

PETITION FOR CONSENT TO ANNEX LAND INTO
WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

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

The undersigned, WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT (the "District"), and LADERA I, LLC, a Texas limited liability company (the "Petitioner"), acting pursuant to the provisions of Chapter 382, Texas Local Government Code and Chapter 49, Texas Water Code, particularly Section 382.113, Texas Local Government Code and Section 49.301, Texas Water Code, together with all amendments and additions thereto, respectfully petition the City Council of the City of San Antonio, Texas (the "City"), for its written consent to the annexation by the District of the acres of land described by metes and bounds in **Exhibit A** (the "Land"), which is attached hereto and incorporated herein for all purposes. In support of this petition, the undersigned would show the following:

I.

The District is a public improvement district duly created on August 30, 2007, by order of the Bexar County Commissioners Court as amended under the authority of Article XVI, Section 59 and Article III, Sections 52 and 52a of the Texas Constitution and is governed by the provisions of Chapter 382, Texas Local Government Code and Chapter 49, Texas Water Code.

II.

The Petitioner holds fee simple title to the Land, as shown on the appraisal rolls of Bexar County, Texas.

III.

The Petitioner represents that there are no lienholders on the Land.

IV.

The Land is situated wholly within Bexar County, Texas. No part of the Land is within the limits of any incorporated city, town or village, and no part of the Land is within the extraterritorial jurisdiction (as such term is defined in Local Government Code Section 42.001 *et seq.*, as amended) of any city, town or village except the City. All of the Land may properly be annexed into the District.

V.

The general nature of the work to be done within the Land is the construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system, and a drainage and storm sewer system and road facilities.

VI.

There is, for the following reasons, a necessity for the above-described work. The Land, which will be developed for commercial and/or residential purposes, is urban in nature, is within the growing environs of the City, is in close proximity to populous and developed sections of Bexar County, and within the immediate future will experience a substantial and sustained residential and commercial growth. There is not now available within the Land an adequate waterworks and sanitary sewer system nor an adequate drainage system, nor road facilities, and it is not presently economically feasible for the Land to provide for such systems and facilities itself. Because the health and welfare of the present and future inhabitants of the Land and of lands adjacent thereto require the construction, acquisition, maintenance and operation of an adequate waterworks and sanitary sewer system and a drainage and storm sewer system and road facilities, a public necessity exists for the annexation of the Land into the District, to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system and such drainage and storm sewer system and such road facilities, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VII.

The undersigned estimate, from such information as they have at this time, that the cost of extending the District's facilities to serve the Land is \$35,339,168.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City give its written consent to the annexation of the Land into the District.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on August 20, 2020.

**WESTSIDE 211 SPECIAL
IMPROVEMENT DISTRICT**

By: *Charles Martin Wender*

Name: Charles Martin Wender

Title: President, Board of Directors

ATTEST:

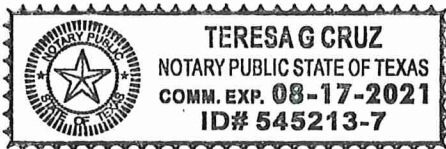
(SEAL)

By: *Frank J. Garza*
Name: Frank J. Garza

Title: General Counsel

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §


This instrument was acknowledged before me on August 20, 2020, by Charles Martin Wender, as President, and Frank J. Garza, as General Counsel, of the Board of Directors of WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT, a political subdivision of the State of Texas, on behalf of said political subdivision.



(NOTARY SEAL)

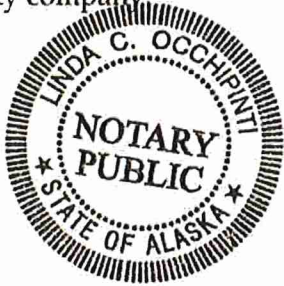
Teresa G Cruz
Notary Public, State of Texas

LADERA I, LLC, a Texas limited liability company

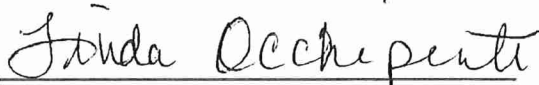
By: 
Chad Nugent, President

THE STATE OF ALASKA §
THIRD JUDICIAL DISTRICT §
~~COUNTY OF~~ XXXXXXXXXXXXXXXXXXXX §

This instrument was acknowledged before me on August 24, 2020, by Chad Nugent, President of Ladera I, LLC, a Texas limited liability company, on behalf of said limited liability company



(NOTARY SEAL)


Notary Public, State of Alaska

Attachments:
Exhibit A: Description of the Land



METES AND BOUNDS DESCRIPTION
FOR PUBLIC IMPROVEMENT DISTRICT

A 136.759 acre, or 5,957,211 square feet more or less, tract of land out of that called 181.99 acre tract described in deed to Ladera I, LLC recorded in Document Number 20100014180 of the Official Public Records of Bexar County, Texas, out of the J. W. Howard Survey No. 15 1/4, Abstract 1009, CB 5172, the Elizabeth Davis Survey No. 6, Abstract 1001, CB 4348 and the Granvill Casias Survey No. 112, Abstract 1279, CB 4399 in Bexar County, Texas. Said 136.759 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 1/2" iron rod marked "KFW" for the northeast corner of the said called 181.99 acres, for an interior corner of a portion of a called 320.477 acres described by deed to Ladera I, LLC recorded in Volume 14342, Page 1826 of the Official Public Records of Bexar County, Texas, from which a corner of Grosenbacher Road bears S 47°48'07" E, a distance of 1439.61 feet;

THENCE: S 00°19'40" W, along the common line of said called 181.99 acre tract and said portion of a called 320.477 acres, at a distance of 1311.05 feet passing the northwest corner of a portion of a called 942.966 acres described to Ladera I, LLC recorded in Volume 14342, Page 1814 of the Official Public Records of Bexar County, Texas and the southwest corner of said portion of 320.477 acres, continuing for a total distance of 1406.10 feet to a found 1/2" iron rod;

THENCE: S 00°18'23" W, along the common line of said called 181.99 acre tract and said portion of 942.966 acres, a distance of 1293.94 feet to a found 1/2" iron rod;

THENCE: S 00°17'18" W, continuing along the common line of said 181.99 acre tract and said portion of 942.966 acres, a distance of 2187.88 feet to a point, for the northwest corner of a called 214.48 acres described by deed to Medina Stonehill LLC recorded in Volume 12919, Page 1813 of the Official Public Records of Bexar County, Texas and the southwest corner of said portion of 942.966 acres, for the southeast corner of the herein described tract;

THENCE: S 89°45'40" W, departing the west line of said called 214.48 acres, over and across said called 181.99 acres, a distance of 416.51 feet to a point on the east line of a 72.668 acre tract described by deed to Bruce H. Bengel recorded in Volume 5854, Page 751 of the Official Public Records of Bexar County, Texas, for the south corner of the herein described tract;

THENCE: Along and with the lines common to said called 181.99 acres and said called 72.668 acres, the following bearings and distances:

N 00°51'35" W, a distance of 828.22 feet to a found 1/2" iron rod;

N 00°32'12" W, a distance of 530.59 feet to a found 1/2" iron rod;

N 01°08'39" E, a distance of 646.52 feet to a found 1/2" iron rod;

THENCE: S 89°49'27" W, along the north line of said called 72.668 acres, at a distance of 533.02 feet pass the northeast corner of a called 149.851 acre tract described by deed to Mechler Land, LLC recorded in Document Number 20090115000 of the Official Public Records of Bexar County, Texas and the northwest corner of said 72.668 acres, at a distance of 696.84 feet passing a found 1/2" iron rod marked "KFW" and continuing for a total distance of 1326.59 feet to a point on the east line of a 1172.019 acre tract described by deed to B & L Tschirhart recorded in Volume 12431, Page 2393 of the Official Public Records of Bexar County, Texas and on at the northwest corner of said called 149.851 acres, same being the southwest corner of said called 181.99 acre tract, for the southwest corner of the herein described tract;

THENCE: Along the lines common to said called 181.99 acre tract and said called 1172.019 acre tract the following bearings and distances:

N 00°11'52" W, a distance of 1341.79 feet to a found 1/2" iron rod;

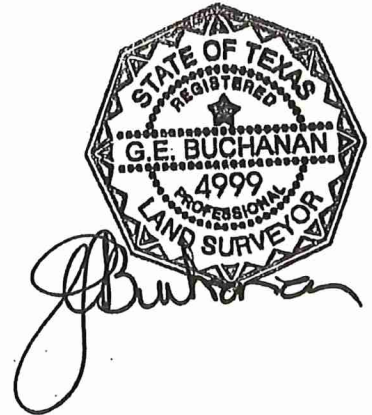
N 00°32'24" E, a distance of 639.57 feet to a found 1/2" iron rod marked "KFW";

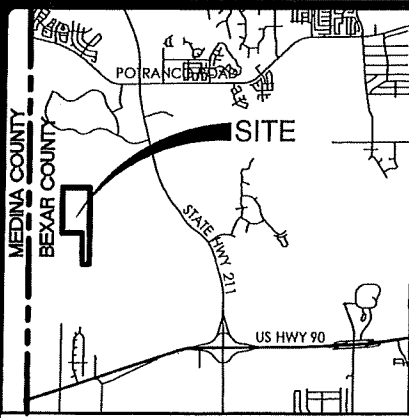
N 00°57'02" E, a distance of 907.87 feet to a point;

THENCE: N 89°53'09" E, continuing along the line common with said called 181.99 acre tract and said called 1172.019 acre tract, a distance of 319.43 feet to a point at an angle corner of said portion of said 320.477 acres and an angle corner of said called 1172.019 acre tract, for an angle corner of said called 181.99 acre tract, same being an angle corner of the herein described tract;

THENCE: S 89°57'17" E, along the line common with said called 181.99 acre tract and said portion of called 320.477 acre tract, a distance of 1437.65 feet to the POINT OF BEGINNING and containing 136.759 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 6445-40 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 21, 2020
JOB NO. 6445-40
DOC. ID. N:\CIVIL\6445-40\Word\6445-40 FN 136.759 AC.docx





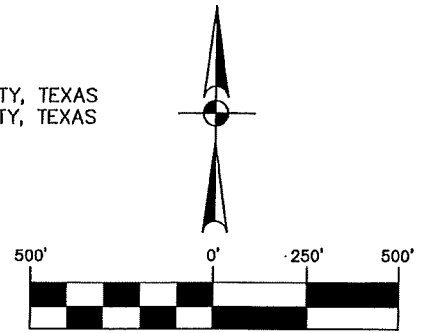
LOCATION MAP

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

NOTES:

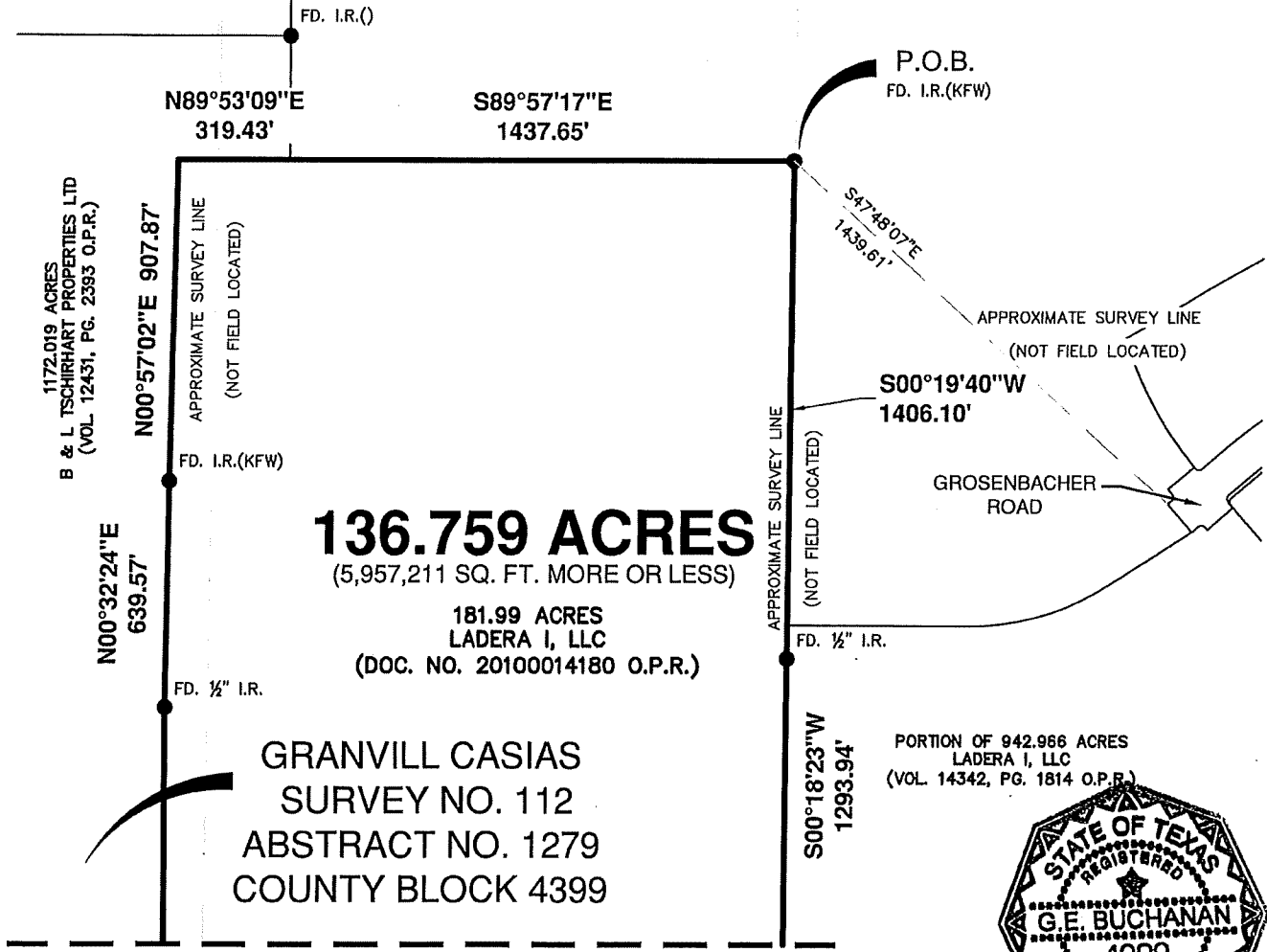
1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 6445-40 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



SCALE: 1" = 500'

NOT-TO-SCALE
 CW-TRP LLC
 (VOL. 17780, PG. 2200 O.P.R.)

PORTION OF 320.477 ACRES
 LADERA I, LLC
 (VOL. 14342, PG. 1826 O.P.R.)



136.759 ACRES
 (5,957,211 SQ. FT. MORE OR LESS)

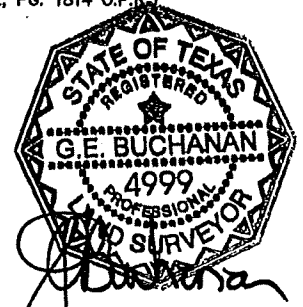
181.99 ACRES
 LADERA I, LLC
 (DOC. NO. 20100014180 O.P.R.)

GRANVILL CASIAS
 SURVEY NO. 112
 ABSTRACT NO. 1279
 COUNTY BLOCK 4399

MATCHLINE SHEET 2 OF 2

METES AND BOUNDS DESCRIPTION
 FOR PUBLIC IMPROVEMENT DISTRICT

A 136.759 ACRE, OR 5,957,211 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT CALLED 181.99 ACRE TRACT DESCRIBED IN DEED TO LADERA I, LLC RECORDED IN DOCUMENT NUMBER 20100014180 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J. W. HOWARD SURVEY NO. 15 1/4, ABSTRACT 1009, CB 5172, THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT 1001, CB 4348 AND THE GRANVILL CASIAS SURVEY NO. 112, ASBTRACT 1279, CB 4399 IN BEXAR COUNTY, TEXAS.



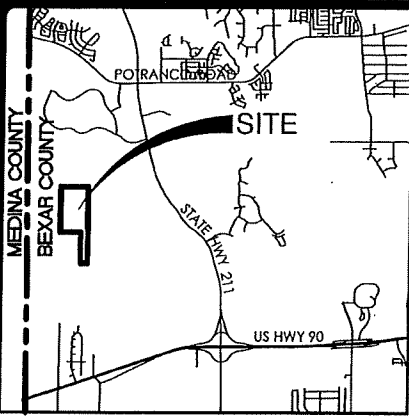
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
 TPBE FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #10028800

AUGUST 2020

SHEET 1 OF 2
 JOB No.: 6445-40

Date: Aug 21, 2020, 3:24pm User: Jd: jeflona
 File: N:\DWG\6445-40\6445-40 EX 136.759 AC.dwg

REFERENCE:



LOCATION MAP

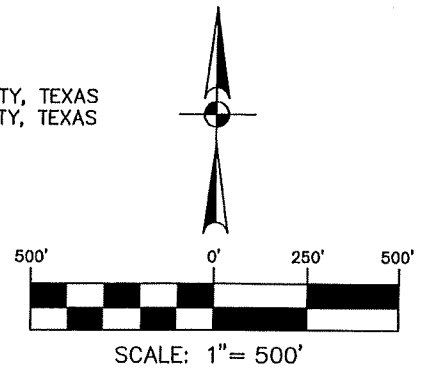
NOT-TO-SCALE

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

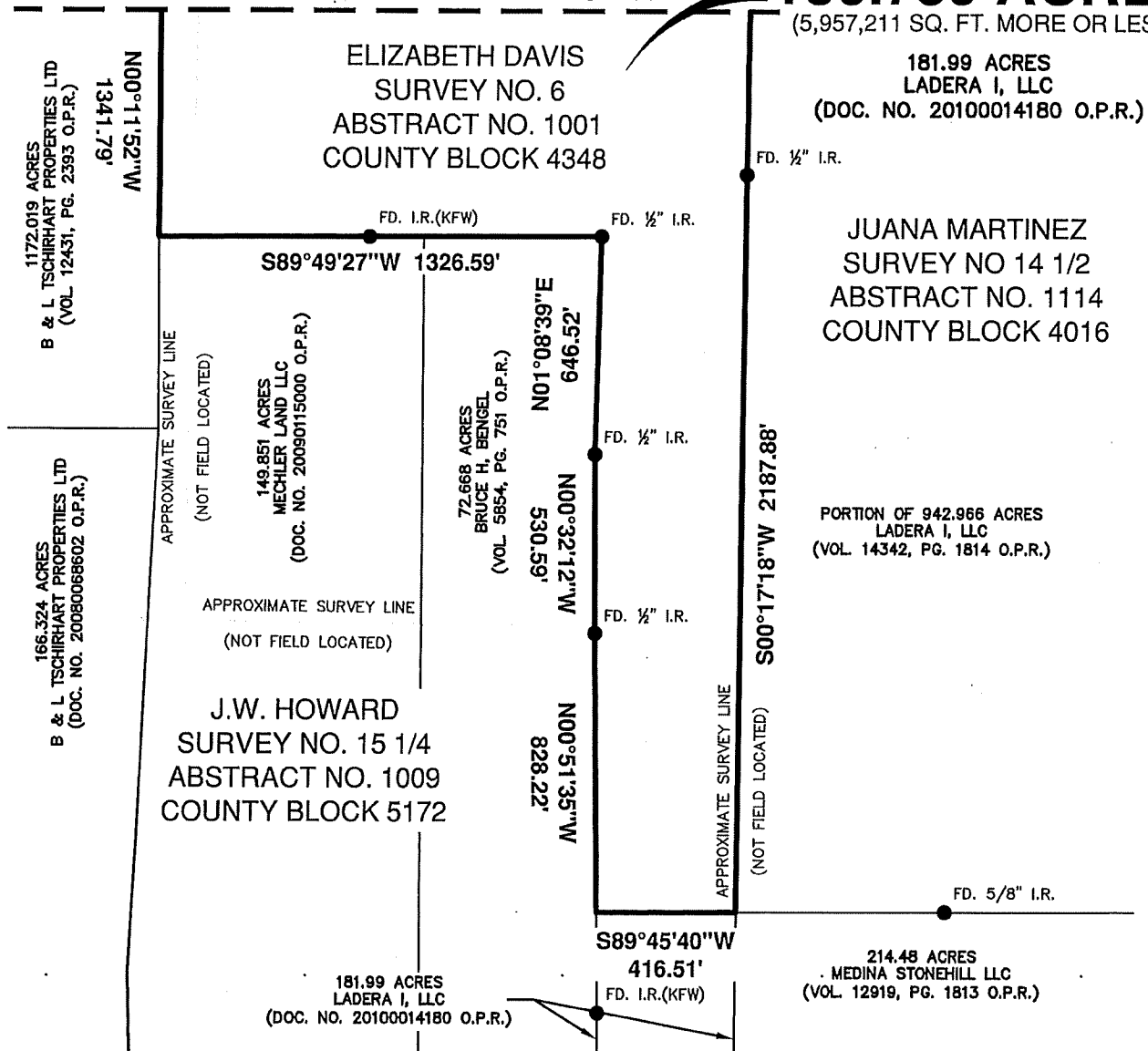
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MATCHLINE SHEET 1 OF 2

136.759 ACRES
(5,957,211 SQ. FT. MORE OR LESS)



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

AUGUST 2020

SHEET 2 OF 2
JOB No.: 6445-40

REFERENCE:

Date: Aug 21, 2020, 3:34pm User: JD: Yofuma
File: N:\DWL\6445-40\6445-40 EX 136.759 AC.dwg

CERTIFICATE

THE STATE OF TEXAS

§

COUNTY OF BEXAR

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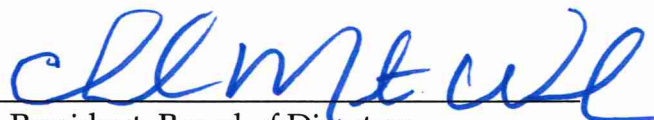
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I, the undersigned President of the Board of Directors of Westside 211 Special Improvement District, do hereby certify that the attached and foregoing is a true and correct copy of the Petition for Addition of Certain Land Into Westside 211 Special Improvement District to Commissioners Court of Bexar County, Texas that was filed with the Board of Directors of the District on August 20, 2020.

WITNESS MY HAND AND SEAL OF SAID DISTRICT on August 20, 2020.

**WESTSIDE 211 SPECIAL IMPROVEMENT
DISTRICT**

By: _____



President, Board of Directors

(SEAL)