals are prohibited from making campaign or officeholder contributions to members of City Council, candidates for City Council, or political action committees that make contributions to City Council elections from the 10th business day after the solicitation has been released until 30 calendar days after the contract has been awarded: legal signatory to contract individual(s) seeking the contract, owner or officer of an entity seeking the contract, the spouse of any of these individuals, and any attorney, lobbyist, or consultant retained to assist in seeking the contract.
- ☐ I warrant that no contributions have been made by these individuals in violation of Section 2-309 of the Municipal Campaign Finance Code.

***4. Conflicts of Interest Questionnaire (CIQ)**

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

☒ I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

*** Oath**

☒ I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

*Print Name: Clifton Karam

*Signature: Clifton Karam

Title: VP Land Acquisitions

*Date: 11/10/25

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

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

If submitting via regular mail, send to:

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

EXHIBIT "7"
OWNERSHIP DEEDS AND BEXAR COUNTY APPRAISAL DISTRICT INFORMATION
RELATED TO THE BEXAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 2

Bexar CAD

Property Search > 249448 EDWARDS SIDNEY E &
MARCIE A for Year 2022

Tax Year: 2022

Property

Account

Property ID:	249448	Legal Description:	CB 4613 P-3A (14.543) A-1053 CB 4614 P-2 (48.59) A-1255
Geographic ID:	04613-000-0034	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:	SCENIC LOOP RD SAN ANTONIO, TX 78255	Mapsc0:	478D5
Neighborhood:	IH10 NORTHWEST / NORTHSIDE-BOERNE	Map ID:	
Neighborhood CD:	21031		

Owner

Name:	EDWARDS SIDNEY E & MARCIE A	Owner ID:	185248
Mailing Address:	2720 DONALD ROSS RD APT 413 PALM BEACH GARDENS, FL 33410-1159	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$100	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$2,883,540	\$3,350
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$2,883,640	
(-) Ag or Timber Use Value Reduction:	-	\$2,880,190	
<hr/>			
(=) Appraised Value:	=	\$3,450	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$3,450	

Taxing Jurisdiction

Owner: EDWARDS SIDNEY E & MARCIE A

% Ownership: 100.0000000000%

Total Value: \$2,883,640

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$3,450	\$3,450	\$0.82
08	SA RIVER AUTH	0.018580	\$3,450	\$3,450	\$0.64
09	ALAMO COM COLLEGE	0.149150	\$3,450	\$3,450	\$5.15
10	UNIV HEALTH SYSTEM	0.276235	\$3,450	\$3,450	\$9.53
101	BEXAR CO EMERG DIST #8	0.098045	\$3,450	\$3,450	\$3.38
11	BEXAR COUNTY	0.276331	\$3,450	\$3,450	\$9.53
56	NORTHSIDE ISD	1.190100	\$3,450	\$3,450	\$41.05
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$3,450	\$3,450	\$0.00
Total Tax Rate:		2.032109			
Taxes w/Current Exemptions:					\$70.10
Taxes w/o Exemptions:					\$70.10

Improvement / Building

Improvement #1: Residential State Code: D2 Living Area: sqft Value: \$100

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RMS	Residential Misc Shed	A - NO		1995	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RBR	Rangeland Brush	63.1330	2750073.48	0.00	0.00	\$2,883,540	\$3,350

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$100	\$2,883,540	3,350	3,450	\$0	\$3,450
2021	\$70	\$1,679,720	3,350	3,420	\$0	\$3,420
2020	\$70	\$1,679,720	3,350	3,420	\$0	\$3,420
2019	\$70	\$1,679,720	3,350	3,420	\$0	\$3,420

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/10/2004	Deed	Deed			11135	0382	20040288107
2	7/30/2004	Deed	Deed		EDWARDS, SIDNEY E & MARCIE A	10893	0992	0
3	5/17/2002	Deed	Deed		NEWLAND RESOURCES LLC	9393	2306	0

2023 data current as of Sep 23 2022 1:12AM.

2022 and prior year data current as of Sep 2 2022 7:34AM

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

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

Property Identification #: 249448

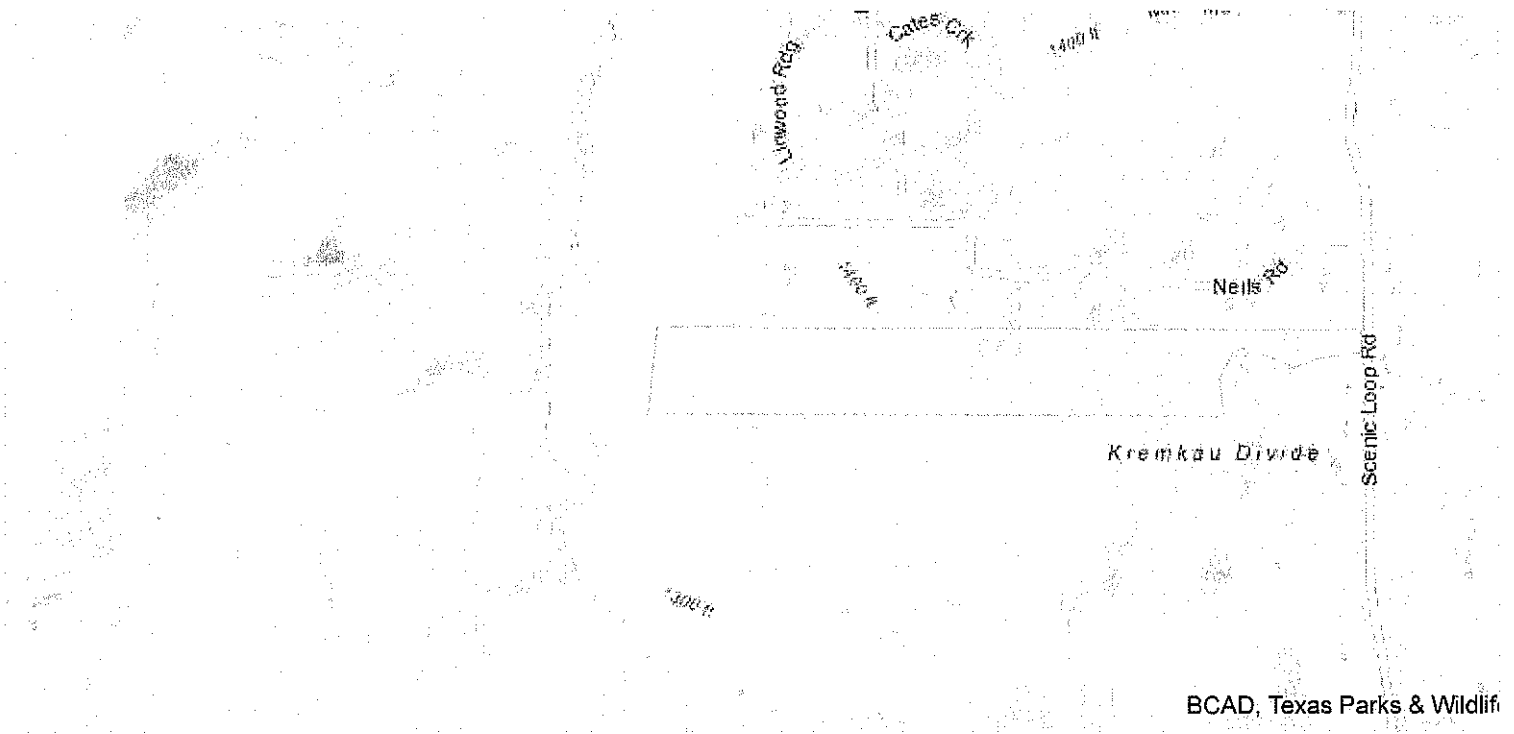
Property Information: 2023

Owner Identification #: 185248

Geo ID: 04613-000-0034
Situs: SCENIC LOOP RD SAN ANTONIO,
Address: TX 78255
Property Type: Real
State Code: D2

Legal: CB 4613 P-3A (14.543) A-1053 CB
Description: 4614 P-2 (48.59) A-1255
Abstract: A04613
Neighborhood: IH10 NORTHWEST / NORTHSIDE-BOERNE
Appraised Value: N/A
Jurisdictions: 09, 101, 08, 56, 10, 11, 06, CAD

Name: EDWARDS SIDNEY E & MARCIE A
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 > 249459 GUAJOLOTE RANCH INC for Tax Year: 2022
Year 2022

Property

Account

Property ID:	249459	Legal Description:	CB 4615 P-1 ABS 759
Geographic ID:	04615-000-0011	Zoning:	OCL
Type:	Real	Agent Code:	60585
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	10130 HUNTRESS LN SAN ANTONIO, TX 78255	Mapsco:	478B5
Neighborhood:	IH10 NORTHWEST / NORTHSIDE-BOERNE	Map ID:	
Neighborhood CD:	21031		

Owner

Name:	GUAJOLOTE RANCH INC	Owner ID:	185256
Mailing Address:	127 CHARLES RD SAN ANTONIO, TX 78209-5944	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$5,150,000	\$37,450
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$5,150,000	
(-) Ag or Timber Use Value Reduction:	-	\$5,112,550	

(=) Appraised Value:	=	\$37,450	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$37,450	

Taxing Jurisdiction

Owner: GUAJOLOTE RANCH INC

% Ownership: 100.000000000000%

Total Value: \$5,150,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$37,450	\$37,450	\$8.86
08	SA RIVER AUTH	0.018580	\$37,450	\$37,450	\$6.96
09	ALAMO COM COLLEGE	0.149150	\$37,450	\$37,450	\$55.86
10	UNIV HEALTH SYSTEM	0.276235	\$37,450	\$37,450	\$103.45
101	BEXAR CO EMERG DIST #8	0.098045	\$37,450	\$37,450	\$36.72
11	BEXAR COUNTY	0.276331	\$37,450	\$37,450	\$103.49
56	NORTHSIDE ISD	1.190100	\$37,450	\$37,450	\$445.69
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$37,450	\$37,450	\$0.00
Total Tax Rate:		2.032109			
Taxes w/Current Exemptions:					\$761.03
Taxes w/o Exemptions:					\$761.03

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	WLM	Wildlife Management	330.4390	14393922.84	0.00	0.00	\$4,176,722	\$33,370
2	WLM	Wildlife Management	57.0000	2482920.00	0.00	0.00	\$720,477	\$3,020
3	WLM	Wildlife Management	20.0000	871200.00	0.00	0.00	\$252,801	\$1,060

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$5,150,000	37,450	37,450	\$0	\$37,450
2021	\$0	\$4,278,109	37,450	37,450	\$0	\$37,450
2020	\$0	\$4,074,390	37,450	37,450	\$0	\$37,450
2019	\$0	\$4,695,910	37,450	37,450	\$0	\$37,450

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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2023 data current as of Sep 23 2022 1:12AM.

2022 and prior year data current as of Sep 2 2022 7:34AM

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

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

Property Identification #: 249459

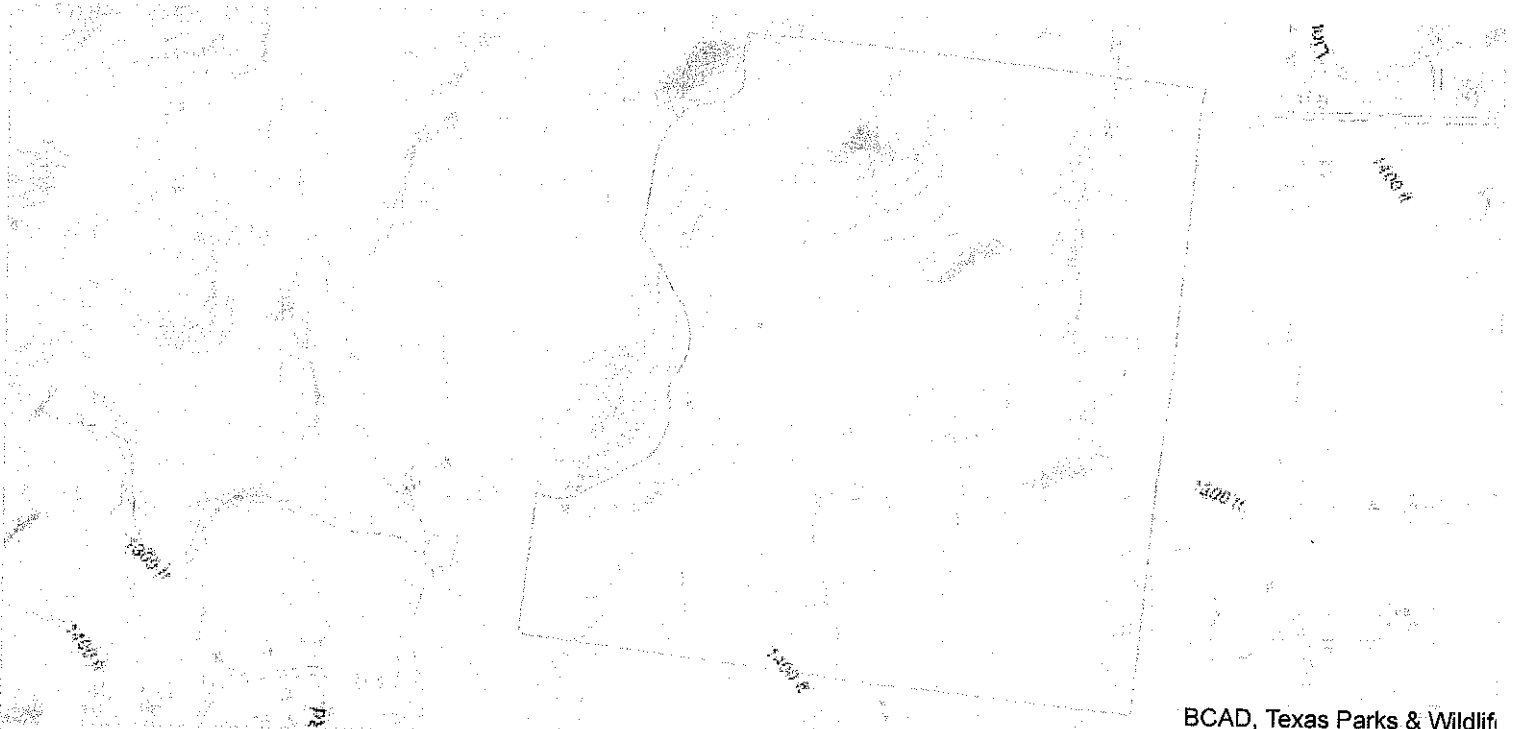
Geo ID: 04615-000-0011
Situs 10130 HUNTRESS LN SAN
Address: ANTONIO, TX 78255
Property Type: Real
State Code: D1

Property Information: 2023

Legal Description: CB 4615 P-1 ABS 759
Abstract: A04615
Neighborhood: IH10 NORTHWEST / NORTHSIDE-BOERNE
Appraised Value: N/A
Jurisdictions: 09, 101, 56, 08, 06, 11, 10, CAD

Owner Identification #: 185256

Name: GUAJOLOTE RANCH INC
Exemptions:
DBA: Null



Bexar CAD Map Search

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Bexar CAD

Property Search > 249460 GUAJOLOTE RANCH INC for Tax Year: 2022
Year 2022

Property

Account

Property ID:	249460	Legal Description:	CB 4615 P-1A ABS 759
Geographic ID:	04615-000-0012	Zoning:	OCL
Type:	Real	Agent Code:	60585
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	10130 HUNTRESS LN SAN ANTONIO, TX 78255	Mapscot:	478B5
Neighborhood:	IH10 NORTHWEST / NORTHSIDE-BOERNE	Map ID:	
Neighborhood CD:	21031		

Owner

Name:	GUAJOLOTE RANCH INC	Owner ID:	185256
Mailing Address:	127 CHARLES RD SAN ANTONIO, TX 78209-5944	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$960,461	
(+) Improvement Non-Homesite Value:	+	\$68,339	
(+) Land Homesite Value:	+	\$68,500	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$692,700	\$5,110
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,790,000	
(-) Ag or Timber Use Value Reduction:	-	\$687,590	
<hr/>			
(=) Appraised Value:	=	\$1,102,410	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,102,410	

Taxing Jurisdiction

Owner: GUAJOLOTE RANCH INC

% Ownership: 100.000000000000%

Total Value: \$1,790,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$1,102,410	\$1,102,410	\$260.91
08	SA RIVER AUTH	0.018580	\$1,102,410	\$1,102,410	\$204.83
09	ALAMO COM COLLEGE	0.149150	\$1,102,410	\$1,102,410	\$1,644.25
10	UNIV HEALTH SYSTEM	0.276235	\$1,102,410	\$1,102,410	\$3,045.24
101	BEXAR CO EMERG DIST #8	0.098045	\$1,102,410	\$1,102,410	\$1,080.86
11	BEXAR COUNTY	0.276331	\$1,102,410	\$1,102,410	\$3,046.30
56	NORTHSIDE ISD	1.190100	\$1,102,410	\$1,102,410	\$13,119.79
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$1,102,410	\$1,102,410	\$0.00
Total Tax Rate:		2.032109			
				Taxes w/Current Exemptions:	\$22,402.18
				Taxes w/o Exemptions:	\$22,402.18

Improvement / Building

Improvement #1: Residential **State Code:** E1 **Living Area:** 10323.0 sqft **Value:** \$723,069

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - AL		1960	8691.0
OP	Attached Open Porch	A - NO		1960	126.0
ENC	Enclosure	A - AL		1960	45.0
ENC	Enclosure	A - AL		1960	80.0
OP	Attached Open Porch	A - NO		1960	16.0
OP	Attached Open Porch	A - NO		1960	56.0
LA2	Living Area 2nd Level	A - AL		1960	1632.0
OP2	Attached 2nd story porch	A - AL		1960	360.0

Improvement #2: Residential **State Code:** E1 **Living Area:** 1603.0 sqft **Value:** \$99,035

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS		1960	1603.0

Improvement #3: Residential **State Code:** D2 **Living Area:** sqft **Value:** \$10,203

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHI	Implement Shed	A - D		0	576.0

Improvement #4: Residential **State Code:** E1 **Living Area:** sqft **Value:** \$23,560

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSW	Swimming Pool	A - NO		0	450.0

Improvement #5: Residential **State Code:** E1 **Living Area:** sqft **Value:** \$33,525

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RBH	Bath House	A - NO		0	330.0

Improvement #6: Residential **State Code:** E1 **Living Area:** sqft **Value:** \$10,778

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OPP	Detached Open Porch	A - NO		0	660.0

Improvement #7: Residential **State Code:** E1 **Living Area:** sqft **Value:** \$8,891

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OPP	Detached Open Porch	A - NO		0	544.0

Improvement #8: Residential **State Code:** E1 **Living Area:** sqft **Value:** \$4,357

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	A - NO		0	525.0

Improvement #9: Residential **State Code:** E1 **Living Area:** sqft **Value:** \$17,156

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OPP	Detached Open Porch	A - NO		0	1050.0

Improvement #10: Residential **State Code:** E1 **Living Area:** sqft **Value:** \$22,613

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
TCT	Tennis court	A - NO		0	1.0

Improvement #11: Residential **State Code:** D2 **Living Area:** sqft **Value:** \$5,363

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	F - NO		0	1280.0

Improvement #12: Residential **State Code:** D2 **Living Area:** sqft **Value:** \$1,336

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	L - NO		0	364.0

Improvement #13: Residential **State Code:** E1 **Living Area:** sqft **Value:** \$9,796

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	F - WS		0	555.0

Improvement #14: Residential **State Code:** D2 **Living Area:** sqft **Value:** \$4,187

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	F - NO		0	1000.0

Improvement #15: Residential **State Code:** D2 **Living Area:** sqft **Value:** \$4,052

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
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SH1 Shed (1 side open) F - NO 0 966.0

Improvement #16: Residential State Code: D2 Living Area: sqft Value: \$10,049

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	F - NO		0	2400.0

Improvement #17: Residential State Code: E1 Living Area: sqft Value: \$7,681

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	L - NO		0	1160.0

Improvement #18: Residential State Code: D2 Living Area: sqft Value: \$2,935

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	L - NO		0	800.0

Improvement #19: Residential State Code: D2 Living Area: sqft Value: \$1,184

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	L - NO		0	322.0

Improvement #20: Residential State Code: D2 Living Area: sqft Value: \$3,696

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	F - NO		0	882.0

Improvement #21: Residential State Code: D2 Living Area: sqft Value: \$6,699

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	F - NO		0	1600.0

Improvement #22: Residential State Code: D2 Living Area: sqft Value: \$2,360

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH4	Shed (4 sides open)	F - NO		0	900.0

Improvement #23: Residential State Code: D2 Living Area: sqft Value: \$7,325

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	F - NO		0	1750.0

Improvement #24: Residential State Code: D2 Living Area: sqft Value: \$8,950

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SH1	Shed (1 side open)	A - NO		1995	1900.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RHS	R/1 Family Homesite Single	5.0000	217800.00	0.00	0.00	\$68,500	\$0

2	WLM	Wildlife Management	50.5610	2202437.16	0.00	0.00	\$692,700	\$5,110
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Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$1,028,800	\$761,200	5,110	1,102,410	\$0	\$1,102,410
2021	\$816,610	\$583,390	5,110	874,220	\$0	\$874,220
2020	\$851,940	\$498,060	5,110	907,050	\$0	\$907,050
2019	\$886,960	\$498,060	5,110	936,890	\$0	\$936,890

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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2023 data current as of Sep 23 2022 1:12AM.

2022 and prior year data current as of Sep 2 2022 7:34AM

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

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

Property Identification #: 249460

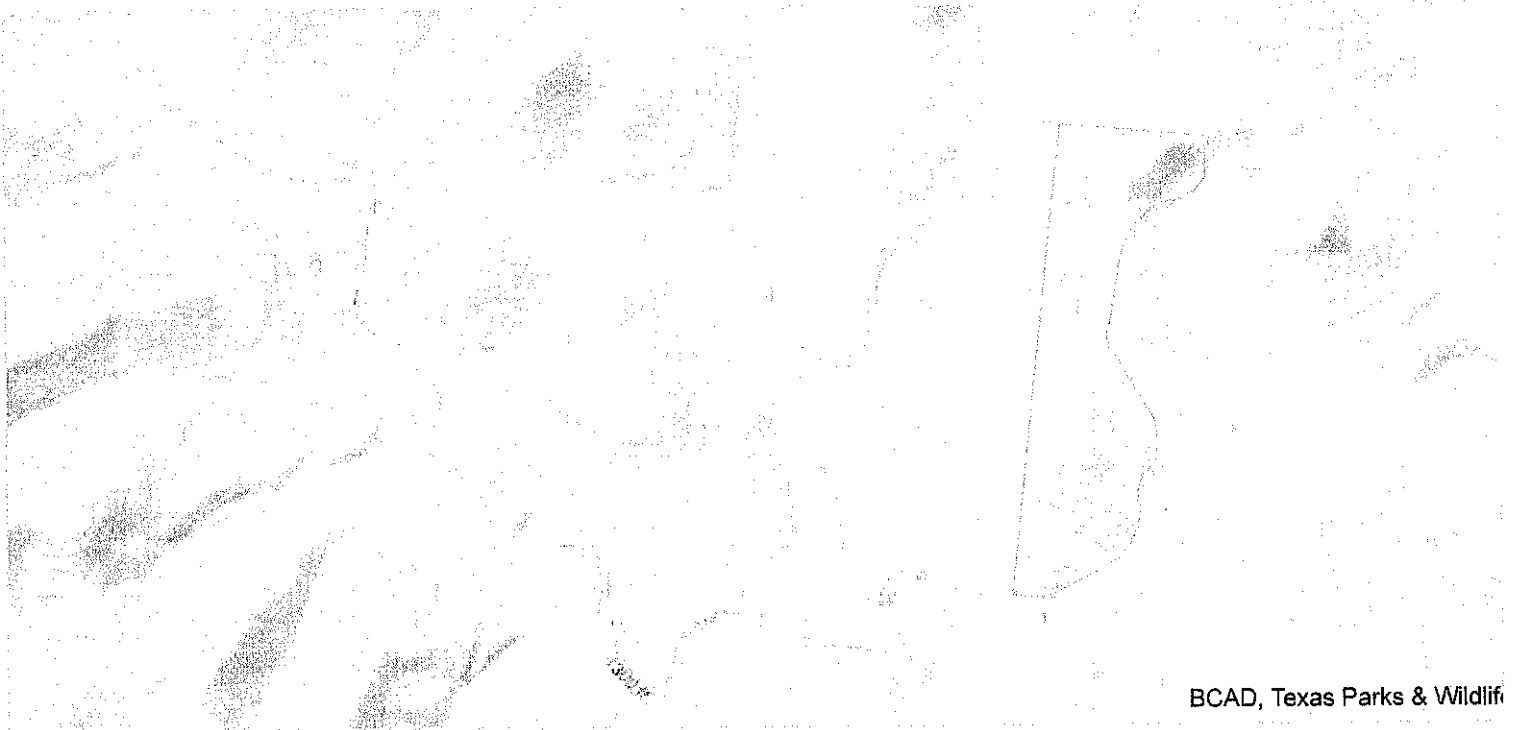
Geo ID: 04615-000-0012
Situs 10130 HUNTRESS LN SAN
Address: ANTONIO, TX 78255
Property Type: Real
State Code: E1

Property Information: 2023

Legal Description: CB 4615 P-1A ABS 759
Abstract: A04615
Neighborhood: IH10 NORTHWEST / NORTHSIDE-BOERNE
Appraised Value: N/A
Jurisdictions: 09, 101, 08, 56, 10, 11, 06, CAD

Owner Identification #: 185256

Name: GUAJOLOTE RANCH INC
Exemptions:
DBA: Null



BCAD, Texas Parks & Wildlife

Bexar CAD Map Search

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

Property Search > 249462 GUAJOLOTE RANCH INC for Tax Year: 2022
Year 2022

Property

Account

Property ID:	249462	Legal Description:	CB 4616 P-2 ABS 820
Geographic ID:	04616-000-0020	Zoning:	OCL
Type:	Real	Agent Code:	60585
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	10130 HUNTRESS LN SAN ANTONIO, TX 78255	Mapsco:	478A5
Neighborhood:	IH10 NORTHWEST / NORTHSIDE-BOERNE	Map ID:	
Neighborhood CD:	21031		

Owner

Name:	GUAJOLOTE RANCH INC	Owner ID:	185256
Mailing Address:	127 CHARLES RD SAN ANTONIO, TX 78209-5944	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$3,422,000	\$21,350
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$3,422,000	
(-) Ag or Timber Use Value Reduction:	-	\$3,400,650	
<hr/>			
(=) Appraised Value:	=	\$21,350	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$21,350	

Taxing Jurisdiction

Owner: GUAJOLOTE RANCH INC

% Ownership: 100.000000000000%

Total Value: \$3,422,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$21,350	\$21,350	\$5.05
08	SA RIVER AUTH	0.018580	\$21,350	\$21,350	\$3.97
09	ALAMO COM COLLEGE	0.149150	\$21,350	\$21,350	\$31.85
10	UNIV HEALTH SYSTEM	0.276235	\$21,350	\$21,350	\$58.97
101	BEXAR CO EMERG DIST #8	0.098045	\$20,923	\$20,923	\$20.51
11	BEXAR COUNTY	0.276331	\$21,350	\$21,350	\$59.00
56	NORTHSIDE ISD	1.190100	\$21,350	\$21,350	\$254.09
77	BEXAR CO EMERG DIST #7	0.100000	\$427	\$427	\$0.43
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$21,350	\$21,350	\$0.00
Total Tax Rate:		2.132109			
Taxes w/Current Exemptions:					\$433.87
Taxes w/o Exemptions:					\$433.87

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	WLM	Wildlife Management	148.3900	6463868.40	0.00	0.00	\$1,891,987	\$14,990
2	WLM	Wildlife Management	60.0000	2613600.00	0.00	0.00	\$765,007	\$3,180
3	WLM	Wildlife Management	60.0000	2613600.00	0.00	0.00	\$765,006	\$3,180

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$3,422,000	21,350	21,350	\$0	\$21,350
2021	\$0	\$2,818,095	21,350	21,350	\$0	\$21,350
2020	\$0	\$2,683,900	21,350	21,350	\$0	\$21,350
2019	\$0	\$3,016,480	21,350	21,350	\$0	\$21,350

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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2023 data current as of Sep 23 2022 1:12AM.

2022 and prior year data current as of Sep 2 2022 7:34AM

For property information, contact (210) 242-2432 or (210) 224-3511 or email.

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

Website version: 1.2.2.33

Database last updated on: 9/23/2022 1:12 AM

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Property Identification #: 249462

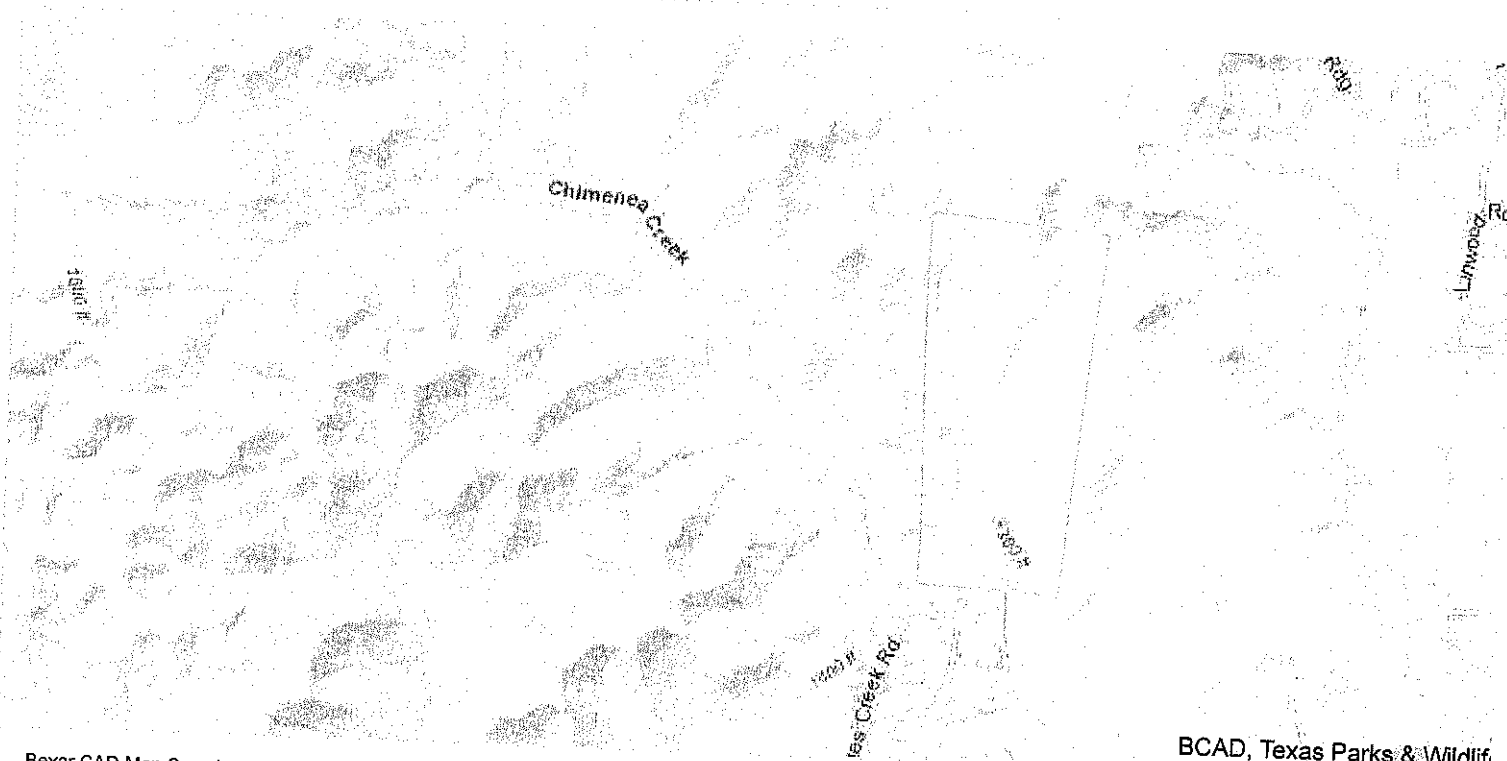
Geo ID: 04616-000-0020
Situs 10130 HUNTRESS LN SAN
Address: ANTONIO, TX 78255
Property Type: Real
State Code: D1

Property Information: 2023

Legal Description: CB 4616 P-2 ABS 820
Abstract: A04616
Neighborhood: IH10 NORTHWEST / NORTHSIDE-BOERNE
Appraised Value: N/A
Jurisdictions: 09, 77, 101, 56, 08, 06, 11, 10, CAD

Owner Identification #: 185256

Name: GUAJOLOTE RANCH INC
Exemptions:
DBA: Null



Bexar CAD Map Search

BCAD, Texas Parks & Wildlife

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Bexar CAD

Property Search > 249773 GUAJOLOTE RANCH INC for Tax Year: 2022
Year 2022

Property

Account

Property ID:	249773	Legal Description:	CB 4668 P-3 ABS 108
Geographic ID:	04668-000-0030	Zoning:	OCL
Type:	Real	Agent Code:	60585
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	10130 HUNTRESS LN SAN ANTONIO, TX 78255	Map ID:	478B4
Neighborhood:	IH10 NORTHWEST / NORTHSIDE-BOERNE		
Neighborhood CD:	21031		

Owner

Name:	GUAJOLOTE RANCH INC	Owner ID:	185256
Mailing Address:	127 CHARLES RD SAN ANTONIO, TX 78209-5944	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$2,275,000	\$15,780
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$2,275,000	
(-) Ag or Timber Use Value Reduction:	-	\$2,259,220	
<hr/>			
(=) Appraised Value:	=	\$15,780	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$15,780	

Taxing Jurisdiction

Owner: GUAJOLOTE RANCH INC
 % Ownership: 100.000000000000%
 Total Value: \$2,275,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$15,780	\$15,780	\$3.73
08	SA RIVER AUTH	0.018580	\$15,780	\$15,780	\$2.93
09	ALAMO COM COLLEGE	0.149150	\$15,780	\$15,780	\$23.53
10	UNIV HEALTH SYSTEM	0.276235	\$15,780	\$15,780	\$43.59
101	BEXAR CO EMERG DIST #8	0.098045	\$15,780	\$15,780	\$15.47
11	BEXAR COUNTY	0.276331	\$15,780	\$15,780	\$43.60
56	NORTHSIDE ISD	1.190100	\$15,780	\$15,780	\$187.80
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$15,780	\$15,780	\$0.00
Total Tax Rate:		2.032109			
Taxes w/Current Exemptions:					\$320.65
Taxes w/o Exemptions:					\$320.65

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	WLM	Wildlife Management	50.0000	2178000.00	0.00	0.00	\$631,948	\$2,650
2	WLM	Wildlife Management	130.0000	5662800.00	0.00	0.00	\$1,643,052	\$13,130

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$2,275,000	15,780	15,780	\$0	\$15,780
2021	\$0	\$1,890,000	15,780	15,780	\$0	\$15,780
2020	\$0	\$1,800,000	15,780	15,780	\$0	\$15,780
2019	\$0	\$2,074,580	15,780	15,780	\$0	\$15,780

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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2023 data current as of Sep 23 2022 1:12AM.

2022 and prior year data current as of Sep 2 2022 7:34AM

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

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

Property Identification #: 249773

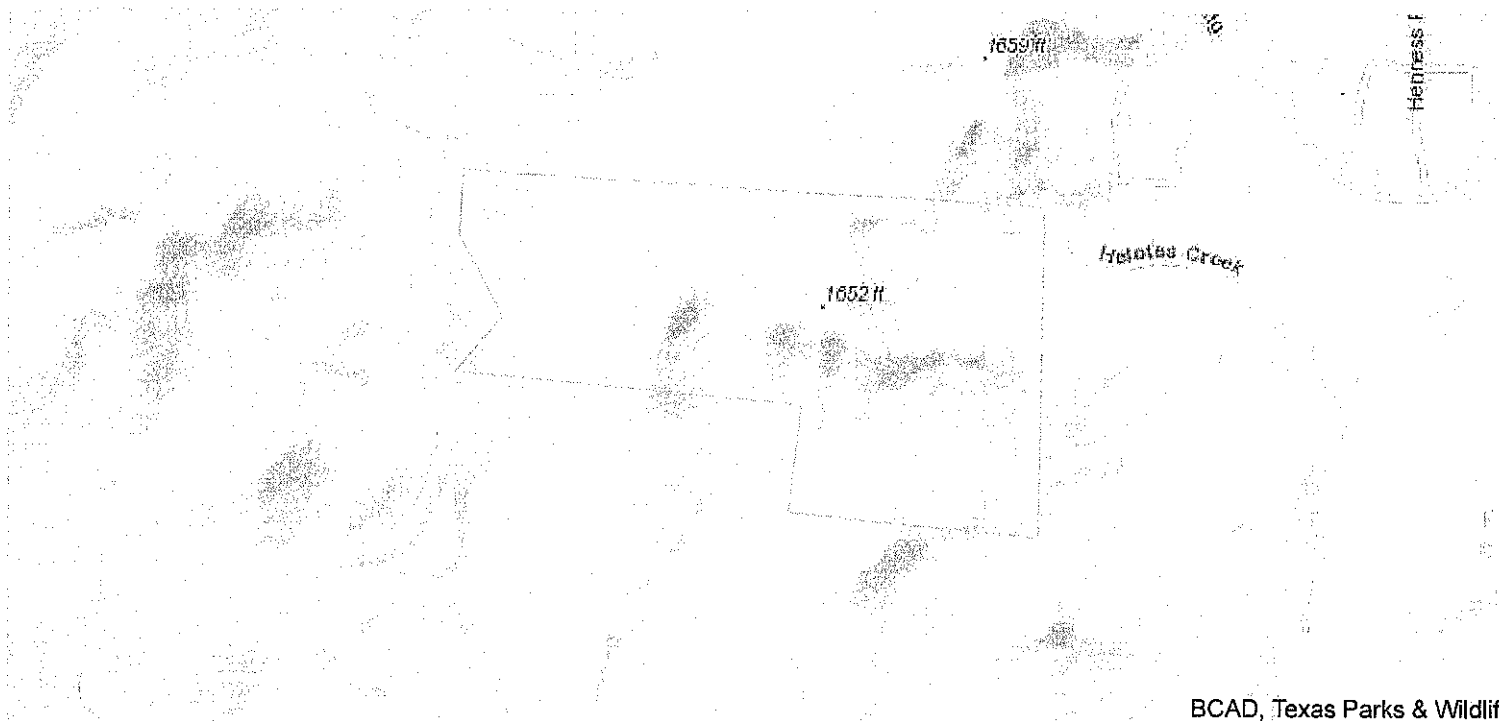
Property Information: 2023

Owner Identification #: 185256

Geo ID: 04668-000-0030
Situs: 10130 HUNTRESS LN SAN
Address: ANTONIO, TX 78255
Property Type: Real
State Code: D1

Legal Description: CB 4668 P-3 ABS 108
Abstract: A04668
Neighborhood: IH10 NORTHWEST / NORTHSIDE-BOERNE
Appraised Value: N/A
Jurisdictions: 101, 56, 08, 10, 09, 11, 06, CAD

Name: GUAJOLOTE RANCH INC
Exemptions:
DBA: Null



BCAD, Texas Parks & Wildlife

Bexar CAD Map Search

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Bexar CAD

Property Search > 250542 GUAJOLOTE RANCH INC for Tax Year: 2022
Year 2022

Property

Account

Property ID: 250542 Legal Description: CB 4693 P-2 ABS 1037 29.600 CB
4694 P-1 ABS 758 156.000
Geographic ID: 04693-000-0020 Zoning: OCL
Type: Real Agent Code: 60585
Property Use Code: 009
Property Use Description: LAND (potential development land)

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address: 10130 HUNTRESS LN Mapsco: 478C4
SAN ANTONIO, TX 78255
Neighborhood: IH10 NORTHWEST / NORTHSIDE-BOERNE Map ID:
Neighborhood CD: 21031

Owner

Name: GUAJOLOTE RANCH INC Owner ID: 185256
Mailing Address: 127 CHARLES RD % Ownership: 100.000000000000%
SAN ANTONIO, TX 78209-5944

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$2,300,000	\$18,270
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$2,300,000	
(-) Ag or Timber Use Value Reduction:	-	\$2,281,730	
<hr/>			
(=) Appraised Value:	=	\$18,270	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$18,270	

Taxing Jurisdiction

Owner: GUAJOLOTE RANCH INC

% Ownership: 100.000000000000%

Total Value: \$2,300,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$18,270	\$18,270	\$4.33
08	SA RIVER AUTH	0.018580	\$18,270	\$18,270	\$3.39
09	ALAMO COM COLLEGE	0.149150	\$18,270	\$18,270	\$27.25
10	UNIV HEALTH SYSTEM	0.276235	\$18,270	\$18,270	\$50.47
101	BEXAR CO EMERG DIST #8	0.098045	\$18,270	\$18,270	\$17.91
11	BEXAR COUNTY	0.276331	\$18,270	\$18,270	\$50.49
56	NORTHSIDE ISD	1.190100	\$18,270	\$18,270	\$217.44
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$18,270	\$18,270	\$0.00
Total Tax Rate:		2.032109			
Taxes w/Current Exemptions:					\$371.28
Taxes w/o Exemptions:					\$371.28

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	WLM	Wildlife Management	100.0000	4356000.00	0.00	0.00	\$1,239,223	\$10,100
2	WLM	Wildlife Management	10.0000	435600.00	0.00	0.00	\$123,919	\$530
3	WLM	Wildlife Management	75.6000	3293136.00	0.00	0.00	\$936,858	\$7,640

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$2,300,000	18,270	18,270	\$0	\$18,270
2021	\$0	\$1,948,800	18,270	18,270	\$0	\$18,270
2020	\$0	\$1,856,000	18,270	18,270	\$0	\$18,270
2019	\$0	\$2,139,110	18,270	18,270	\$0	\$18,270

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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2023 data current as of Sep 23 2022 1:12AM.

2022 and prior year data current as of Sep 2 2022 7:34AM

For property information, contact (210) 242-2432 or (210) 224-5511 or email.

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

Website version: 1.2.2.33

Database last updated on: 9/23/2022 1:12 AM

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Property Identification #: 250542

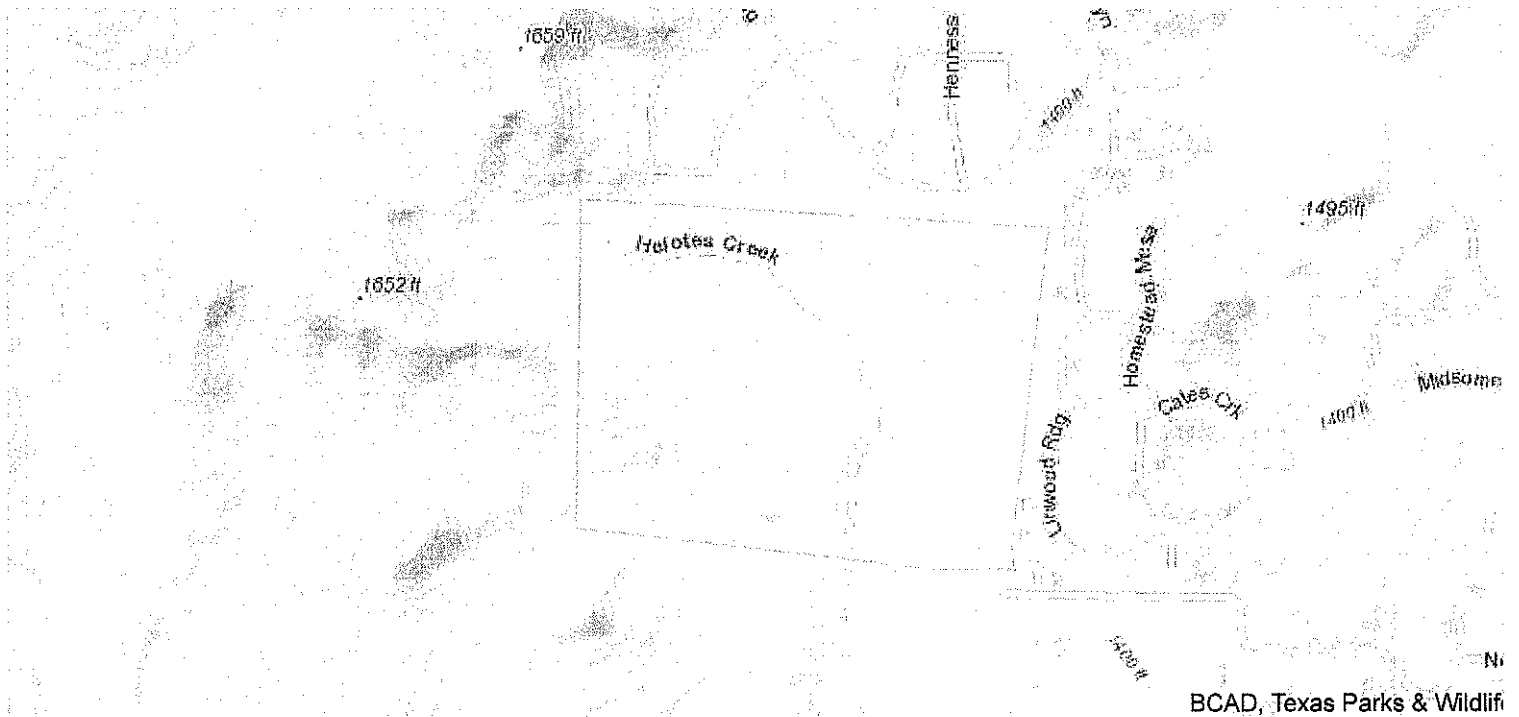
Property Information: 2023

Owner Identification #: 185256

Geo ID: 04693-000-0020
Situs: 10130 HUNTRESS LN SAN
Address: ANTONIO, TX 78255
Property Type: Real
State Code: D1

Legal: CB 4693 P-2 ABS 1037 29.600 CB
Description: 4694 P-1 ABS 758 156.000
Abstract: A04693
Neighborhood: IH10 NORTHWEST / NORTHSIDE-BOERNE
Appraised Value: N/A
Jurisdictions: 09, 101, 56, 08, CAD, 06, 11, 10

Name: GUAJOLOTE RANCH INC
Exemptions:
DBA: Null



Bexar CAD Map Search

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958222

GENERAL WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, FRANK G. HUNTRESS, JR. and wife, CORINNE P. HUNTRESS, of Bexar County, Texas ("Grantors"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations to us in hand paid by GUAJOLOTE RANCH, INC., a Texas corporation having its principal place of business in Bexar County, Texas ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, have this day GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents do GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described property situated in Bexar County, Texas, to-wit:

I.

A tract of land containing 1096.99 acres, more or less, out of a larger tract of 2240.9 acres conveyed to E. A. Basse, Jr. by San Antonio Loan and Trust Company by deed dated September 29, 1942, recorded in Volume 1933, page 26 of the Deed Records of Bexar County, Texas, the tract hereby conveyed being more particularly described as follows:

BEGINNING at a point in the Southwest right-of-way line of Beauregard Road approximately three (3) miles West of Leon Springs, Texas; said point being the Northeast corner of a five (5) acre tract conveyed to E. A. Basse, Jr. by Rudolph Beyer and wife, Emma Beyer, by Deed dated May 31, 1943, and recorded in Volume 1971, Page 385 of the Deed Records of Bexar County, Texas; THENCE S. 00° 07' 28" E. a distance of 4,578.23 feet with a fence line and being the West boundary line of J. S. Westbrook Survey No. 32 and the East boundary line of P. Flores Survey to a fence corner being the Southeast corner of the said five (5) acre tract and the North boundary line of the Trevino Survey No. 910 and also the North boundary line of C. B. 4697 of Bexar County, Texas; THENCE due West a distance of 53.00 feet with a fence line and the North boundary line of said Trevino Survey No. 910 to a fence corner being the Northwest corner of said Trevino Survey No. 910 and C. B. 4697; THENCE S. 00° 30' 00" E. a distance of 3,963.33 feet with a fence line and the West boundary line of said Trevino Survey No. 910 and the East boundary line of P. Flores Survey, J. R. Smith Survey No. 354 and Clementine Bundick Survey No. 915 and also the West boundary line of G.C. & S.F. Survey No. 917 to a fence corner being the Southeast corner of the said J. R. Smith Survey No. 354 and Clementine Bundick Survey No. 915 and the Northeast corner of Justo Travieso Survey No. 227 3/4 for the POINT OF BEGINNING;

WA 6115 PAGE 603

THENCE North 86° 55' 24" West a distance of 50.10 feet along a fence line to a fence corner for the Southwest corner of 50.00 foot wide access easement into this property being in the North boundary line of Justo Travieso Survey No. 227 3/4 and the South boundary line of J. R. Smith Survey No. 354 and Clementine Bundick Survey No. 915;

THENCE North 86° 52' 59" West a distance of 2697.58 feet along a fence line and the North boundary line of Justo Travieso Survey No. 227 3/4 and the South boundary line of J. R. Smith Survey No. 354 and Clementine Bundick Survey No. 915 to an angle point in fence line;

THENCE North 86° 53' 38" West a distance of 4891.48 feet along a fence line and the remaining portion of the North boundary line of Justo Travieso Survey No. 227 3/4 and across Survey No. 227 1/3 to a fence corner;

THENCE South 00° 07' 05" West a distance of 602.22 feet along a fence line to a fence corner;

THENCE South 37° 50' 04" East a distance of 600.61 feet along a fence line to a fence corner;

THENCE South 37° 55' 19" West a distance of 661.89 feet along a fence line to a fence corner;

THENCE South 00° 01' 13" West a distance of 5199.44 feet along a fence line to a fence corner in the South boundary line of Survey No. 227 1/3;

THENCE South 85° 05' 54" East a distance of 478.43 feet along a fence line and the South boundary line of Survey No. 227 1/3 to an angle point in fence line;

THENCE North 89° 17' 05" East a distance of 647.34 feet along a fence line and continuing along the South boundary line of Survey No. 227 1/3 to an angle point in fence line;

THENCE South 89° 41' 10" East a distance of 248.19 feet along a fence line and continuing along the South boundary line of Survey No. 227 1/3 to an angle point in fence line;

THENCE South 83° 35' 25" East a distance of 5104.57 feet along a fence line and continuing along the South boundary line of Survey No. 227 1/3 and along the South boundary line of Survey No. 227 1/2 to a fence corner and the Southeast corner of Survey No. 227 1/2;

THENCE North 05° 20' 15" East a distance of 2967.47 feet along a fence line and the East boundary line of Survey No. 227 1/2 to an angle point in fence line;

THENCE North 05° 35' 02" East a distance of 1584.51 feet along a fence line and continuing along the East boundary line of Survey No. 227 1/2 to a fence corner for the Northeast corner of Survey No. 227 1/2 and being in the South boundary line of Justo Travieso Survey No. 227 3/4;

THENCE South 89° 38' 41" East a distance of 556.49 feet along a fence line and along the South boundary line of Justo Travieso Survey No. 227 3/4 to a fence corner in the East boundary line of Justo Travieso Survey No. 227 3/4 and the West boundary line of G.C. & S.F. Survey No. 917 and C. B. 4695;

THENCE North 07° 56' 59" West a distance of 181.41 feet along a fence line and along the East boundary line of Justo Travieso Survey No. 227 3/4 and the West boundary line of G.C. & S.F. Survey No. 917 and C. B. 4695 to an angle point in fence line;

THENCE North 06° 31' 03" East a distance of 2294.76 feet along a fence line and continuing along the East boundary line of Justo Travieso Survey No. 227 3/4 and the West boundary line of G.C. & S.F. Survey No. 917 and C. B. 4695 to a fence corner for the POINT OF BEGINNING and containing 1096.99 acres of land, more or less, together with all improvements thereon.

II.

A perpetual but non-exclusive easement for ingress and egress to the property described in I. above over and across the following described tract of land:

BEGINNING at a point in the Southwest right-of-way line of Beauregard Road approximately three (3) miles West of Leon Springs, Texas; said point being the Northeast corner of a five (5) acre tract conveyed to E. A. Basso, Jr. by Rudolph Beyer and wife, Emma Beyer, by Deed dated May 31, 1943, and recorded in Volume 1971, Page 385 of the Deed Records of Bexar County, Texas;

THENCE South 00° 07' 28" East a distance of 4,578.23 feet with a fence line to a fence corner being the Southeast corner of the said five (5) acre tract and the North boundary line of the Trevino Survey No. 910 and also the North boundary line of C. B. 4697 of Bexar County, Texas;

THENCE due West a distance of 53.00 feet with a fence line and the North boundary line of the said Trevino Survey No. 910 to a fence corner and being the Northwest corner of said Trevino Survey No. 910 and C. B. 4697;

THENCE South 00° 30' 00" East a distance of 3,963.33 feet with a fence line and the West boundary line of said Trevino Survey No. 910 and C. B. 4697 to a fence corner;

THENCE North 86° 55' 24" West a distance of 50.10 feet with a fence line to a fence corner;

THENCE North 00° 30' 00" West a distance of 4,011.13 feet 50.00 feet from and parallel to the West boundary line of the said Trevino Survey No. 910 and C. B. 4697 to a point;

THENCE due East a distance of 53.34 feet 50.00 feet from and parallel to the North boundary line of the said Trevino Survey No. 910 and C. B. 4697 to a point;

THENCE North 00° 07' 28" West a distance of 4,564.78 feet 50.00 feet from and parallel to the East line of the above mentioned five (5) acre tract to a point in the Southwest right-of-way line of Beauregard Road;

THENCE South 53° 30' 38" East a distance of 62.29 feet along the Southwest right-of-way line of Beauregard Road to the POINT OF BEGINNING, and containing 9.885 acres of land, more or less.

W 6115 REC 605

Excepting and reserving from this conveyance all and singular the exceptions and reservations contained in that certain deed dated February 2, 1963, from E. A. BASSE, JR. and wife, ANNE WRIGHT BASSE, as Grantors, to FRANK G. HUNTRESS, JR., as Grantee, recorded in Volume 4889, Pages 548 to 553, of the Deed Records of Bexar County, Texas, conveying the above described property to FRANK G. HUNTRESS, JR., one of the Grantors herein, and to which deed reference is hereby made for all purposes.

TO HAVE AND TO HOLD, together with all of the rights and appurtenances thereunto belonging, unto Grantee, its successors and assigns, forever, and Grantors do hereby bind themselves, their heirs, representatives and assigns, to WARRANT AND FOREVER DEFEND all and singular the above described property unto Grantee, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

EXECUTED this 11TH day of February, 1969.

Frank G. Huntress, Jr.
FRANK G. HUNTRESS, JR.

Corinne P. Huntress
CORINNE P. HUNTRESS

VM 6115 REC 606

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared FRANK G. HUNTRESS, JR., 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 and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21st day of February, 1969.



Mary Ann Stewart
Notary Public in and for
Harris County, Texas

MARY ANN STEWART
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1969

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared CORINNE P. HUNTRESS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21st day of February, 1969.



Mary Ann Stewart
Notary Public in and for
Harris County, Texas

MARY ANN STEWART
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1969

Vol 6115 pgs 607

STATE OF TEXAS
COUNTY OF BROWN
I hereby certify that the instrument was FILED in the
date and of the date shown on the face of the said instrument
as recorded in the Volume and Page of the said instrument
as shown on the record.

FEB 27 1969



James W. Knight
COUNTY CLERK
BROWN COUNTY, TEXAS

GENERAL WARRANTY DEED

FILED IN MY OFFICE
JAMES W. KNIGHT
COUNTY CLERK, BROWN CO.
FEB 27 PM 2 11

PHILIP A. MASQUELETTE
ATTORNEY AT LAW
1102 HOUSTON BANK & TRUST TOWER
1801 MAIN STREET
HOUSTON, TEXAS 77002
650

1261275

2251

Prepared by the State Bar of Texas for use by lawyers only.

Revised 10-85.

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WARRANTY DEED

Date: October 24, 1986

Grantor: Huntress Properties, formerly a Texas general partnership
and presently a Texas limited partnership

Grantor's Mailing Address (including county):
7407 Dove Mountain
San Antonio, Bexar County, Texas 78209

Grantee: Guajolote Ranch, Inc., a Texas corporation

Grantee's Mailing Address (including county):
7407 Dove Mountain
San Antonio, Bexar County, Texas 78209

Consideration: Ten Dollars (\$10.00) and other valuable consideration;
the adequacy and sufficiency of which is admitted by Grantor

Property (including any improvements): See Exhibit "A" attached hereto

Reservations from and Exceptions to Conveyance and Warranty:

11/03/86 85919 170383 \$9.00 Y 1 230

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Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Guajolote Ranch, Inc., general partner
of Huntress Properties, a Texas
limited partnership

By: Frank G. Huntress
Frank G. Huntress, President

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 24th day of October, 19 86
by Frank G. Huntress, President
of Guajolote Ranch, Inc.
a Texas corporation, on behalf of said corporation.

A. Chris Heinrichs
Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires: 5-9-88

A. CHRIS HEINRICHS
Notary Public, Bexar County, Texas

AFTER RECORDING RETURN TO:

A. Chris Heinrichs
Matthews & Branscomb
One Alamo Center, Suite 800
106 S. St. Mary's Street
San Antonio, Texas 78205

PREPARED IN THE LAW OFFICE OF:

A. Chris Heinrichs
Matthews & Branscomb
One Alamo Center, Suite 800
106 S. St. Mary's Street
San Antonio, Texas 78205
(512) 226-4211

1013852 PAGE 112

EXHIBIT A

A 20.874 acre tract out of a 52.374 acre tract out of Tract 5, NCB 12192, J. W. Garrity Survey No. 19, Abstract 258, CB 4018 (the Stewart Company Tract) according to the plat recorded in Volume 3700, Page 80 of the Deed and Plat Records of Bexar County, Texas and being further described as follows:

Beginning: At a point in the east R.O.W. line of Loop 13 (East) which point is 123.9 feet S 89°52' E and S 0°14'16" E along the east R.O.W. line of Loop 13 1040.16 feet from the original northwest corner of said Tract 5, said point being the northwest corner of this tract;

Thence: Along the north line of this tract and the south line of the Colonial Bakery Tract S 89°56'16" E 1264.0 feet to a point for the northeast corner of this tract;

Thence: S 0°04'16" E 236.62 feet to a point in the northwest line of the Southern Pacific Railroad Property for the southeast corner of this tract;

Thence: With the south line of this tract and the northwest line of Railroad Property S 52°26'00" W 1400.68 feet to an angle point;

Thence: S 17°46'29" W 159.17 feet to a Texas Highway Department concrete monument for an angle point;

Thence: N 65°42'09" W 75.59 feet to a THD monument for a corner;

Thence: Along the east line of Loop 13 N 2°47'55" W 736.81 feet to a THD monument for an angle point;

Thence: Continuing along the east line of Loop 13 N 0°04'16" W 476.50 feet to the Point of Beginning and containing 20.874 acres of land, more or less.

being the same property described in that certain Warranty Deed dated April 1, 1978, recorded in Volume 1214, Page 536,

Deed Records of Bexar County, Texas, from Huntress Properties,
a Texas general partnership, as "Grantor", to Huntress Prop-
erties, a Texas limited partnership, as "Grantee", reference
being hereby made to said Warranty Deed and the record thereof
for all purposes.

STATE OF TEXAS
COUNTY OF BEXAR
I hereby certify that this instrument was filed in the Public
Records on the date and at the place stated herein by me and
was duly RECORDED in the Official Public Records of Bexar County
of Bexar County Texas on

NOV 4 1986



Robert D. Green
COUNTY CLERK BEXAR COUNTY TEXAS

FILED IN OFFICE
ROBERT D. GREEN
COUNTY CLERK BEXAR CO.
1986 NOV -3 A 9:17

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ATC-STONE OAK

04-90011447 Jm\$21

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



LT1-77-20040175898-1

WARRANTY DEED



LT2-10893-992-4

Date: July 30, 2004

Grantor: Newland Resources, L.L.C., a Texas limited liability company

Grantor's Mailing Address: 24165 IH-10 West
San Antonio, Bexar County, Texas 78257

Grantee: Sidney E. Edwards and wife, Marcie A. Edwards

Grantee's Mailing Address: 29330 Grand Coteau
Fair Oaks Ranch, Bexar County, Texas 78015

Consideration: Ten and No/100 Dollars (\$10.00) and other valuable consideration

Property (including any improvements): Approximately 63.192 acres of land in Bexar County, Texas, comprised of approximately 48.59 acres out of the George E. Adamson Survey No. 920 and approximately 14.602 acres out of the Albert Liebe Survey No. 912, as more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof

Reservations from and Exceptions to Conveyance and Warranty: Taxes for the year 2004, payment of which is assumed by Grantee

Grantor, for the Consideration, 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, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject only to the above reservations from and exceptions to conveyance and warranty.

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

GRANTOR:

NEWLAND RESOURCES, L.L.C.

By: Diana P. Wilkens Member
Diana P. Wilkens, Member

[Acknowledgement of Grantor on Next Page]

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me on July 30, 2004, by Diana P. Wilkens, as a member of Newland Resources, L.L.C., on behalf of said limited liability company.


Notary Public, State of Texas

After recording return to:

Sidney E. Edwards and Marcie A. Edwards
29330 Grand Coteau
Fair Oaks Ranch, Texas 78015





11003 Wye Drive, San Antonio, TX 78217

Field notes of a 63.192 acre tract of land situated in Bexar County, Texas consisting of 48.59 acres out of the George E. Adamson Survey No. 920, Abstract 1255, County Block 4614 and 14.602 acres out of the Albert Liebe Survey No. 912, Abstract 1053, County Block 4613 being that tract called 70.00 acres in Deed to Brenda, Rebecca and Barbara Moulton and recorded in Volume 7444, Page 1731 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows: Note: All iron pins set are $\frac{1}{2}$ " rebar with a yellow plastic cap stamped "Baker Surveying".

Beginning at a $\frac{1}{2}$ " iron pin found in the west line of Scenic Loop Road for the northeast corner of this tract and the 70.00 acre tract and being the southeast corner of an 8.51 acre tract conveyed to CKT Partnership and recorded in Volume 4799, Page 1553 of the Official Public Records of Bexar County, Texas.

Thence S $00^{\circ} 20' 45''$ E. 143.58 feet with the east line of this tract and the 70.00 acre tract and the west line of Scenic Loop Road to an iron pin set for the easternmost southeast corner of this tract and the northeast corner of a 6.866 acre tract, out of the 70.00 acre tract, this day surveyed.

Thence with the south line of this tract and the north line of the 6.886 acre tract as follows:

S $81^{\circ} 45' 33''$ W. 326.59 feet to an iron pin set at an angle point.

S $71^{\circ} 57' 48''$ W. 212.28 feet to an iron pin set at an angle point.

N $67^{\circ} 13' 34''$ W. 370.46 feet to an iron pin set for an interior corner of this tract and being the north corner of the 6.866 acre tract.

Thence with an east line of this tract and the west line of the 6.866 acre tract as follows:

S $64^{\circ} 17' 22''$ W. 102.69 feet to an iron pin set at an angle point.

S $27^{\circ} 25' 57''$ W. 193.32 feet to an iron pin set at an angle point.

S $04^{\circ} 43' 28''$ E. 286.40 feet to an iron pin set in the south line of the 70.00 acre tract and the north line of a 74.34 acre tract conveyed to John J. Meyer and Mary Ann Meyer Hall and recorded in Volume 9206, Page 1803 of the Official Public Records of Bexar County, Texas for the westernmost southeast corner of this tract and being the southwest corner of the 6.866 acre tract.

Thence N $89^{\circ} 46' 21''$ W. 4183.86 feet, generally along fence and with the south line of this tract and the 70.00 acre tract and the north line of the 74.34 acre tract to a $\frac{1}{2}$ " iron pin found in the east line of a 1096.69 acre tract conveyed to Guajolote Ranch, Inc. and recorded in Volume 6115, Page 603 of the Deed Records of Bexar County, Texas for the southwest corner of this tract and the 70.00 acre tract and the northwest corner of the 74.34 acre tract.

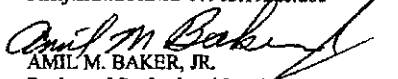
Thence N $05^{\circ} 56' 01''$ E. 620.81 feet with the west line of this tract and the 70.00 acre tract and the east line of the 1096.69 acre tract to a concrete monument found for the northwest corner of this tract and the 70.00 acre tract and being the southwest corner of a 64.991 acre tract conveyed to CKT Partnership and recorded in Volume 3058, Page 0702 of the Official Public Records of Bexar County, Texas.

Thence S $89^{\circ} 46' 45''$ E. 5143.46 feet, generally along fence and with the north line of this tract and the 70.00 acre tract and the south line of the 64.991 acre tract and the 8.51 acre tract to the place of beginning and containing 63.192 acres of land according to a survey on the ground on May 6, 2002 by Baker Surveying.

Job No. 02-079

Accompanying Plat Prepared

File:jdaw2002\02-07963.192ac.doc


AMIL M. BAKER, JR.
Registered Professional Land
Surveyor # 1469



Baker Surveying 210-653-7270

Abijah Engineering 210-653-6611

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 the 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 as:

AUG 02 2004



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20040175898 Fees: \$20.00
08/02/2004 4:41PM # Pages 4
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK