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SUITE 1360  
SAN ANTONIO, TEXAS 78205  
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**SAPPHIRE GROVE SPECIAL IMPROVEMENT DISTRICT**  
**PID SUMMARY**

**1. Public Improvement District:**

- a. Name: Sapphire Grove Special Improvement District (New Sulphur Springs)
- b. Location: South of New Sulphur Springs Rd. and East of Gardner Rd.
- c. Applicant/Property Owner: Guillermo T. Reynoso and Emilce A. Reynoso
- d. Applicant/Developer: Lennar Homes of Texas Land and Construction, Ltd.
- e. Jurisdiction: Bexar County (City of San Antonio's Extraterritorial Jurisdiction)
- f. Acreage: 173 acres
- g. Water: East Central SUD
- h. Sewer: SAWS by connection (no CCN)

**2. Statutory Authority, Ad Valorem Tax, and Sales and Use Tax:**

- a. The Sapphire Grove Special Improvement District (District) would be a public improvement district created pursuant to Chapter 382 of the TX Local Government Code with the power to assess ad valorem tax at a rate not to exceed the City's tax rate and the power to issue bonds.

**3. Project:**

- a. 950 SF Homes
- b. Proposed On-Site Improvements: Individual Lot Improvements, Streets, Utilities, Drainage, and Grading
- c. Proposed Off-Site Improvements: Offsite extension of sewer line
- d. Improvements are dependent on phasing/adjacent platting, County obtaining the necessary ROW/easements, other developer improvements, and reimbursements through the District
- e. Improvement Costs: \$36,196,391
- f. District Revenue: \$24,079,302



BRANDFORD

CARWIN RD

WILFIELD

SOUTH FORGEN

BECK RD

RUTH LEE DR

RESERVOIR ST

CROW RD

NEW SULPHUR SPGS

COVER RD

ISOVER RD

BURSHARD RD

CROSS

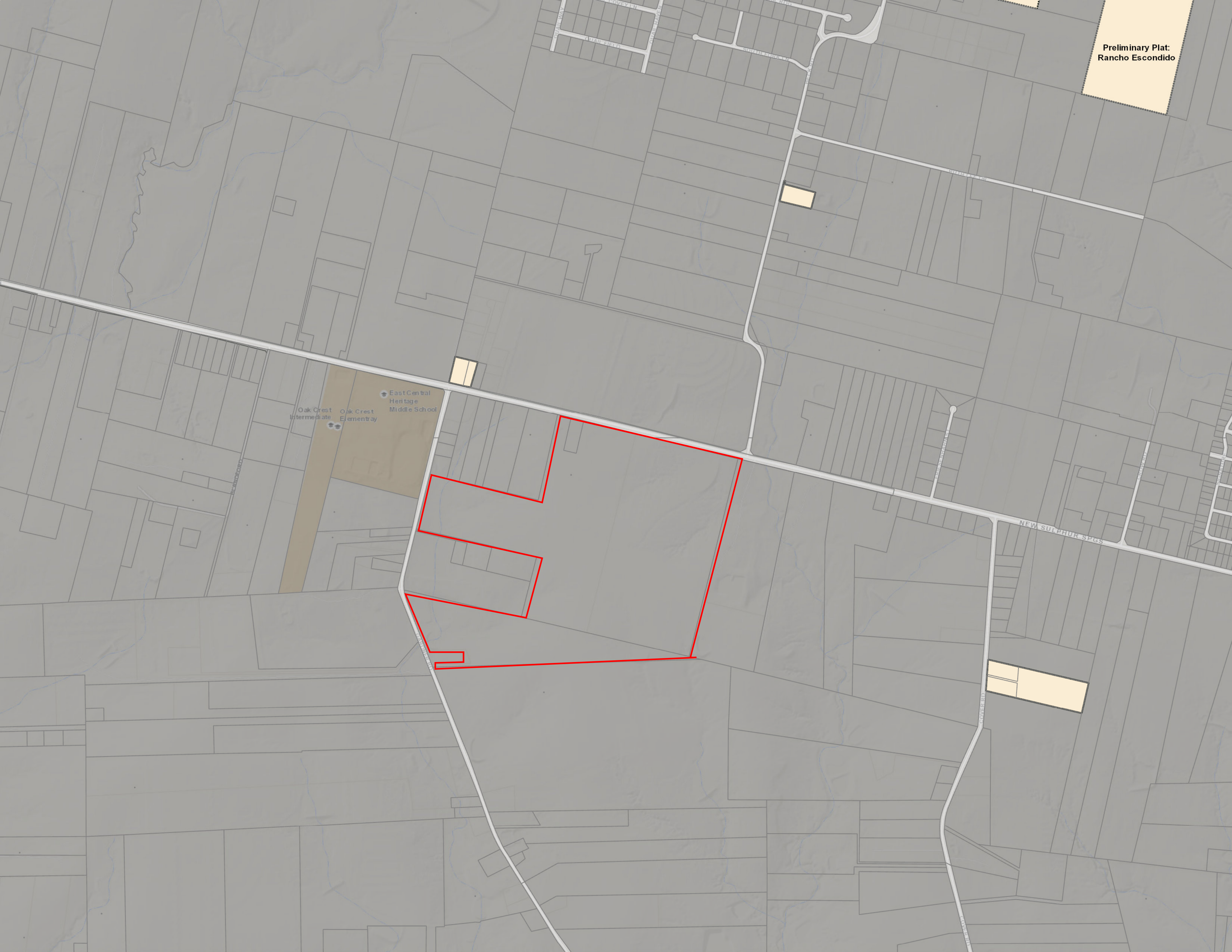
FIDELITY

SUNNY

HEDGE GROU

SAND WOOD

SIGNATURE



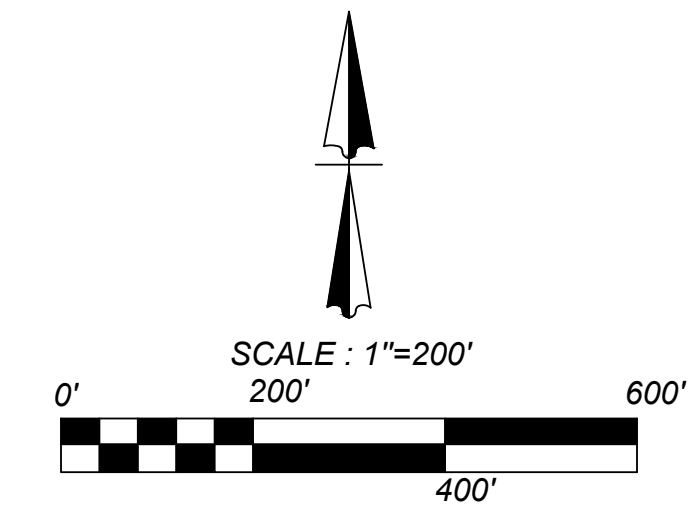
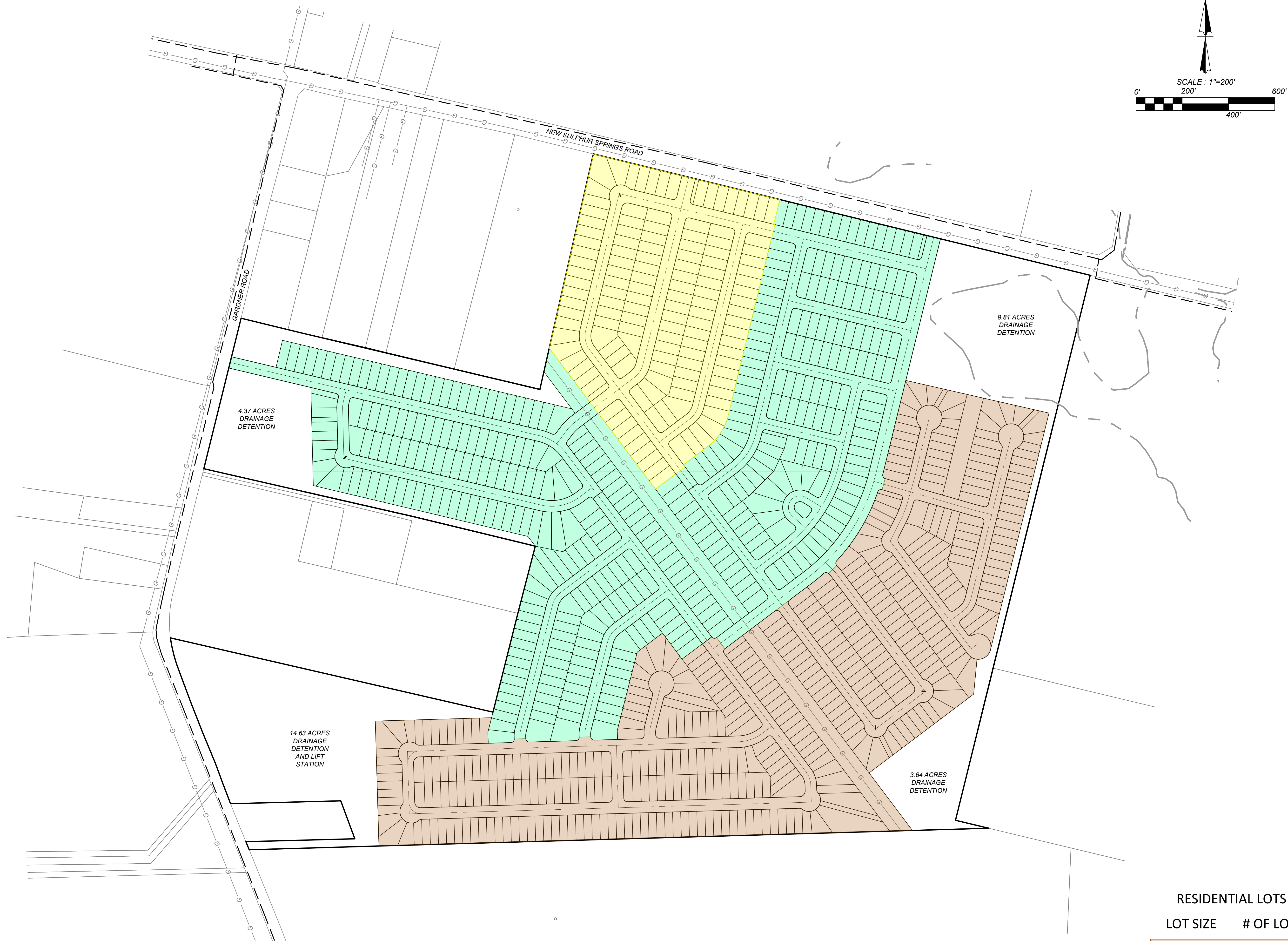
Oak Crest Intermediate  
Oak Crest Elementary  
East Central Heritage Middle School

NEW SULPHUR SPRINGS

ROVER RD

Buckhorn

Date: Oct 20, 2020, 12:58pm User ID: teiseh  
 File: G:\Marketing\Lamar\New Sulphur Springs Tract\DWG\New Sulphur Springs Preliminary Lot Layout 3.dwg



RESIDENTIAL LOTS	
LOT SIZE	# OF LOTS
35' x 110'	415
40' x 110'	399
45' x 110'	133
<b>TOTAL</b>	<b>947</b>

REVISIONS	ISSUE DATE

**NEW SULPHUR SPRINGS  
 BEXAR COUNTY, TEXAS  
 PRELIMINARY LOT LAYOUT**

JOB NO.	-	PLAT NO.	-
DATE:	-	DRAWN:	-
CHECKED:	-	SHEET NUMBER:	<b>1 OF 1</b>

**Attachment III:  
USA-25374  
"New Sulphur Springs" Tract  
Proposed Sewer Infrastructure Map  
173.1 Acres**



**Legend**

- Parcels Update
- USA Tract
- Existing Sewer Main
- Proposed Gravity Sewer Main
- Proposed Oversized Gravity Sewer Main
- Proposed Force Main
- Proposed Liftstation

**Project Location**



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