

ORDER GRANTING PETITION FOR CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED CHASIN 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 3 day of February, 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	County Judge
Rebeca Clay-Flores	Commissioner, Precinct 1
Justin Rodriguez	Commissioner, Precinct 2
Grant Moody	Commissioner, Precinct 3
Tommy Calvert	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 Chasin 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 November 18, 2025, 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 The Future Creation Of A Special Improvement District Under Chapter 382, Texas Local Government Code To Be Named The Chasin Heights Special Improvement District And To Include Certain Property In Said District 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 January 15, 2026 City Council meeting. A certified copy of that resolution shall be attached hereto as Exhibit ‘E’ and incorporated herein for all purposes upon receipt.
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 "Chasin 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 shall be 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 will be permitted to negotiate and 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 May 2, 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 agrees to enter into an agreement to conduct

a joint election pursuant to Chapter 271 of the Texas Election Code, and will negotiate the terms of such election with the District's Board of Directors.

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 SMWBE Advisory Committee and Program Office regarding all District expenditures to specifically include the efforts made in regards to outreach, solicitation and awards to certified small, minority and women-owned businesses 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. Sarah Jones
2. Javier Marcos
3. Shane Davis
4. Megan Ainslie
5. Michael Ingersoll
6. Carson Trainer
7. Bart Swider

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      |

For the avoidance of doubt, the District is not authorized to levy a hotel occupancy tax, and no such authority is granted by this Order, notwithstanding any inconsistent language in the Petition.

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.

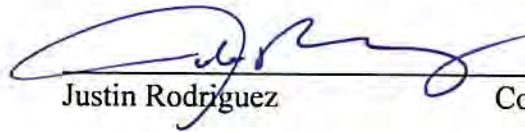
PASSED, ADOPTED, ORDERED AND EFFECTIVE this 3 day of February, 2026.



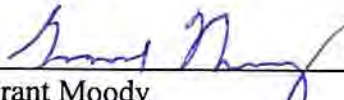
Peter Sakai County Judge



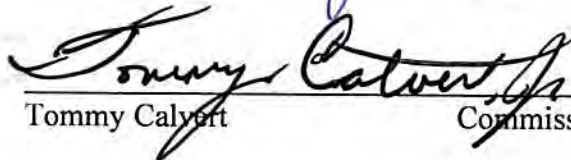
Rebeca Clay-Flores Commissioner, Precinct 1



Justin Rodriguez Commissioner, Precinct 2

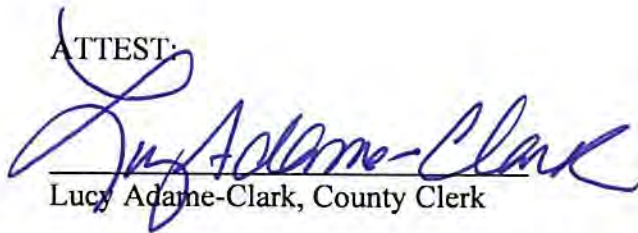


Grant Moody Commissioner, Precinct 3



Tommy Calvert Commissioner, Precinct 4

ATTEST:



Lucy Adame-Clark, County Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTION**



Field Notes for a Tract of Land  
Containing 94.023 acres (4,095,632.61 square feet)

A 94.023 acre (4,095,632.61 square feet) tract of land partially situated in the Andrew JF Phelan Survey No. 45, Abstract No. 580, County Block 5107, partially in the PI CO Survey No. 4, Abstract No. 909, County Block 5107, and partially in the Demacio De los Reyes Survey No. 26, Abstract No. 618, County Block 5106, all in Bexar County, Texas, and being a portion of an 89.2 acre tract (Designated as Tract One), all of a 5.786 acre tract (Designated as Tract Two), all of an 11.566 acre tract (Designated as Tract Three), and all of a 0.542 of an acre tract (Designated as Tract Four), all said Tracts as conveyed to Jean Stratemann, LLC, by Special Warranty Deed as recorded in Volume 17653, Page 1762, of the Official Public Records of Bexar County, Texas, said 94.023 acre (4,095,632.61 square feet) tract being more particularly described as follows:

**Commencing** at a found Texas Department of Transportation brass disk monument with punch mark, having Texas State Plane Coordinates of N:13,706,636.87, E:2,199,814.54, on the northeast right of way line of East Loop 1604 North (a 260-foot wide right of way), being the southwest corner of a 77.377 acre tract as conveyed to Eustaquio Varela and Elsa Varela, by Special Warranty Deed as recorded in Document Number 20210357112, of the Official Public Records of Bexar County, Texas, and being the southeast corner of said 89.2 acre tract;

**Thence**, with the northeast right of way line of said East Loop 1604 North, being the southwest boundary of said 89.2 acre tract, North 40 degrees 32 minutes 54 seconds West, a distance of 74.44 feet to the **Point of Beginning**, having Texas State Plane Coordinates of N:13,706,693.43, E:2,199,766.15, being the south corner of the herein described tract;

**Thence**, with the northeast right of way line of said East Loop 1604 North, being the southwest boundary of said 89.2 acre tract, said 0.542 of an acre tract, said 5.786 acre tract, and said 11.566 acre tract, the following three (3) courses:

North 40 degrees 32 minutes 54 seconds West, a distance of 2,233.75 feet to a found Texas Department of Transportation brass disk monument with punch mark, being an angle point in the herein described tract;

North 39 degrees 49 minutes 56 seconds West, a distance of 399.96 feet to a found Texas Department of Transportation brass disk monument with punch mark, being an angle point in the herein described tract;

North 40 degrees 33 minutes 04 seconds West, a distance of 766.93 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being the southwest corner of 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 3

V:\21235 Stratemann Tract\legals\Revised 21235 (94.023 ac) Stratemann Field Notes.docx

**Thence**, leaving the northeast right of way line of said East Loop 1604 North, over and across said 89.2 acre tract, the following three (3) courses:

North 49 degrees 22 minutes 48 seconds East, a distance of 380.31 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a point of tangent curvature to the left;

Along the arc of said curve to the left, 333.24 feet, having a radius of 965.00 feet, a central angle of 19 degrees 47 minutes 09 seconds, and a chord bearing and distance of North 39 degrees 29 minutes 14 seconds East, 331.59 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a point of tangency;

North 29 degrees 35 minutes 39 seconds East, a distance of 18.37 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being on the southwest boundary of a 7.997 acre tract as conveyed to Benchmark Acquisitions, LLC, by Special Warranty Deed as recorded in Document Number 20210282554, of the Official Public Records of Bexar County, Texas, being the northeast boundary of said 89.2 acre tract, and being the north corner of the herein described tract;

**Thence**, with the southwest boundary of said 7.997 acre tract, being the northeast boundary of said 89.2 acre tract, South 60 degrees 15 minutes 22 seconds East, passing the south corner of said 7.997 acre tract, being a west corner of a 119.566 acre tract as conveyed to SA White Wing Creek, LLC, by Special Warranty Deed as recorded in Document Number 20220022340, of the Official Public Records of Bexar County, Texas, continuing said course with the southwest boundary of said 119.566 acre tract, being the northeast boundary of said 89.2 acre tract, for a total distance of 3,079.88 feet to a found 1/2" iron rod, on the northwesterly boundary of said 77.377 acre tract, being the south corner of said 119.566 acre tract, and being both the east corner of said 89.2 acre tract and of the herein described tract;

**Thence**, with the northwesterly boundary of said 77.377 acre tract, being the southeast boundary of said 89.2 acre tract, South 29 degrees 33 minutes 31 seconds West, a distance of 1,128.76 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a southeast corner of the herein described tract, and being a point of non-tangent curvature to the left;

**Thence**, leaving the northwest boundary of said 77,377 acre tract, over said 89.2 acre tract, the following three (3) courses:

Along the arc of said curve to the left, 239.52 feet, having a radius of 430.00 feet, a central angle of 31 degrees 54 minutes 52 seconds, and a chord bearing and distance of South 45 degrees 30 minutes 57 seconds West, 236.43 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a point of tangency;

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 3

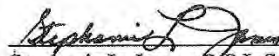
V:\21235 Stratemann Tract\legals\Revised 21235 (94.023 ac) Stratemann Field Notes.docx

South 32 degrees 25 minutes 16 seconds West, a distance of 100.12 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR.ENG", being an angle point in the herein described tract;

South 29 degrees 33 minutes 31 seconds West, a distance of 398.53 feet to the **Point of Beginning**, containing 94.023 acres (4,095,632.61 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. A Survey of even date was prepared for this description.



  
Stephanie L. James, R.P.L.S.  
Registered Professional Land Surveyor  
No. 5950  
Revised: 2024-10-22  
Date: 2024-05-23      Job No. 21235  
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 3 of 3

V:\21235 Stratemann Tract\legals\Revised 21235 (94.023 ac) Stratemann Field Notes.docx



Field Notes for a Tract of Land  
 Containing 33.347 acres (1,452,581.80 square feet)

A 33.347 acres (1,452,581.80 square feet) tract of land situated in the John Isham Survey No. 27, Abstract No. 365, County Block 5108, Bexar County, Texas, being a portion of a 77.377 acre tract as conveyed to Eustaquio Varela and Else Varela, by Special Warranty Deed as recorded in Document Number 20210357112, of the Official Public Records of Bexar County, Texas, said 33.347 acres (1,452,581.80 square feet) tract being more particularly described as follows:

**Commencing** at a found TxDOT (Texas Department of Transportation) brass disk monument with punch mark, having Texas State Plane Coordinates of N:13,706,636.87, E:2,199,814.54, on the northeast right of way line of East Loop 1604 North (a 260-foot wide right of way), being the south corner of an 89.2 acre tract, designated as "Tract One", as conveyed to Jean Stratemann, LLC, by Special Warranty Deed as recorded in Volume 17653, Page 1762, of the Official Public Records of Bexar County, Texas, and being the west corner of said 77.377 acre tract;

**Thence**, leaving the northeast right of way line of said East Loop 1604 North, with the southeast boundary of said 89.2 acre tract, being the northwest boundary of said 77.377 acre tract, North 29 degrees 33 minutes 31 seconds East, a distance of 517.12 feet to the **Point of Beginning**, having Texas State Plane Coordinates of N:13,707,086.68, E:2,200,069.65, being the southwest corner of the herein described tract;

**Thence**, continuing with the southeast boundary of said 89.2 acre tract, being the northwest boundary of said 77.377 acre tract, North 29 degrees 33 minutes 31 seconds East, a distance of 1362.82 feet to a found 1/2" iron rod, being the east corner of said 89.2 acre tract, being the south corner of a 119.566 acre tract as conveyed to SA White Wing Creek, LLC, by Special Warranty Deed as recorded in Document Number 20220022340, of the Official Public Records of Bexar County, Texas, and being an angle point in the herein described tract;

**Thence**, continuing with the northwest boundary of said 77.377 acre tract, being the southeast boundary of said 119.566 acre tract, North 29 degrees 32 minutes 03 seconds East, a distance of 129.77 feet to a found 1/2" iron rod, being the west corner of a 115.287 acre tract as conveyed to JBRF Limited Liability Company, a Texas Limited Company, by Warranty Deed with Vendor's Lien as recorded in Volume 16064, Page 1410, of the Official Public Records of Bexar County, Texas, and being the northwest corner of both said 77.377 acre tract and of the herein described tract;

**Thence**, leaving the southeast boundary of said 119.566 acre tract, with the southwest boundary of said 115.287 acre tract, being the northeast boundary of said 77.377 acre tract, South 60 degrees 35 minutes 32 seconds East, a distance of 688.47 feet to a found 1/2" iron rod with a yellow plastic cap stamped "BLS 2024", being the northwest corner of a portion of a 138.9037 acre tract, designated as "Tract 1", as conveyed to Accelerated Growth Capital, LLC, by Substitute Trustee's Deed as recorded in Document Number 20230221094, of the Official Public Records of Bexar County, Texas, and being the northeast corner of both said 77.377 acre tract and of the herein described tract;

**Thence**, leaving the southwest boundary of said 115.287 acre tract, with the westerly boundary of the portion of said 138.9037 acre tract, being the easterly boundary of said 77.377 acre tract, South 02 degrees 47 minutes 29 seconds East, a distance of 919.24 feet to a point, being the most easterly corner of 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:\24145 Chasin Heights - Varela Tract - 24108\legals\24145 Chasin Heights (33.347 ac) POD 9-10 Field Notes.docx

**Thence**, leaving the southwest boundary of the portion of said 138.9037 acre tract, over and across said 77.377 acre tract, the following three (3) courses:

South 58 degrees 01 minute 16 seconds West, a distance of 811.34 feet to a point, being an angle point in the herein described tract;

North 72 degrees 10 minutes 32 seconds West, a distance of 278.36 feet to a point, being an angle point in the herein described tract;

North 54 degrees 44 minutes 10 seconds West, a distance of 523.66 feet to the **Point of Beginning**, containing 33.347 acres (1,452,581.80 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. A Survey of even date was prepared for this description.

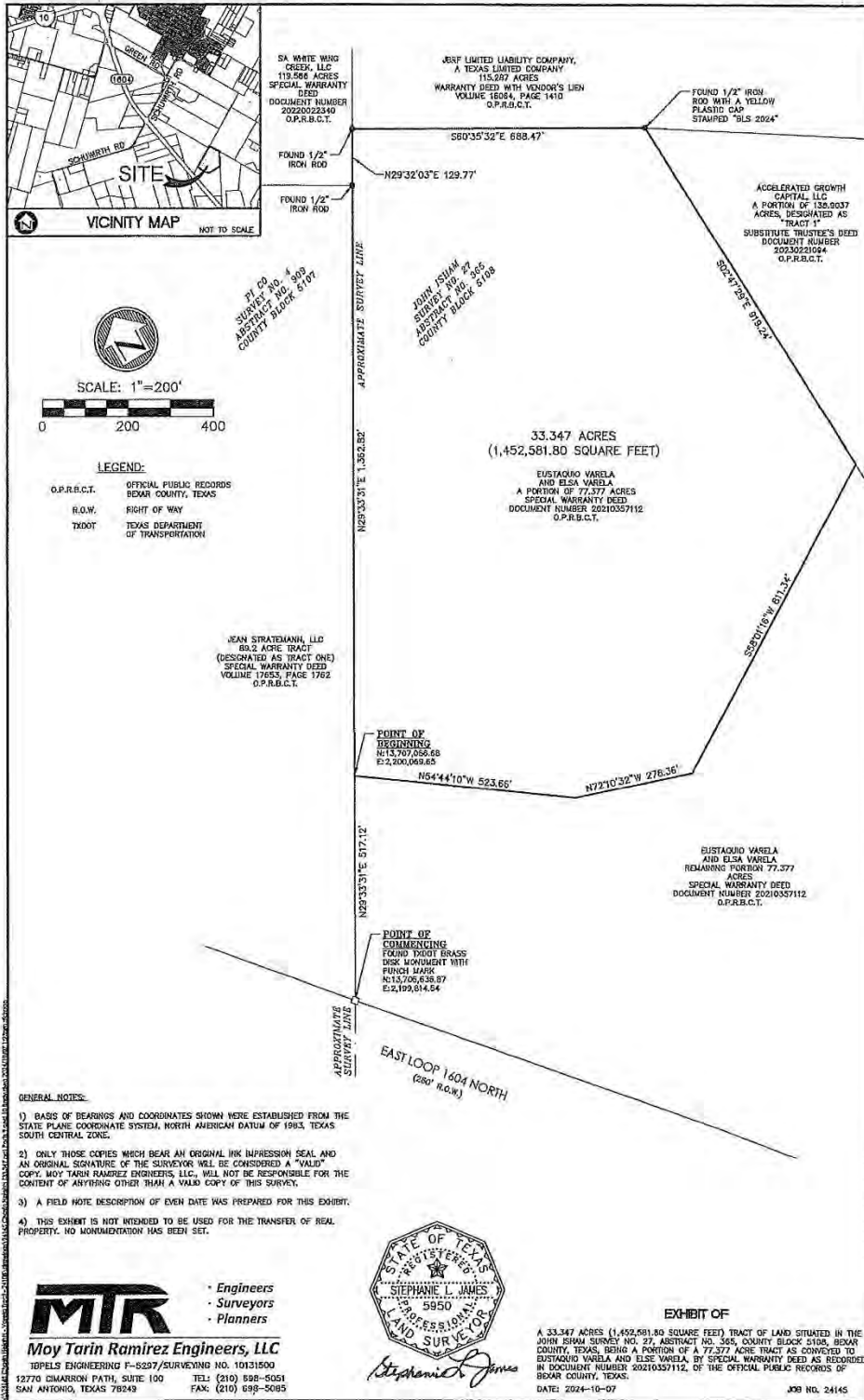


*Stephanie L. James*  
Stephanie L. James, R.P.L.S.  
Registered Professional Land Surveyor  
No. 5950  
Date: 2024-10-07      Job No. 24145  
ZDI

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:\24145 Chasin Heights - Varela Tract - 24108\legals\24145 Chasin Heights (33.347 ac) POD 9-10 Field Notes.docx



**EXHIBIT “B”**

**PETITION**

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

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

**CG COPY**

**TO: THE HONORABLE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS**

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

**I. NAME**

**SCANNED**

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

**II. PETITIONERS**

In compliance with the requirements of the Code, and as determined by the current tax roll of the Bexar County Appraisal District, the Petitioners constitute: the owners 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 Petitioners are 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 are the owners representing more than fifty-percent (50%) of all record owners of property within the proposed District. Petitioners request, and consent to, the creation of the District, as set forth in this Petition. The sworn statement of the Petitioners 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 127.37 acres total. None of the land to be included in the District is within the corporate boundaries of any municipality and all of the land proposed to be included in the District is in the extraterritorial jurisdiction of the City and in the County.

Petition for Bexar County Creation  
Chasin Heights PID

REC'D LUCY ADAME-CLARK  
AUG 8 '25 PM 1:24

Page | 1

**IV. GENERAL NATURE OF THE PROPOSED PUBLIC IMPROVEMENTS**

The Petitioners request that the County create a public improvement district and authorize it to engage in economic development projects and grant 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; onsite public improvements for residential lots (sewer, water, streets, and drainage); the improvement and construction of water, sanitary sewer, dry utilities (gas and electric) detention ponds, storm sewer, 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 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 \$23,594,213.07. 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, 382, and 383 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 Petitioners specifically request 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
- (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.

#### **VII. ROAD IMPROVEMENTS**

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

#### **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 Petitioners do not propose that the District be granted with the power to impose assessments.

#### **IX. MANAGEMENT OF THE DISTRICT AND BOARD OF DIRECTORS**

The Petitioners specifically request the County appoint a seven (7) member Board of Directors to govern the District and approve their respective terms in accordance with Section 382.051 of the Code, as the population of the District is less than 1,000 persons. The Petitioners also request that the County delegate to the District's Board of Directors the County's powers and duties provided by Chapter 382 of the Code, in order for the Board of Directors to oversee, manage, and govern the District to the fullest extent authorized by the Code.

#### **X. TAXES AND BONDS**

The Petitioners request that the County authorize the District to accomplish its purposes and the costs of services and improvements by imposing an ad valorem tax, a sales and use tax, and a hotel occupancy 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, a sales and use tax, and a hotel occupancy 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 regards to the proposed tax rates, the Petitioners specifically request 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%).

#### **XI. METHOD OF ASSESSMENT**

The Petitioners do not propose that the District be granted the power to impose assessments, and accordingly, the Petitioners are not required to present a Service Plan, an Assessment Plan (including method of assessment), or to prepare an Assessment Roll. As stated above, the Petitioners request 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, CITY AND THE DISTRICT**

Approval and creation of 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.

#### **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 Petitioners pray 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 7<sup>th</sup> day of August 2025.

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

Petition for Bexar County Creation  
Chasin Heights PID

Page | 5

**PETITIONER:**

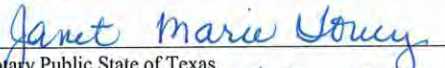
**HLH PROPERTIES, LLC**  
a Texas Limited Liability Company

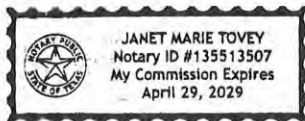
By:   
Harry Hausman  
Manager

**ACKNOWLEDGEMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

The foregoing instrument was acknowledged before me on the 28 day of July, 2025, by Harry Hausman, on behalf of HLH Properties, LLC, a Texas limited liability company, 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.

  
Notary Public State of Texas  
Printed Name of Notary: Janet Marie Tovey  
Commission Expiration: 4/29/29



**PETITIONER:**

**YA BABY, LLC**  
a Texas Limited Liability Company

By: Hausman Management, LLC  
a Texas Limited Liability Company

By: [Signature]  
Name: Harry Hausman  
Title: Manager

**ACKNOWLEDGEMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

The foregoing instrument was acknowledged before me on the 28 day of July, 2025, by Harry Hausman on behalf of Ya Baby, LLC, a Texas limited liability company, 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 State of Texas  
Printed Name of Notary: Janet Marie Tovey  
Commission Expiration: 4/29/29





\*VG-76-2025-20250145588\*

**File Information**

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

<b>Document Number:</b>	20250145588
<b>Recorded Date:</b>	August 08, 2025
<b>Recorded Time:</b>	1:38 PM
<b>Total Pages:</b>	20
<b>Total Fees:</b>	\$97.00

**\*\* 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”**

**NOVEMBER 18, 2025 RESOLUTION**



**RESOLUTION OF BEXAR COUNTY COMMISSIONERS COURT EXPRESSING ITS INTENT, SUBJECT TO THE CONDITIONS SPECIFIED HEREIN, TO CONSIDER THE FUTURE CREATION OF A SPECIAL IMPROVEMENT DISTRICT UNDER CHAPTER 382, TEXAS LOCAL GOVERNMENT CODE TO BE NAMED THE CHASIN HEIGHTS SPECIAL IMPROVEMENT DISTRICT AND TO INCLUDE CERTAIN PROPERTY IN SAID DISTRICT.**

**WHEREAS**, a petition (“Petition”) was filed with, and an application was submitted to, Bexar County, Texas (the “County”), on August 8, 2025, requesting the creation of a special improvement district under Chapter 382, Texas Local Government Code to be named the Chasin 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 on August 8, 2025, as Document No. 20250145588 in the Official Public Records of Bexar County, Texas, 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 127.37 acres of property therein (the “District Property”), the boundaries of which are more particularly described

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 127.37 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 single-family residential 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 127.37 acres within the City's extraterritorial jurisdiction and within the County, generally located southeast of Loop 1604 and Schuwirth Road, 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 creating the Chasin Heights Special Improvement District at a future date 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:

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.

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 \$23,594,213.07, as described in the Petition, subject to 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. 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.

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 supplemental evidence or documentation confirming the viability and expected timing of such development prior to any authorization of bonds or other financial obligations supported by such tax 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.

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.


**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.

**SECTION V**

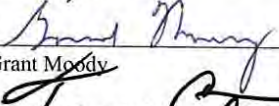
This Resolution of Intent shall be effective immediately upon its passage and adoption.

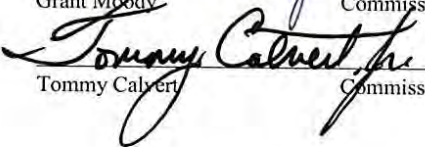
Passed and Approved this 18 day of November 2025.

  
\_\_\_\_\_  
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

**EXHIBIT "A"**

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

**Filed August 8, 2025**

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

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR    §

**COPY**

**TO: THE HONORABLE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS**

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

**SCANNED**

**I. NAME**

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

**II. PETITIONERS**

In compliance with the requirements of the Code, and as determined by the current tax roll of the Bexar County Appraisal District, the Petitioners constitute: the owners 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 Petitioners are 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 are the owners representing more than fifty-percent (50%) of all record owners of property within the proposed District. Petitioners request, and consent to, the creation of the District, as set forth in this Petition. The sworn statement of the Petitioners 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 127.37 acres total. None of the land to be included in the District is within the corporate boundaries of any municipality and all of the land proposed to be included in the District is in the extraterritorial jurisdiction of the City and in the County.

Petition for Bexar County Creation  
Chasin Heights PID

REC'D LUCY MOANE-CLARK  
AUG 8 '25 8:11:24

Page | 1

#### IV. GENERAL NATURE OF THE PROPOSED PUBLIC IMPROVEMENTS

The Petitioners request that the County create a public improvement district and authorize it to engage in economic development projects and grant 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; onsite public improvements for residential lots (sewer, water, streets, and drainage); the improvement and construction of water, sanitary sewer, dry utilities (gas and electric) detention ponds, storm sewer, 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 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 \$23,594,213.07. 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, 382, and 383 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 Petitioners specifically request 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
- (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.

**VII. ROAD IMPROVEMENTS**

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

**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 Petitioners do not propose that the District be granted with the power to impose assessments.

**IX. MANAGEMENT OF THE DISTRICT AND BOARD OF DIRECTORS**

The Petitioners specifically request the County appoint a seven (7) member Board of Directors to govern the District and approve their respective terms in accordance with Section 382.051 of the Code, as the population of the District is less than 1,000 persons. The Petitioners also request that the County delegate to the District's Board of Directors the County's powers and duties provided by Chapter 382 of the Code, in order for the Board of Directors to oversee, manage, and govern the District to the fullest extent authorized by the Code.

**X. TAXES AND BONDS**

The Petitioners request that the County authorize the District to accomplish its purposes and the costs of services and improvements by imposing an ad valorem tax, a sales and use tax, and a hotel occupancy 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, a sales and use tax, and a hotel occupancy 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 regards to the proposed tax rates, the Petitioners specifically request 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%).

#### **XI. METHOD OF ASSESSMENT**

The Petitioners do not propose that the District be granted the power to impose assessments, and accordingly, the Petitioners are not required to present a Service Plan, an Assessment Plan (including method of assessment), or to prepare an Assessment Roll. As stated above, the Petitioners request 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, CITY AND THE DISTRICT**

Approval and creation of 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.

#### **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 Petitioners pray that this Petition be heard and

Petition for Bexar County Creation  
Chasin Heights PID

Page | 4

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 7<sup>th</sup> day of August 2025.

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

Petition for Bexar County Creation  
Chasin Heights PID

Page | 5

Page 10 of 22

PETITIONER:

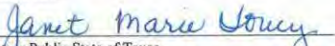
**HLH PROPERTIES, LLC**  
a Texas Limited Liability Company

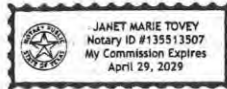
By:   
Harry Hausman  
Manager

ACKNOWLEDGEMENT

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

The foregoing instrument was acknowledged before me on the 28 day of July, 2025, by Harry Hausman, on behalf of HLH Properties, LLC, a Texas limited liability company, 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.

  
Notary Public State of Texas  
Printed Name of Notary: Janet Marie Tovey  
Commission Expiration: 4/29/29



PETITIONER:

YA BABY, LLC  
a Texas Limited Liability Company

By: Hausman Management, LLC  
a Texas Limited Liability Company

By: [Signature]  
Name: Harry Hausman  
Title: Manager

ACKNOWLEDGEMENT

STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me on the 28 day of July, 2025, by Harry Hausman on behalf of Ya Baby, LLC, a Texas limited liability company, 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 State of Texas  
Printed Name of Notary: Janet Marie Tovey  
Commission Expiration: 4/29/29



**EXHIBIT "B"**

**Aerial Map of Special Improvement District**



**EXHIBIT "C"**

**Metes & Bounds of Special Improvement District**



Field Notes for a Tract of Land  
Containing 94.023 acres (4,095,632.61 square feet)

A 94.023 acre (4,095,632.61 square feet) tract of land partially situated in the Andrew JF Phelan Survey No. 45, Abstract No. 580, County Block 5107, partially in the PI CO Survey No. 4, Abstract No. 909, County Block 5107, and partially in the Demacio De los Reyes Survey No. 26, Abstract No. 618, County Block 5106, all in Bexar County, Texas, and being a portion of an 89.2 acre tract (Designated as Tract One), all of a 5.786 acre tract (Designated as Tract Two), all of an 11.566 acre tract (Designated as Tract Three), and all of a 0.542 of an acre tract (Designated as Tract Four), all said Tracts as conveyed to Jean Stratemann, LLC, by Special Warranty Deed as recorded in Volume 17653, Page 1762, of the Official Public Records of Bexar County, Texas, said 94.023 acre (4,095,632.61 square feet) tract being more particularly described as follows:

**Commencing** at a found Texas Department of Transportation brass disk monument with punch mark, having Texas State Plane Coordinates of N:13,706,636.87, E:2,199,814.54, on the northeast right of way line of East Loop 1604 North (a 260-foot wide right of way), being the southwest corner of a 77.377 acre tract as conveyed to Eustaquio Varela and Elsa Varela, by Special Warranty Deed as recorded in Document Number 20210357112, of the Official Public Records of Bexar County, Texas, and being the southeast corner of said 89.2 acre tract;

**Thence**, with the northeast right of way line of said East Loop 1604 North, being the southwest boundary of said 89.2 acre tract, North 40 degrees 32 minutes 54 seconds West, a distance of 74.44 feet to the **Point of Beginning**, having Texas State Plane Coordinates of N:13,706,693.43, E:2,199,766.15, being the south corner of the herein described tract;

**Thence**, with the northeast right of way line of said East Loop 1604 North, being the southwest boundary of said 89.2 acre tract, said 0.542 of an acre tract, said 5.786 acre tract, and said 11.566 acre tract, the following three (3) courses:

North 40 degrees 32 minutes 54 seconds West, a distance of 2,233.75 feet to a found Texas Department of Transportation brass disk monument with punch mark, being an angle point in the herein described tract;

North 39 degrees 49 minutes 56 seconds West, a distance of 399.96 feet to a found Texas Department of Transportation brass disk monument with punch mark, being an angle point in the herein described tract;

North 40 degrees 33 minutes 04 seconds West, a distance of 766.93 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being the southwest corner of the herein described tract;

TBP&S Engineering F-5297/Surveying No. 10131500  
12770 Cimarron Path, Suite 100 San Antonio, TX 78249  
Ph. 210.698.5051 • Ex. 210.698.5085

Page 1 of 3

V:\21235 Stratemann Tract\legals\Revised 21235 (94.023 ac) Stratemann Field Notes.docx

**Thence**, leaving the northeast right of way line of said East Loop 1604 North, over and across said 89.2 acre tract, the following three (3) courses:

North 49 degrees 22 minutes 48 seconds East, a distance of 380.31 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a point of tangent curvature to the left;

Along the arc of said curve to the left, 333.24 feet, having a radius of 965.00 feet, a central angle of 19 degrees 47 minutes 09 seconds, and a chord bearing and distance of North 39 degrees 29 minutes 14 seconds East, 331.59 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a point of tangency;

North 29 degrees 35 minutes 39 seconds East, a distance of 18.37 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being on the southwest boundary of a 7.997 acre tract as conveyed to Benchmark Acquisitions, LLC, by Special Warranty Deed as recorded in Document Number 20210282554, of the Official Public Records of Bexar County, Texas, being the northeast boundary of said 89.2 acre tract, and being the north corner of the herein described tract;

**Thence**, with the southwest boundary of said 7.997 acre tract, being the northeast boundary of said 89.2 acre tract, South 60 degrees 15 minutes 22 seconds East, passing the south corner of said 7.997 acre tract, being a west corner of a 119.566 acre tract as conveyed to SA White Wing Creek, LLC, by Special Warranty Deed as recorded in Document Number 20220022340, of the Official Public Records of Bexar County, Texas, continuing said course with the southwest boundary of said 119.566 acre tract, being the northeast boundary of said 89.2 acre tract, for a total distance of 3,079.88 feet to a found 1/2" iron rod, on the northwesterly boundary of said 77.377 acre tract, being the south corner of said 119.566 acre tract, and being both the east corner of said 89.2 acre tract and of the herein described tract;

**Thence**, with the northwesterly boundary of said 77.377 acre tract, being the southeast boundary of said 89.2 acre tract, South 29 degrees 33 minutes 31 seconds West, a distance of 1,128.76 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a southeast corner of the herein described tract, and being a point of non-tangent curvature to the left;

**Thence**, leaving the northwest boundary of said 77.377 acre tract, over said 89.2 acre tract, the following three (3) courses:

Along the arc of said curve to the left, 239.52 feet, having a radius of 430.00 feet, a central angle of 31 degrees 54 minutes 52 seconds, and a chord bearing and distance of South 45 degrees 30 minutes 57 seconds West, 236.43 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a point of tangency;

TBP&S Engineering F-5297/Surveying No. 10131500  
12770 Cimarron Path, Suite 100 San Antonio, TX 78249  
Ph. 210.698.5051 • Fax. 210.698.5085

Page 2 of 3

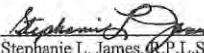
V:\21235 Stratemann Tract\legals\Revised 21235 (94.023 ac) Stratemann Field Notes.docx

South 32 degrees 25 minutes 16 seconds West, a distance of 100.12 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;

South 29 degrees 33 minutes 31 seconds West, a distance of 398.53 feet to the **Point of Beginning**, containing 94.023 acres (4,095,632.61 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. A Survey of even date was prepared for this description.

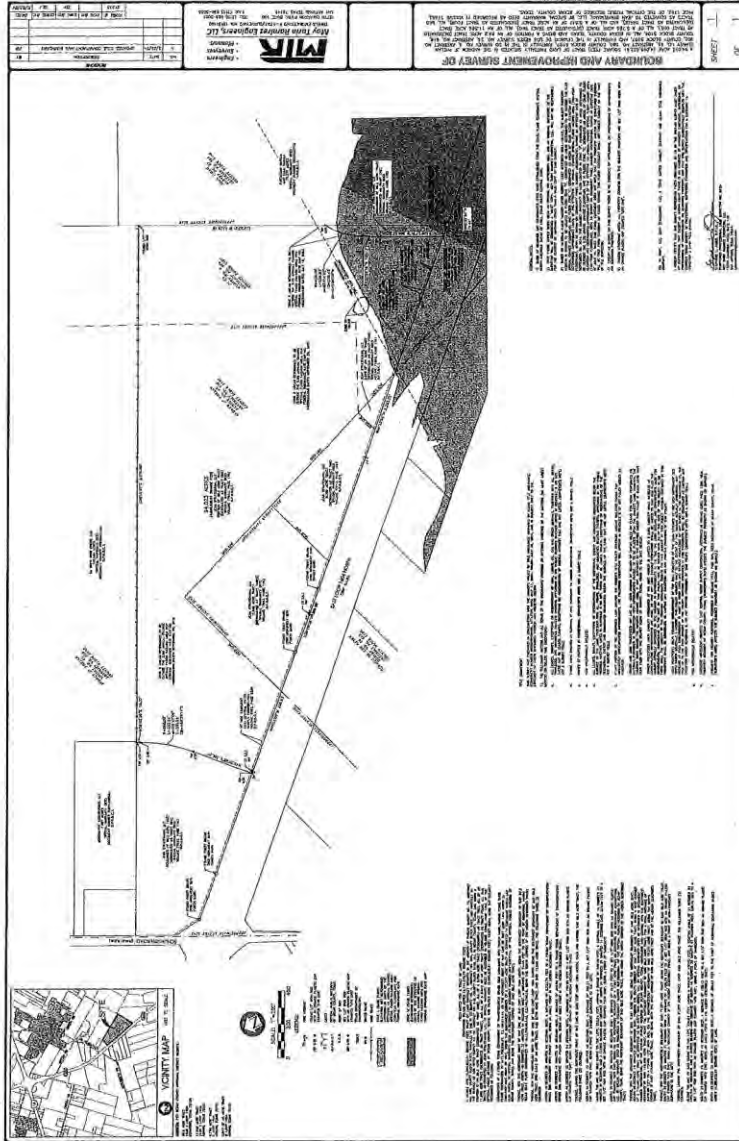


  
Stephanie L. James, R.P.L.S.  
Registered Professional Land Surveyor  
No. 5950  
Revised: 2024-10-22  
Date: 2024-05-23      Job No. 21235  
ZDI

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 3 of 3

V:\21235 Stratemann Tract\legals\Revised 21235 (94.023 ac) Stratemann Field Notes.docx





Field Notes for a Tract of Land  
Containing 33.347 acres (1,452,581.80 square feet)

A 33.347 acres (1,452,581.80 square feet) tract of land situated in the John Isham Survey No. 27, Abstract No. 365, County Block 5108, Bexar County, Texas, being a portion of a 77.377 acre tract as conveyed to Eustaquio Varela and Else Varela, by Special Warranty Deed as recorded in Document Number 20210357112, of the Official Public Records of Bexar County, Texas, said 33.347 acres (1,452,581.80 square feet) tract being more particularly described as follows:

**Commencing** at a found TxDOT (Texas Department of Transportation) brass disk monument with punch mark, having Texas State Plane Coordinates of N:13,706,636.87, E:2,199,814.54, on the northeast right of way line of East Loop 1604 North (a 260-foot wide right of way), being the south corner of an 89.2 acre tract, designated as "Tract One", as conveyed to Jean Stratemann, LLC, by Special Warranty Deed as recorded in Volume 17653, Page 1762, of the Official Public Records of Bexar County, Texas, and being the west corner of said 77.377 acre tract;

**Thence**, leaving the northeast right of way line of said East Loop 1604 North, with the southeast boundary of said 89.2 acre tract, being the northwest boundary of said 77.377 acre tract, North 29 degrees 33 minutes 31 seconds East, a distance of 517.12 feet to the **Point of Beginning**, having Texas State Plane Coordinates of N:13,707,086.68, E:2,200,069.65, being the southwest corner of the herein described tract;

**Thence**, continuing with the southeast boundary of said 89.2 acre tract, being the northwest boundary of said 77.377 acre tract, North 29 degrees 33 minutes 31 seconds East, a distance of 1362.82 feet to a found 1/2" iron rod, being the east corner of said 89.2 acre tract, being the south corner of a 119.566 acre tract as conveyed to SA White Wing Creek, LLC, by Special Warranty Deed as recorded in Document Number 20220022340, of the Official Public Records of Bexar County, Texas, and being an angle point in the herein described tract;

**Thence**, continuing with the northwest boundary of said 77.377 acre tract, being the southeast boundary of said 119.566 acre tract, North 29 degrees 32 minutes 03 seconds East, a distance of 129.77 feet to a found 1/2" iron rod, being the west corner of a 115.287 acre tract as conveyed to JBRF Limited Liability Company, a Texas Limited Company, by Warranty Deed with Vendor's Lien as recorded in Volume 16064, Page 1410, of the Official Public Records of Bexar County, Texas, and being the northwest corner of both said 77.377 acre tract and of the herein described tract;

**Thence**, leaving the southeast boundary of said 119.566 acre tract, with the southwest boundary of said 115.287 acre tract, being the northeast boundary of said 77.377 acre tract, South 60 degrees 35 minutes 32 seconds East, a distance of 688.47 feet to a found 1/2" iron rod with a yellow plastic cap stamped "BLS 2024", being the northwest corner of a portion of a 138.9037 acre tract, designated as "Tract 1", as conveyed to Accelerated Growth Capital, LLC, by Substitute Trustee's Deed as recorded in Document Number 20230221094, of the Official Public Records of Bexar County, Texas, and being the northeast corner of both said 77.377 acre tract and of the herein described tract;

**Thence**, leaving the southwest boundary of said 115.287 acre tract, with the westerly boundary of the portion of said 138.9037 acre tract, being the easterly boundary of said 77.377 acre tract, South 02 degrees 47 minutes 29 seconds East, a distance of 919.24 feet to a point, being the most easterly corner of 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:\24145 Chasin Heights - Varela Tract - 24108\legals\24145 Chasin Heights (33.347 ac) POD 9-10 Field Notes.docx

**Thence**, leaving the southwest boundary of the portion of said 138.9037 acre tract, over and across said 77.377 acre tract, the following three (3) courses:

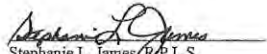
South 58 degrees 01 minute 16 seconds West, a distance of 811.34 feet to a point, being an angle point in the herein described tract;

North 72 degrees 10 minutes 32 seconds West, a distance of 278.36 feet to a point, being an angle point in the herein described tract;

North 54 degrees 44 minutes 10 seconds West, a distance of 523.66 feet to the **Point of Beginning**, containing 33.347 acres (1,452,581.80 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. A Survey of even date was prepared for this description.

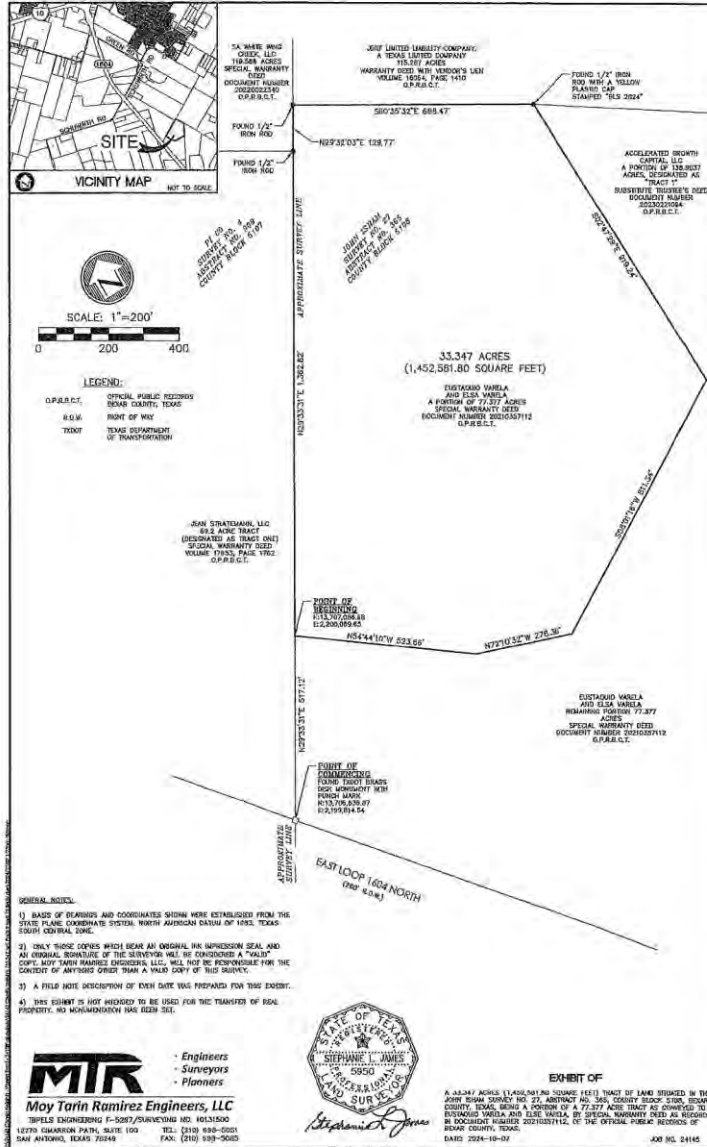


  
Stephanie L. James, P.L.S.  
Registered Professional Land Surveyor  
No. 5950  
Date: 2024-10-07      Job No. 24145  
ZDI

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:\24145 Chasin Heights - Varela Tract - 24108\legals\24145 Chasin Heights (33.347 ac) POD 9-10 Field Notes.docx



**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 554 single family units and a to be determined amount of commercial acreage
2. Onsite; Sewer
3. Offsite; traffic signal and turn lane
4. Open Space

# EXHIBIT "D"

## DOCUMENTS CONSIDERED NECESSARY AND APPROPRIATE



**CHASIN HEIGHTS 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 <sup>1</sup>	Ad Valorem Tax/(100*0.541590) <sup>2</sup>	Cumulative	
1	2025	-				\$ -	
2	2026	-				\$ -	
3	2027	60	\$ 299,835.00	\$ 17,990,100.00	\$ 92,613.93	\$ 92,613.93	
4	2028	180	\$ 321,471.00	\$ 57,864,780.00	\$ 297,890.78	\$ 390,504.71	
5	2029	308	\$ 323,198.00	\$ 99,544,984.00	\$ 512,462.55	\$ 902,967.27	
6	2030	397	\$ 323,198.00	\$ 128,309,606.00	\$ 660,544.27	\$ 1,563,511.54	
7	2031	465	\$ 323,198.00	\$ 150,287,070.00	\$ 773,685.35	\$ 2,337,196.89	
8	2032	533	\$ 323,198.00	\$ 172,264,534.00	\$ 886,826.43	\$ 3,224,023.32	
9	2033	548	\$ 323,198.00	\$ 177,112,504.00	\$ 911,784.03	\$ 4,135,807.35	
10	2034	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 5,057,574.41	
11	2035	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 5,979,341.47	
12	2036	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 6,901,108.54	
13	2037	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 7,822,875.60	
14	2038	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 8,744,642.66	
15	2039	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 9,666,409.73	
16	2040	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 10,588,176.79	
17	2041	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 11,509,943.85	
18	2042	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 12,431,710.92	
19	2043	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 13,353,477.98	
20	2044	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 14,275,245.04	
21	2045	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 15,197,012.10	
22	2046	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 16,118,779.17	
23	2047	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 17,040,546.23	
24	2048	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 17,962,313.29	
25	2049	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 18,884,080.36	
26	2050	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 19,805,847.42	
27	2051	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 20,727,614.48	
28	2052	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 21,649,381.55	
29	2053	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 22,571,148.61	
30	2054	554	\$ 323,198.00	\$ 179,051,692.00	\$ 921,767.06	\$ 23,492,915.67	
<b>TOTALS</b>					\$	23,492,915.67	\$ 23,492,915.67

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

CHASIN 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 ESD #10	East Central ISD
5	2029	\$ 484,684.20	\$ 41,513.64	\$ 31,343.96	\$ 261,608.90	\$ 484,515.81	\$ 175,399.86	\$ 1,636,305.33
10	2034	\$ 2,714,745.57	\$ 232,520.41	\$ 175,559.40	\$ 1,465,287.29	\$ 2,713,802.44	\$ 982,425.27	\$ 9,165,045.34
15	2039	\$ 5,188,622.23	\$ 444,410.19	\$ 335,542.08	\$ 2,800,565.28	\$ 5,186,819.65	\$ 1,877,683.73	\$ 17,516,911.52
20	2044	\$ 7,662,498.88	\$ 656,299.96	\$ 495,524.77	\$ 4,135,843.28	\$ 7,659,836.86	\$ 2,772,942.19	\$ 25,868,777.69
25	2049	\$ 10,136,375.54	\$ 868,189.73	\$ 655,507.46	\$ 5,471,121.27	\$ 10,132,854.07	\$ 3,668,200.65	\$ 34,220,643.86
30	2054	\$ 12,610,252.19	\$ 1,080,079.50	\$ 815,490.14	\$ 6,806,399.26	\$ 12,605,871.27	\$ 4,563,459.11	\$ 42,572,510.04

CHASIN HEIGHTS PUBLIC IMPROVEMENT DISTRICT  
FINANCIAL ANALYSIS

Projected Ad Valorem Tax Revenues

Year on Pac Roll*	Bexar County		Bexar County Road & Flood		SA River Authority		Alamo Community College		University Health System		Bexar County ESD #10		East Central ISD	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ 49,712.22	\$ 49,712.22	\$ 4,257.90	\$ 4,257.90	\$ 3,214.83	\$ 3,214.83	\$ 26,832.23	\$ 26,832.23	\$ 49,694.95	\$ 49,694.95	\$ 17,990.10	\$ 17,990.10	\$ 167,829.64	\$ 167,829.64
2028	\$ 159,896.33	\$ 209,608.55	\$ 13,695.44	\$ 17,953.33	\$ 10,240.44	\$ 13,955.27	\$ 86,305.52	\$ 113,137.55	\$ 152,962.78	\$ 209,537.73	\$ 57,864.78	\$ 75,854.88	\$ 539,820.53	\$ 707,650.18
2029	\$ 275,075.65	\$ 484,684.20	\$ 25,560.31	\$ 41,513.64	\$ 17,886.69	\$ 31,343.96	\$ 146,471.34	\$ 261,608.90	\$ 274,978.09	\$ 484,515.81	\$ 99,544.98	\$ 175,399.86	\$ 928,655.16	\$ 1,636,305.33
2030	\$ 354,559.22	\$ 839,243.42	\$ 30,468.32	\$ 71,881.96	\$ 22,828.93	\$ 54,272.88	\$ 191,873.28	\$ 452,882.67	\$ 354,436.04	\$ 838,951.31	\$ 128,309.61	\$ 303,709.47	\$ 1,197,000.31	\$ 2,833,305.65
2031	\$ 415,289.76	\$ 1,254,533.18	\$ 35,459.94	\$ 107,341.90	\$ 26,828.30	\$ 81,129.18	\$ 224,153.16	\$ 677,135.84	\$ 415,145.49	\$ 1,254,097.34	\$ 150,287.07	\$ 455,996.54	\$ 1,402,028.08	\$ 4,235,533.72
2032	\$ 476,020.31	\$ 1,730,553.49	\$ 40,771.57	\$ 148,223.47	\$ 30,783.67	\$ 111,912.85	\$ 254,952.55	\$ 924,088.39	\$ 473,824.94	\$ 1,729,952.48	\$ 172,284.53	\$ 626,281.07	\$ 1,601,053.84	\$ 5,843,589.56
2033	\$ 489,416.73	\$ 2,219,970.24	\$ 41,918.99	\$ 190,142.46	\$ 31,650.00	\$ 143,562.86	\$ 264,163.30	\$ 1,188,251.69	\$ 482,846.73	\$ 2,219,199.00	\$ 177,112.30	\$ 803,373.38	\$ 1,652,282.55	\$ 7,494,672.11
2034	\$ 494,735.33	\$ 2,714,705.57	\$ 42,377.95	\$ 232,520.41	\$ 31,996.54	\$ 175,559.40	\$ 267,055.00	\$ 1,452,307.29	\$ 494,603.44	\$ 2,713,802.44	\$ 179,051.69	\$ 982,425.27	\$ 1,670,373.23	\$ 9,165,045.34
2035	\$ 494,735.33	\$ 3,209,440.90	\$ 42,377.95	\$ 274,898.37	\$ 31,996.54	\$ 207,553.93	\$ 267,055.00	\$ 1,720,362.89	\$ 494,603.44	\$ 3,208,402.89	\$ 179,051.69	\$ 1,161,476.96	\$ 1,670,373.23	\$ 10,835,918.38
2036	\$ 494,735.33	\$ 3,704,176.23	\$ 42,377.95	\$ 317,276.32	\$ 31,996.54	\$ 239,552.47	\$ 267,055.00	\$ 1,979,384.49	\$ 494,603.44	\$ 3,703,007.33	\$ 179,051.69	\$ 1,340,538.62	\$ 1,670,373.23	\$ 12,507,291.81
2037	\$ 494,735.33	\$ 4,198,911.57	\$ 42,377.95	\$ 359,654.27	\$ 31,996.54	\$ 271,548.97	\$ 267,055.00	\$ 2,255,439.09	\$ 494,603.44	\$ 4,197,817.73	\$ 179,051.69	\$ 1,519,590.33	\$ 1,670,373.23	\$ 14,178,053.05
2038	\$ 494,735.33	\$ 4,693,646.90	\$ 42,377.95	\$ 401,532.22	\$ 31,996.54	\$ 303,545.51	\$ 267,055.00	\$ 2,532,494.09	\$ 494,603.44	\$ 4,692,421.21	\$ 179,051.69	\$ 1,694,642.02	\$ 1,670,373.23	\$ 15,852,706.00
2039	\$ 494,735.33	\$ 5,188,382.23	\$ 42,377.95	\$ 443,415.17	\$ 31,996.54	\$ 335,542.08	\$ 267,055.00	\$ 2,809,549.09	\$ 494,603.44	\$ 5,186,819.65	\$ 179,051.69	\$ 1,878,693.72	\$ 1,670,373.23	\$ 17,528,399.22
2040	\$ 494,735.33	\$ 5,683,117.56	\$ 42,377.95	\$ 485,308.14	\$ 31,996.54	\$ 367,538.62	\$ 267,055.00	\$ 3,076,604.09	\$ 494,603.44	\$ 5,681,515.43	\$ 179,051.69	\$ 2,057,845.41	\$ 1,670,373.23	\$ 19,206,244.44
2041	\$ 494,735.33	\$ 6,177,852.89	\$ 42,377.95	\$ 527,193.09	\$ 31,996.54	\$ 399,535.15	\$ 267,055.00	\$ 3,343,659.08	\$ 494,603.44	\$ 6,175,052.92	\$ 179,051.69	\$ 2,246,997.10	\$ 1,670,373.23	\$ 20,883,237.54
2042	\$ 494,735.33	\$ 6,672,588.22	\$ 42,377.95	\$ 569,148.04	\$ 31,996.54	\$ 431,531.69	\$ 267,055.00	\$ 3,620,714.08	\$ 494,603.44	\$ 6,672,288.07	\$ 179,051.69	\$ 2,436,048.79	\$ 1,670,373.23	\$ 22,559,286.78
2043	\$ 494,735.33	\$ 7,167,323.55	\$ 42,377.95	\$ 611,144.05	\$ 31,996.54	\$ 463,523.23	\$ 267,055.00	\$ 3,903,972.08	\$ 494,603.44	\$ 7,165,024.42	\$ 179,051.69	\$ 2,625,100.48	\$ 1,670,373.23	\$ 24,234,391.22
2044	\$ 494,735.33	\$ 7,662,058.88	\$ 42,377.95	\$ 652,999.96	\$ 31,996.54	\$ 495,516.77	\$ 267,055.00	\$ 4,192,983.28	\$ 494,603.44	\$ 7,659,836.86	\$ 179,051.69	\$ 2,814,158.11	\$ 1,670,373.23	\$ 25,914,544.46
2045	\$ 494,735.33	\$ 8,156,794.21	\$ 42,377.95	\$ 694,777.91	\$ 31,996.54	\$ 527,511.31	\$ 267,055.00	\$ 4,482,988.88	\$ 494,603.44	\$ 8,154,443.20	\$ 179,051.69	\$ 2,993,209.80	\$ 1,670,373.23	\$ 27,584,797.69
2046	\$ 494,735.33	\$ 8,651,529.54	\$ 42,377.95	\$ 736,555.86	\$ 31,996.54	\$ 559,514.84	\$ 267,055.00	\$ 4,773,043.87	\$ 494,603.44	\$ 8,649,830.30	\$ 179,051.69	\$ 3,172,261.49	\$ 1,670,373.23	\$ 29,255,059.18
2047	\$ 494,735.33	\$ 9,146,264.88	\$ 42,377.95	\$ 778,339.82	\$ 31,996.54	\$ 591,518.38	\$ 267,055.00	\$ 5,063,098.47	\$ 494,603.44	\$ 9,143,647.15	\$ 179,051.69	\$ 3,351,313.18	\$ 1,670,373.23	\$ 30,925,372.37
2048	\$ 494,735.33	\$ 9,641,000.21	\$ 42,377.95	\$ 820,131.78	\$ 31,996.54	\$ 623,521.92	\$ 267,055.00	\$ 5,348,153.67	\$ 494,603.44	\$ 9,637,464.43	\$ 179,051.69	\$ 3,524,364.87	\$ 1,670,373.23	\$ 32,595,737.10
2049	\$ 494,735.33	\$ 10,135,735.54	\$ 42,377.95	\$ 868,189.73	\$ 31,996.54	\$ 655,525.46	\$ 267,055.00	\$ 5,633,208.67	\$ 494,603.44	\$ 10,132,854.07	\$ 179,051.69	\$ 3,693,416.57	\$ 1,670,373.23	\$ 34,269,152.63
2050	\$ 494,735.33	\$ 10,630,470.87	\$ 42,377.95	\$ 910,567.68	\$ 31,996.54	\$ 687,529.99	\$ 267,055.00	\$ 5,917,263.67	\$ 494,603.44	\$ 10,627,457.07	\$ 179,051.69	\$ 3,862,468.26	\$ 1,670,373.23	\$ 35,941,625.86
2051	\$ 494,735.33	\$ 11,125,206.20	\$ 42,377.95	\$ 952,945.64	\$ 31,996.54	\$ 719,530.53	\$ 267,055.00	\$ 6,200,318.67	\$ 494,603.44	\$ 11,122,060.90	\$ 179,051.69	\$ 4,024,504.03	\$ 1,670,373.23	\$ 37,614,101.10
2052	\$ 494,735.33	\$ 11,620,001.53	\$ 42,377.95	\$ 995,323.59	\$ 31,996.54	\$ 751,527.07	\$ 267,055.00	\$ 6,482,378.07	\$ 494,603.44	\$ 11,616,664.30	\$ 179,051.69	\$ 4,195,558.73	\$ 1,670,373.23	\$ 39,284,576.37
2053	\$ 494,735.33	\$ 12,114,746.86	\$ 42,377.95	\$ 1,037,701.55	\$ 31,996.54	\$ 783,523.61	\$ 267,055.00	\$ 6,759,443.66	\$ 494,603.44	\$ 12,111,267.83	\$ 179,051.69	\$ 4,364,407.42	\$ 1,670,373.23	\$ 40,959,052.60
2054	\$ 494,735.33	\$ 12,610,482.19	\$ 42,377.95	\$ 1,080,079.50	\$ 31,996.54	\$ 815,490.14	\$ 267,055.00	\$ 7,036,498.26	\$ 494,603.44	\$ 12,605,871.27	\$ 179,051.69	\$ 4,533,459.11	\$ 1,670,373.23	\$ 42,572,510.04
Total	\$ 12,610,252.19	\$ 1,080,079.50	\$ 815,490.14	\$ 6,806,399.26	\$ 12,605,871.27	\$ 4,563,459.11	\$ 46,572,510.04							

\*Tax Rates per B.C.A.D. 2064 Tax Rate Chart

**CHASIN HEIGHTS PUBLIC IMPROVEMENT DISTRICT  
FINANCIAL ANALYSIS**

**Projected PID Qualified Costs**

Offsite Improvements		
Soft Costs	Linear Feet	Cost
Engineering & MDP		\$ 241,046.00
PID Legal		\$ 50,000.00
Water Feasability		\$ 3,000.00
<b>Subtotal</b>		<b>\$294,046</b>
Hard Costs		
Hard Costs	Linear Feet	Cost
Offsite Sewer		\$ 750,000.00
Road including Turn Lanes		\$ 758,633.00
Drainage		\$ 456,350.00
Traffic Light		\$ 150,000.00
Easement		\$ 193,000.00
<b>Subtotal</b>	-	<b>\$ 2,307,983.00</b>
<b>Total Offsite Linear Feet and Costs</b>	-	<b>\$ 2,602,029.00</b>

Onsite Improvements		
Soft Costs	Linear Feet	Cost
City/County Fees	-	\$ 467,655.05
Engineering	-	\$ 1,354,526.00
Formation	-	\$ 60,000.00
<b>Subtotal</b>	-	<b>\$ 1,882,181.05</b>
Hard Costs		
Hard Costs	Linear Feet	Cost
Site Work		\$ 961,589.52
Sewer	20,110	\$ 1,930,168.99
Water	23,740	\$ 2,703,943.38
Drainage	8,300	\$ 359,166.22
Streets	23,050	\$ 7,665,740.26
Electrical		\$ 3,619,506.78
SWPP		\$ 10,750.00
Project Management		\$ 554,000.00
Mail Boxes		\$ 126,000.00
Street Signs		\$ 24,952.87
Contingency		\$ 1,154,185.00
<b>Subtotal</b>	<b>55,090.00</b>	<b>\$ 19,110,003.02</b>
<b>Total Onsite Linear Feet &amp; Costs</b>	<b>55,090.00</b>	<b>\$ 20,992,184.07</b>
<b>Total Eligible PID Costs (Total Linear Feet, Offsite Soft and Hard Costs, Onsite Soft and Hard Costs, &amp; Contingency Costs)</b>		<b>\$ 23,594,213.07</b>

01/16/26

**EXHIBIT “E”**

**CITY OF SAN ANTONIO CONSENT TO CREATION**

To be incorporated upon receipt of the City Council–approved resolution