

ORDINANCE 2019-04-18-0332

**AUTHORIZING AN AMENDMENT TO THE TALLEY ROAD SPECIAL
IMPROVEMENT DISTRICT DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF SAN ANTONIO, TALLEY EXTENSION
REVITALIZATION INITIATIVE, LLC, A TEXAS LIMITED LIABILITY
COMPANY, AND S & P LAND HOLDINGS, LLC, A DELAWARE
LIMITED LIABILITY COMPANY.**

* * * * *

WHEREAS, the City Council passed Resolution No. 2018-11-29-0052R consenting to the creation of the Talley Road Special Improvement District ("PID") on November 29, 2018, which consisted of a total of 232.314 acres; 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 submitted a petition to Bexar County to authorize the expansion of the boundaries of the PID by adding an additional 204.83 acre parcel of land which is currently owned by S & P Land Holdings, LLC, generally located northwest of the intersection of Tamaron Pass and Tally Road in Bexar County, Texas and within the City's extraterritorial jurisdiction, and is more particularly described in the field notes and map attached hereto as **Exhibit "A"**, subject to the confirmation election confirming the creation of the PID; and

WHEREAS, Staff and the Owner of the property have determined that it is necessary to amend the Development Agreement to provide that in exchange for the City granting its consent to the extension of the PID boundaries, the Owner agrees that all terms and conditions provided in the original Development Agreement, and as amended by the First Amended Development Agreement, shall apply to the development of the additional 204.83 acre parcel, that the Traffic Impact Analysis and Rough Proportionality determinations will be based on both parcels taken together as one development; and as further set forth in the First Amended Development Agreement; and

WHEREAS, following a public hearing on March 27, 2019, the Planning Commission recommended approval of the additional 204.83 acre parcel being added to the existing PID and approval of the amendments to the Development Agreement; **NOW THEREFORE:**

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

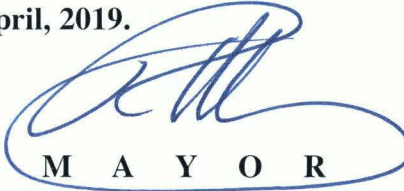
SECTION 1. The City Manager or designee is authorized to execute a First Amendment to the Talley Road Special Improvement District Development Agreement ("PID") between the City of San Antonio, Talley Extension Revitalization Initiative, LLC, and S & P Land Holdings, LLC ("First Amended Development Agreement") a copy of which is attached hereto as **Exhibit B**, fully incorporated herein verbatim for all purposes.

SECTION 2. Said First Amended Development Agreement shall provide that all terms and conditions that applied to the City's consent to the creation of the PID, originally consisting of 232.314 acres of land, under the original Development Agreement shall also apply to the additional 204.83 acre parcel that is to be added to the PID boundaries; that the Traffic Impact Analysis and Rough Proportionality determinations shall be based on both parcels taken together as one development; and as further set forth in the First Amended Development Agreement.

SECTION 3. The First Amended Development Agreement shall become effective upon approval of the expansion of the PID boundaries by the PID'S Board of Directors. If the expansion is not approved, the original Development Agreement shall remain in full force and effect.

SECTION 4. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

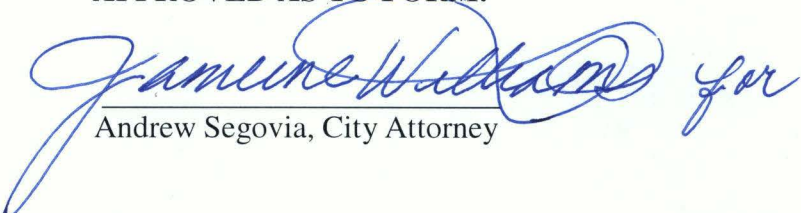
PASSED AND APPROVED this 18th day of April, 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	20B (in consent vote: 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20A, 20B)						
Date:	04/18/2019						
Time:	10:07:36 AM						
Vote Type:	Motion to Approve						
Description:	Ordinance amending the Development Agreement between the City of San Antonio, Talley Road Extension Revitalization Initiative, LLC., and S & P Land Holdings, LLC., to include an additional parcel to the boundaries of the Talley Road Special Improvement District, apply the conditions of the City's original consent and to the inclusion of the additional parcel and the expanded PID boundaries.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Art A. Hall	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandóval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				x
Clayton H. Perry	District 10	x					

JYW
04/18/2019
Item No. 20B

Exhibit “A”

FIELD NOTES AND SURVEY MAPS FOR 204.83 ACRE PARCEL



**FIELD NOTES
FOR
A 204.83 ACRE TRACT**

A 221.65 acre tract of land, out of the Jose Jacinto Gonzales Survey No. 225, Abstract 269, County Block 4404, the Beriana Sandoval Survey No. 40, Abstract 1298, County Block 4403 and being all of an 180.88 acre tract called Tract 1 and a 24.06 acre tract called Tract 2 conveyed to S & P Land Holdings, LLC of record in Volume 12472 Page 326 of the Official Public Records of Real Property of Bexar County, Texas and also being all of a 16.787 acre tract called Parcel 13 conveyed to the State of Texas of record in Volume 8716 Page 1849 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a set $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW SURVEYING" in the east right-of-way line of Talley Road, a variable width right-of-way, for the northeast corner of Tamaron Pass, a variable width right-of-way of Tamaron Subdivision Unit 1, a plat of record in Volume 9533 Page 126 of the Deed and Plat Records of Bexar County, Texas, the southeast corner of the 180.88 acre tract and the tract described herein, from which a found $\frac{1}{2}$ " iron rod bears, S 75°50'47" W, a distance of 2.00 feet;

THENCE: S 89°40'59" W along and with the north lines of Lots 1-12, Block 1 of the Tamaron Subdivision Unit 1, Lots 1-3 Block 2 of the Tamaron Subdivision Unit 2, a plat of record in Volume 9534 Page 88 of the Deed and Plat Records of Bexar County, Texas, Lots 22-20 of Legend Oaks Unit 1, a plat of record in Volume 9540 Page 59 of the Deed and Plat Records of Bexar County, Texas, a 18.707 acre tract called Parcel 12A conveyed to the State of Texas of record in Volume 11244 Page 343 of the Official Public Records of Bexar County, Texas, Lots 102-100 of Legend Oaks Unit 2, a plat of record in Volume 9548 Page 76 of the Deed and Plat Records of Bexar County, Texas, a portion of a 218.839 acre tract consisting of 2.00 acres in Bexar County of record in Volume 10803 Page 1 of the Official Public Records of Bexar County, Texas and the south lines of the 180.88 acre tract, the 16.787 acre tract and the 24.06 acre tract, a distance of **5442.76 feet** to a point, for the southeast corner of a 33.233 acre tract conveyed to 45 SRL, Inc. of record in Document No. 2018001396 of the Public Records of Medina County, Texas, the southwest corner of the 24.06 acre tract and the tract described herein, from which a found $\frac{1}{2}$ " iron rod bears, N 02°41'13" W, a distance of 0.65 feet;

THENCE: N 00°11'17" W along and with the east line of the 33.233 acre tract, a 82.213 acre tract conveyed to 45 SRL, Inc. of record in Document No. 2007007656 of the Public Records of Medina County, Texas and the west line of the 24.06 acre tract, a distance of **1791.74 feet** to a found $\frac{1}{2}$ " iron rod, for the southwest corner of a remaining portion of a 218.506 acre tract conveyed to Ciudad De Las Palomas, Ltd. of record in Volume 11748 Page 908 of the Official Public Records of Bexar County, Texas, the northwest corner of the 24.06 acre tract and the tract described herein;

THENCE: S 89°56'28" E along and with the south line of the remaining portion of the 218.506 acre tract, Lot 901, Block 13, County Block 4404 of Ciudad De Las Palmas Unit 1A, a plat of record in Volume 9677 Pages 147-148 of the Deed and Plat Records of Bexar County, Texas and the north lines of the 24.06 acre tract, the 16.787 acre tract and the 180.88 acre, a distance of **5429.28 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped "KHA" in the west right-of-way line of Talley Road, for the southeast corner of Lot 901, an angle point of the 180.88 acre tract and the tract described herein;

THENCE: N 89°50'52" E along and with a southwest right-of-way line of Talley Road and the north line of the 180.88 acre, a distance of **13.62 feet** to a set 1/2" iron rod with a blue plastic cap stamped "KFW SURVEYING" in the west right-of-way line of Talley Road, for the northeast corner of the 180.88 acre tract and the tract described herein;

THENCE: S 00°11'05" E along and with the west right-of-way line of Talley Road and the east line of the 180.88 acre tract, a distance of **1756.09 feet** the **POINT OF BEGINNING** and containing **221.65 acres** more or less, in Bexar County, Texas.

SAVE AND EXCEPT a **16.82** acre tract, being all of the 16.787 acre tract, called Parcel 13, as conveyed to the State of Texas of record and described in Volume 8716 Page 1849 of the Official Public Records of Bexar County, Texas and more particularly described by metes and bounds as follows:

Beginning at a calculated point in the south line of the 218.506 acre tract, for the northeast corner of the 24.06 acre tract, and the northwest line of the 16.787 acre tract, from which a found 1/2" iron rod for the northwest corner of the 24.06 acre tract bears S 89°56'28" E, a distance of 390.51 feet and a Type III Texas Department of Transportation aluminum monument bears N 17°48'44" W, a distance of 1.59 feet;

THENCE: S 89°56'28" E, along and with the south line of the 218.506 acre tract and the north line of the 16.787 acre tract, a distance **416.06 feet** to a found 1/2" iron rod, for the northwest corner of the 180.88 acre tract, the northeast corner of the 16.787 acre tract and the tract described herein, from which a found 1/2" iron rod bears N 15°57'38" W, a distance of 0.83 feet;

THENCE: along and with the common line of the 180.88 acre tract and the 16.787 acre tract, the following seven (7) courses:

1. **S 15°57'38" E**, a distance of **541.51 feet** to a found 1/2" iron rod, for an angle point of the tract described herein,
2. **S 13°51'52" E**, a distance of **223.25 feet** to a calculated point, for an angle point of the tract described herein,
3. **S 09°40'00" E**, a distance of **321.07 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,
4. **S 02°46'47" E**, a distance of **321.34 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,
5. **S 03°14'57" W**, a distance of **321.30 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,

6. **S 09°23'45" W**, a distance of **84.84 feet** to a found 1/2" iron rod, for an angle point of the tract described herein, and
7. **S 09°10'42" W**, a distance of **5.88 feet** to a calculated point in the north line of Legend Oaks Unit 1 for the southwest corner of the 180.88 acre tract, the southeast corner of the 16.787 acre tract and the tract described herein;

THENCE: S 89°40'59" W, along and with the south line of the 16.787 acre tract, a distance of **410.27 feet** to a calculated point for the southeast corner of the 24.06 acre tract, the southwest corner of the 16.787 acre tract and the tract described herein, from which a point for the southwest corner of the 24.06 acre tract bears **S 89°40'59" W**, a distance of 629.33 feet;

THENCE: along and with the common line of the 24.06 acre tract and the 16.787 acre tract the following seven (7) courses:

1. **N 09°04'45" E**, a distance of **2.78 feet** to a found 1/2" iron rod for an angle point of the tract described herein,
2. **N 09°15'15" E**, a distance of **134.44 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein;
3. **N 03°20'31" E**, a distance of **279.07 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,
4. **N 02°46'46" W**, a distance of **278.93 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,
5. **N 08°51'42" W**, a distance of **278.78 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,
6. **N 13°44'51" W**, a distance of **194.34 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein, and
7. **N 15°57'06" W**, a distance of **656.27 feet** to the **POINT OF BEGINNING** and containing **16.82 acres** of land, more or less.

221.65 acres Save and Except 16.82 = **204.83 acres**

Job No.: 19-012
Prepared by: KFW Surveying
Date: February 5, 2019
File: S:\Draw 2019\19-012 5501 Talley Rd\DOCS\ 204.83AC TRACT.docx





s89°56'28"e
5429.28

s00.1105e
1756.09

n00°11'17"n
1791.74

5442.76
s89°40'59"n

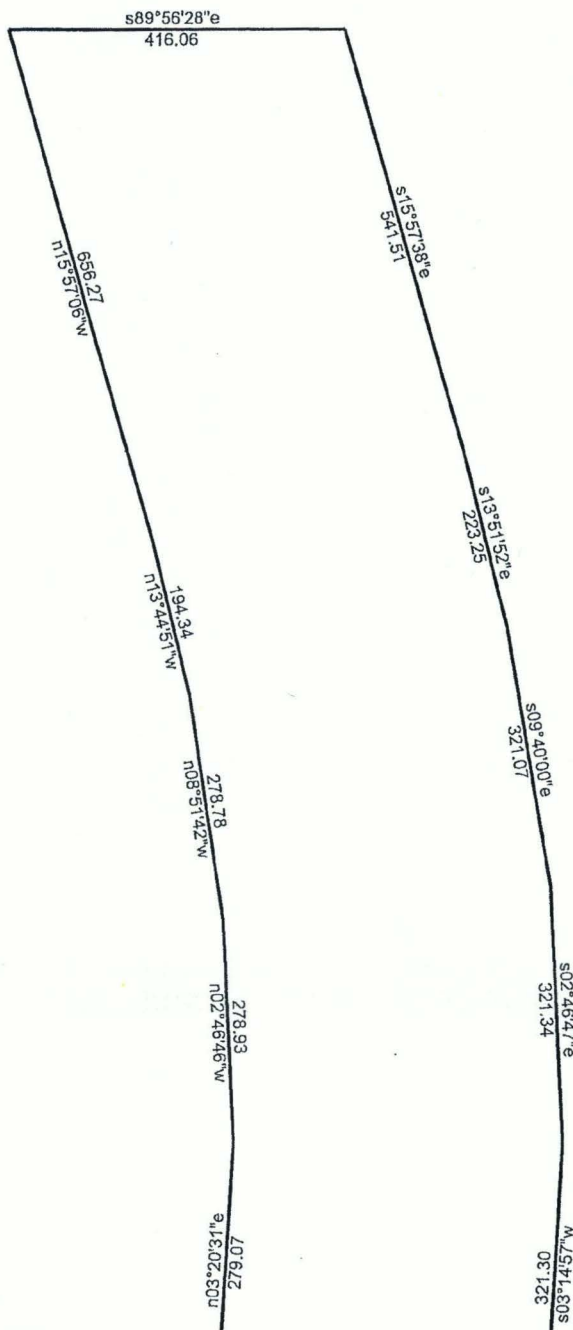
2/26/2019

Scale: 1 inch= 699 feet

File: 221.60 ac.ndp

Tract 1: 221.6466 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=14433 ft.

01 s89.4059w 5442.76
02 n00.1117w 1791.74
03 s89.5628e 5429.28
04 n89.5052e 13.62
05 s00.1105e 1756.09



2/22/2019

Scale: 1 inch= 220 feet

File:

Tract 1: 16.8175 Acres, Closure: s11.4549w 0.02 ft. (1/278280), Perimeter=4470 ft.

01 s89.5628e 416.06	11 n09.1515e 134.44
02 s15.5738e 541.51	12 n03.2031e 279.07
03 s13.5152e 223.25	13 n02.4646w 278.93
04 s09.4000e 321.07	14 n08.5142w 278.78
05 s02.4647e 321.34	15 n13.4451w 194.34
06 s03.1457w 321.30	16 n15.5706w 656.27
07 s09.2345w 84.84	
08 s09.1042w 5.88	
09 s89.4059w 410.27	
10 n09.0445e 2.78	

MAP OF 204.83 ACRE PARCEL

Exhibit ‘B’

**FIRST AMENDMENT TO THE
TALLEY ROAD SPECIAL IMPROVEMENT DISTRICT DEVELOPMENT AGREEMENT**

This First Amended Agreement to amend the Talley Road Special Improvement District Development Agreement (this "First Amended Agreement") is entered into by and among the **City of San Antonio**, a Texas home-rule municipal corporation located within Bexar County, Texas (hereinafter, referred to as "City"); **Talley Extension Revitalization Initiative, LLC**, a Texas limited liability company; and **S & P Land Holdings, LLC**, a Delaware limited liability company, owners of the properties described in the below recitals. City, Talley Extension Revitalization Initiative, LLC, and S & P Land Holdings, LLC, shall hereafter collectively be referred to as "Parties" or in the singular as "Party."

RECITALS

WHEREAS, in November 2018 the City entered into a development agreement, which is recorded as Document No. 20190020482 in the Real Property Records of Bexar County, Texas, (hereafter referred to as the "Original Agreement"), establishing terms and conditions to the City's consent to the County's creation of the Talley Road Special Improvement District, originally consisting of 232.314 acres of land, as more particularly described in the Original Agreement and restated in this First Amended Agreement as **Exhibits "A" and "B"**, which are attached hereto, with Wayne Lee Benke, the previous owner of the taxable real property (222.6 acres) contained within the 232.314 acre parcel (the "Benke Tract"); and

WHEREAS, subsequent to entering into the Original Agreement, the Benke Tract was conveyed to Talley Extension Revitalization Initiative, LLC, who determined that it was necessary to expand the boundaries of the District to include an additional 204.83 acre parcel generally located northwest of the intersection of Tamaron Pass and Tally Road in Bexar County, Texas and within the City's extraterritorial jurisdiction, said parcel being more particularly identified in the field notes attached as **Exhibit "C"** and map attached as **Exhibit "D"** to this First Amended Agreement; and

WHEREAS, the 204.83 acre parcel is currently owned by S & P Land Holdings, LLC who intends to convey the parcel to Talley Extension Revitalization Initiative, LLC if the District's boundaries are expanded to include the additional parcel. The Parties desire to amend the Original Agreement to include the additional 204.83 acre parcel of land and to apply all of the terms and conditions under the Original Agreement to the City's consent to the creation of the District to the additional 204.83 acre parcel, if the expansion is approved; and

WHEREAS, it is the Parties' intent that the only amendments to be made to the Original Agreement are those contained herein and that all other provisions of the Original Agreement shall apply to both the 232.314 acre parcel and the 204.83 acre parcel if such expansion is approved.

NOW, THEREFORE, in consideration of the mutual covenants and agreements, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties now wish to amend the Original Agreement as follows:

The Recitals set forth above are hereby incorporated by reference as if fully set forth herein.

A. SECTION I. DEFINITIONS is hereby amended as follows:

1.7 "District" shall mean the Talley Road Special Improvement District created on December 4, 2018 by order of the Bexar County Commissioners Court, which order is filed in the Official Public Records of Bexar County under Document No. 20180247556, and such District includes the District Property.

1.8 "District Property" shall refer to approximately 232.314 acres of land as described and depicted in the field notes and map attached as **Exhibits "A" and "B"** and approximately 204.83 acres of land as described in the field notes and map attached hereto as **Exhibits "C" and "D"**. The entire District Property consists of the parcels of land which are collectively shown in the map attached hereto as **Exhibit "E"**. All Exhibits referenced in this section are incorporated herein for all purposes.

1.9 "Property" shall refer to the taxable real property contained within the District Property.

1.11 "Master Development Plan" refers to and includes the following:

a. "Master Development Plan – 1" ("MDP-1") is the proposed general plan of development for the 222.6 acres of taxable real property within the 232.314 acre parcel of land within the boundaries of the District Property as depicted in **Exhibit "F"** to this Agreement, and

b. "Master Development Plan – 2" ("MDP-2") is the proposed general plan of development for the 204.83 acres of taxable real property within the District Property as depicted in **Exhibit "G"** to this Agreement.

All Exhibits referenced in this section are incorporated herein for all purposes. Both MDP-1 and MDP-2 shall collectively be referred to as the "MDPs".

1.12 "Owner" shall mean (i) Talley Extension Revitalization Initiative, LLC, as the successor and assignee of Wayne Lee Benke and (ii) S & P Land Holdings, LLC, as the current owner of the 204.83 acre parcel, collectively, and shall include their successors and assigns. It is anticipated that Talley Extension Revitalization Initiative, LLC, will be the successor and assignee of S & P Land Holdings, LLC after the conveyance of the 204.83 acre parcel to Talley Extension Revitalization Initiative, LLC.

B. SECTION II. REPRESENTATIONS AND ACKNOWLEDGMENTS is hereby amended as follows:

2.2 Owner represents that the Property within the District Property are owned as stated in the Recitals and that Talley Extension Revitalization Initiative, LLC and S & P Holdings, LLC each

has the legal capacity and authority to enter into this Agreement and to perform the requirements of this Agreement.

2.4 Owner acknowledges that the City's consent described in Section 4.1 below is for the creation of the District with the boundaries of the District as defined in section 1.8; and for the development of the Project in accordance with Section III of this Agreement.

C. SECTION III. THE PROJECT & PUBLIC INFRASTRUCTURE is hereby amended as follows and by adding Section 3.3:

3.1 The Project consists of certain proposed public infrastructure on the Property, as further described and depicted in the MDPs attached hereto as **Exhibits "F" and "G"**.

3.2 Each of the MDPs may be amended from time to time through the process currently outlined in the City's Unified Development Code ("UDC") with review and approval of the City's Director of the Department of Planning and the Director of the Development Services Department each of whom reserves the right to exercise discretion with respect to MDPs amendment approvals as afforded them under the UDC.

3.3 Development of the Project shall be consistent with the MDPs attached hereto as **Exhibits "F" and "G,"** subject to any amendments to the MDPs in accordance with Section 3.2. Additionally, the public infrastructure for the Project shall be developed in accordance with the provisions of Article 5 of the UDC that are applicable to the City's ETJ. Traffic Impact Analysis and Rough Proportionality Determinations shall be conducted taking into account the development of the entire District Property that is developed by the Owner or Developer, notwithstanding there being separate MDPs for the Project, provided that, if all of the public traffic infrastructure shown on each of the MDPs is developed for the Project, no further requirements will be necessary to satisfy such Traffic Impact Analysis and Rough Proportionality Determinations other than those which would be required for any other property development within the ETJ.

D. SECTION IX. ASSIGNMENT is hereby amended as follows:

9.2 This Agreement (including the duties, rights and obligations set forth herein) may not be assigned by Owner except for assignments to home builders, individual single lot owners, and as described in section 9.3 below, without the prior written consent of City, and subject to approval by the City Council, as evidenced by passage of an ordinance, with the exception of the initial assignment of duties, rights and obligations by Wayne Lee Benke to Talley Extension Revitalization Initiative, LLC and the assignment of this Agreement by S & P Land Holdings, LLC, to Talley Extension Revitalization Initiative, LLC as a result of the conveyance of the 204.83 acre parcel by S & P Land Holdings, LLC to Talley Extension Revitalization Initiative, LLC. Any subsequent assignment by an Owner, except for assignments to home builders, individual single lot owners, and as described in section 9.3 below, shall only be done with the written consent of the City as evidenced by action of the City Council by ordinance. Upon the assignment of rights, duties and obligations under this Agreement by S & P Land Holdings, LLC to Talley Extension Revitalization Initiative, LLC, S & P Land Holdings, LLC shall be relieved of its rights and obligations under this Agreement occurring after this Agreement is assigned to Talley Extension Revitalization Initiative, LLC.

E. SECTION XVII. NOTICE is hereby amended as follows:

17.1 All notices, demands or other communications given in connection with or required under this Agreement must be in writing and delivered to the person to whom it is directed and may be given by (a) overnight delivery using a nationally recognized overnight courier, in which case notice shall be deemed delivered one business day after deposit with such courier, (b) sent by email with a PDF attachment with an original copy thereof transmitted to the recipient by one of the means described in clauses (a), (c) or (d), in which case notice shall be deemed delivered on the date of transmittal of the email with PDF attachment, (c) personal delivery, in which case notice shall be deemed delivered upon receipt or refusal of delivery, or (d) United States certified mail, return receipt requested, postage prepaid, addressed to the addressee, in which case notice shall be deemed delivered three business days after deposit of such notice, postage prepaid, in a mailbox under the care, custody or control of the United States Postal Service. All notices, demands and other communications shall be given to the Parties at the addresses set forth below, or at any other addresses that they have theretofore specified by written notice delivered in accordance herewith:

City: City of San Antonio, Texas
Attention: Bridgett White
Director of Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

Owner: Talley Extension Revitalization Initiative, LLC
Attention: Gordon V. Hartman
1202 W. Bitters, Bldg. 1, Suite 1200
San Antonio, TX 78216

With copies to: Brown & Ortiz, P.C.
Attention: Daniel Ortiz
112 E. Pecan Street, Suite 1360
San Antonio, Texas 78205

Owner: S & P Land Holdings, LLC
Attention: Stephen Stransky, Director
24198 Old Fredericksburg Road
San Antonio, Texas 78257

F. EXHIBITS.

1. Exhibits "A" and "B" to the Original Agreement are the same Exhibits "A" and "B" to this First Amended Agreement.

2. **Exhibit "C"** to the Original Agreement is replaced with **"Exhibit "F"** to this First Amended Agreement;

3. **Exhibits "C", "D", E", and "G"**, to this First Amended Agreement are all new exhibits and were not part of the Original Agreement.

G. ENTIRE AGREEMENT

This First Amended Agreement embodies the complete agreement of the Parties hereto with regard to the subject matter contained herein. All other terms, conditions, covenants and provisions of the Original Agreement, not specifically amended by this document, are hereby retained in their entirety, unchanged, and shall remain in full force in effect for the duration of the Original Agreement.

H. EFFECTIVE DATE

This First Amended Agreement shall be effective upon the effective date of the District's Board of Directors' approval of the expansion of the District and the inclusion of the 204.83 acres therein.

I. RECORDATION

This First Amended Agreement shall be recorded in the Real Property Records of Bexar County, Texas.

EXECUTED and **AGREED** to by:

Signatures on the Following Pages

CITY OF SAN ANTONIO, TEXAS

By:

Name: _____

Title: _____

Date: _____

ATTEST/SEAL:

By:

Name: _____

Title: City Clerk

Date: _____

ACKNOWLEDGEMENT

State of Texas §

§

County of Bexar §

This instrument was acknowledged before me on this _____ day of _____, 2019 by _____ of the City of San Antonio, a Texas home rule municipality, on behalf of said municipality.

Date:

Notary Public, State of Texas

My Commission expires: _____

APPROVED AS TO LEGAL FORM:

By:

Name: _____

Title: City Attorney

Date: _____

OWNER:

TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC., a Texas limited liability company

BY:

Gordon V. Hartman

TITLE: President

DATE: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF BEXAR

§

This instrument was acknowledged before me on this _____ day of _____, 2019, by Gordon V. Hartman, President of Talley Extension Revitalization Initiative, LLC, a Texas limited liability company, on behalf of said limited liability company.

Notary Public, State of Texas

Printed Name of Notary: _____

Commission Expires: _____

OWNER

S & P LAND HOLDINGS, LLC, a Delaware limited liability company

BY:

TITLE: _____

DATE: _____

ACKNOWLEDGMENT

STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 2019,
by _____, _____ of S & P Land Holdings,
LLC, a Delaware limited liability company, on behalf of said limited liability company.

Notary Public, State of Texas

Printed Name of Notary: _____

Commission Expires: _____