

RESOLUTION **2020-12-03-0053R**

PROVIDING THE CITY OF SAN ANTONIO'S CONSENT TO THE CREATION BY BEXAR COUNTY OF A PUBLIC IMPROVEMENT DISTRICT, TO LATER BE NAMED THE TRES LAURELS SPECIAL IMPROVEMENT DISTRICT, GENERALLY LOCATED NORTH OF HIGHWAY 90 WEST AND WEST OF GROSENBACHER ROAD, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; AND ESTABLISHING CONDITIONS WITH RESPECT THEREO.

* * * * *

WHEREAS, Equitable Land Holdings, LLC, Hooda Enterprises, Inc. and SA Given to Fly, LLC, (Owners) own approximately 311.23 acres of land, referred to as the Tres Laurels Property, generally located north of Highway 90 West and west of Grosenbacher Road in the far west ETJ of the City of San Antonio (City), more particularly described and depicted in **Exhibit "1"** enclosed in **Attachment "A"** attached hereto and incorporated herein for all purpose; and

WHEREAS, on December 3, 2019, the Owners submitted a petition to Bexar County (the "County") to create a Public Improvement District ("PID" or "District") which would include the Briggs Ranch Property and that the County delegate to the PID the powers granted by Section 52, Article III of the Texas Constitution; the powers and duties of a road district; and the power to provide water, wastewater and drainage facilities in accordance with Section 382.101 of the Local Government Code; and

WHEREAS, in order for the County to delegate to a District the powers requested by the Owners in their petition to the County, the City must provide its written consent by resolution in accordance with Section 382.101 and on December 16, 2020, the Owners submitted a petition, attached as Attachment "A", requesting the City's consent to the creation of the PID and the delegation of the powers by the County to the District as set forth therein; and

WHEREAS the Owners plan to construct public improvements and infrastructure as depicted in the Property Description in **Exhibit "2"** and in the PID Summary and Timeline attached as **Exhibit "3"** enclosed in **Attachment "A"**; and

WHEREAS, the City of San Antonio recognizes that the construction of road, water, waste water, drainage and other infrastructure to serve the planned residential and commercial development within the District has the potential to impact the City's existing and future public infrastructure serving other properties within the City's ETJ in the future, and, therefore the City has an interest in ensuring that the proposed PID does not unduly burden the City's infrastructure as well as that which will be constructed and may be expanded into the City's ETJ pursuant to the City's current and future long-term capital improvement planning; and

WHEREAS on November 19, 2020, the County Commissioners Court approved a resolution stating their intent to create the Tres Laurels Special Improvement District (also referred to as the Tres Laurels PID) and indicating it would authorize the PID to impose

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12/03/2020
Item No. 28A

RECORDED 12/03/2020
certain taxes, including an ad valorem tax on future property owners within the PID boundaries; and

WHEREAS, the Planning Commission of the City of San Antonio held a public hearing on November 18, 2020 and recommended that the City Council grant its consent to the creation of the Tres Laurels Special Improvement District by Bexar County, subject to the execution of a development agreement with Owners providing terms and conditions designed to protect the interests of the City specified herein; and

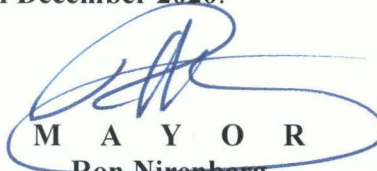
WHEREAS, in order to protect the City's planning goals in the ETJ, the City Council finds that it is prudent to condition the City's agreement to consent to the creation of the PID on the Owners' execution of a Development Agreement containing mutually agreeable terms relating to the development of the District property, assessment of taxes within the District, voluntary annexation at the end of the term of the Agreement; and municipal services to be provided by the City within the District in the event of annexation; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council of San Antonio hereby consents (1) to the creation by Bexar County of a PID to be named the Tres Laurels Special Improvement District 311.23 acres of land, generally located north of Highway 90 West and west of Grosenbacher Road as described and depicted in **Exhibit "1"** enclosed in **Attachment "A"** as well to the construction of certain public infrastructure as further described and depicted in **Exhibits "2" and "3"** enclosed in **Attachment "A"**; and (2) to the County's delegation to the PID the powers granted by Section 52, Article III of the Texas Constitution; the power and duties of a road district and the power to provide water, wastewater and drainage facilities in accordance with Section 382.101 of the Local Government Code; but the City's consent does not include the powers to exercise eminent domain, annexation, expansion, division and exclusion of property from the PID.

SECTION 2. The City Council of the City of San Antonio resolves that its consent to the County's creation of the PID shall remain in effect so long as the Owner and Developer agree to and execute the above-described Development Agreement.


PASSED AND APPROVED on this 3rd day of December 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


Jameene Williams for
Andrew Segovia, City Attorney



City of San Antonio

City Council

December 03, 2020

Item: 28A

Enactment Number:

File Number: 20-7044

2020-12-03-0053R

Resolution granting the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District to later be named the Tres Laurels Special Improvement District, a 311.23 acre tract of land located north of Highway 90 west and west of Groesenbacher Road in the City of San Antonio's extraterritorial jurisdiction

Councilmember John Courage made a motion to approve. Councilmember Clayton H. Perry seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

JYW
12/03/2020
Item No. 28A

ATTACHMENT "A"

Exhibit 1 - Petition to the City of San Antonio

Exhibit 2 - Property Description

Exhibit 3 - PID Summary and Timeline

KENNETH W. BROWN, AICP
DANIEL ORTIZ
JAMES B. GRIFFIN



112 E. PECAN STREET
SUITE 1360
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210 299 3704
FAX: 210 299 4731

JAMES MCKNIGHT
CAROLINE McDONALD
KEVIN DEANDA

PAUL M. JUAREZ
OF COUNSEL

December 16, 2019

Erik Walsh
City Manager
City of San Antonio
115 Plaza de Armas, 2nd Floor
San Antonio, Texas, 78205

VIA Hand Delivery

Bridgett White
Planning Department Director
City of San Antonio
111 Soledad, Suite 650
San Antonio, Texas, 78205

VIA Hand Delivery

RE: Petition for Consent to the Creation of a Public Improvement District Pursuant to Chapter 382 of the Texas Local Government Code, for Property Generally Northeast of HWY 90 and Montgomery Road (approximately 311.235 acres) in the Extra-Territorial Jurisdiction ("ETJ") of the City of San Antonio, Bexar County, Texas ("Subject Property"); *Our File No. 9538.025.*

Dear Mr. Walsh and Ms. White:

On behalf of the Petitioners, Fair Oaks Mosaic TBY, LLC and SA Kosta Browne Ltd., (through its General Partner SA Kosta Browne GP, LLC) (Applicants and Property Owners) and SA Love and Trust, LLC (Applicant and Developer), we respectfully submit the enclosed Petition to the City of San Antonio ("City") and request that pursuant to Texas Local Government Code ("Code") Chapters 372 and 382, the City Consent to the Creation of a Public Improvement District with the authority and powers described in the attached Petition, to be named the "Tres Laurels Special Improvement District," and the inclusion of the Subject Property therein, all as further described in the Petition. Please find enclosed:

1. A signed Petition to Bexar County for the Creation of a Public Improvement District Pursuant to Chapter 382 of the Texas Local Government Code (**Exhibit "1"**);
2. Property Description (**Exhibit "2"**); and
3. PID Summary and Timeline (**Exhibit "3"**).

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

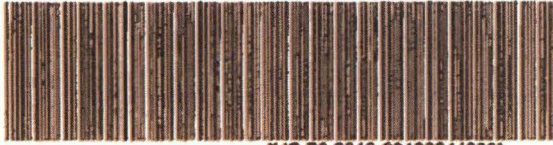
Thank you,

BROWN & ORTIZ, P.C.

BY: 
Caroline McDonald

Enclosures: As Stated
CC: Office of the City Clerk of the City of San Antonio, Texas

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VG-76-2019-20190244806

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File Information

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

Document Number:	20190244806
Recorded Date:	December 03, 2019
Recorded Time:	3:55 PM
Total Pages:	17
Total Fees:	\$86.00

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

**** Do Not Remove ****

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

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
12/3/2019 3:55 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

SCANNED

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED THE TRES LAURELS SPECIAL IMPROVEMENT DISTRICT

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STATE OF TEXAS §
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COUNTY OF BEXAR §

TO: THE HONORABLE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS

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

Section 1. Petitioners. In compliance with the requirements of the Code, and as determined by the current tax roll of the Bexar County Appraisal District, the Petitioners, collectively, constitute: the owners representing more than 50% of the appraised value of taxable real property proposed to be included within the public improvement district proposed in this Petition.

Attached to this Petition is a sworn statement of the Petitioners, affirming the Petitioners are the holders of fee simple title to more than fifty-percent (50%) of the appraised value of taxable real property proposed to be included within the District (as defined below) and are the owners representing more than fifty-percent (50%) of all record owners of property within the proposed District or own, collectively, taxable real property that constitutes more than fifty-percent (50%) of the area of all taxable real property within the proposed District. The Petitioners request for, and consents to, the creation of the District, as set forth in this Petition. The sworn statements of the Petitioners are attached hereto as **Exhibit "C"** and incorporated herein for all purposes.

Section 2. Name. A public improvement district is being requested, which shall be named the "Tres Laurels Special Improvement District" (referred to herein as the "District").

Section 3. Boundaries. The proposed boundaries of the District shall include the Subject Property, which is more particularly described in **Exhibit "A"** and **Exhibit "B"** attached hereto and incorporated herein for all purposes. The total acreage of the District is approximately 311.235 acres total. None of the land to be included in the District is within the corporate boundaries of any municipality and all of the land proposed to be included in the District is in the extraterritorial jurisdiction of the City and in the County.

Section 4. General Nature of the Proposed Public Improvements. The Petitioners request that the County create a public improvement district and authorize it to engage in economic development projects and grant to the District the powers requested in this Petition. The District proposes to enter into development agreements as are deemed advisable to promote state and local economic development and to stimulate residential and commercial activity in the District. The general nature of the work proposed to be done may include, but is not limited to, onsite roads (including, but not limited to a collector road) and associated utility improvements (water, sewer, and drainage), offside roads, extending Montgomery Road, offsite sewer extension (and if needed, offsite roads, water, and drainage), onsite public improvements for residential lots (sewer, water, streets, and drainage), the improvement and construction of water, sanitary



sewer, drainage, dry utilities (gas and electric), detention ponds, storm sewer, impact fees for capacity, road, landscaping in public rights of way, or sidewalks, right of way acquisition costs, easement acquisition costs, appraisal costs, geotechnical engineering costs, environmental inspection/testing/ and remediation costs, well plugging costs, demolition costs, water and sewer impact fees, floodplain reclamation costs, tree mitigation costs, park/entry/amenity improvement costs, including any cost or expense of purchasing, constructing maintaining, acquiring, owning, operating, repairing, leasing, improving, extending, or paying for inside (i.e. onsite) and outside (i.e. offsite) the district boundaries; flood plain and wetlands regulation and endangered species permits, stormwater permits, including mitigation; and all works, improvements, facilities, plants, equipment, appliances, interest in property, and contract rights needed thereof, and administrative facilities needed in connection therewith, related surveying, engineering, and legal fees, costs and expenses, and all rights of way and other interests in land necessary or convenient in connection therewith, as well as reasonable contingencies, associated with the costs of public improvements. Further, the public improvements financed by the District may include any public improvements in compliance with Chapter 382 and in accordance with the governing laws.

Section 5. Estimated Cost of the Proposed Construction of the Public Improvements. The total estimated capital cost is approximately \$54,104,600. Such costs can be partially offset with the imposition of taxes and the issuance of bonds by the District, as further described herein.

Section 6. Nature of the District & Authority. The District is expressly requested pursuant to Chapter 382 of the Code. The District shall be created for the purposes of a district created and organized under Section 52, Article III, and Section 59, Article XVI of the Texas Constitution, Chapters 380, 381, 382, and 383 of the Code, and for the purposes of creating a program for economic development as provided in Section 52, Article III of the Texas Constitution, and for any other lawful purpose authorized by the governing laws.

The Petitioners specifically request:

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

Section 7. Road Improvements. The Petitioners request that pursuant to Section 382.109 of the Code the County designate and approve the proposed onsite and offsite road improvements as a "Road Improvement Project" and designate and approve such Road Improvement Project as a targeted economic development project, which is of an economic benefit to the District, to the Subject Property within the District, and to the County.

Section 8. Advisory Board. As authorized by the Code, an advisory board may be established by the County to develop and recommend an improvement plan. However, an improvement plan is not necessary or applicable, as the Petitioners do not propose that the District be granted with the power to impose assessments.

Section 9. Management of the District & Board of Directors. The Petitioners specifically request that the County appoint a seven (7) member Board of Directors to govern the District and approve their respective terms in accordance with Section 382.051 of the Code, as the population of the District is less

than 1,000 persons. The Petitioners also request that the County delegate to the District's Board of Directors the County's powers and duties provided by Chapter 382 of the Code, in order for the Board of Directors to oversee, manage, and govern the District to the fullest extent authorized by the Code.

Section 10. Taxes and Bonds. The Petitioners request that County authorize the District to accomplish its purposes and the costs of services and improvements by imposing an ad valorem tax and a sales and use tax. The District shall also have the authority to issue bonds, negotiate promissory notes, and other District obligations, as further described herein.

The Petitioners specifically request:

- (1) that the District's proposed improvements be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments;
- (2) that the County grant the District authority to impose an ad valorem tax and sales and use tax to accomplish the economic development purposes prescribed by Section 52a, Article III, of the Texas Constitution;
- (3) that the County grant the District authority, in accordance with Section 382.152 of the Code, to issue bonds, negotiable promissory notes and other District obligations, which may be secured by District revenue or any type of District taxes, or any combination of taxes and revenue pledged to the payment of bonds; and
- (4) that the County grant the District authority as provided in Sections 382.158 and 382.159 of the Code, regarding borrowing and repayment of costs, respectively.

In regard to the proposed tax rates, the Petitioners specifically request that the County authorize the District to:

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

Section 11. Method of Assessment. The Petitioners do not propose that the District be granted the power to impose assessments, and accordingly, the Petitioners are not required to present a Service Plan, an Assessment Plan (including a method of assessment), or to prepare an Assessment Roll. As stated above, the Petitioners request that the District's proposed improvement be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments.

Section 12. Apportionment of Cost between County and the District. Approval and creation of the District will not obligate the County to provide any funds to finance the proposed public improvements. All costs of the District shall be paid by and apportioned to the District, and not to the County, as a whole.

Section 13. Advisability and Feasibility of the District & Best Interests of the County. The District and its proposed improvements and economic development projects appear feasible and are necessary and advisable for the economy of the District and the County. Additionally, the County may create a public improvement district if the County determines it is in the best interest of the County. The area comprising the District is not presently developed, and therefore, the proposed District is necessary to pay for or finance public improvements and economic development within the District. Furthermore, the District will serve the public purpose of promoting and encouraging new residential development in the District and the County, which will encourage employment and economic activity within the District and the County. As such, the County's creation of the District is in the best interest of the County, as the District and the proposed improvements confer a special benefit on the District, the Subject Property within the District, and the County.

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CITY CLERK

Section 14. Filing with County Clerk. This Petition will be filed with the County Clerk in support of the creation of the District, as described herein.

Section 15. Prayer. This Petition requests that the County create the District, include the Subject Property therein, and grant to the District the powers requested in the Petition. The Petitioners pray that this Petition be heard and the Commissioners Court sets a hearing date, publishes notice of, conducts a hearing, makes certain findings, and enters an Order creating the District in a manner authorized under Chapter 382 of the Code and as described herein.

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Signature(s) on the Following Page

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

Respectfully submitted, this 19 day of September, 2019.

PETITIONER:

Hooda Enterprises, Inc.,
a Texas Corporation

BY: [Signature]
Hooda Enterprises, Inc.,

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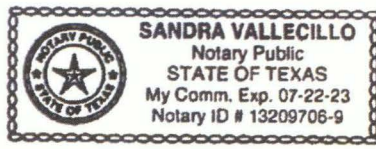
ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF BEXAR §

This instrument was acknowledgment before me on this 19 day of Sept, 2019, by Shahnawaz Hooda of Hooda Enterprises Inc., a Texas Corporation, on behalf of such Corporation.

[Signature]

Notary Public, State of TEXAS
Printed Name of Notary: SANDRA VALLECILLO
Commission Expiration: 07/22/2023



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

Respectfully submitted, this 17th day of September, 2019.

PETITIONER:

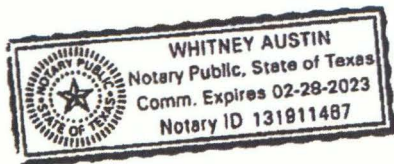
SA Given To Fly, LLC,
a Texas Limited Liability Company

BY: [Signature]
SA Given To Fly, LLC, Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF BEXAR §

This instrument was acknowledgment before me on this 17th day of September, 2019, by Thomas Blake Yantis Manager of SA Given To Fly, LLC, a Texas Limited Liability Company, on behalf of such company.



[Signature]
Notary Public, State of Texas
Printed Name of Notary: Whitney Austin
Commission Expiration: 02-28-2023

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

Respectfully submitted, this 25th day of September, 2019.

PETITIONER:

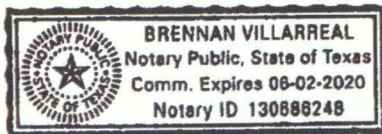
Equitable Land Holdings, LLC,
a Texas Limited Liability Company

BY: [Signature]
Equitable Land Holdings, I.L.C., Manager

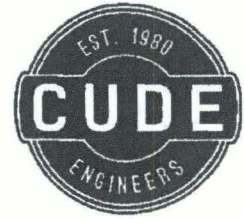
ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF BEXAR §

This instrument was acknowledgment before me on this 25th day of September, 2019, by Manir Medra Manager of Equitable Land Holdings, LLC, a Texas Limited Liability Company, on behalf of such company.



[Signature]
Notary Public, State of Texas
Printed Name of Notary: Brennan Villarreal
Commission Expiration: 8/2/2020



**LEGAL DESCRIPTION
311.235 ACRES OF LAND**

311.235 acres of land located in the Robert Lewis Survey No. 63, Abstract No. 422, County Block 4341, Bexar County, Texas, being all of that certain 1.79 acres of land conveyed to Equitable Land Holdings, LLC, as described in Volume 15083, Page 1229, Official Public Records of Bexar County, Texas; all of that certain 50.54 acres of land conveyed to Hooda Enterprises, Inc., as described in Volume 13388, Page 2485, Official Public Records of Bexar County, Texas; all of that certain 53.26 acres of land conveyed to Equitable Land Holdings, LLC, as described in Volume 15598, Page 2196, Official Public Records of Bexar County, Texas; all of that certain 52.31 acres of land conveyed to Equitable Land Holdings, LTD., as described in Volume 15207, Page 2275, Official Public Records of Bexar County, Texas; all of those certain 48.73 acres of land, 30.81 acres of land and 52.35 acres of land conveyed to Equitable Land Holdings, LLC, as described in Volume 14701, Page 2232, Official Public Records of Bexar County, Texas; and a portion of that certain 109.964 acres of land conveyed to SA Given To Fly, LLC, as described in Volume 18946, Page 2188, Official Public Records of Bexar County, Texas; said 311.235 acres of land being more particularly described as follows:

BEGINNING, at a found ½ inch iron rod located in the westerly right of way line of Grosenbacher Road, and marking the northeasterly corner of the said 1.79 acre tract of land;

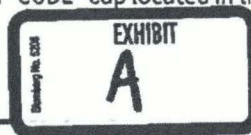
THENCE, South 00deg 20' 30" East, along the westerly right of way line of Grosenbacher Road, a distance of 29.99 feet, to a found 5/8 inch iron rod marking the northeasterly corner of the said 109.964 acres;

THENCE, South 00deg 20' 04" East, continuing along the westerly right of way line of Grosenbacher Road, a distance of 104.19 feet, to a found ½ inch iron rod with "CUDE" cap marking the most northerly southeast corner of the said 109.964 acres;

THENCE: leaving the westerly right of way line of Grosenbacher Road and along the boundary lines of the said 109.964 acres, the following courses:

South 89deg 51' 11" West, a of distance of 1,228.31 feet, to a found 5/8 inch iron rod;
South 00deg 14' 16" East, a distance of 354.27 feet, to a found 5/8 inch iron rod;
South 00deg 18' 45" East, a distance of 354.55 feet, to a found ½ inch iron rod;
South 00deg 20' 12" East, a distance of 354.96 feet, to a found 5/8 inch iron rod located in the northerly line of that certain 23.124 acres of land, as described in Document Number 20180171358, Official Public Records of Bexar County, Texas;

THENCE, South 89deg 50' 00" West, along the northerly line of the said 23.124 acres, a distance of 245.49 feet, to a found ½ inch iron rod with "CUDE" cap located in the westerly line of the said 109.964 acres;



marking a northerly corner of that certain 84.853 acres of land conveyed to Continental Homes of Texas, LP, as described in Document Number 20180171354, Official Public Records of Bexar County, Texas;

THENCE, along the westerly lines of the said 109.964 acres, the following courses:

South 16deg 47' 22" East, a distance of 54.31 feet, to a found ½ inch iron rod;
South 02deg 22' 06" East, a distance of 648.13 feet, to a found ½ inch iron rod with "CUDE" cap marking an interior corner of the northerly line of that certain 84.853 acres of land conveyed to Continental Homes of Texas, LP, as described in Document Number 20180171354, Official Public Records of Bexar County, Texas;

THENCE, along the northerly and westerly lines of the said 84.853 acres, the following courses:

North 87deg 44' 04" West, a distance of 244.53 feet, to a found ½ inch iron rod with "CUDE" cap;
North 05deg 23' 40" West, a distance of 106.00 feet, to a found ½ inch iron rod with "CUDE" cap;
North 59deg 06' 09" West, a distance of 234.61 feet, to a found ½ inch iron rod with "CUDE" cap;
South 38deg 18' 40" West, a distance of 86.84 feet, to a found ½ inch iron rod with "CUDE" cap;
North 82deg 37' 53" West, a distance of 150.43 feet, to a found ½ inch iron rod with "CUDE" cap;
South 28deg 09' 58" West, a distance of 158.14 feet, to a found ½ inch iron rod with "CUDE" cap;
South 58deg 15' 08" West, a distance of 342.47 feet, to a found ½ inch iron rod with "CUDE" cap;
South 18deg 00' 49" West, a distance of 313.56 feet, to a found ½ inch iron rod with "CUDE" cap;
South 55deg 52' 28" East, a distance of 41.05 feet, to a found ½ inch iron rod with "CUDE" cap;
South 18deg 43' 58" East, a distance of 95.16 feet, to a found ½ inch iron rod with "CUDE" cap;
South 19deg 36' 41" West, a distance of 421.89 feet, to a found ½ inch iron rod with "CUDE" cap;
South 07deg 23' 06" East, a distance of 229.52 feet, to a found ½ inch iron rod with "CUDE" cap;
South 79deg 28' 54" East, a distance of 96.44 feet, to a found ½ inch iron rod with "CUDE" cap;
South 52deg 28' 29" East, a distance of 88.69 feet, to a found ½ inch iron rod with "CUDE" cap;
South 64deg 14' 43" East, a distance of 174.85 feet, to a found ½ inch iron rod with "CUDE" cap;
South 51deg 55' 53" East, a distance of 77.62 feet, to a found ½ inch iron rod with "CUDE" cap;
South 40deg 12' 32" East, a distance of 325.54 feet, to a found ½ inch iron rod with "CUDE" cap;
South 78deg 58' 38" East, a distance of 65.24 feet, to a found ½ inch iron rod with "CUDE" cap;
North 51deg 49' 02" East, a distance of 81.12 feet, to a found ½ inch iron rod with "CUDE" cap;
South 35deg 56' 32" East, a distance of 280.97 feet, to a found ½ inch iron rod with "CUDE" cap;
South 55deg 17' 00" East, a distance of 68.61 feet, to a found ½ inch iron rod with "CUDE" cap;
South 33deg 32' 00" East, a distance of 74.52 feet, to a found ½ inch iron rod with "CUDE" cap;
South 51deg 19' 07" East, a distance of 95.46 feet, to a found ½ inch iron rod with "CUDE" cap;
South 01deg 00' 40" West, a distance of 28.91 feet, to a found ½ inch iron rod with "CUDE" cap marking the most southwesterly corner of the said 84.853 acres, same being the southeasterly corner of the aforesaid 48.73 acre tract;

THENCE, along the southerly lines of the said 48.73 acres and the said 50.54 acres, the following courses:

North 89deg 21' 39" West, a distance of 118.28 feet, to a point;
South 89deg 52' 09" West, a distance of 937.69 feet, to a point;
South 89deg 47' 54" West, a distance of 1208.50 feet, to a point;

South 89deg 47' 55" West, a distance of 1470.05 feet, to a point marking the most southwesterly corner of the said 50.54 acres;

THENCE, North 00deg 17' 00" West, along the westerly lines of the said 50.54 acres, the said 30.81 acres and the said 52.35 acres, a distance of 3888.92 feet, to a point marking the northwesterly corner of the said 52.35 acres;

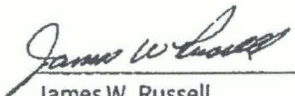
THENCE, along the northerly lines of the said 52.35 acres, the said 53.26 acres and the said 1.79 acres, the following courses:

- North 89deg 52' 19" East, a distance of 1675.15 feet, to a point;
- North 89deg 48' 53" East, a distance of 143.29 feet, to a point;
- North 89deg 48' 49" East, a distance of 891.78 feet, to a found ½ inch iron rod with "ACES" cap;
- North 89deg 48' 39" East, a distance of 1133.78 feet, to a found ½ inch iron rod;
- North 89deg 48' 49" East, a distance of 1445.63 feet, to the **POINT OF BEGINNING** and containing 311.235 acres of land, more or less.

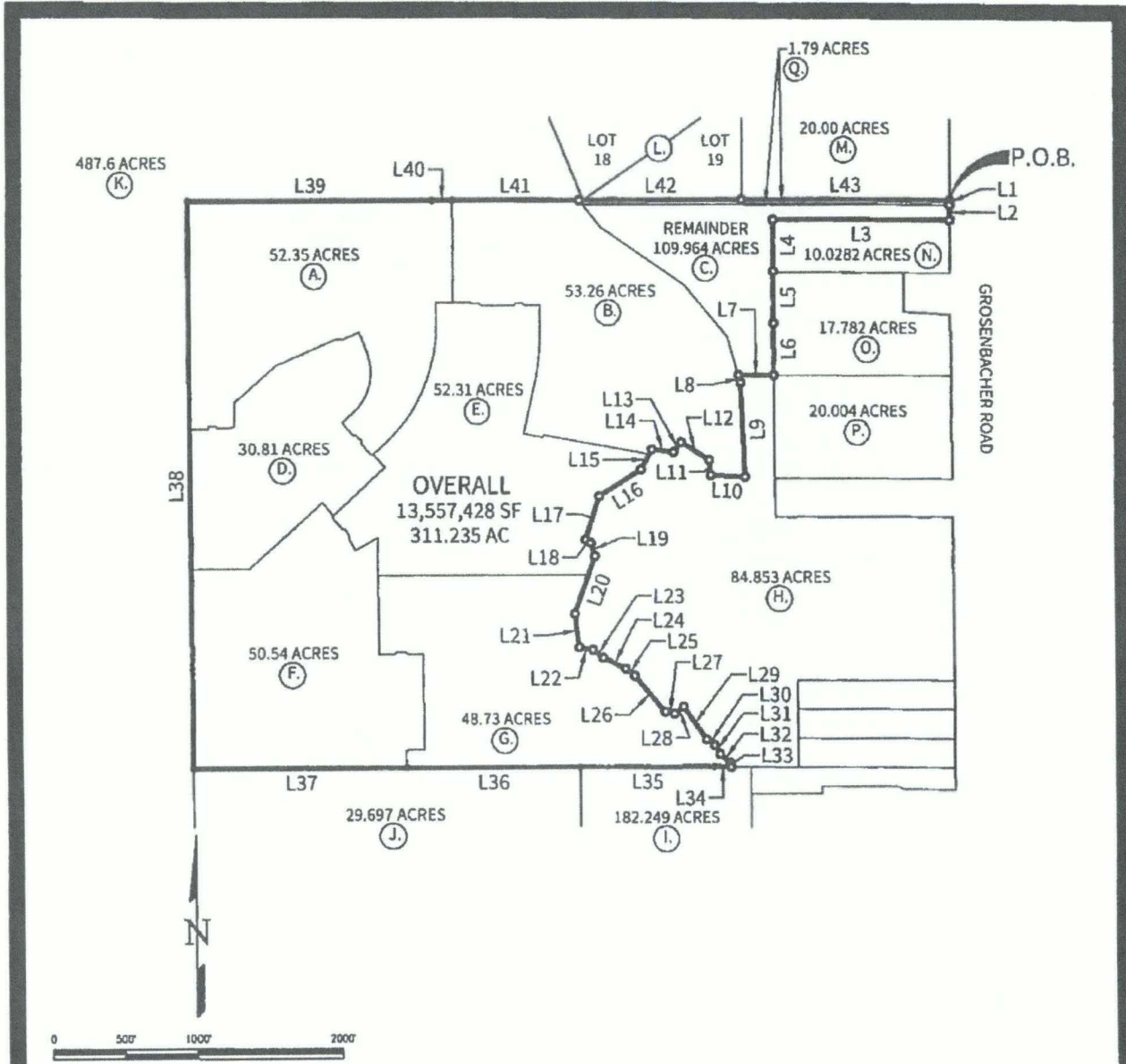
Note: Basis of Bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

This description was compiled from record information and prepared only for the purpose of describing a proposed Tres Laurels Public Improvement District (PID). No boundary survey was performed.

The purpose of this description is not to conveyed real property.

 8/15/19
James W. Russell
Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPLS Firm No. 10048500
TBPE Firm No. 455
Project No. 03050.001.0





LEGEND

- D.P.R.B.C.T. = DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- = FOUND MONUMENT SEE LEGAL DESCRIPTION FOR TYPE OF MONUMENT

NOTES:

1. BASIS OF BEARINGS: Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

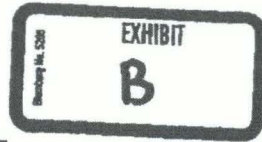
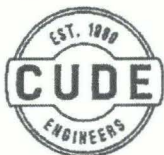


EXHIBIT OF



CUDE ENGINEERS
 4122 POND HILL RD. • SUITE 101
 SAN ANTONIO, TEXAS 78231
 TEL 210.681.2951 • FAX 210.523.7112
 WWW.CUDEENGINEERS.COM
 TBPE FIRM #455
 TBPLS FIRM #10048500

311.235 ACRES OF LAND LOCATED IN THE ROBERT LEWIS SURVEY NO. 63, ABSTRACT NO. 422, COUNTY BLOCK 4341, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 1.79 ACRES OF LAND CONVEYED TO EQUITABLE LAND HOLDINGS, LLC, AS DESCRIBED IN VOLUME 15083, PAGE 1329, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THAT CERTAIN 50.54 ACRES OF LAND CONVEYED TO HODGA ENTERPRISES, INC., AS DESCRIBED IN VOLUME 13386, PAGE 2485, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THAT CERTAIN 53.26 ACRES OF LAND CONVEYED TO EQUITABLE LAND HOLDINGS, LLC, AS DESCRIBED IN VOLUME 15598, PAGE 2194, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THAT CERTAIN 52.31 ACRES OF LAND CONVEYED TO EQUITABLE LAND HOLDINGS, LTD., AS DESCRIBED IN VOLUME 15207, PAGE 3275, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THOSE CERTAIN 48.73 ACRES OF LAND, 30.81 ACRES OF LAND AND 52.35 ACRES OF LAND CONVEYED TO EQUITABLE LAND HOLDINGS, LLC, AS DESCRIBED IN VOLUME 14791, PAGE 2232, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND A PORTION OF THAT CERTAIN 109.964 ACRES OF LAND CONVEYED TO SA GIVEN TO FLY, LLC, AS DESCRIBED IN VOLUME 18946, PAGE 2188, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DATE: AUGUST 15, 2019

JOB NO.: 03050.001

P:\03050\001\03050\001\Survey\Drawings\SV_03050\001 Base.dwg 2019/08/15 11:28am liblack

REPRODUCTION OF THE ORIGINAL, SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INACCURATELY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°20'30"E	29.99'
L2	S00°20'04"E	104.19'
L3	S89°51'11"W	1228.31'
L4	S00°14'16"E	354.27'
L5	S00°18'45"E	354.55'
L6	S00°20'12"E	354.96'
L7	S89°50'00"W	245.49'
L8	S16°47'22"E	54.31'
L9	S02°22'06"E	648.13'
L10	N87°44'04"W	244.53'
L11	N05°23'40"W	106.00'
L12	N59°06'09"W	234.61'
L13	S38°18'40"W	86.84'
L14	N82°37'53"W	150.43'
L15	S28°09'58"W	158.14'
L16	S58°15'08"W	342.47'
L17	S18°00'49"W	313.56'
L18	S55°52'28"E	41.05'
L19	S18°43'58"E	95.16'
L20	S19°36'41"W	421.89'
L21	S07°23'06"E	229.52'
L22	S79°28'54"E	95.44'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L23	S52°28'29"E	88.69'
L24	S64°14'43"E	174.85'
L25	S51°55'53"E	77.62'
L26	S40°12'32"E	325.54'
L27	S78°58'38"E	65.24'
L28	N51°49'02"E	81.12'
L29	S35°56'32"E	280.97'
L30	S55°17'00"E	68.61'
L31	S33°32'00"E	74.52'
L32	S51°19'07"E	95.46'
L33	S01°00'40"W	28.91'
L34	N89°21'39"W	118.28'
L35	S89°52'09"W	937.69'
L36	S89°47'54"W	1208.50'
L37	S89°47'55"W	1470.05'
L38	N00°17'00"W	3888.92'
L39	N89°52'19"E	1675.15'
L40	N89°48'53"E	143.29'
L41	N89°48'49"E	891.78'
L42	N89°48'39"E	1133.78'
L43	N89°48'49"E	1445.63'

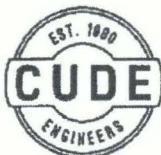
OWNERSHIP TABLE:

- A.) 52.35 ACRES - EQUITABLE LAND HOLDINGS, LLC - VOL. 14701, PG. 2232 - O.P.R.B.C.T.
- B.) 53.26 ACRES - EQUITABLE LAND HOLDINGS, LLC - VOL. 15598, PG. 2196 - O.P.R.B.C.T.
- C.) REMAINDER OF 109.964 ACRES - SA GIVEN TO FLY, LLC - VOL. 18946, PG. 2188 - O.P.R.B.C.T.
- D.) 30.81 ACRES - EQUITABLE LAND HOLDINGS, LLC - VOL. 14701, PG. 2232 - O.P.R.B.C.T.
- E.) 52.31 ACRES - EQUITABLE LAND HOLDINGS, LTD. - VOL. 15207, PG. 2275 - O.P.R.B.C.T.
- F.) 50.54 ACRES - HOODA ENTERPRISES, INC. - VOL. 13388, PG. 2485 - O.P.R.B.C.T.
- G.) 48.73 ACRES - EQUITABLE LAND HOLDINGS, LLC - VOL. 14701, PG. 2232 - O.P.R.B.C.T.
- H.) 84.853 ACRES - CONTINENTAL HOMES OF TEXAS, L.P. - DOC# 20180171354 - O.P.R.B.C.T.
- I.) 182.249 ACRES - AIR FORCE VILLAGE II, INC. - VOL. 7682, PG. 278 - O.P.R.B.C.T.
- J.) 29.697 ACRES - AIR FORCE VILLAGE II, INC. - VOL. 7682, PG. 273 - O.P.R.B.C.T.
- K.) 487.6 ACRES - CONVERGENCE BRASS, LLC - VOL. 17108, PG. 300 - O.P.R.B.C.T.
- L.) MOUNTAIN LAUREL RANCH SUBDIVISION - VOL. 9556, PGS. 134 - D.P.R.B.C.T.
- M.) 20.00 ACRES - JAIME RAMIREZ, JR. ET AL - VOL. 16554, PG. 776 - O.P.R.B.C.T.
- N.) 10.0282 ACRES - CAROL S. HESTER - VOL. 15860, PG. 101 - O.P.R.B.C.T.
- O.) 17.782 ACRES - THE PONDEROSA, L.P. - VOL. 16977, PG. 1408 - O.P.R.B.C.T.
- P.) 20.004 ACRES - SA GIVEN TO FLY, LLC - VOL. 19032, PG. 2173 - O.P.R.B.C.T.
- Q.) 1.79 ACRES - EQUITABLE LAND HOLDINGS, LLC - VOL. 15083, PG. 1229 - O.P.R.B.C.T.

LEGEND

- D.P.R.B.C.T. = DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS

EXHIBIT OF



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311.235 ACRES OF LAND LOCATED IN THE ROBERT LEWIS SURVEY NO. 63, ABSTRACT NO. 422, COUNTY BLOCK 4341, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 1.79 ACRES OF LAND CONVEYED TO EQUITABLE LAND HOLDINGS, LLC, AS DESCRIBED IN VOLUME 15083, PAGE 1228, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THAT CERTAIN 50.54 ACRES OF LAND CONVEYED TO HOODA ENTERPRISES, INC., AS DESCRIBED IN VOLUME 13388, PAGE 2485, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THAT CERTAIN 53.26 ACRES OF LAND CONVEYED TO EQUITABLE LAND HOLDINGS, LLC, AS DESCRIBED IN VOLUME 15598, PAGE 2196, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THAT CERTAIN 52.31 ACRES OF LAND CONVEYED TO EQUITABLE LAND HOLDINGS, LTD., AS DESCRIBED IN VOLUME 15207, PAGE 2275, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THOSE CERTAIN 48.73 ACRES OF LAND, 30.81 ACRES OF LAND AND 52.35 ACRES OF LAND CONVEYED TO EQUITABLE LAND HOLDINGS, LLC, AS DESCRIBED IN VOLUME 14701, PAGE 2232, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND A PORTION OF THAT CERTAIN 109.964 ACRES OF LAND CONVEYED TO SA GIVEN TO FLY, LLC, AS DESCRIBED IN VOLUME 18946, PAGE 2188, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

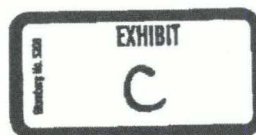
DATE: AUGUST 15, 2019

JOB NO: 03050.001

**SWORN AFFIDAVIT OF FEE SIMPLE OWNERS OF REAL PROPERTY REQUESTING
CREATION OF, AND CONSENTING TO INCLUSION IN, TRES LAURELS SPECIAL
IMPROVEMENT DISTRICT**

The entities referenced below, hereby affirm that they are the fee simple owners of real property located in Bexar County. By their signatures below they each verify, for purposes of Chapter 382 of the Texas Local Government Code, that they (Equitable Land Holdings LLC, Hooda Enterprises Inc., and SA Given to Fly LLC - collectively the "Property Owners") are the owners of the taxable real property described in Exhibits "A" and "B" below, representing more than 50% of the appraised value of taxable real property within the proposed District, and that the Property Owners, collectively constitute more than 50% of all record owners of property within the proposed District or that they own taxable real property that constitutes more than 50% of the area of all taxable real property within the proposed District. Property Owners collectively request the creation of the Tres Laurels Special Improvement District and consent to the inclusion of said real property within its boundaries. The description, by metes and bounds and by survey map, of the real property owned by the Property Owners, and which the Property Owners wish to include within the proposed District is attached as Exhibit "A" and Exhibit "B" to the Petition for creation of the Tres Laurels Special Improvement District.

Signatures on the Following Pages



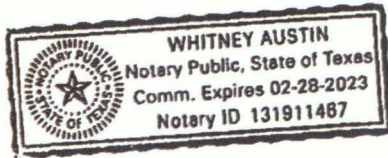
SA Given to Fly LLC, a Texas limited liability company

BY: Blake Yantis Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledgment before me on this 17th day of September, 2019, by Thomas Blake Yantis Manager SA Given to Fly, LLC, a Texas Limited Liability Company, on behalf of such company.



Whitney Austin

Notary Public, State of Texas

Printed Name of Notary: Whitney Austin

Commission Expiration: 02-28-2023

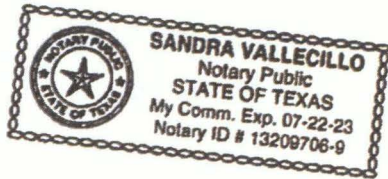
Hooda Enterprises Inc. a Texas corporation

BY: [Signature]
Its: PRESIDENT (SHAHNAWAZ HOODA)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledgment before me on this 13 day of Sep, 2019, by Shah Nawaz Hooda of Hooda Enterprises, Inc., a Texas corporation, on behalf of such corporation.



[Signature]

Notary Public, State of TEXAS

Printed Name of Notary: Sandra Vallecillo

Commission Expiration: 07-22-2023

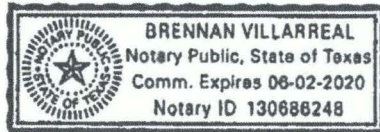
Equitable Land Holdings, LLC, a Texas Limited Liability Company

BY: *M. Meghani* *
Equitable Land Holdings, LLC, Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledgment before me on this 2nd day of September, 2019, by Meghani Manager of Equitable Land Holdings, LLC, a Texas Limited Liability Company, on behalf of such company.



Brennan Villarreal

Notary Public, State of Texas

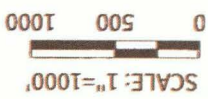
Printed Name of Notary: Brennan Villarreal

Commission Expiration: 8/2/2020



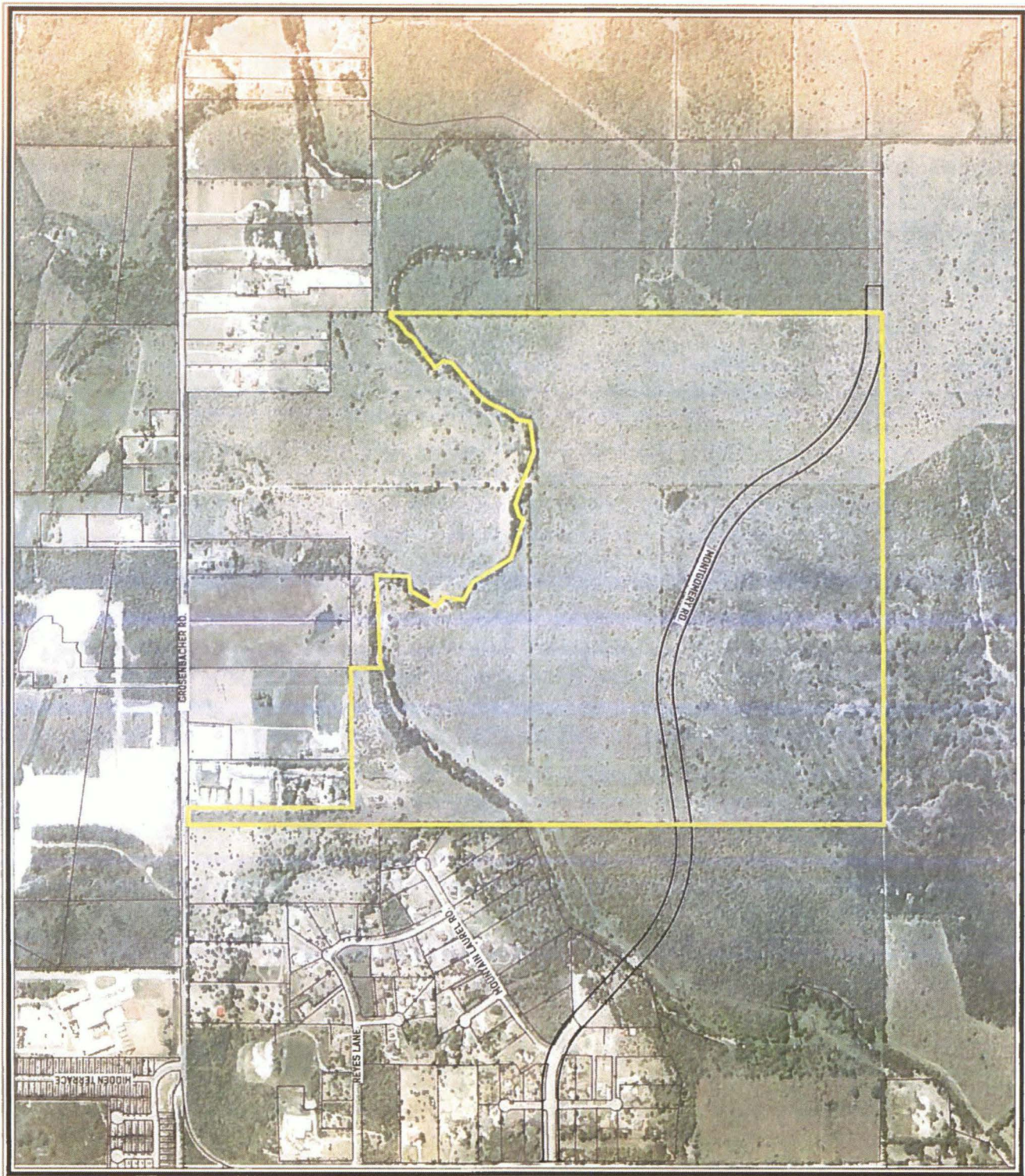
San Antonio ETJ, TX

15 August 2019

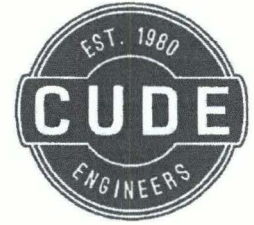


CUDE ENGINEERS
4122 Pined Hill Road, Suite 101
San Antonio, Texas 78231
P (210) 561-2951 F (210) 523-7112

TRES LAURELS / PID VICINITY MAP



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**LEGAL DESCRIPTION
311.235 ACRES OF LAND**

311.235 acres of land located in the Robert Lewis Survey No. 63, Abstract No. 422, County Block 4341, Bexar County, Texas, being all of that certain 1.79 acres of land conveyed to Equitable Land Holdings, LLC, as described in Volume 15083, Page 1229, Official Public Records of Bexar County, Texas; all of that certain 50.54 acres of land conveyed to Hooda Enterprises, Inc., as described in Volume 13388, Page 2485, Official Public Records of Bexar County, Texas; all of that certain 53.26 acres of land conveyed to Equitable Land Holdings, LLC, as described in Volume 15598, Page 2196, Official Public Records of Bexar County, Texas; all of that certain 52.31 acres of land conveyed to Equitable Land Holdings, LTD., as described in Volume 15207, Page 2275, Official Public Records of Bexar County, Texas; all of those certain 48.73 acres of land, 30.81 acres of land and 52.35 acres of land conveyed to Equitable Land Holdings, LLC, as described in Volume 14701, Page 2232, Official Public Records of Bexar County, Texas; and a portion of that certain 109.964 acres of land conveyed to SA Given To Fly, LLC, as described in Volume 18946, Page 2188, Official Public Records of Bexar County, Texas; said 311.235 acres of land being more particularly described as follows:

BEGINNING, at a found ½ inch iron rod located in the westerly right of way line of Grosenbacher Road, and marking the northeasterly corner of the said 1.79 acre tract of land;

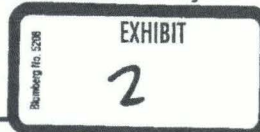
THENCE, South 00deg 20' 30" East, along the westerly right of way line of Grosenbacher Road, a distance of 29.99 feet, to a found 5/8 inch iron rod marking the northeasterly corner of the said 109.964 acres;

THENCE, South 00deg 20' 04" East, continuing along the westerly right of way line of Grosenbacher Road, a distance of 104.19 feet, to a found ½ inch iron rod with "CUDE" cap marking the most northerly southeast corner of the said 109.964 acres;

THENCE: leaving the westerly right of way line of Grosenbacher Road and along the boundary lines of the said 109.964 acres, the following courses:

South 89deg 51' 11" West, a of distance of 1,228.31 feet, to a found 5/8 inch iron rod;
South 00deg 14' 16" East, a distance of 354.27 feet, to a found 5/8 inch iron rod;
South 00deg 18' 45" East, a distance of 354.55 feet, to a found ½ inch iron rod;
South 00deg 20' 12" East, a distance of 354.96 feet, to a found 5/8 inch iron rod located in the northerly line of that certain 23.124 acres of land, as described in Document Number 20180171358, Official Public Records of Bexar County, Texas;

THENCE, South 89deg 50' 00" West, along the northerly line of the said 23.124 acres, a distance of 245.49 feet, to a found ½ inch iron rod with "CUDE" cap located in the westerly line of the said 109.964 acres;



marking a northerly corner of that certain 84.853 acres of land conveyed to Continental Homes of Texas, LP, as described in Document Number 20180171354, Official Public Records of Bexar County, Texas;

THENCE, along the westerly lines of the said 109.964 acres, the following courses:

South 16deg 47' 22" East, a distance of 54.31 feet, to a found ½ inch iron rod;
South 02deg 22' 06" East, a distance of 648.13 feet, to a found ½ inch iron rod with "CUDE" cap marking an interior corner of the northerly line of that certain 84.853 acres of land conveyed to Continental Homes of Texas, LP, as described in Document Number 20180171354, Official Public Records of Bexar County, Texas;

THENCE, along the northerly and westerly lines of the said 84.853 acres, the following courses:

North 87deg 44' 04" West, a distance of 244.53 feet, to a found ½ inch iron rod with "CUDE" cap;
North 05deg 23' 40" West, a distance of 106.00 feet, to a found ½ inch iron rod with "CUDE" cap;
North 59deg 06' 09" West, a distance of 234.61 feet, to a found ½ inch iron rod with "CUDE" cap;
South 38deg 18' 40" West, a distance of 86.84 feet, to a found ½ inch iron rod with "CUDE" cap;
North 82deg 37' 53" West, a distance of 150.43 feet, to a found ½ inch iron rod with "CUDE" cap;
South 28deg 09' 58" West, a distance of 158.14 feet, to a found ½ inch iron rod with "CUDE" cap;
South 58deg 15' 08" West, a distance of 342.47 feet, to a found ½ inch iron rod with "CUDE" cap;
South 18deg 00' 49" West, a distance of 313.56 feet, to a found ½ inch iron rod with "CUDE" cap;
South 55deg 52' 28" East, a distance of 41.05 feet, to a found ½ inch iron rod with "CUDE" cap;
South 18deg 43' 58" East, a distance of 95.16 feet, to a found ½ inch iron rod with "CUDE" cap;
South 19deg 36' 41" West, a distance of 421.89 feet, to a found ½ inch iron rod with "CUDE" cap;
South 07deg 23' 06" East, a distance of 229.52 feet, to a found ½ inch iron rod with "CUDE" cap;
South 79deg 28' 54" East, a distance of 96.44 feet, to a found ½ inch iron rod with "CUDE" cap;
South 52deg 28' 29" East, a distance of 88.69 feet, to a found ½ inch iron rod with "CUDE" cap;
South 64deg 14' 43" East, a distance of 174.85 feet, to a found ½ inch iron rod with "CUDE" cap;
South 51deg 55' 53" East, a distance of 77.62 feet, to a found ½ inch iron rod with "CUDE" cap;
South 40deg 12' 32" East, a distance of 325.54 feet, to a found ½ inch iron rod with "CUDE" cap;
South 78deg 58' 38" East, a distance of 65.24 feet, to a found ½ inch iron rod with "CUDE" cap;
North 51deg 49' 02" East, a distance of 81.12 feet, to a found ½ inch iron rod with "CUDE" cap;
South 35deg 56' 32" East, a distance of 280.97 feet, to a found ½ inch iron rod with "CUDE" cap;
South 55deg 17' 00" East, a distance of 68.61 feet, to a found ½ inch iron rod with "CUDE" cap;
South 33deg 32' 00" East, a distance of 74.52 feet, to a found ½ inch iron rod with "CUDE" cap;
South 51deg 19' 07" East, a distance of 95.46 feet, to a found ½ inch iron rod with "CUDE" cap;
South 01deg 00' 40" West, a distance of 28.91 feet, to a found ½ inch iron rod with "CUDE" cap marking the most southwesterly corner of the said 84.853 acres, same being the southeasterly corner of the aforesaid 48.73 acre tract;

THENCE, along the southerly lines of the said 48.73 acres and the said 50.54 acres, the following courses:

North 89deg 21' 39" West, a distance of 118.28 feet, to a point;
South 89deg 52' 09" West, a distance of 937.69 feet, to a point;
South 89deg 47' 54" West, a distance of 1208.50 feet, to a point;

South 89deg 47' 55" West, a distance of 1470.05 feet, to a point marking the most southwesterly corner of the said 50.54 acres;

THENCE, North 00deg 17' 00" West, along the westerly lines of the said 50.54 acres, the said 30.81 acres and the said 52.35 acres, a distance of 3888.92 feet, to a point marking the northwesterly corner of the said 52.35 acres;

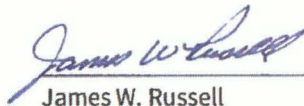
THENCE, along the northerly lines of the said 52.35 acres, the said 53.26 acres and the said 1.79 acres, the following courses:

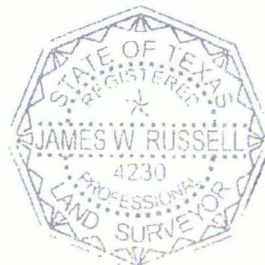
North 89deg 52' 19" East, a distance of 1675.15 feet, to a point;
North 89deg 48' 53" East, a distance of 143.29 feet, to a point;
North 89deg 48' 49" East, a distance of 891.78 feet, to a found ½ inch iron rod with "ACES" cap;
North 89deg 48' 39" East, a distance of 1133.78 feet, to a found ½ inch iron rod;
North 89deg 48' 49" East, a distance of 1445.63 feet, to the **POINT OF BEGINNING** and containing 311.235 acres of land, more or less.

Note: Basis of Bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

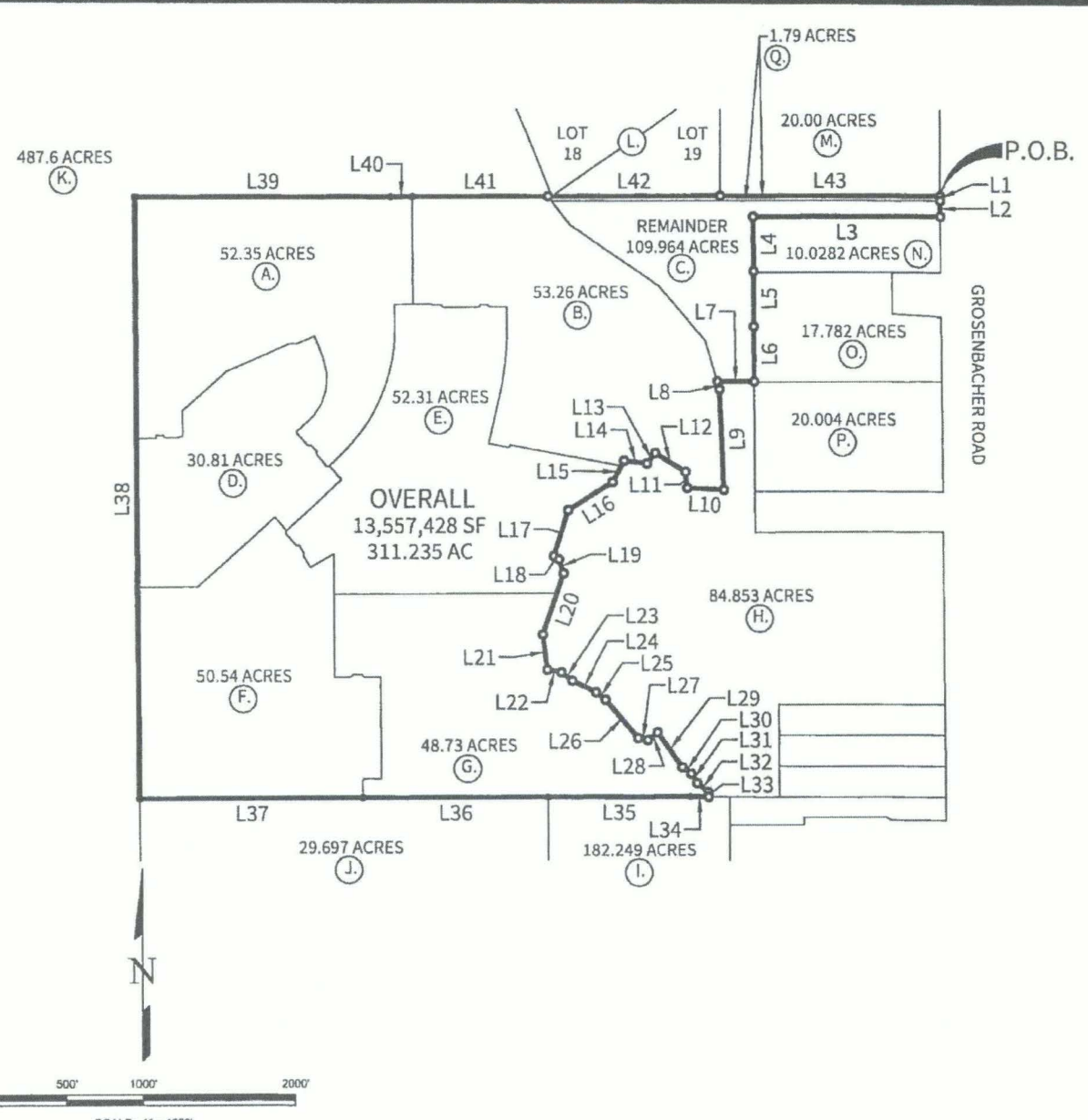
This description was compiled from record information and prepared only for the purpose of describing a proposed Tres Laurels Public Improvement District (PID). No boundary survey was performed.

The purpose of this description is not to conveyed real property.

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Project No. 03050.001.0



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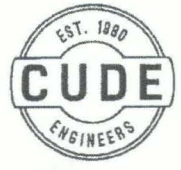
LEGEND

- D.P.R.B.C.T. = DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- = FOUND MONUMENT SEE LEGAL DESCRIPTION FOR TYPE OF MONUMENT

NOTES:

1. BASIS OF BEARINGS: Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

EXHIBIT OF



CUDE ENGINEERS
 4122 POND HILL RD. • SUITE 101
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 TEL 210.681.2951 • FAX 210.523.7112
 WWW.CUDEENGINEERS.COM
 TBPE FIRM #455
 TBPLS FIRM #10048500

311.235 ACRES OF LAND LOCATED IN THE ROBERT LEWIS SURVEY NO. 63, ABSTRACT NO. 422, COUNTY BLOCK 4341, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 1.79 ACRES OF LAND CONVEYED TO EQUITABLE LAND HOLDINGS, LLC, AS DESCRIBED IN VOLUME 15083, PAGE 1229, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THAT CERTAIN 50.54 ACRES OF LAND CONVEYED TO HOODA ENTERPRISES, INC., AS DESCRIBED IN VOLUME 13388, PAGE 2485, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THAT CERTAIN 53.26 ACRES OF LAND CONVEYED TO EQUITABLE LAND HOLDINGS, LLC, AS DESCRIBED IN VOLUME 13398, PAGE 2196, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THAT CERTAIN 52.31 ACRES OF LAND CONVEYED TO EQUITABLE LAND HOLDINGS, LTD., AS DESCRIBED IN VOLUME 15297, PAGE 2275, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THOSE CERTAIN 48.73 ACRES OF LAND, 30.81 ACRES OF LAND AND 52.35 ACRES OF LAND CONVEYED TO EQUITABLE LAND HOLDINGS, LLC, AS DESCRIBED IN VOLUME 14701, PAGE 2232, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND A PORTION OF THAT CERTAIN 109.964 ACRES OF LAND CONVEYED TO SA GIVEN TO FLY, LLC, AS DESCRIBED IN VOLUME 18946, PAGE 2188, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE: AUGUST 15, 2019 JOB NO.: 03050.001

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LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°20'30"E	29.99'
L2	S00°20'04"E	104.19'
L3	S89°51'11"W	1228.31'
L4	S00°14'16"E	354.27'
L5	S00°18'45"E	354.55'
L6	S00°20'12"E	354.96'
L7	S89°50'00"W	245.49'
L8	S16°47'22"E	54.31'
L9	S02°22'06"E	648.13'
L10	N87°44'04"W	244.53'
L11	N05°23'40"W	106.00'
L12	N59°06'09"W	234.61'
L13	S38°18'40"W	86.84'
L14	N82°37'53"W	150.43'
L15	S28°09'58"W	158.14'
L16	S58°15'08"W	342.47'
L17	S18°00'49"W	313.56'
L18	S55°52'28"E	41.05'
L19	S18°43'58"E	95.16'
L20	S19°36'41"W	421.89'
L21	S07°23'06"E	229.52'
L22	S79°28'54"E	96.44'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L23	S52°28'29"E	88.69'
L24	S64°14'43"E	174.85'
L25	S51°55'53"E	77.62'
L26	S40°12'32"E	325.54'
L27	S78°58'38"E	65.24'
L28	N51°49'02"E	81.12'
L29	S35°56'32"E	280.97'
L30	S55°17'00"E	68.61'
L31	S33°32'00"E	74.52'
L32	S51°19'07"E	95.46'
L33	S01°00'40"W	28.91'
L34	N89°21'39"W	118.28'
L35	S89°52'09"W	937.69'
L36	S89°47'54"W	1208.50'
L37	S89°47'55"W	1470.05'
L38	N00°17'00"W	3888.92'
L39	N89°52'19"E	1675.15'
L40	N89°48'53"E	143.29'
L41	N89°48'49"E	891.78'
L42	N89°48'39"E	1133.78'
L43	N89°48'49"E	1445.63'

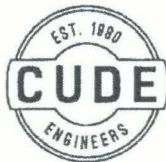
OWNERSHIP TABLE:

- A.) 52.35 ACRES - EQUITABLE LAND HOLDINGS, LLC - VOL. 14701, PG. 2232 - O.P.R.B.C.T.
- B.) 53.26 ACRES - EQUITABLE LAND HOLDINGS, LLC - VOL. 15598, PG. 2196 - O.P.R.B.C.T.
- C.) REMAINDER OF 109.964 ACRES - SA GIVEN TO FLY, LLC - VOL. 18946, PG. 2188 - O.P.R.B.C.T.
- D.) 30.81 ACRES - EQUITABLE LAND HOLDINGS, LLC - VOL. 14701, PG. 2232 - O.P.R.B.C.T.
- E.) 52.31 ACRES - EQUITABLE LAND HOLDINGS, LTD. - VOL. 15207, PG. 2275 - O.P.R.B.C.T.
- F.) 50.54 ACRES - HOODA ENTERPRISES, INC. - VOL. 13388, PG. 2485 - O.P.R.B.C.T.
- G.) 48.73 ACRES - EQUITABLE LAND HOLDINGS, LLC - VOL. 14701, PG. 2232 - O.P.R.B.C.T.
- H.) 84.853 ACRES - CONTINENTAL HOMES OF TEXAS, L.P. - DOC# 20180171354 - O.P.R.B.C.T.
- I.) 182.249 ACRES - AIR FORCE VILLAGE II, INC. - VOL. 7682, PG. 278 - O.P.R.B.C.T.
- J.) 29.697 ACRES - AIR FORCE VILLAGE II, INC. - VOL. 7682, PG. 273 - O.P.R.B.C.T.
- K.) 487.6 ACRES - CONVERGENCE BRASS, LLC - VOL. 17108, PG. 300 - O.P.R.B.C.T.
- L.) MOUNTAIN LAUREL RANCH SUBDIVISION - VOL. 9556, PGS. 134 - D.P.R.B.C.T.
- M.) 20.00 ACRES - JAIME RAMIREZ, JR. ET AL - VOL. 16554, PG. 776 - O.P.R.B.C.T.
- N.) 10.0282 ACRES - CAROL S. HESTER - VOL. 15860, PG. 101 - O.P.R.B.C.T.
- O.) 17.782 ACRES - THE PONDEROSA, L.P. - VOL. 16977, PG. 1408 - O.P.R.B.C.T.
- P.) 20.004 ACRES - SA GIVEN TO FLY, LLC - VOL. 19032, PG. 2173 - O.P.R.B.C.T.
- Q.) 1.79 ACRES - EQUITABLE LAND HOLDINGS, LLC - VOL. 15083, PG. 1229 - O.P.R.B.C.T.

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JAMES B. GRIFFIN



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CAROLINE McDONALD
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PAUL M. JUAREZ
OF COUNSEL

TRES LAURELS SPECIAL IMPROVEMENT DISTRICT
PID SUMMARY

1. **Public Improvement District**
 - a. Name: Tres Laurels Special Improvement District
 - b. Applicant/Property Owner: Equitable Land Holdings, LLC, Hooda Enterprises, Inc., and SA Given to Fly, LLC
 - c. Applicant/Developer: SA Far Rider, LLC
 - d. Jurisdiction: Bexar County (City of San Antonio's Extraterritorial Jurisdiction)
 - e. Acreage: Approximately 311.235 acres

2. **Statutory Authority, Ad Valorem Tax, Sales and Use Tax**
 - a. The Tres Laurels Special Improvement District (District) would be a public improvement district created pursuant to Chapter 382 of the TX Local Gov't Code with the power to assess ad valorem tax at a rate not to exceed the City's tax rate and sales and use tax not to exceed 2% per taxable sale subject to the state sales and use tax rate.

3. **Project**
 - a. 1,276 Single Family Homes (approximately \$225k /unit)
 - b. Proposed On-Site Improvements: Individual Lot Improvements (onsite), Collector Roadway, Montgomery Road Expansion, SAWS CIP Water Extension
 - c. Proposed Off-Site Improvements: Offsite SAWS CIP Water Extension
 - d. Improvements are dependent on phasing/adjacent platting, County obtaining the necessary ROW/easements, other developer improvements, and reimbursements through the District.
 - e. Improvement Costs: approximately \$54.1M for onsite/total Improvement Cost
 - f. District Revenue: approximately \$41.9M

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TRES LAURELS/BRIGGS RANCH PIDs & PARTICIPATION AGREEMENTS DRAFT TIMELINE	
Negotiate P3 Agreements w/ County	August 1st – December 31st
Meet w/ County Commissioner and with City of San Antonio Staff	August 1st – December 1st
Submit Petitions for PIDs to County	December 3, 2019
Negotiate Development Agreements w/ City	December 9 - January 10th
County Meeting to Approve Resolutions of Intent (<i>hold a hearing to consider and accept the petition and adopt a resolution of intent to establish the PID</i>)	January 7th <i>(County's Internal Deadline is December 23rd)</i>
Planning Commission Meeting (<i>consideration of a formal recommendation for a City resolution granting consent to the establishment of the PIDs and a City ordinance approving the development agreements</i>)	January 29th (<i>City's Internal Deadline is January 15th</i>)
Have P3 Agreements with County FINALIZED <i>P3 Agreements must be finalized before PIDs can be created</i>	January 9th
City Council Meeting (<i>adopt resolutions granting consent to the establishment of the PID and an ordinance approving development agreements</i>)	February 20, 2020 <i>(City's Internal Deadline is February 5th)</i>
County Meeting to Create PID and Appoint a Board of Directors (<i>the County must approve orders establishing the PIDs and appointing the PID Boards</i>) *Approval of P3 Agreements	March 10th (<i>County's Internal Deadline is February 26th</i>)
Board of Directors Organizational Meeting to Call Election *Other items required by Board post-election (e.g. approval of finance agreements)	February 11th – August 14th
Last Day for Board to Call an Election	August 17, 2020
Election to Confirm PID and Approve Taxes and Bonds & Voters Affidavits Signed (<i>note that there are numerous election requirements, which are not included herein</i>)	November 3, 2020
Board Meeting to Canvass Election Results	November 6, 2020

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