

JYW  
01/14/2021  
Item No. 27A

RESOLUTION **2021-01-14-0004R**

**PROVIDING THE CITY OF SAN ANTONIO'S CONSENT TO THE ANNEXATION OF AN APPROXIMATE 136.759 ACRE TRACT OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF STATE HIGHWAY 211 AND POTRANCO ROAD, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BY THE WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT; AND ESTABLISHING CONDITIONS WITH RESPECT THERETO.**

\* \* \* \* \*

**WHEREAS**, on August 30, 2007, the Bexar County Commissioners Court created the Westside 211 Special Improvement District ("District") for the purpose of financing public infrastructure and other improvements to serve residential development within the District; and

**WHEREAS**, on August 9, 2007 the City of San Antonio consented to the creation of the District by Bexar County and as a condition of the creation of the District, the City and owners of the property within the District entered into an Agreement for Services in Lieu of Annexation ("Agreement") providing terms, conditions and other provisions relating to the annexation of the District property at the end of the term of the Agreement. Said Agreement was thereafter amended twice to extend the term of the Agreement; and

**WHEREAS**, in order for the District to annex land, the District must obtain the City's consent by resolution in accordance with section 382.113 of the Local Government Code; and

**WHEREAS**, on September 18, 2020, Ladera I, LLC, an owner of the property within the District, submitted a petition, attached hereto as **Exhibit "A"**, to the City requesting the City's consent to the District's annexation of an approximate 136.759 acre tract of land (the "Bengel tract"), more particularly described in attachments to **Exhibit "A"**, which is also owned by Ladera I, LLC; and stating the District's intent to provide for the construction, acquisition, maintenance and operation of a waterworks, and sanitary sewer system, and a drainage and storm sewer system and road facilities on the Bengal tract upon annexation; 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 Bengal tract, once annexed by 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 development of the Bengal tract 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**, 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 District's annexation of the Bengal tract, subject to the Owners' execution of a Third Amended Agreement

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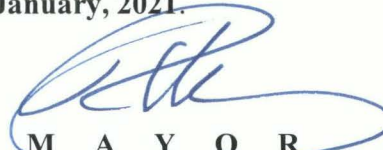
for Services in Lieu of Annexation providing that the terms and conditions set forth in the original Agreement, as well as its subsequent amendments, shall apply to the Bengel tract once it has been annexed; and

**WHEREAS**, in addition to the Owner's execution of the Third Amended Agreement, Owners agree to remit payment to the City for a PID application fee in the amount of \$7,500.00; a Special District Operations Assessment in the amount of \$175 per residential lot which shall be paid annually based on the number of units erected within the area annexed by the District, as verified by staff; and for reimbursement of all costs paid by the City for recording of the Third Amended Agreement for Services in Lieu of Annexation and related documents in the Bexar County property record. **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 to the annexation of an approximate 136.759 acre tract of land ("the Bengel tract"), generally located southwest of the intersection of state Highway 211 and Potranco Road, in the extraterritorial jurisdiction of the City of San Antonio, Bexar County, Texas, by the Westside 211 Special Improvement District, more particularly described in the attachments to Exhibit "A"; and to the County's delegation to the PID the authority to use 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 within the Bengel tract once annexed; but the City's consent does not include the powers to exercise eminent domain, annexation, expansion, division and exclusion of property from the PID.

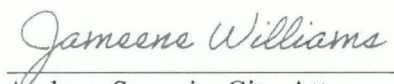
**PASSED AND APPROVED on this 14<sup>th</sup> day of January, 2021.**

  
**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

  
\_\_\_\_\_  
Tina Flores, City Clerk

**APPROVED AS TO FORM:**

 for  
\_\_\_\_\_  
Andrew Segovia, City Attorney





## City of San Antonio

### City Council

January 14, 2021

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**Item: 27A**

**File Number: 21-1047**

**Enactment Number:**

**2021-01-14-0004R**

Resolution granting the City of San Antonio's consent to the annexation of an approximate 136.759 acre tract of land located southwest of the intersection of State Highway 211 and Potranco Road in Bexar County, Texas and within the City's extraterritorial jurisdiction by the Westside 211 Special Improvement District.

Councilmember John Courage made a motion to approve. Councilmember Melissa Cabello Havrda 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  
01/14/2021  
Item No. 27A

**EXHIBIT "A"**

Petition to the City of San Antonio



## TRANSMITTAL

**TO:** City of San Antonio  
Office of the City Clerk  
Municipal Plaza Building  
114 W. Commerce St.  
San Antonio, TX 78205

**DATE:** 09/18/2020

**ATTN:** City Clerk

**PROJECT NO.:** 6445-60

**FROM:** Cara C. Tackett, P.E.

**RE:** Westside 211 PID

QTY	DESCRIPTION
1 EA	Certificate of Authority – fully executed
2 EA	Originals - Petition for Consent to Annex Land into Westside 211 Special Improvement
1 EA	Regional Westside PID Exhibit (11x17)
1 EA	Land Plan Exhibit (8½ x 11)
1 EA	Draft Resolution
1 EA	Check \$7,500

*If enclosures are not as noted, kindly notify us at once.*

For Approval       For Your Use       As Requested       For Review and Comment

**COMMENTS:**

**CERTIFICATE OF AUTHORITY  
FULLY EXECUTED**

CERTIFICATE OF AUTHORITY

I, the undersigned officer of LADERA I, LLC, a Texas limited liability company (the "Company"), hereby certify that:

1. Chad Nugent is the President of the Company;
2. In such capacity, he is authorized to execute any and all documents in connection with the annexation of land into Westside 211 Special Improvement District (the "District"), including, specifically, but not limited to, the Petition for Consent to the City of San Antonio to Annex Land into the District, Petition for Consent to Bexar County to Annex Land into the District, the Petition for Addition of Certain Land into the District, and any certificates needed by the City of San Antonio, Texas, Bexar County, Texas, the Texas Commission on Environmental Quality and the Attorney General of Texas (the "Annexation Documents"); and
3. Such execution of the Annexation Documents is duly authorized in accordance with the Company's limited liability company agreement.

WITNESS MY HAND on August 21, 2020.

LADERA I, LLC, a Texas limited liability company

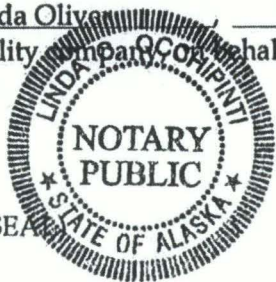
By: Rhonda M. Oliver  
(Signature of officer OTHER THAN Chad Nugent)

Name: Rhonda Oliver

Title: Treasurer

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

This instrument was acknowledged before me on August 21, 2020, by Rhonda Oliver, Treasurer of LADERA I, LLC, a Texas limited liability company, on behalf of said limited liability company.



Linda Occhipinti  
Notary Public, State of Alaska

(NOTARY SEAL)



**PETITION FOR CONSENT TO  
ANNEX LAND INTO WESTSIDE  
211 SPECIAL IMPROVEMENT  
DISTRICT  
(2 ORIGINALS)**

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*

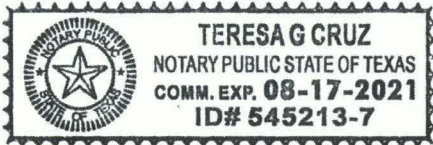
Name: Frank J. Garza

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)

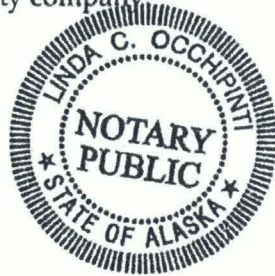
*Teresa G. Cruz*  
Notary Public, State of Texas

LADERA I, LLC, a Texas limited liability company

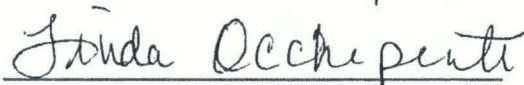
By:   
Chad Nugent, President

THE STATE OF ALASKA §  
THIRD JUDICIAL DISTRICT §  
~~COUNTRY 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";

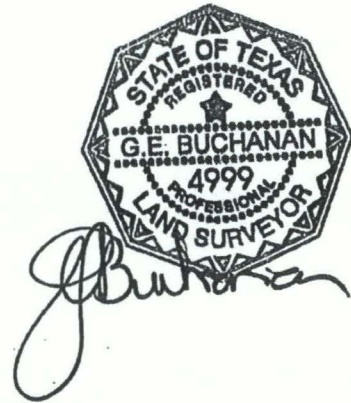
N 00°57'02" E, a distance of 907.87 feet to a point;

136.759 acres  
Job No. 6445-40  
Page 3 of 3

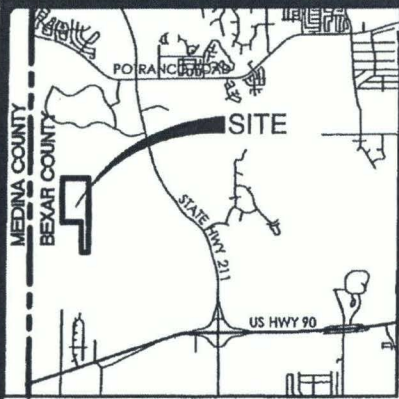
THENCE: N 89°53'09" E, continuing along the line common with said called 181.99 acre tract and said called 1172.019 acre tract, a distance of 319.43 feet to a point at an angle corner of said portion of said 320.477 acres and an angle corner of said called 1172.019 acre tract, for an angle corner of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







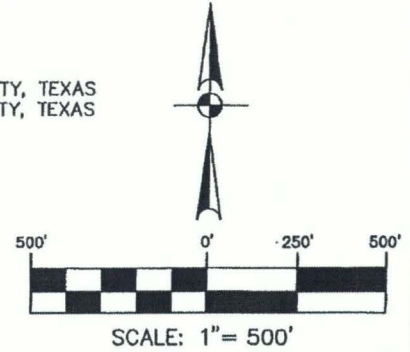
LOCATION MAP

**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.



NOT-TO-SCALE  
 CW-TRP LLC  
 (VOL. 17760, PG. 2200 O.P.R.)

PORTION OF 320.477 ACRES  
 LADERA I, LLC  
 (VOL. 14342, PG. 1828 O.P.R.)

FD. I.R.( )

N89°53'09"E  
 319.43'

S89°57'17"E  
 1437.65'

P.O.B.  
 FD. I.R.(KFW)

1172.019 ACRES  
 B & L TSCHERTHART PROPERTIES LTD  
 (VOL. 12451, PG. 2393 O.P.R.)

N00°57'02"E 907.87'

APPROXIMATE SURVEY LINE  
 (NOT FIELD LOCATED)

FD. I.R.(KFW)

N00°32'24"E  
 639.57'

FD. 1/2" I.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

APPROXIMATE SURVEY LINE  
 (NOT FIELD LOCATED)

FD. 1/2" I.R.

S00°18'23"W  
 1293.94'

PORTION OF 942.988 ACRES  
 LADERA I, LLC  
 (VOL. 14342, PG. 1814 O.P.R.)

S47°48'07"E  
 1439.61'

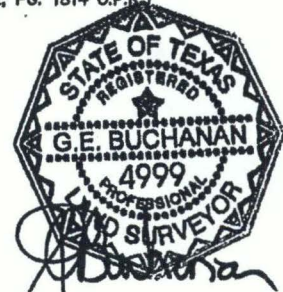
APPROXIMATE SURVEY LINE  
 (NOT FIELD LOCATED)

S00°19'40"W  
 1406.10'

GROSENBACHER ROAD

MATCHLINE SHEET 2 OF 2

METES AND BOUNDS DESCRIPTION  
 FOR PUBLIC IMPROVEMENT DISTRICT



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10928800

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 6172, 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.

AUGUST 2020

SHEET 1 OF 2  
 JOB No.: 6445-40

Date: Aug 21, 2020, 3:54pm User: ID: yeliana  
 File: N:\DWG\6445-40\6445-40 EX 136.759 AC.dwg

REFERENCE





CERTIFICATE

THE STATE OF TEXAS

§

COUNTY OF BEXAR

§

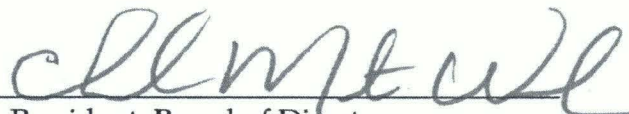
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I, the undersigned President of the Board of Directors of Westside 211 Special Improvement District, do hereby certify that the attached and foregoing is a true and correct copy of the Petition for Addition of Certain Land Into Westside 211 Special 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: \_\_\_\_\_

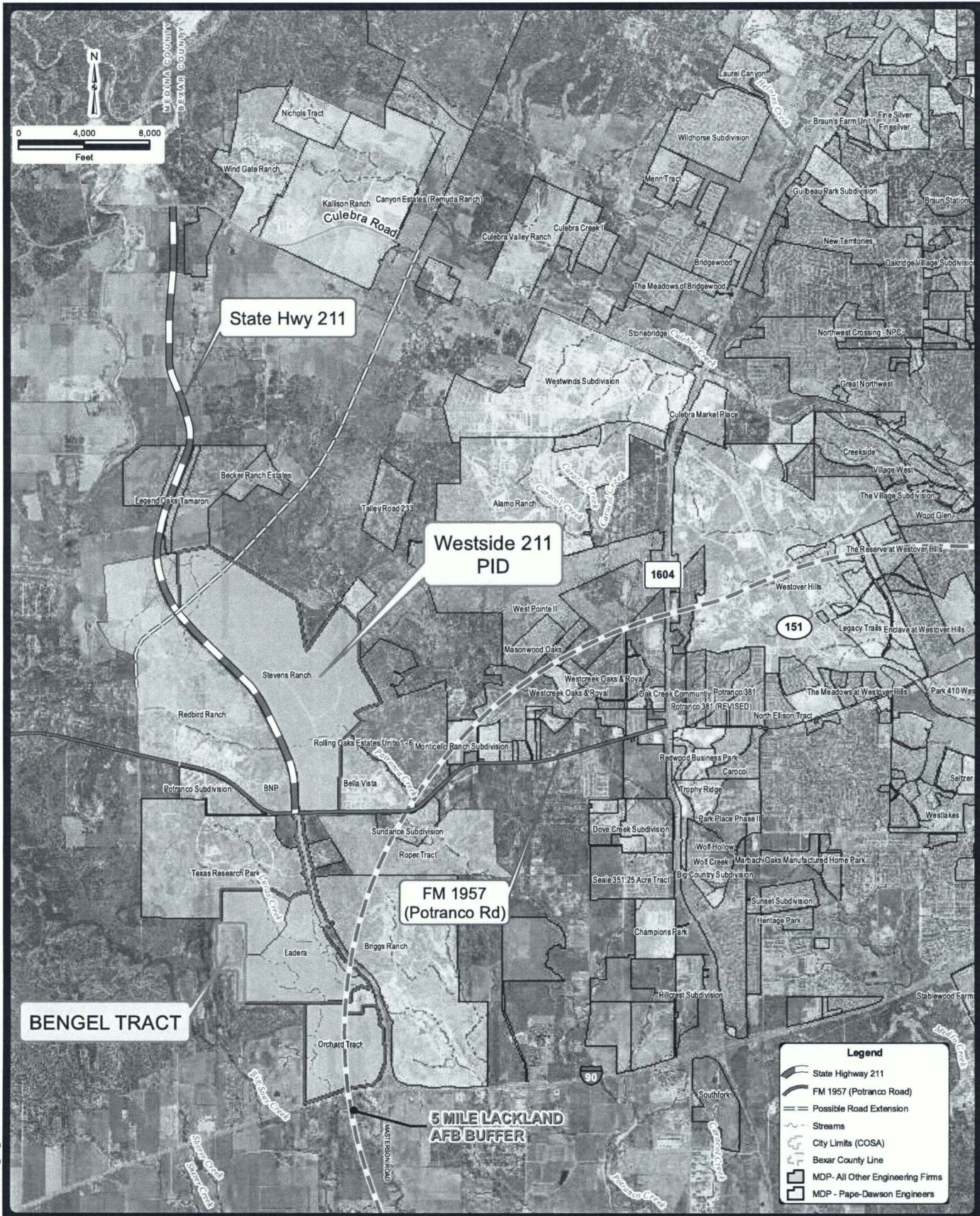


President, Board of Directors

(SEAL)

**REGIONAL WESTSIDE PID  
EXHIBIT**





**BENGEL TRACT**

**Westside 211  
PID**

**FM 1957  
(Potranco Rd)**

**5 MILE LACKLAND  
AFB BUFFER**

- Legend**
- State Highway 211
  - FM 1957 (Potranco Road)
  - Possible Road Extension
  - Streams
  - City Limits (COSA)
  - Bexar County Line
  - MDP- All Other Engineering Firms
  - MDP - Pape-Dawson Engineers

JOB NO. 7138-00  
 DATE JUNE 2008  
 DESIGNER GD  
 CHECKED DRAWN SG  
 SHEET 1

**WESTSIDE 211 PID  
AREA MAP**



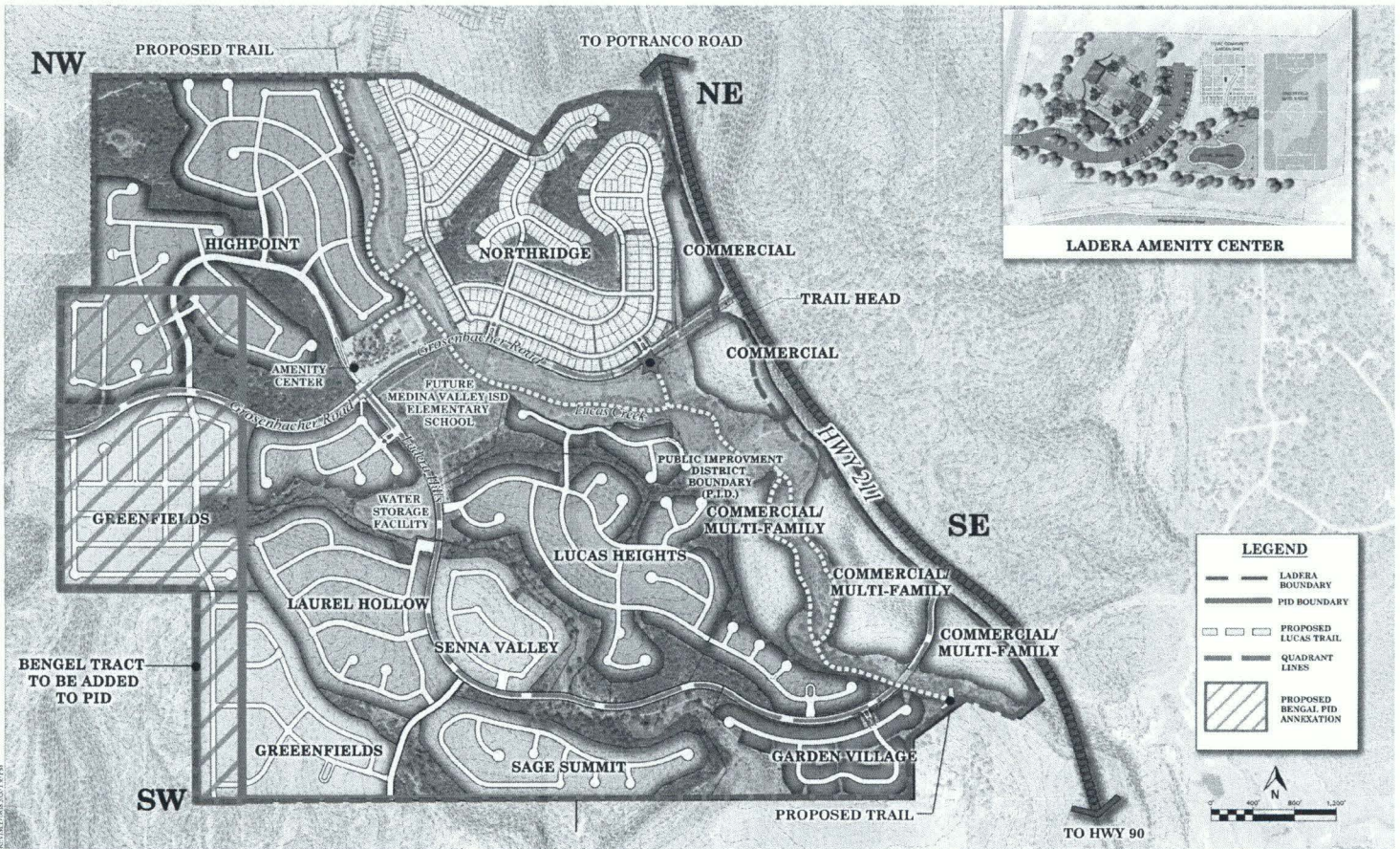
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
 FAX: 210.375.9010

Date: 08/05/18  
 File: D:\GARZA\PROJECTS\ORCHARD\WESTSIDE\_211\_PID

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



# **LAND PLAN EXHIBIT**



**PAPE-DAWSON ENGINEERS**

3400 BAYVIEW | SUITE 110 | HOUSTON | TEXAS 77058  
 281.488.1100 | FAX 281.488.1101 | WWW.PAPE-DAWSON.COM  
 THIS PLAN PREPARED FOR THE PROJECTS LISTED ABOVE AND IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF PAPE-DAWSON ENGINEERS.

# LADERA

*A Historic Master Planned Community  
 San Antonio, Texas*

**Denton Communities**

*...developing a difference.*

August 18, 2020



# **DRAFT RESOLUTION**

**A RESOLUTION**

**PROVIDING THE CITY OF SAN ANTONIO'S CONSENT TO AN EXPANSION OF THE BOUNDARIES OF THE WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT.**

\* \* \* \* \*

**WHEREAS**, the City Council passed Resolution No. \_\_\_\_\_ consenting to the creation of the Special Improvement District ("PID") on \_\_\_\_\_ which at the time the original petition was filed with Bexar County consisted of a total of 3670 acres of land more particularly described in the field notes attached hereto as **Exhibit "A"** and the map attached as **Exhibit "B"**; and

**WHEREAS**, in consideration of the City's consent to the creation of the PID, the City and the then-Owner of the property entered into a development agreement setting forth terms and conditions with respect to the development of the property within the PID; and

**WHEREAS**, subsequent to the City Council's passage of the above resolution of consent and approval of the development agreement, the current Owner of the property, Ladera I, LLC, submitted a petition to Bexar County to expand the boundaries of the PID by adding an additional 136.759 acre parcel of land and is more particularly described in the field notes and map attached hereto as **Exhibits "C" and "D"**.

**WHEREAS**, the current Owner of the property has provided the City with a preliminary development plan for the proposed development including construction of public infrastructure and development costs for the 136.759 acre parcel to be added to the PID which the City has reviewed and determined to be acceptable; and

**WHEREAS**, in consideration of the City's consent to the expansion of the PID boundaries, the current Owner of the property has agreed to amend the development agreement to provide that all of the terms and conditions of the development agreement which applied to the original 3670 acres of the PID property will apply to the additional 136.759 acre parcel if the expansion of the PID boundaries is approved; and

**WHEREAS**, all findings made by the City Council with respect to the purpose and scope of the City's consent relating to the creation of the PID reflected in the recitals of Resolution No. \_\_\_\_\_ are hereby incorporated as if fully set forth herein. **NOW THEREFORE:**

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

**SECTION 1.** The City of San Antonio hereby consents to the expansion of the boundaries of the Westside 211 Special Improvement District created by Bexar County on August 30, 2007, (as amended by action of Bexar County Commissioners Court on November 20, 2007, July 22, 2008, August 18 2009 and July 13, 2010), and the inclusion of an additional 136.759 acre parcel of land to the PID, which is more particularly described and shown on the attached **Exhibits "C" and "D"**.

**SECTION 2.** The City Council of the City of San Antonio resolves that the City's consent to the expansion of the PID boundaries is conditioned upon the current Owner's execution of an amended development agreement providing that all terms and conditions that applied to the City's consent to the original 3670 acre PID property will also apply to the additional 136.759 acre parcel being added to the PID if the expansion of the PID boundaries is approved.

**SECTION 3.** This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**MAYOR**

\_\_\_\_\_  
**Ron Nirenberg**

**ATTEST:**

\_\_\_\_\_  
Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Andrew Segovia, City Attorney



**CHECK**



2000 NW Loop 410  
San Antonio, Texas 78213

FROST NATIONAL BANK  
SAN ANTONIO, TEXAS

135167

CHECK DATE September 18, 2020

PAY Seven Thousand Five Dollars and 00/100

TO City of San Antonio

AMOUNT \$7,500.00

PAPE-DAWSON ENGINEERS, INC.

⑈ 135167 ⑈ ⑆ 114000093 ⑆ 29 3997995 ⑈

PAPE-DAWSON ENGINEERS, INC. ACCOUNTS PAYABLE

135167

Petition for consent to annex land into Westside 211 Special Improvement District

Vendor # V00032  
Job # 6445.6  
Account # 4320



- 24-HOUR SERVICE -
- SPECIAL PROJECTS -
- MOBILE NOTARY -
- COURT HOUSE -
- CUSTOM ROUTES -

**210-738-8600**

1740748

DATE

9-18

PICKUP TIME DELIVERY TIME

3:20 3:55

DRIVER NAME

E. L. H.

DRIVER NUMBER

SERVICES	CHARGES
QUICKIE	
(1) HOUR	
(2) HOUR	
(4) HOUR	
1604	
AFTER HOUR	
ROUND TRIP	
NOTARY	
WEIGHT	
TOTAL	

P.O. Box 791033 • SAN ANTONIO, TEXAS 78279-1033 QUICKIE@QUICKCOURIERSA.COM

BILLING:  SHIPPER  RECIPIENT  3RD PARTY REFERENCE: 445-LED @Gabi P

<b>SHIPPER</b>	NAME	Pape Dawson Engineers			<b>RECIPIENT</b>	NAME	COSA - Office of City Clerk			
	ADDRESS	2000 NW Loop 410				ADDRESS	114 W Commerce St			
	CITY	SA TX	78213	STATE		TX	CITY	SA TX	STATE	TX
	PHONE (IMPORTANT)	P1004				PHONE (IMPORTANT)				

	# OF PIECES	DESCRIPTION	WEIGHT
<input checked="" type="checkbox"/> 1 HOUR	1	env.	
<input type="checkbox"/> 2 HOUR			

SPECIAL INSTRUCTIONS  
Attn: City Clerk (210) 207-7253

3RD PARTY BILLING:  
\$50 DOLLARS DECLARED VALUE UNLESS SPECIFIED NOT TO EXCEED \$500.00  
Melinda Urigas

RETURN (PRINT)

RECEIVED IN GOOD ORDER (PRINT)

SAN ANTONIO, TEXAS