

ORDER GRANTING PETITION FOR CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED HOLLY HEIGHTS SPECIAL IMPROVEMENT DISTRICT, FOR APPOINTMENT OF DIRECTORS, AND IMPOSITION OF AD VALOREM AND SALES AND USE TAXES, EACH TAX AT A SPECIFIED RATE, WITHIN THE BOUNDARIES OF THE DISTRICT, AND FOR AUTHORITY TO ENTER INTO ECONOMIC DEVELOPMENT AGREEMENTS, GRANTS AND LOANS

WHEREAS, on the 4 day of August, 2026, Bexar County Commissioners Court ("Commissioners Court") met in regular session, open to the public, at the Bexar County Courthouse at 100 Dolorosa Street, Suite 2.01, San Antonio, Texas, 78205 to consider adoption of the Order set out below, whereupon roll was called of the members of the Commissioners Court, to wit:

Peter Sakai
Rebeca Clay-Flores
Justin Rodriguez
Grant Moody
Tommy Calvert

County Judge
Commissioner, Precinct 1
Commissioner, Precinct 2
Commissioner, Precinct 3
Commissioner, Precinct 4

All Commissioners were present, except _____; and

WHEREAS, among other business conducted by the Commissioners Court, Commissioner Calvert introduced the Order set out below and moved its adoption, which was seconded by Commissioner Rodriguez and after a full discussion and the question being before the Court, said motion carried by the following vote:

AYE 5 / NO 0

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, THAT THE ORDER SHALL BE ADOPTED AS FOLLOWS:

On August 8, 2025, a petition (the "Petition") attached hereto as Exhibit B was filed with the Bexar County Clerk for the Creation of a Public Improvement District to be named Holly Heights Special Improvement District (the "District"), appointment of directors, and for imposition of an ad valorem tax and a sales and use tax at a specified rate, within the boundaries of the District, for the authority to enter into economic development agreements, grants and loans, signed by the owners of taxable real property representing more than 50 percent (50%) of the appraised value of taxable real property within the boundaries of the District, praying for the Commissioners Court to grant the Petition.

On April 14, 2026, Commissioners Court reviewed the Petition and entered the Resolution of Bexar County Commissioners Court Expressing Its Intent, Subject To The Conditions Specified Herein, To Consider, But Not Approve, The Future Creation Of A Special Improvement District Under Chapter 382, Texas Local Government Code To Be Named The Holly Heights Special

Improvement District And To Include Certain Property In Said District, Subject to the Conditions Specified Herin attached as Exhibit “C”.

On this date, the Commissioners Court conducted a public hearing to consider the Petition and heard the evidence, both oral and documentary, of all persons who appeared and offered evidence with reference thereto, and find the following:

1. The Petition, duly signed, praying for the creation of the District, to be operated under Chapter 382, of the Texas Local Government Code (the “Code”), appointment of directors and imposition of ad valorem and sales and use taxes, each tax at a specified rate, within the boundaries of the District; and for authorization to use such tax revenues to fund the District's economic development program through issuance of economic development agreements, grants and loans, and planned improvements instead of assessments was considered by the Commissioners Court, along with the documents attached hereto as Exhibit “D”. Said Petition fully met the requirements of law relating thereto and upon due consideration of said Petition, the same was set down upon the agenda for consideration by this Court on this date. Court proceedings began at 9:00 a.m. at the Bexar County Courthouse, San Antonio, Bexar County (the “County”), Texas and public notice of the hearing was given in accordance with the requirements of the Code.
2. This Commissioners Court is authorized to (a) consider the Petition; (b) enter an Order creating the District, designating that its operation shall be pursuant to the provisions of Chapter 382 of the Code; (c) appoint its board of directors; and, (d) authorize the board of directors of the District to impose an ad valorem tax and a sales and use tax within the District, each at a specified rate to be used to fund the District's planned improvements and any economic development program (including to the extent authorized by Article III Section 52 of the Texas Constitution, road improvement projects) to induce and incentivize economic development projects through the use of economic development agreements, grants and loans. Upon creation, the District will become endowed with the powers granted by Article XVI, Section 59, Article III, Section 52, and Article III, Section 52a of the Constitution of the State of Texas; Chapters 382, 381 and 380 of the Code. The powers granted by Article III, Section 52 cannot be exercised by the District until the City of San Antonio, Texas (the “City”) consents by resolution for the District to exercise these powers.
3. The proposed District lies outside the full purpose city limits of any incorporated area and within Bexar County. The area proposed to be included within the District lies entirely within the extra territorial jurisdiction of the City. At the present time, there are fewer than 1,000 inhabitants residing in the proposed District.
4. The City of San Antonio, Texas approved a resolution consenting to the creation of the District at its June 11, 2026 City Council meeting. A certified copy of that resolution shall be attached hereto as Exhibit ‘E’ and incorporated herein for all purposes.

5. The Commissioners Court for its authority to undertake action herein, relies upon the law as specifically found in Chapter 382 of the Code, wherein it is provided that a commissioners court of certain counties with a population of more than 1.5 million may create a public improvement district, and authorize such a district to take such actions as are authorized under Chapters 382, 381 and 380 of the Code, including imposition of ad valorem and sales and use taxes, at rates specified by such county, within the boundaries of the public improvement district (collectively the "Laws") if such taxes are approved by the qualified voters in the District at an election called for that purpose.
6. The Commissioners Court relies upon the authority granted in Chapter 271 of the Texas Election Code authorizing political subdivisions, such as the District, to conduct a joint election, and the request of the Petitioner that the County agree to conduct a joint election with the District upon its creation in order to facilitate the orderly conduct of the election required to approve the ad valorem tax and a sales and use tax authorized by this Order.
7. The Commissioners Court recognizes the prayer in the Petition that the District be created and authorized under Chapter 382 of the Code, and that the District impose taxes in lieu of assessments, and finds that the District is not required to submit a feasibility report or assessment plan pursuant to the requirements of such statute.
8. After full consideration by the Commissioners Court, including presentation of testimony and evidence at a public hearing as required by Chapter 382 of the Code, the Commissioners Court affirmatively finds that:
 - (a) the Petition conforms to the requirements of the Laws and that creation of the District under Chapter 382 of the Code;
 - (b) appointment of directors, and imposition of an ad valorem tax and a sales and use tax at a rate specified in this Order is beneficial and advisable to the County and in the County's best interest in order to fund public improvements and economic development programs and induce and incentivize economic development projects through the use of economic development agreements, grants and loans proposed for the District in lieu of assessments, through the issuance of bonds or other financing methods; and
 - (c) creation of the District will provide for the improvement and construction of transportation infrastructure, creation of single-family housing as well as stimulate business and commercial activity and lead to job creation, and would serve the public purpose of economic development and, specifically, providing new jobs, expanding commercial development, construction of residential housing and improvement of roadways.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, THAT:

Section 1. The Petition for creation of a public improvement district is in all respects granted, and a public improvement district is hereby created. The District shall be known as the “Holly Heights Special Improvement District,” to be authorized by and to operate pursuant to the provisions of Chapter 382 of the Code; directors are hereby appointed and are named in this Order; and, subject to the approval of the qualified voters in the District, an ad valorem tax and a sales and use tax is hereby authorized to be imposed within the boundaries of the District, at the rate set forth in this Order, as prayed for in the Petition to fund the District's planned public improvements and economic development grants, by the issuance of bonds or other methods. Assessments may not be levied or imposed by the District's board of directors. Except as may be provided for herein, the Commissioners Court hereby delegates to the District, all of the powers granted to the County under Chapter 382 of the Code. In addition, the County hereby grants to the District the powers and duties of a road district and the power to construct and provide water, wastewater and drainage facilities contingent upon consent from the City for such a grant of power. The District, upon approval from the Commissioners Court, is authorized to issue bonds for any District purpose secured by any District revenue.

Section 2. The District is required to obtain the approval of the County if it desires to increase the tax rate authorized in this Order. The District may not enter into, and the Commissioners Court does not give the District authority to execute, an Economic Development Agreement without first obtaining the approval of the Commissioners Court. The District may not enter into, and the Commissioners Court does not give the District authority to execute, any agreements to make a loan or grant of District proceeds without first obtaining the approval of the Commissioners Court. In addition, the District may not issue bonds, and the Commissioners Court does not give the District authority to issue bonds, without first obtaining the Commissioners Court approval.

Section 3. The District is created and organized under the terms and provisions of Article XVI, Section 59, Article III, Section 52; and Article III, Section 52a of the Constitution of the State of Texas, and Chapter 382, 381 and 380 of the Code, as amended. The District may not exercise the powers granted by Article III, Section 52 of the Texas Constitution unless and until the City of San Antonio grants consent by resolution, which resolution is incorporated into this Order as Exhibit “E”.

Section 4. The District is expressly authorized to impose the taxes listed in this Order and except as conditioned herein, to use tax revenues if, as, and when collected to fund improvements, as defined in Chapter 372, 382, 381 and 380 in the Code, in lieu of assessments and for the payment or repayment of the District's costs, by use of bond issuances or other means, to manage economic development projects, and to make grants and loans of public money to promote state and local economic development and to stimulate investment of private capital, business and commercial activity in the District, and job creation in the District and Bexar County, subject to the approval of the voters within the District.

Section 5. Upon calling for an election by the District, the District may negotiate and seek to enter into an agreement to conduct a joint election with Bexar County in order to facilitate the orderly conduct of the District's confirmation, tax and bond election, which may be held November 3, 2026. The District's qualified voters shall cast their ballots for or against the

District's proposed taxes at a regular Bexar County polling place because no public building will exist within the District at the time of such election. Bexar County may enter into an election services agreement upon mutually accepted terms.

Section 6. As a condition of the Commissioners Court to create the District, the Commissioners Court may require the District to prepare an annual report to be presented to the Commissioners Court on the status of District improvements and services, including the compliance with negotiated terms and conditions in any economic development agreement. In addition, on the request of the Commissioners Court, quarterly reports shall be made to the County's Small Business and Entrepreneurship Department regarding all District expenditures to specifically include the efforts made in regards to outreach, solicitation and awards to certified small businesses and entrepreneurs on contracted work opportunities within the District.

Section 7. The Directors nominated in the Petition are hereby appointed, and shall serve staggered two (2) year terms as set forth in Chapter 382 of the Code. The directors listed below are hereby appointed:

1. Apostolos Pavlioglou
2. Duncan Jones
3. Francisca Gonzalez
4. Katharine Gan
5. Trey Rogers
6. Josh Majors
7. Cameron Sasko

The aforementioned Directors shall qualify for office by providing the bond and taking the oath of office provided by law. Thereafter, the Board of Directors shall organize as soon as reasonably possible. The District shall provide for any compensation required under Chapter 382 of the Code to the Board of Directors from the District's proceeds.

Section 8. Subject to the approval of the qualified voters in the District, the taxes that are hereby authorized to be levied and imposed within the District and the rates at which they are authorized to be imposed are as follows:

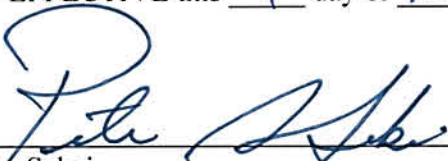
Ad Valorem Tax:	at a maximum rate of \$0.54159 per \$100 valuation, subject to applicable state and local ad valorem tax requirements
Sales and Use Tax:	at a maximum rate of 2% per taxable sale, subject to the state and local sales and use tax rates in the District

Section 9. The District's boundaries are described in a legal description described in metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

A certified copy of this Order shall be filed with the County Clerk of Bexar County, Texas, and recorded in a book kept for that purpose, and a certified copy shall be provided to the District. In addition, a certified copy of this Order shall be filed in the Real Property Records of Bexar

County.

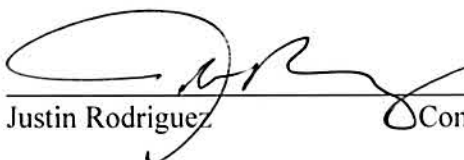
PASSED, ADOPTED, ORDERED AND EFFECTIVE this 4 day of August, 2026.



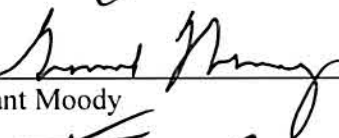
Peter Sakai County Judge



Rebeca Clay-Flores Commissioner, Precinct 1



Justin Rodriguez Commissioner, Precinct 2



Grant Moody Commissioner, Precinct 3



Tommy Calvert, Jr. Commissioner, Precinct 4

ATTEST:



Lucy Adame-Clark, County Clerk

EXHIBIT A
LEGAL DESCRIPTION

Field Notes for a Tract of Land
Containing 69.957 acres (3,047,305.43 square feet) of land

A 69.957 acre (3,047,305.43 square feet) tract of land, situated in the Abner H Young Survey Number 139, Abstract Number 827, Bexar County, Texas, and being all of the remaining portion of an 80.5 acre tract as conveyed to Hedwig-Fisher Farms, LLC, by Special Warranty Deed as recorded in Document Number 20240142767, of the Official Public Records of Bexar County, Texas, said 69.957 acre (3,047,305.43 square feet) tract being more particularly described as follows:

Beginning at a found 5/8" iron rod, having Texas State Plane Coordinates of N:13,703,335.48, E:2,190,305.33, being on the south boundary of a 133.51 acre tract as conveyed to Gregory Walls and Kimberly Walls, by Warranty Deed as recorded in Document Number 20120254252, being the northwest corner of a 60.234 acre tract as conveyed to Phil A. Skloss, by Warranty Deed as recorded in Volume 7753, Page 1526, both of the Official Public Records of Bexar County, Texas, being the northeast corner of both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, leaving the south boundary of said 133.51 acre tract, with the west boundary of said 60.234 acre tract, being the east boundary of the remaining portion of said 80.5 acre tract, generally along the existing fence, South 17 degrees 03 minutes 18 seconds East, a distance of 817.32 feet to a found pipe fence corner, being the northeast corner of Lot 2, Block 2, County Block 5104, as shown on Replat and Subdivision plat establishing ACE WELDING & TRAILER CO-10.31 AC., as recorded in Volume 9727, Page 141, of the Official Public Records of Bexar County, Texas, and being a southeast corner of both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, leaving the west boundary of said 60.234 acre tract, with the north and west boundary of said Lot 2, Block 2, being a south and east boundary of the remaining portion of said 80.5 acre tract, generally along the existing fence, the following two (2) courses:

South 89 degrees 39 minutes 42 seconds West, a distance of 325.00 feet to a found pipe fence corner, being an interior corner of the herein described tract;

South 03 degrees 38 minutes 24 seconds East, a distance of 1007.75 feet to a found pipe fence corner on the north right of way line of FM 1346, a variable width right of way having an 80-foot minimum, being the southwest corner of said Lot 2, Block 2, and being the most southerly southeast corner of both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, with the north right of way line of said FM 1346, being a south boundary of the remaining portion of said 80.5 acre tract, generally along the existing fence, South 89 degrees 33 minutes 51 seconds West, a distance of 891.56 feet to a found pipe fence corner, being the east corner of a 3.458 acre tract as conveyed to Blayne Stanush and Malia Stanush, by Warranty Deed with Vendor's Lien as recorded in Document Number 20050012688, of the Official Public Records of Bexar County, Texas, being an angle point in both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, leaving the north right of way line of said FM 1346, with the northeast boundary of said 3.458 acre tract, being the southwest boundary of the remaining portion of said 80.5 acre tract, the following two (2) courses:

North 75 degrees 53 minutes 29 seconds West, a distance of 599.18 feet to a found 1/2" iron rod, being an angle point in the herein described tract;

TBPELS Engineering F-5297/Surveying No. 10131500
12770 Cimarron Path, Suite 100 San Antonio, TX 78249
Ph. 210.698.5051 • Fx. 210.698.5085

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North 67 degrees 59 minutes 56 seconds West, a distance of 440.60 feet to a found pipe fence corner on the southeast boundary of Lot 6, as described in Deed of Partition as recorded in Volume 944, Pages 247-252, as conveyed to Gregory Walls and Kimberly Walls, by Warranty Deed as recorded in Document Number 20120254252, both of the Official Public Records of Bexar County, Texas, being the north corner of said 3.458 acre tract, and being the southwest corner of both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, with the southeast boundary of said Lot 6, being the northwest boundary of the remaining portion of said 80.5 acre tract, generally along the existing fence, North 13 degrees 28 minutes 52 seconds East, a distance of 1518.61 feet to a found 1/2" iron rod (bent), being the southwest corner of said 133.51 acre tract, and being the northwest corner of both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, leaving the southeast boundary of said Lot 6, with the south boundary of said 133.51 acre tract, being the north boundary of the remaining portion of said 80.5 acre tract, generally along the existing fence, North 89 degrees 42 minutes 27 seconds East, a distance of 1548.45 feet to the **Point of Beginning**, containing 69.957 acres (3,047,305.43 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.




Stephanie L. James, R.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2025-01-09 Job No. 24273
ZDI

TBPELS Engineering F-5297/Surveying No. 10131500
12770 Cimarron Path, Suite 100 San Antonio, TX 78249
Ph. 210.698.5051 • Fx. 210.698.5085

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EXHIBIT “B”

PETITION

 COPY

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED
THE HOLLY HEIGHTS SPECIAL IMPROVEMENT DISTRICT**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

TO: THE HONORABLE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS

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

I. NAME

A public improvement district is being requested, which will be named the "Holly Heights Special Improvement District" (referred to herein as the "District").

II. PETITIONER

In compliance with the requirements of the Code, and as determined by the current tax roll of the Bexar County Appraisal District, the Petitioner constitutes: the owner representing more than fifty-percent (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, affirming the Petitioner is the holder 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 is the owner representing more than fifty-percent (50%) of all record owners of property within the proposed District. The Petitioner requests, and consents to, the creation of the District, as set forth in this Petition. The sworn statement of the Petitioner is attached hereto as **Exhibit "B"** and incorporated herein for all purposes.

III. BOUNDARIES

The proposed boundaries of the District shall include the Subject Property, more particularly described in **Exhibit "A"** attached hereto and incorporated herein for all purposes. The total acreage of the District is approximately 69.957 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 ETJ of the City and in the County.

Page | 1

REC'D LUCY ADAME-CLARK
AUG 8 '25 PM 1:25

IV. GENERAL NATURE OF THE PROPOSED PUBLIC IMPROVEMENTS

The Petitioner requests 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); offsite roads; offsite utility extension (including, but not limited to, extension of a water line); onsite public improvements for residential lots (septic system, water, streets, and drainage); the improvement and construction of water, septic system, dry utilities (gas and electric) detention ponds, storm sewer (if applicable), impact fees for capacity, road, landscaping in public right of ways, 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 (if applicable) 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 plains 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 of the Code, as amended, and in accordance with the governing laws.

V. ESTIMATED COSTS OF THE PROPOSED CONSTRUCTION OF THE PUBLIC IMPROVEMENTS

The total estimated capital cost for the District's public improvements is approximately \$5,793,254.00. Such costs can be partially offset with the imposition of taxes and the issuance of bonds by the District, as further described herein.

VI. NATURE OF THE DISTRICT AND 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, and 382 of the Code, and for the purpose 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 Petitioner specifically requests that:

- (1) the County authorize the District to exercise the powers granted under Chapter 382 of the Code;
- (2) the County delegate to the District all powers that the County is granted pursuant to Chapter 382; and

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- (3) 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.

The authority requested within this Petition will allow for development of the Subject Property with residential land uses and allow for the possibility of non-residential development.

VII. ROAD IMPROVEMENTS

The Petitioner requests 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.

VIII. ADVISORY BOARD

As authorized by the Code, an advisory body may be established by the County to develop and recommend an improvement plan. However, an improvement plan is not necessary or applicable, as the Petitioner does not propose that the District be granted the power to impose assessments.

IX. MANAGEMENT OF THE DISTRICT AND BOARD OF DIRECTORS

The Petitioner specifically requests 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 Petitioner also requests 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.

X. TAXES AND BONDS

The Petitioner requests that the 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 that:

- (1) the District's proposed improvements be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments;
- (2) 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) 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) 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 Petitioner specifically requests that the County authorize the District to:

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

The taxes and tax rates requested within this Petition will allow for development of the Subject Property with residential land uses and allow for the possibility of non-residential development.

XI. METHOD OF ASSESSMENT

The Petitioner does not propose that the District be granted the power to impose assessments, and accordingly, the Petitioner is not required to present a Service Plan, an Assessment Plan (including method of assessment), or to prepare an Assessment Roll. As stated above, the Petitioner requests that the District's proposed improvements be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments.

XII. 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.

XIII. ADVISABILITY AND FEASIBILITY OF THE DISTRICT AND 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.

XIV. FILING WITH THE COUNTY CLERK

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

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XV. 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 Petitioner prays that this Petition be heard and the Commissioners Court set a hearing date, publish notice of, conduct a hearing, make certain findings, and enter an Order creating the District in a manner authorized under Chapter 382 of the Code and as described herein.

Respectfully submitted this 28 day of July 2025.

Signature(s) on the Following Page(s)

PETITIONER:

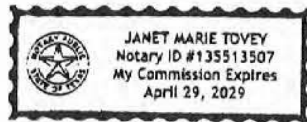
JJA DEVELOPMENT LLC
a Texas limited liability company

By: Mary M. Hoyt
Name: Mary M. Hoyt
Title: Manager

ACKNOWLEDGEMENT

STATE OF Texas §
COUNTY OF Bexar §
§

On the 28 day of July, 2025, before me, the undersigned, personally appeared Mary M. Hoyt, of JJA DEVELOPMENT LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the foregoing instrument and acknowledged to me they executed the same in the capacity and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Janet Marie Hoyt
Notary Public
My Commission Expires: 4/29/29

EXHIBIT "A"
FIELD NOTES AND SURVEY OF THE SUBJECT PROPERTY

Field Notes for a Tract of Land
Containing 69.957 acres (3,047,305.43 square feet) of land

A 69.957 acre (3,047,305.43 square feet) tract of land, situated in the Abner H Young Survey Number 139, Abstract Number 827, Bexar County, Texas, and being all of the remaining portion of an 80.5 acre tract as conveyed to Hedwig-Fisher Farms, LLC, by Special Warranty Deed as recorded in Document Number 20240142767, of the Official Public Records of Bexar County, Texas, said 69.957 acre (3,047,305.43 square feet) tract being more particularly described as follows:

Beginning at a found 5/8" iron rod, having Texas State Plane Coordinates of N:13,703,335.48, E:2,190,305.33, being on the south boundary of a 133.51 acre tract as conveyed to Gregory Walls and Kimberly Walls, by Warranty Deed as recorded in Document Number 20120254252, being the northwest corner of a 60.234 acre tract as conveyed to Phil A. Skloss, by Warranty Deed as recorded in Volume 7753, Page 1526, both of the Official Public Records of Bexar County, Texas, being the northeast corner of both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, leaving the south boundary of said 133.51 acre tract, with the west boundary of said 60.234 acre tract, being the east boundary of the remaining portion of said 80.5 acre tract, generally along the existing fence, South 17 degrees 03 minutes 18 seconds East, a distance of 817.32 feet to a found pipe fence corner, being the northeast corner of Lot 2, Block 2, County Block 5104, as shown on Replat and Subdivision plat establishing ACE WELDING & TRAILER CO-10.31 AC., as recorded in Volume 9727, Page 141, of the Official Public Records of Bexar County, Texas, and being a southeast corner of both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, leaving the west boundary of said 60.234 acre tract, with the north and west boundary of said Lot 2, Block 2, being a south and east boundary of the remaining portion of said 80.5 acre tract, generally along the existing fence, the following two (2) courses:

South 89 degrees 39 minutes 42 seconds West, a distance of 325.00 feet to a found pipe fence corner, being an interior corner of the herein described tract;

South 03 degrees 38 minutes 24 seconds East, a distance of 1007.75 feet to a found pipe fence corner on the north right of way line of FM 1346, a variable width right of way having an 80-foot minimum, being the southwest corner of said Lot 2, Block 2, and being the most southerly southeast corner of both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, with the north right of way line of said FM 1346, being a south boundary of the remaining portion of said 80.5 acre tract, generally along the existing fence, South 89 degrees 33 minutes 51 seconds West, a distance of 891.56 feet to a found pipe fence corner, being the east corner of a 3.458 acre tract as conveyed to Blayne Stanush and Malia Stanush, by Warranty Deed with Vendor's Lien as recorded in Document Number 20050012688, of the Official Public Records of Bexar County, Texas, being an angle point in both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, leaving the north right of way line of said FM 1346, with the northeast boundary of said 3.458 acre tract, being the southwest boundary of the remaining portion of said 80.5 acre tract, the following two (2) courses:

North 75 degrees 53 minutes 29 seconds West, a distance of 599.18 feet to a found 1/2" iron rod, being an angle point in the herein described tract;

TBPELS Engineering F-5297/Surveying No. 10131500
12770 Cimarron Path, Suite 100 San Antonio, TX 78249
Ph. 210.698.5051 • Fx. 210.698.5085

Page 1 of 2

V:\24273 Holly Heights\Legals\24273 Holly Heights (69.957 ac) CAT 1A Field Notes.docx

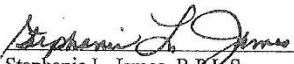
North 67 degrees 59 minutes 56 seconds West, a distance of 440.60 feet to a found pipe fence corner on the southeast boundary of Lot 6, as described in Deed of Partition as recorded in Volume 944, Pages 247-252, as conveyed to Gregory Walls and Kimberly Walls, by Warranty Deed as recorded in Document Number 20120254252, both of the Official Public Records of Bexar County, Texas, being the north corner of said 3.458 acre tract, and being the southwest corner of both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, with the southeast boundary of said Lot 6, being the northwest boundary of the remaining portion of said 80.5 acre tract, generally along the existing fence, North 13 degrees 28 minutes 52 seconds East, a distance of 1518.61 feet to a found 1/2" iron rod (bent), being the southwest corner of said 133.51 acre tract, and being the northwest corner of both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, leaving the southeast boundary of said Lot 6, with the south boundary of said 133.51 acre tract, being the north boundary of the remaining portion of said 80.5 acre tract, generally along the existing fence, North 89 degrees 42 minutes 27 seconds East, a distance of 1548.45 feet to the **Point of Beginning**, containing 69.957 acres (3,047,305.43 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.




Stephanie L. James, R.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2025-01-09 Job No. 24273
ZDI

TBPELS Engineering F-5297/Surveying No. 10131500
12770 Cimarron Path, Suite 100 San Antonio, TX 78249
Ph. 210.698.5051 • Fx. 210.698.5085

Page 2 of 2

V:\24273 Holly Heights\legals\24273 Holly Heights (69.957 ac) CAT 1A Field Notes.docx

EXHIBIT "B"
PETITIONER'S SWORN STATEMENT

**SWORN AFFIDAVIT OF FEE SIMPLE OWNER OF REAL PROPERTY REQUESTING
CREATION OF, AND CONSENTING TO INCLUSION IN, THE HOLLY HEIGHTS SPECIAL
IMPROVEMENT DISTRICT**

JJA Development LLC (hereinafter "Owner") hereby affirms that they are the fee simple owner of real property located in Bexar County. Owner requests the creation of the Holly Heights Special Improvement District (the "District") and consents to the inclusion of said real property within its boundaries. The description of the real property owned by Owner, and which Owner wishes to include within the proposed District is attached as **Exhibit "A"** to the Petition for the creation of the Holly Heights Special Improvement District.

By the signatures below, Owner verifies, for purposes of Chapter 382 of the Texas Local Government Code that they are the owner of taxable real property, described in **Exhibit "A"** below, representing more than fifty-percent (50%) of the appraised value of taxable real property within the proposed District, and that they constitute more than fifty-percent (50%) of all record owners of property within the proposed District or that they own taxable real property that constitutes more than fifty-percent (50%) of the area of all taxable real property within the proposed District.

-Signature(s) on the Following Page(s)-

Sworn Statement
Holly Heights PID

OWNER:

JJA DEVELOPMENT LLC

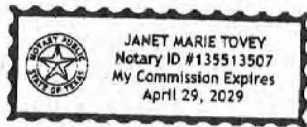
a Texas limited liability company

By: Mary M. Hoyt
Name: Mary M. Hoyt
Title: Manager

ACKNOWLEDGEMENT

STATE OF Texas §
COUNTY OF Bexar §

On the 28 day of July, 2025, before me, the undersigned, personally appeared Mary M. Hoyt, of JJA DEVELOPMENT LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the foregoing instrument and acknowledged to me they executed the same in the capacity and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Janet Marie Tovey
Notary Public
My Commission Expires: 4/29/29



VG-76-2025-20250145590

File Information

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

Document Number: 20250145590
Recorded Date: August 08, 2025
Recorded Time: 1:38 PM
Total Pages: 13
Total Fees: \$69.00

**** 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:
8/8/2025 1:38 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

EXHIBIT “C”

APRIL 14, 2026 RESOLUTION



RESOLUTION OF BEXAR COUNTY COMMISSIONERS COURT EXPRESSING ITS INTENT TO CONSIDER, BUT NOT APPROVE, THE FUTURE CREATION OF A SPECIAL IMPROVEMENT DISTRICT UNDER CHAPTER 382, TEXAS LOCAL GOVERNMENT CODE TO BE NAMED THE HOLLY HEIGHTS SPECIAL IMPROVEMENT DISTRICT AND TO INCLUDE CERTAIN PROPERTY IN SAID DISTRICT, SUBJECT TO THE CONDITIONS SPECIFIED HEREIN.

WHEREAS, a petition ("Petition") was filed on August 8, 2025, and an application was submitted to Bexar County, Texas (the "County"), requesting the creation of a special improvement district under Chapter 382, Texas Local Government Code to be named the Holly Heights Special Improvement District (the "District"), pursuant to Chapter 382 of the Texas Local Government Code, as amended (the "Code"); and

WHEREAS, the Petition was filed with the Bexar County Clerk and recorded in the Official Public Records of Bexar County, Texas on August 8, 2025, as Document No. 20250145590, and is attached hereto as Exhibit "A"; and

WHEREAS, the County has reviewed the Petition, and confirmed, based on the current tax roll of the Bexar County Appraisal District, that it was filed by the petitioner who constitutes the owner representing more than 50% of the appraised value of taxable real property proposed to be included within the District, in compliance with Section 382.002(a)(1) of the Code; and

WHEREAS, the Petition requests, among other things, the creation of the District, the inclusion of certain property within the District, the appointment of a board of directors, the imposition of ad valorem and sales and use taxes in lieu of assessments within the boundaries of the District, authorization to issue bonds, and the use of such tax revenues to fund the District's economic development programs, all as further described in the Petition; and

WHEREAS, the District may be created for the purposes authorized under Section 52, Article III, and Section 59, Article XVI of the Texas Constitution, Chapters 380, 381, and 382 of the Code, and to establish a program for economic development as provided in Section 52-a, Article III of the Texas Constitution, including but not limited to promoting job creation, expanding the tax base, and supporting infrastructure development, and for any other lawful purpose permitted by the governing laws; and

WHEREAS, pursuant to the provisions of Chapter 382 of the Code, and subject to the County's determination that the District is in the best interest of the County and its residents, the County may create the District and approve the inclusion of approximately 69.957 acres of property therein (the "District Property"), the boundaries of which are more particularly described

Page 1 of 24

in Exhibit “B” (Aerial Map of Special Improvement District) and Exhibit “C” (Metes & Bounds of Special Improvement District), attached hereto and incorporated herein for all purposes; and

WHEREAS, the District Property consists of approximately 69.957 acres, as more particularly described in Exhibit “B” and Exhibit “C”, none of which is within the corporate boundaries of any municipality, and all of which is located within the extraterritorial jurisdiction of the City of San Antonio, Texas (“City”) and in the County; and

WHEREAS, upon the County’s creation of the District, a developer intends to facilitate the development of certain proposed onsite public improvements to support a proposed residential development and commercial development, which improvements are anticipated to enhance economic growth and benefit the County; and

WHEREAS, those certain proposed onsite and offsite public improvements are described in a preliminary summary, subject to revisions and amendments, attached hereto as Exhibit “D” and incorporated herein for all purposes; and

WHEREAS, the District Property is predominantly undeveloped, necessitating the creation of the District to finance public improvements and economic development initiatives that will benefit both the District and the County; and

WHEREAS, the Commissioners Court has considered this matter and deems it in the public interest to authorize this resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF BEXAR COUNTY:

SECTION I

The proposed District, and the proposed District Property to be included therein, encompass approximately 69.957 acres within the City’s extraterritorial jurisdiction and within the County, generally located along FM 1346 west of Schuwirth Road within the extraterritorial jurisdiction of the City of San Antonio, as more particularly described in Exhibit “B” and Exhibit “C”.

SECTION II

Upon an affirmative finding that the proposed District is in the best interest of the County and is beneficial and advisable, Commissioners Court hereby expresses its intent, subject to the conditions in Section III of this Resolution, to consider at a future date, whether creation of the proposed District would be in the best interest of the County. and to include the District Property therein, on terms and conditions consistent with Chapter 382 of the Code and based on findings of public benefit, as determined by Commissioners Court in its reasonable discretion. If created, the District shall be governed by a Board of Directors appointed in accordance with Section 382.051 of the Texas Local Government Code.

SECTION III

Consideration for the future creation of the District, and the inclusion of the District Property therein, by Commissioners Court shall be subject to the following conditions:

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A. Submission of all documents and information necessary for the District, including but not limited to financial projections, detailed exhibits, a proposed tax structure compliant with applicable law (including Chapters 382 of the Local Government Code, the Texas Tax Code, and any other constitutional or statutory requirements), including clarification of whether any sales and use tax is proposed and how such tax would comply with voter approval requirements under Section 382.155 of the Local Government Code, and any additional materials deemed necessary by County staff to recommend to Commissioners Court that creation of the proposed District is in the best interest of the County, as required by Section 382.003 of the Code. For the avoidance of doubt, the County's consideration of the proposed District assumes that any financing mechanisms, including assessments, ad valorem taxes, or sales and use taxes, will comply fully with Chapter 382 of the Texas Local Government Code and any applicable election requirements.

B. Submission of detailed documents and information for the proposed public improvements described in Exhibit "D", including but not limited to comprehensive descriptions, estimated infrastructure costs, a financing plan and any additional materials deemed necessary by County staff to recommend to Commissioners Court that creation of the proposed District is in the best interest of the County. Any material revisions to Exhibit "D" shall be submitted for County review and approval prior to final action on the District's creation. The estimated total cost of public improvements is approximately \$5,793,254, as described in the Petition, subject to verification and final confirmation during County review.

C. Consent of the City of San Antonio, evidenced by a resolution or ordinance, authorizing the County's creation of the District within the City's extraterritorial jurisdiction, to ensure coordination and avoid jurisdictional conflicts. This consent shall be evidenced by a City Council resolution or ordinance and provided to the County prior to Commissioners Court action on creation of the District.

D. This Resolution of Intent shall expire eighteen (18) months from the date of adoption unless extended by further action of the Commissioners Court.

E. This Resolution does not obligate the County to approve the creation of the District, issue bonds, levy taxes, or provide any financial support. The County shall have no obligation to provide funding, credit support, or financial backing for any public improvements or bonds issued by the District. All actions by the County shall remain within its sole discretion.

F. Any request for the imposition of a sales and use tax within the District, as contemplated in the Petition, shall be subject to compliance with Section 382.155 of the Texas Local Government Code, and shall require approval by a majority of the qualified voters of the District voting at an election duly called and conducted in accordance with applicable law. Nothing in this Resolution shall be construed as authorizing or implying the imposition of any such tax absent voter approval and satisfaction of all applicable statutory and constitutional requirements. Nothing in this Resolution shall be construed as approval, endorsement, or support by the County for the imposition of any sales and use tax within the proposed District.

G. No reliance shall be placed on projected sales and use tax revenues unless the developer provides commercially reasonable plans for the construction and occupancy of taxable commercial uses within the District. The County may require submission of a development plan identifying

the proposed commercial uses and anticipated development timeline prior to authorizing any bonds or financial obligations supported by such revenues.

H. County staff, including the Economic and Community Development Department, Budget Office, and Civil Legal Division, are authorized to review and request additional documentation from the petitioners to ensure compliance with the conditions herein.

I. Nothing in this Resolution shall be construed as a pledge of the faith and credit of Bexar County or as creating any debt or financial obligation of the County within the meaning of the Texas Constitution or applicable law. Any bonds, notes, or other obligations issued by a Special Improvement District created pursuant to Chapter 382, Texas Local Government Code, shall be solely the obligations of the District and shall not constitute a debt or obligation of the County.

Nothing in this Resolution shall be construed as an authorization for the issuance of bonds, which shall require separate and specific approval by the Commissioners Court upon satisfaction of all applicable statutory requirements, including but not limited to a financing plan, service and assessment plan, and legal compliance review by bond counsel.

Nothing in this Resolution shall be construed as a commitment by the County that the District will ultimately be created. The County reserves the right, in its sole discretion, to deny creation of the District or modify the terms and conditions of such creation based on the information provided during the County's review process.

Developer Responsibility for Costs. The petitioner and any developer associated with the proposed District shall remain solely responsible for all costs associated with the planning, engineering, legal review, formation, and administration of the proposed District unless expressly approved otherwise by the Commissioners Court in a separate written agreement. The County shall have no obligation to reimburse or otherwise pay any such costs incurred by the petitioner or developer in connection with the proposed District.

SECTION IV

Prior to any final action on the creation of the District or authorization of any tax or bond issuance, the County shall hold a public hearing to consider the advisability and public benefit of the proposed District in accordance with Chapter 382 of the Texas Local Government Code. Notice of such hearing shall comply with applicable law and be provided in a manner consistent with transparency and public participation.

{Signatures Next Page}

SECTION V

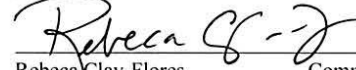
This Resolution of Intent shall be effective immediately upon its passage and adoption.

Passed and Approved this 14 day of April, 2026.



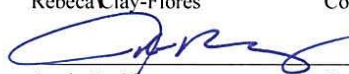
Peter Sakai

County Judge



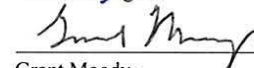
Rebeca Clay-Flores

Commissioner, Precinct 1



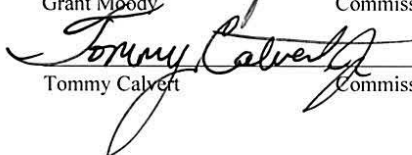
Justin Rodriguez

Commissioner, Precinct 2



Grant Moody

Commissioner, Precinct 3



Tommy Calvert

Commissioner, Precinct 4

EXHIBIT “A”

**Petition For The Creation Of A Special Improvement District under Chapter 382, Texas Local
Government Code To Be Named Holly Heights Special Improvement District**

Filed August 8, 2025

 COPY

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED
THE HOLLY HEIGHTS SPECIAL IMPROVEMENT DISTRICT**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

TO: THE HONORABLE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS

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

I. NAME

A public improvement district is being requested, which will be named the "Holly Heights Special Improvement District" (referred to herein as the "District").

II. PETITIONER

In compliance with the requirements of the Code, and as determined by the current tax roll of the Bexar County Appraisal District, the Petitioner constitutes: the owner representing more than fifty-percent (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, affirming the Petitioner is the holder 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 is the owner representing more than fifty-percent (50%) of all record owners of property within the proposed District. The Petitioner requests, and consents to, the creation of the District, as set forth in this Petition. The sworn statement of the Petitioner is attached hereto as **Exhibit "B"** and incorporated herein for all purposes.

III. BOUNDARIES

The proposed boundaries of the District shall include the Subject Property, more particularly described in **Exhibit "A"** attached hereto and incorporated herein for all purposes. The total acreage of the District is approximately 69.957 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 ETJ of the City and in the County.

Page | 1

REC'D LUCY ADAME-CLARK
AUG 8 '25 PM1:25

IV. GENERAL NATURE OF THE PROPOSED PUBLIC IMPROVEMENTS

The Petitioner requests 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); offsite roads; offsite utility extension (including, but not limited to, extension of a water line); onsite public improvements for residential lots (septic system, water, streets, and drainage); the improvement and construction of water, septic system, dry utilities (gas and electric) detention ponds, storm sewer (if applicable), impact fees for capacity, road, landscaping in public right of ways, 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 (if applicable) 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 plains 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 of the Code, as amended, and in accordance with the governing laws.

V. ESTIMATED COSTS OF THE PROPOSED CONSTRUCTION OF THE PUBLIC IMPROVEMENTS

The total estimated capital cost for the District's public improvements is approximately \$5,793,254.00. Such costs can be partially offset with the imposition of taxes and the issuance of bonds by the District, as further described herein.

VI. NATURE OF THE DISTRICT AND 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, and 382 of the Code, and for the purpose 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 Petitioner specifically requests that:

- (1) the County authorize the District to exercise the powers granted under Chapter 382 of the Code;
- (2) the County delegate to the District all powers that the County is granted pursuant to Chapter 382, and

Page | 2

- (3) 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.

The authority requested within this Petition will allow for development of the Subject Property with residential land uses and allow for the possibility of non-residential development.

VII. ROAD IMPROVEMENTS

The Petitioner requests 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.

VIII. ADVISORY BOARD

As authorized by the Code, an advisory body may be established by the County to develop and recommend an improvement plan. However, an improvement plan is not necessary or applicable, as the Petitioner does not propose that the District be granted the power to impose assessments.

IX. MANAGEMENT OF THE DISTRICT AND BOARD OF DIRECTORS

The Petitioner specifically requests 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 Petitioner also requests 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.

X. TAXES AND BONDS

The Petitioner requests that the 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 that:

- (1) the District's proposed improvements be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments;
- (2) 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) 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

Page | 3

- by District revenue or any type of District taxes, or any combination of taxes and revenue pledged to the payment of bonds; and
- (4) 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 Petitioner specifically requests that the County authorize the District to:

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

The taxes and tax rates requested within this Petition will allow for development of the Subject Property with residential land uses and allow for the possibility of non-residential development.

XI. METHOD OF ASSESSMENT

The Petitioner does not propose that the District be granted the power to impose assessments, and accordingly, the Petitioner is not required to present a Service Plan, an Assessment Plan (including method of assessment), or to prepare an Assessment Roll. As stated above, the Petitioner requests that the District's proposed improvements be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments.

XII. 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.

XIII. ADVISABILITY AND FEASIBILITY OF THE DISTRICT AND 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.

XIV. FILING WITH THE COUNTY CLERK

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

Page | 4

XV. 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 Petitioner prays that this Petition be heard and the Commissioners Court set a hearing date, publish notice of, conduct a hearing, make certain findings, and enter an Order creating the District in a manner authorized under Chapter 382 of the Code and as described herein.

Respectfully submitted this 28 day of July 2025.

Signature(s) on the Following Page(s)

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PETITIONER:

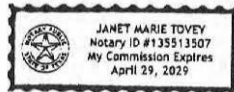
JJA DEVELOPMENT LLC
a Texas limited liability company

By: Mary M. Hoyt
Name: Mary M. Hoyt
Title: Manager

ACKNOWLEDGEMENT

STATE OF Texas §
COUNTY OF Bexar §

On the 28 day of July, 2025, before me, the undersigned, personally appeared Mary M. Hoyt, of JJA DEVELOPMENT LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the foregoing instrument and acknowledged to me they executed the same in the capacity and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Janet Marie Hoyt
Notary Public
My Commission Expires: 4/29/29

EXHIBIT "A"
FIELD NOTES AND SURVEY OF THE SUBJECT PROPERTY

Field Notes for a Tract of Land
Containing 69.957 acres (3,047,305.43 square feet) of land

A 69.957 acre (3,047,305.43 square feet) tract of land, situated in the Abner H Young Survey Number 139, Abstract Number 827, Bexar County, Texas, and being all of the remaining portion of an 80.5 acre tract as conveyed to Hedwig-Fisher Farms, LLC, by Special Warranty Deed as recorded in Document Number 20240142767, of the Official Public Records of Bexar County, Texas, said 69.957 acre (3,047,305.43 square feet) tract being more particularly described as follows:

Beginning at a found 5/8" iron rod, having Texas State Plane Coordinates of N:13,703,335.48, E:2,190,305.33, being on the south boundary of a 133.51 acre tract as conveyed to Gregory Walls and Kimberly Walls, by Warranty Deed as recorded in Document Number 20120254252, being the northwest corner of a 60.234 acre tract as conveyed to Phil A. Skloss, by Warranty Deed as recorded in Volume 7753, Page 1526, both of the Official Public Records of Bexar County, Texas, being the northeast corner of both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, leaving the south boundary of said 133.51 acre tract, with the west boundary of said 60.234 acre tract, being the east boundary of the remaining portion of said 80.5 acre tract, generally along the existing fence, South 17 degrees 03 minutes 18 seconds East, a distance of 817.32 feet to a found pipe fence corner, being the northeast corner of Lot 2, Block 2, County Block 5104, as shown on Replat and Subdivision plat establishing ACE WELDING & TRAILER CO-10.31 AC., as recorded in Volume 9727, Page 141, of the Official Public Records of Bexar County, Texas, and being a southeast corner of both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, leaving the west boundary of said 60.234 acre tract, with the north and west boundary of said Lot 2, Block 2, being a south and east boundary of the remaining portion of said 80.5 acre tract, generally along the existing fence, the following two (2) courses:

South 89 degrees 39 minutes 42 seconds West, a distance of 325.00 feet to a found pipe fence corner, being an interior corner of the herein described tract;

South 03 degrees 38 minutes 24 seconds East, a distance of 1007.75 feet to a found pipe fence corner on the north right of way line of FM 1346, a variable width right of way having an 80-foot minimum, being the southwest corner of said Lot 2, Block 2, and being the most southerly southeast corner of both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, with the north right of way line of said FM 1346, being a south boundary of the remaining portion of said 80.5 acre tract, generally along the existing fence, South 89 degrees 33 minutes 51 seconds West, a distance of 891.56 feet to a found pipe fence corner, being the east corner of a 3.458 acre tract as conveyed to Blayne Stanush and Malia Stanush, by Warranty Deed with Vendor's Lien as recorded in Document Number 20050012688, of the Official Public Records of Bexar County, Texas, being an angle point in both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, leaving the north right of way line of said FM 1346, with the northeast boundary of said 3.458 acre tract, being the southwest boundary of the remaining portion of said 80.5 acre tract, the following two (2) courses:

North 75 degrees 53 minutes 29 seconds West, a distance of 599.18 feet to a found 1/2" iron rod, being an angle point in the herein described tract;

TBPELS Engineering F-5297/Surveying No. 10131500
12770 Cimarron Path, Suite 100 San Antonio, TX 78249
Ph. 210.698.5051 • Fx. 210.698.5085

Page 1 of 2

VA\24273 Holly Heights\legals\24273 Holly Heights (69.957 ac) CAT 1A Field Notes.docx

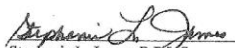
North 67 degrees 59 minutes 56 seconds West, a distance of 440.60 feet to a found pipe fence corner on the southeast boundary of Lot 6, as described in Deed of Partition as recorded in Volume 944, Pages 247-252, as conveyed to Gregory Walls and Kimberly Walls, by Warranty Deed as recorded in Document Number 20120254252, both of the Official Public Records of Bexar County, Texas, being the north corner of said 3.458 acre tract, and being the southwest corner of both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, with the southeast boundary of said Lot 6, being the northwest boundary of the remaining portion of said 80.5 acre tract, generally along the existing fence, North 13 degrees 28 minutes 52 seconds East, a distance of 1518.61 feet to a found 1/2" iron rod (bent), being the southwest corner of said 133.51 acre tract, and being the northwest corner of both the remaining portion of said 80.5 acre tract and of the herein described tract;

Thence, leaving the southeast boundary of said Lot 6, with the south boundary of said 133.51 acre tract, being the north boundary of the remaining portion of said 80.5 acre tract, generally along the existing fence, North 89 degrees 42 minutes 27 seconds East, a distance of 1548.45 feet to the **Point of Beginning**, containing 69.957 acres (3,047,305.43 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.




Stephanie L. James, R.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2025-01-09 Job No. 24273
ZDI

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EXHIBIT "B"
PETITIONER'S SWORN STATEMENT

**SWORN AFFIDAVIT OF FEE SIMPLE OWNER OF REAL PROPERTY REQUESTING
CREATION OF, AND CONSENTING TO INCLUSION IN, THE HOLLY HEIGHTS SPECIAL
IMPROVEMENT DISTRICT**

JJA Development LLC (hereinafter "Owner") hereby affirms that they are the fee simple owner of real property located in Bexar County. Owner requests the creation of the Holly Heights Special Improvement District (the "District") and consents to the inclusion of said real property within its boundaries. The description of the real property owned by Owner, and which Owner wishes to include within the proposed District is attached as **Exhibit "A"** to the Petition for the creation of the Holly Heights Special Improvement District.

By the signatures below, Owner verifies, for purposes of Chapter 382 of the Texas Local Government Code that they are the owner of taxable real property, described in **Exhibit "A"** below, representing more than fifty-percent (50%) of the appraised value of taxable real property within the proposed District, and that they constitute more than fifty-percent (50%) of all record owners of property within the proposed District or that they own taxable real property that constitutes more than fifty-percent (50%) of the area of all taxable real property within the proposed District.

-Signature(s) on the Following Page(s)-

Sworn Statement
Holly Heights PID

OWNER:

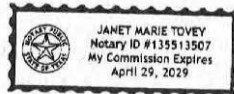
JJA DEVELOPMENT LLC
a Texas limited liability company

By: Mary M. Hoyt
Name: Mary M. Hoyt
Title: Manager

ACKNOWLEDGEMENT

STATE OF Texas §
COUNTY OF Bexar §

On the 28 day of July, 2025, before me, the undersigned, personally appeared Mary M. Hoyt, of JJA DEVELOPMENT LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the foregoing instrument and acknowledged to me they executed the same in the capacity and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Janet Marie Tovey
Notary Public
My Commission Expires: 4/29/29



"VG-76-2025-20250145590"

File Information

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

Document Number: 20250145590
Recorded Date: August 08, 2025
Recorded Time: 1:38 PM
Total Pages: 13
Total Fees: \$69.00

**** 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:
8/8/2025 1:38 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

EXHIBIT “B”

Aerial Map of Special Improvement District



EXHIBIT “C”

Metes & Bounds of Special Improvement District

Field Notes for a Tract of Land
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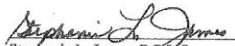
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Stephanie L. James, R.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2025-01-09 Job No. 24273
ZDI

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Page 2 of 2

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EXHIBIT “D”

**Preliminary Summary of Proposed Public Improvements
and Estimated Costs (Subject to Change)**

1. Onsite; Development infrastructure to include streets, sidewalks, water, drainage, and sewer for approximately 90 single family units and potential commercial acreage to be determined
2. Onsite wastewater infrastructure or other wastewater service improvements as permitted by applicable law
3. Offsite; traffic signal and turn lane
4. Open Space

DOCUMENTS CONSIDERED NECESSARY AND APPROPRIATE



**EASTRIDGE PUBLIC IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS**

Projected PID Revenues Analysis

Year No.	Year on Tax Rolls	Cumulative Housing Units on Ground	Taxable Basis Per Unit	Total Taxable Basis ¹	Ad Valorem Tax/(100*0.54159) ²	Cumulative
1	2025	-				\$ -
2	2026	-				\$ -
3	2027	25	\$ 299,835.00	\$ 7,495,875.00	\$ 38,567.06	\$ 38,567.06
4	2028	50	\$ 321,471.00	\$ 16,073,550.00	\$ 82,700.10	\$ 121,267.17
5	2029	75	\$ 323,198.00	\$ 24,239,850.00	\$ 124,716.57	\$ 245,983.74
6	2030	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 395,643.63
7	2031	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 545,303.52
8	2032	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 694,963.40
9	2033	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 844,623.29
10	2034	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 994,283.18
11	2035	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 1,143,943.07
12	2036	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 1,293,602.96
13	2037	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 1,443,262.84
14	2038	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 1,592,922.73
15	2039	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 1,742,582.62
16	2040	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 1,892,242.51
17	2041	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 2,041,902.40
18	2042	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 2,191,562.29
19	2043	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 2,341,222.17
20	2044	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 2,490,882.06
21	2045	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 2,640,541.95
22	2046	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 2,790,201.84
23	2047	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 2,939,861.73
24	2048	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 3,089,521.61
25	2049	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 3,239,181.50
26	2050	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 3,388,841.39
27	2051	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 3,538,501.28
28	2052	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 3,688,161.17
29	2053	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 3,837,821.05
30	2054	90	\$ 323,198.00	\$ 29,087,820.00	\$ 149,659.89	\$ 3,987,480.94
TOTALS					\$ 3,987,480.94	\$ 3,987,480.94

Assumes 0% annual inflation and assumes a 95% tax collection rate

9/30/2025

**HOLLY HEIGHTS PUBLIC IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS**

Cumulative Ad Valorem Tax Revenues

Year No.	Year	Bexar County	Bexar County Road & Flood	SA River Authority	Alamo Community College	University Health System	Bexar County ESID #10	East Central ISD
5	2029	\$ 132,111.85	\$ 11,315.50	\$ 8,543.52	\$ 71,307.53	\$ 132,065.95	\$ 47,809.28	\$ 446,012.73
10	2034	\$ 534,005.17	\$ 45,738.03	\$ 34,533.48	\$ 288,229.95	\$ 533,819.65	\$ 193,248.38	\$ 1,802,814.09
15	2039	\$ 935,898.49	\$ 80,160.55	\$ 60,523.45	\$ 505,152.37	\$ 935,573.35	\$ 338,687.48	\$ 3,159,615.45
20	2044	\$ 1,337,791.81	\$ 114,583.08	\$ 86,513.42	\$ 722,074.79	\$ 1,337,327.04	\$ 484,126.58	\$ 4,516,416.82
25	2049	\$ 1,739,685.13	\$ 149,005.60	\$ 112,503.39	\$ 938,997.20	\$ 1,739,080.74	\$ 629,565.68	\$ 5,873,218.18
30	2054	\$ 2,141,578.44	\$ 183,428.13	\$ 138,493.35	\$ 1,155,919.62	\$ 2,140,834.44	\$ 775,004.78	\$ 7,230,019.55

**HOLLY HEIGHTS PUBLIC IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS**

Projected Ad Valorem Tax Revenues

Year on Tax Roll	Bexar County		Bexar County Road & Flood		SA River Authority		Alamo Community College		University Health System		Bexar County ESID #10		East Central ISD	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
2025	\$ -	\$ -	\$ 0.02468	\$ -	\$ 0.01780	\$ -	\$ 0.149150	\$ -	\$ 0.27625	\$ -	\$ 0.100000	\$ -	\$ 0.932900	\$ -
2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ 20,713.43	\$ 20,713.43	\$ 1,774.12	\$ 1,774.12	\$ 1,339.51	\$ 1,339.51	\$ 11,180.10	\$ 11,180.10	\$ 20,706.23	\$ 20,706.23	\$ 7,495.88	\$ 7,495.88	\$ 69,929.02	\$ 69,929.02
2028	\$ 44,116.20	\$ 65,129.63	\$ 3,804.29	\$ 5,578.41	\$ 2,872.34	\$ 4,211.86	\$ 23,973.70	\$ 35,153.80	\$ 44,400.77	\$ 65,077.00	\$ 16,073.55	\$ 23,469.43	\$ 149,950.15	\$ 219,979.17
2029	\$ 66,882.22	\$ 132,111.85	\$ 5,137.09	\$ 11,315.50	\$ 4,331.66	\$ 8,543.52	\$ 36,133.74	\$ 71,307.53	\$ 66,938.95	\$ 132,065.95	\$ 24,239.85	\$ 47,809.28	\$ 226,133.56	\$ 446,012.73
2030	\$ 80,378.66	\$ 212,490.51	\$ 6,884.51	\$ 18,200.00	\$ 5,197.99	\$ 13,741.51	\$ 43,384.48	\$ 114,692.02	\$ 80,350.74	\$ 212,416.69	\$ 29,087.62	\$ 76,897.10	\$ 271,360.27	\$ 717,073.00
2031	\$ 80,378.66	\$ 292,869.18	\$ 6,884.51	\$ 25,084.51	\$ 5,197.99	\$ 18,939.50	\$ 43,384.48	\$ 158,076.50	\$ 80,350.74	\$ 292,674.35	\$ 29,087.62	\$ 105,984.95	\$ 271,360.27	\$ 988,733.27
2032	\$ 80,378.66	\$ 373,247.84	\$ 6,884.51	\$ 31,969.01	\$ 5,197.99	\$ 24,137.50	\$ 43,384.48	\$ 201,460.98	\$ 80,350.74	\$ 373,118.17	\$ 29,087.62	\$ 135,072.74	\$ 271,360.27	\$ 1,260,093.54
2033	\$ 80,378.66	\$ 453,626.50	\$ 6,884.51	\$ 38,853.52	\$ 5,197.99	\$ 29,335.49	\$ 43,384.48	\$ 244,945.47	\$ 80,350.74	\$ 453,468.91	\$ 29,087.62	\$ 164,160.56	\$ 271,360.27	\$ 1,531,453.82
2034	\$ 80,378.66	\$ 534,005.17	\$ 6,884.51	\$ 45,738.03	\$ 5,197.99	\$ 34,533.48	\$ 43,384.48	\$ 288,229.95	\$ 80,350.74	\$ 533,319.65	\$ 29,087.62	\$ 193,248.38	\$ 271,360.27	\$ 1,802,814.09
2035	\$ 80,378.66	\$ 614,383.83	\$ 6,884.51	\$ 52,622.53	\$ 5,197.99	\$ 39,731.48	\$ 43,384.48	\$ 331,614.43	\$ 80,350.74	\$ 614,170.39	\$ 29,087.62	\$ 222,336.20	\$ 271,360.27	\$ 2,074,174.36
2036	\$ 80,378.66	\$ 694,762.49	\$ 6,884.51	\$ 59,507.04	\$ 5,197.99	\$ 44,923.47	\$ 43,384.48	\$ 374,998.92	\$ 80,350.74	\$ 694,021.13	\$ 29,087.62	\$ 251,424.02	\$ 271,360.27	\$ 2,345,524.64
2037	\$ 80,378.66	\$ 775,141.16	\$ 6,884.51	\$ 66,391.54	\$ 5,197.99	\$ 50,117.46	\$ 43,384.48	\$ 418,383.40	\$ 80,350.74	\$ 774,371.87	\$ 29,087.62	\$ 280,511.84	\$ 271,360.27	\$ 2,616,894.91
2038	\$ 80,378.66	\$ 855,519.82	\$ 6,884.51	\$ 73,276.05	\$ 5,197.99	\$ 55,312.45	\$ 43,384.48	\$ 461,765.88	\$ 80,350.74	\$ 854,722.61	\$ 29,087.62	\$ 309,599.46	\$ 271,360.27	\$ 2,888,254.18
2039	\$ 80,378.66	\$ 935,898.49	\$ 6,884.51	\$ 80,160.55	\$ 5,197.99	\$ 60,523.45	\$ 43,384.48	\$ 505,152.37	\$ 80,350.74	\$ 935,022.95	\$ 29,087.62	\$ 338,687.48	\$ 271,360.27	\$ 3,159,615.45
2040	\$ 80,378.66	\$ 1,016,277.15	\$ 6,884.51	\$ 87,045.02	\$ 5,197.99	\$ 65,723.45	\$ 43,384.48	\$ 548,536.85	\$ 80,350.74	\$ 1,015,374.09	\$ 29,087.62	\$ 367,775.30	\$ 271,360.27	\$ 3,439,255.73
2041	\$ 80,378.66	\$ 1,096,655.81	\$ 6,884.51	\$ 93,929.26	\$ 5,197.99	\$ 70,919.44	\$ 43,384.48	\$ 591,921.34	\$ 80,350.74	\$ 1,094,724.83	\$ 29,087.62	\$ 396,931.12	\$ 271,360.27	\$ 3,702,566.00
2042	\$ 80,378.66	\$ 1,177,034.48	\$ 6,884.51	\$ 100,814.07	\$ 5,197.99	\$ 76,117.43	\$ 43,384.48	\$ 635,905.92	\$ 80,350.74	\$ 1,176,025.57	\$ 29,087.62	\$ 425,990.94	\$ 271,360.27	\$ 3,973,966.27
2043	\$ 80,378.66	\$ 1,257,413.14	\$ 6,884.51	\$ 107,698.57	\$ 5,197.99	\$ 81,313.43	\$ 43,384.48	\$ 678,699.30	\$ 80,350.74	\$ 1,256,376.30	\$ 29,087.62	\$ 455,038.76	\$ 271,360.27	\$ 4,245,066.55
2044	\$ 80,378.66	\$ 1,337,791.81	\$ 6,884.51	\$ 114,583.08	\$ 5,197.99	\$ 86,513.42	\$ 43,384.48	\$ 722,074.79	\$ 80,350.74	\$ 1,337,327.04	\$ 29,087.62	\$ 484,126.58	\$ 271,360.27	\$ 4,516,416.82
2045	\$ 80,378.66	\$ 1,418,170.47	\$ 6,884.51	\$ 121,467.58	\$ 5,197.99	\$ 91,711.41	\$ 43,384.48	\$ 765,459.27	\$ 80,350.74	\$ 1,417,777.78	\$ 29,087.62	\$ 513,314.40	\$ 271,360.27	\$ 4,787,777.09
2046	\$ 80,378.66	\$ 1,498,549.13	\$ 6,884.51	\$ 128,352.09	\$ 5,197.99	\$ 96,909.41	\$ 43,384.48	\$ 808,843.75	\$ 80,350.74	\$ 1,498,028.52	\$ 29,087.62	\$ 542,302.22	\$ 271,360.27	\$ 5,059,137.36
2047	\$ 80,378.66	\$ 1,578,927.80	\$ 6,884.51	\$ 135,236.59	\$ 5,197.99	\$ 102,107.40	\$ 43,384.48	\$ 852,228.24	\$ 80,350.74	\$ 1,578,319.26	\$ 29,087.62	\$ 571,390.04	\$ 271,360.27	\$ 5,330,597.64
2048	\$ 80,378.66	\$ 1,659,306.46	\$ 6,884.51	\$ 142,121.10	\$ 5,197.99	\$ 107,302.39	\$ 43,384.48	\$ 895,612.72	\$ 80,350.74	\$ 1,658,730.00	\$ 29,087.62	\$ 600,477.36	\$ 271,360.27	\$ 5,601,957.91
2049	\$ 80,378.66	\$ 1,739,685.13	\$ 6,884.51	\$ 149,005.60	\$ 5,197.99	\$ 112,503.39	\$ 43,384.48	\$ 938,997.20	\$ 80,350.74	\$ 1,739,080.74	\$ 29,087.62	\$ 629,565.68	\$ 271,360.27	\$ 5,873,218.18
2050	\$ 80,378.66	\$ 1,820,063.79	\$ 6,884.51	\$ 155,890.11	\$ 5,197.99	\$ 117,701.38	\$ 43,384.48	\$ 982,381.69	\$ 80,350.74	\$ 1,819,431.48	\$ 29,087.62	\$ 658,653.50	\$ 271,360.27	\$ 6,144,778.45
2051	\$ 80,378.66	\$ 1,900,442.45	\$ 6,884.51	\$ 162,774.61	\$ 5,197.99	\$ 122,893.37	\$ 43,384.48	\$ 1,025,766.17	\$ 80,350.74	\$ 1,899,822.22	\$ 29,087.62	\$ 687,741.32	\$ 271,360.27	\$ 6,415,238.73
2052	\$ 80,378.66	\$ 1,980,821.12	\$ 6,884.51	\$ 169,659.12	\$ 5,197.99	\$ 128,097.37	\$ 43,384.48	\$ 1,069,150.65	\$ 80,350.74	\$ 1,989,132.96	\$ 29,087.62	\$ 716,829.14	\$ 271,360.27	\$ 6,687,299.00
2053	\$ 80,378.66	\$ 2,061,199.78	\$ 6,884.51	\$ 176,543.62	\$ 5,197.99	\$ 133,297.36	\$ 43,384.48	\$ 1,112,535.14	\$ 80,350.74	\$ 2,060,483.70	\$ 29,087.62	\$ 745,916.96	\$ 271,360.27	\$ 6,958,659.27
2054	\$ 80,378.66	\$ 2,141,578.44	\$ 6,884.51	\$ 183,428.13	\$ 5,197.99	\$ 138,493.35	\$ 43,384.48	\$ 1,155,919.62	\$ 80,350.74	\$ 2,140,834.44	\$ 29,087.62	\$ 775,004.78	\$ 271,360.27	\$ 7,230,019.55
Total	\$ 2,141,578.44	\$ 183,428.13	\$ 138,493.35	\$ 1,155,919.62	\$ 2,140,834.44	\$ 775,004.78	\$ 7,230,019.55							

*Tax Rates per B/CAD 2024 Tax Rate Chart

HOLLY HEIGHTS PUBLIC IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS

Projected PID Qualified Costs		
TOTAL PID IMPROVEMENT COSTS (UNIT 1 & 2)		\$ 5,793,254.00
UNIT 1		
Soft Costs		
Electrical		\$ 464,000.00
Platting		\$ 14,689.00
Grading		\$ 59,450.00
Geotechnical		\$ 9,900.00
Permitting		\$ 58,000.00
Engineering		\$ 149,400.00
	Subtotal	\$ 755,439.00
Offsite Improvements		
Water		\$ 246,200.00
Streets		\$ 99,300.00
Drainage Improvements		\$ 180,000.00
	Subtotal	\$ 525,500.00
Onsite Improvements		
Water		\$ 417,720.00
Streets		\$ 1,034,250.00
Drainage Improvements		\$ 294,000.00
Site		\$ 115,800.00
Contingency (10% of Onsite & Offsite Improvements)		\$ 238,727.00
	Subtotal	\$ 2,100,497.00
UNIT 1 TOTAL		\$ 3,381,436.00
UNIT 2		
Soft Costs		
Electrical		\$ 464,000.00
Platting		\$ 29,688.00
Grading		\$ 9,450.00
Geotechnical		\$ 9,900.00
Permitting		\$ 4,000.00
Engineering		\$ 97,875.00
	Subtotal	\$ 614,913.00
Offsite Improvements		
Water		\$ -
Streets		\$ -
Drainage Improvements		\$ -
	Subtotal	\$ -
Onsite Improvements		
Water		\$ 402,400.00
Streets		\$ 843,150.00
Drainage Improvements		\$ 226,000.00
Site		\$ 162,000.00
Contingency (10% of Onsite & Offsite Improvements)		\$ 163,355.00
	Subtotal	\$ 1,796,905.00
UNIT 2 TOTAL		\$ 2,411,818.00

9/30/2025

EXHIBIT “E”

CITY OF SAN ANTONIO CONSENT TO CREATION

RESOLUTION 2026-06-11-0035R

GRANTING THE CITY OF SAN ANTONIO'S CONSENT TO THE CREATION BY BEXAR COUNTY OF A PUBLIC IMPROVEMENT DISTRICT, TO BE NAMED THE HOLLY HEIGHTS SPECIAL IMPROVEMENT DISTRICT, GENERALLY LOCATED NORTHWEST OF ZIGMONT ROAD AND SCHUWIRTH ROAD IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; AND ESTABLISHING CONDITIONS WITH RESPECT THERETO.

* * * * *

WHEREAS, JJA Development, LLC ("Landowner"), owns approximately 69.95 acres of land, referred to as the Holly Heights Special Improvement District, generally located northwest of Zigmont Road and Schuwirth Road in the extraterritorial jurisdiction ("ETJ") of the City of San Antonio ("City"), more particularly described and depicted in **Exhibit "A"** to **ATTACHMENT "A"** attached hereto and incorporated herein for all purposes; and

WHEREAS, on August 8, 2025, the Applicant/Landowner filed a petition with Bexar County ("County") requesting that the County create a Public Improvement District ("PID" or "District"), which would include the Holly Heights property, and that the County delegate to the District 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 Landowners in its petition to the County, the City must provide its written consent by resolution in accordance with Sections 42.042 and 382.101 of the Texas Local Government Code; and

WHEREAS, on October 2, 2025, the Applicant/Landowner submitted a petition, attached as **ATTACHMENT "A"**, to the City requesting the City's consent to the creation of the District and the delegation of the powers by the County to the District as set forth therein; and

WHEREAS, the City 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; therefore, the City has an interest in ensuring that the proposed District 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 Landowner plans to construct public improvements and infrastructure as depicted in the Property Description in **Exhibit "A"** and in the PID Summary attached as **Exhibit "3"** enclosed in **ATTACHMENT "A"**; and

WHEREAS, the City of San Antonio Planning Commission held a public hearing on May 27, 2026, and recommended that the City Council consent to the creation of the PID by the County subject to the execution of a development agreement with Landowner providing terms and conditions designed to protect City's interests as 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 Landowner execution of a Development Agreement ("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; municipal services to be provided by the City within the District in the event of annexation; and a Strategic Partnership Agreement ("SPA") for limited purpose annexation and revenue sharing by City of sales and use taxes imposed within commercial areas of the District; and

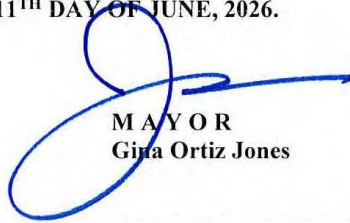
WHEREAS, as additional consideration for the City's consent provided in this Resolution, the Landowner has agreed to remit payment to the City a Special District application fee in the amount of \$7,500.00; a Special District Operations Assessment in the amount of \$175.00 per residential lot and/or multifamily unit constructed and to reimburse the City for all costs paid by the City including for the recording the Agreement and SPA in the County property records, as more fully set forth in the Agreement to be executed by the parties. **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 ("County") of the Holly Heights Special Improvement District ("PID") as described and depicted in **Exhibit "A"** enclosed in **ATTACHMENT "A"**, as well to the construction of certain public infrastructure as further described and depicted in **Exhibit "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 Holly Heights PID shall remain in effect so long as the Landowner and Developer agree to and execute the above-described Agreement.

PASSED AND APPROVED ON THIS 11TH DAY OF JUNE, 2026.



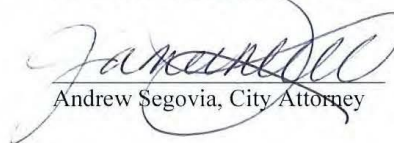
MAYOR
Gina Ortiz Jones

ATTEST:



Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney