

ORDER GRANTING PETITION FOR CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED REAL ROAD 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 September 27, 2024, 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 Real Road 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 Real Road 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 "Real Road 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. Jackson Olmstead
2. Clint Ray
3. Michael Crocker
4. Justin Sheedy
5. Aaron Kendle
6. Michael Johnson
7. Dr. Michael Little

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

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

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

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


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

In addition, a certified copy of this Order shall be filed in the Real Property Records of Bexar County.

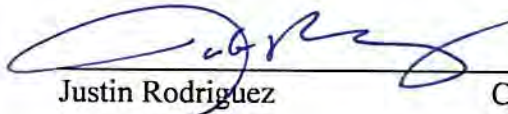
PASSED, ADOPTED, ORDERED AND EFFECTIVE this 3 day of February, 2026.



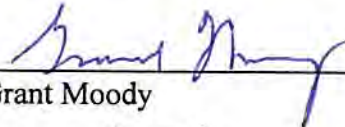
Peter Sakai County Judge



Rebeca Clay-Flotes 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

**STATE OF TEXAS
COUNTY OF BEXAR**

FIELD NOTES FOR 134.62 ACRES OF LAND

BEING 134.62 ACRES OF LAND OUT OF THE EDWARD GIESKE SURVEY NO. 32, ABSTRACT NO. 280, COUNTY BLOCK NO. 5124, AND JOHN W. HOYT SURVEY NO. 33, ABSTRACT NO. 310, COUNTY BLOCK NO. 5102, BEXAR COUNTY AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO PECOS BLUE MOON LP IN THE DEED OF RECORD IN DOCUMENT 20190009431 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found ½" pin on the westerly right-of-way line of Zigmont Road for the southeasterly corner of the Diane Fay Pruske land as described in Volume 3283, Page 933 of the Official Public Records of Bexar County, Texas and the lower northeasterly corner of this tract;

THENCE with said right-of-way as follows:

South 13° 36' 32" West, a distance of 533.26 feet to a set ½" rebar with a "Pollok & Sons" cap;
South 24° 21' 02" West, a distance of 94.34 feet to a set ½" rebar with a "Pollok & Sons" cap;
South 13° 44' 58" West, a distance of 213.70 feet to a set ½" rebar with a "Pollok & Sons" cap for the northeasterly corner of the Steven E. Schott land as described in Volume 14658, Page 1050 of the Official Public Records of Bexar County and a corner of this tract;

THENCE with the common line of said Schott land as follows:

North 81° 36' 35" West, a distance of 281.02 feet to a set ½" rebar with a "Pollok & Sons" cap;
South 13° 43' 25" West, a distance of 300.43 feet to a set ½" rebar with a "Pollok & Sons" cap;
South 81° 36' 35" East, a distance of 299.74 feet to a found ½" pin on the aforementioned westerly right of way line of Zigmont Road for the southeasterly corner of said Schott land and a corner of this tract;

THENCE with said right-of-way as follows:

South 13° 15' 04" West, a distance of 394.23 feet to a found ½" pin;
South 25° 58' 02" West, a distance of 116.03 feet to a set ½" rebar with a "Pollok & Sons" cap;
South 14° 04' 51" West, a distance of 22.58 to a set ½" rebar with a "Pollok & Sons" cap for the northeasterly corner of the Joseph Mosely, Jr. land as described in Volume 16538, Page 284 of the Official Public Records of Bexar County, Texas and the southeasterly corner of this tract;

THENCE North 76° 07' 32" West, with the common line of said Mosely land, a distance of 512.13 feet to a found ½" pin with an "Elizando" cap for the northwesterly corner of said Mosely land, the northeasterly corner of the Refugio Ledesma, et ux land as described in Volume 12671, Page 879 of the Official Public Records of Bexar County, Texas, and a corner of this tract;

THENCE North 85° 50' 03" West, with the common line of said Ledesma land, the Robert A. Collins land as described in Volume 7915, Page 826 of the Official Public Records of Bexar County, Texas, the Gilbert Dudley Owen land as described in Volume 4008 page 1598 of the Deed Records of Bexar County, Texas, and of the Anthony Douglas and Blanca Elia Douglas land as described in Document 20190251825 of the Official Public Records of Bexar County, Texas, in all a distance of 2396.56 feet to a found ½" pin for the southeasterly corner of the Ronnie E. Ott land as described in Volume 8440, Page 1294 of the Official Public Records of Bexar County, Texas and the southwest corner of this tract;

THENCE North 11° 57' 26" East, with the common line of said Ott land, a distance of 2253.32 feet to a set ½" rebar with a "Pollok & Sons" cap on the southerly right-of-way of Real Road for the northeasterly corner of said Ott land and the northwesterly corner of this tract;

Page Two – 134.62 Acres

THENCE with said Real Road right-of-way as follows:


North 70° 34' 32" East, a distance of 34.09 feet to a set ½" rebar with a "Pollok & Sons" cap;
South 78° 40' 40" East, a distance of 384.54 feet to a found ½" pin with a "Unitech" cap;
South 11° 19' 20" West, a distance of 23.00 feet to a found ½" pin with a "Pape Dawson" cap;
South 78° 40' 40" East, a distance of 806.98 feet to a set ½" rebar with a "Pollok & Sons" cap;
North 11° 09' 20" East, a distance of 23.00 feet to a found ½" pin with a "Unitech" cap;
South 78° 40' 40" East, a distance of 1212.59 feet to a found ½" pin for the northwesterly corner
of the Anthony Alonso land as described in Document 20200296519 in the Official Records of
Bexar County, Texas and the upper northeasterly corner of this tract;

THENCE South 13° 10' 37" West, with the common line of said Alonso land, a distance of
328.63 feet to a set ½" rebar with a "Pollok & Sons" cap for the southwesterly corner of said
Alonso land and an interior corner of this tract;

THENCE South 78° 39' 59" East, continuing with the common line of said Alonso land, of the
Darlene Crittenden land as described in Volume 5391, Page 1764 of the Official Public Records
of Bexar County, Texas, and of the aforementioned Diane Fay Pruske land, in all a distance of
530.94 feet to the **POINT OF BEGINNING** and containing 134.62 acres of land as shown on a
plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700



Larry J. Pollok, RPLS #5186
March 6, 2023



Refer. 23-0089

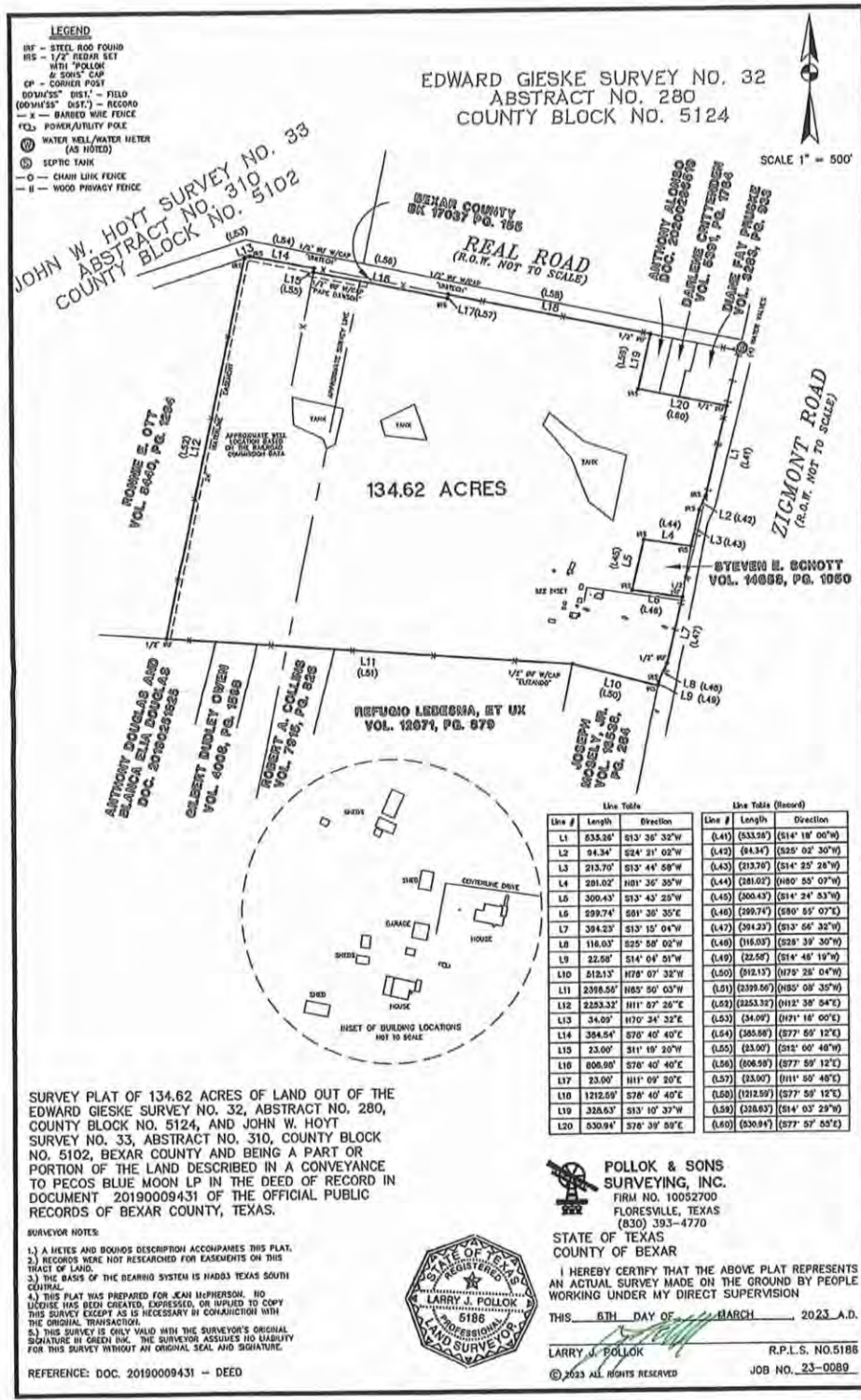


EXHIBIT “B”

PETITION

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED
THE REAL ROAD SPECIAL IMPROVEMENT DISTRICT**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

SCANNED

TO: THE HONORABLE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS

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

I. NAME

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

II. PETITIONER

In compliance with the requirements of the Code, and as determined by the current tax roll of the Bexar County Appraisal District, the Petitioner constitutes: the owner representing more than fifty-percent (50%) of the appraised value of taxable real property proposed to be included within the public improvement district proposed in this Petition.

Attached to this Petition is a sworn statement, affirming the Petitioner is the holder of fee simple title to more than fifty-percent (50%) of the appraised value of taxable real property proposed to be included within the District (as defined below) and is the owner representing more than fifty-percent (50%) of all record owners of property within the proposed District. The Petitioner requests, and consents to, the creation of the District, as set forth in this Petition. The sworn statement of the Petitioner is attached hereto as **Exhibit "B"** and incorporated herein for all purposes.

III. BOUNDARIES

The proposed boundaries of the District shall include the Subject Property, more particularly described in **Exhibit "A"** attached hereto and incorporated herein for all purposes. The total acreage of the District is approximately 134.62 acres total. None of the land to be included in the District is within the corporate boundaries of any municipality and all of the land proposed to be included in the District is in the ETJ of the City and in the County.

IV. GENERAL NATURE OF THE PROPOSED PUBLIC IMPROVEMENTS

The Petitioner requests that the County create a public improvement district and authorize it to engage in economic development projects and grant to the District the powers requested in this Petition. The District proposes to enter into development agreements as are deemed advisable to promote state and local economic development and to stimulate residential and commercial activity in the District. The general nature of the work proposed to be done may include, but is not limited to: onsite roads (including, but not limited to, a collector road); offsite roads; offsite utility extension (including, but not limited to, extension of a water line); onsite public improvements for residential lots (septic and/or sewer system, water, streets, and drainage); the improvement and construction of water, septic and/or sewer system, dry utilities (gas and electric) detention ponds, storm sewer (if applicable), impact fees for capacity, road, landscaping in public right of ways, or sidewalks; right of way acquisition costs; easement acquisition costs; appraisal costs; geotechnical engineering costs; environmental inspection/testing and remediation costs; well plugging costs; demolition costs; water and sewer (if applicable) impact fees; floodplain reclamation costs; tree mitigation costs; park/entry/amenity improvement costs; including any cost or expense of purchasing, constructing, maintaining, acquiring, owning, operating, repairing, leasing, improving, extending, or paying for inside (i.e. onsite) and outside (i.e. offsite) the district boundaries flood plains and wetlands regulation and endangered species permits, stormwater permits, including mitigation; and all works, improvements, facilities, plants, equipment, appliances, interest in property, and contract rights needed thereof, and administrative facilities needed in connection therewith, related surveying, engineering, and legal fees, costs and expenses, and all rights of way and other interests in land necessary or convenient in connection therewith, as well as reasonable contingencies, associated with the costs of public improvements. Further, the public improvements financed by the District may include any public improvements in compliance with Chapter 382 of the Code, as amended, and in accordance with the governing laws.

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

The total estimated capital cost for the District's public improvements is approximately \$34,762,629.55. Such costs can be partially offset with the imposition of taxes and the issuance of bonds by the District, as further described herein.

VI. NATURE OF THE DISTRICT AND AUTHORITY

The District is expressly requested pursuant to Chapter 382 of the Code. The District shall be created for the purposes of a district created and organized under Section 52, Article III, and Section 59, Article XVI of the Texas Constitution, Chapters 380, 381, and 382 of the Code, and for the purpose of creating a program for economic development as provided in Section 52, Article III of the Texas Constitution, and for any other lawful purpose authorized by the governing laws.

The Petitioner specifically requests that:

- (1) the County authorize the District to exercise the powers granted under Chapter 382 of the Code;

- (2) the County delegate to the District all powers that the County is granted pursuant to Chapter 382; and
- (3) the County authorize the District to engage in economic development projects, as the District may enter into development agreements which are deemed advisable to promote state and local economic development and to stimulate business and commercial activity in the District.

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

VII. ROAD IMPROVEMENTS

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

VIII. ADVISORY BOARD

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

IX. MANAGEMENT OF THE DISTRICT AND BOARD OF DIRECTORS

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

X. TAXES AND BONDS

The Petitioner requests that the County authorize the District to accomplish its purposes and the costs of services and improvements by imposing an ad valorem tax and a sales and use tax. The District shall also have the authority to issue bonds, negotiate promissory notes, and other District obligations, as further described herein.

The Petitioners specifically request that:

- (1) the District's proposed improvements be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments;
- (2) the County grant the District authority to impose an ad valorem tax and sales and use tax to accomplish the economic development purposes prescribed by Section 52a, Article III, of the Texas Constitution;

- (3) the County grant the District authority, in accordance with Section 382.152 of the Code, to issue bonds, negotiable promissory notes and other District obligations, which may be secured by District revenue or any type of District taxes, or any combination of taxes and revenue pledged to the payment of bonds; and
- (4) the County grant the District authority as provided in Sections 382.158 and 382.159 of the Code, regarding borrowing and repayment of costs, respectively.

In regard to the proposed tax rates, the Petitioner specifically requests that the County authorize the District to:

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

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

XI. METHOD OF ASSESSMENT

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

XII. APPORTIONMENT OF COST BETWEEN COUNTY AND THE DISTRICT

Approval and creation of the District will not obligate the County to provide any funds to finance the proposed public improvements. All costs of the District shall be paid by and apportioned to the District, and not to the County, as a whole.

XIII. ADVISABILITY AND FEASIBILITY OF THE DISTRICT AND BEST INTERESTS OF THE COUNTY

The District and its proposed improvements and economic development projects appear feasible and are necessary and advisable for the economy of the District and the County. Additionally, the County may create a public improvement district if the County determines it is in the best interest of the County. The area comprising the District is not presently developed, and therefore, the proposed District is necessary to pay for or finance public improvements and economic development within the District. Furthermore, the District will serve the public purpose of promoting and encouraging new residential development in the District and the County, which will encourage employment and economic activity within the District and the County. As such, the County's creation of the District is in the best interest of the County, as the District and the proposed improvements confer a special benefit on the District, the Subject Property within the District, and the County.

XIV. FILING WITH THE COUNTY CLERK

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

XV. PRAYER

This Petition requests that the County create the District, include the Subject Property therein, and grant to the District the powers requested in the Petition. The Petitioner prays that this Petition be heard and the Commissioners Court set a hearing date, publish notice of, conduct a hearing, make certain findings, and enter an Order creating the District in a manner authorized under Chapter 382 of the Code and as described herein.

Respectfully submitted this 27th day of September 2024.

Signature(s) on the Following Page(s)

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

STATE OF TEXAS
COUNTY OF BEXAR

FIELD NOTES FOR 134.62 ACRES OF LAND

BEING 134.62 ACRES OF LAND OUT OF THE EDWARD GIESKE SURVEY NO. 32, ABSTRACT NO. 280, COUNTY BLOCK NO. 5124, AND JOHN W. HOYT SURVEY NO. 33, ABSTRACT NO. 310, COUNTY BLOCK NO. 5102, BEXAR COUNTY AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO PECOS BLUE MOON LP IN THE DEED OF RECORD IN DOCUMENT 20190009431 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found $\frac{1}{2}$ " pin on the westerly right-of-way line of Zigmont Road for the southeasterly corner of the Diane Fay Pruske land as described in Volume 3283, Page 933 of the Official Public Records of Bexar County, Texas and the lower northeasterly corner of this tract;

THENCE with said right-of-way as follows:

South $13^{\circ} 36' 32''$ West, a distance of 533.26 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South $24^{\circ} 21' 02''$ West, a distance of 94.34 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South $13^{\circ} 44' 58''$ West, a distance of 213.70 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of the Steven E. Schott land as described in Volume 14658, Page 1050 of the Official Public Records of Bexar County and a corner of this tract;

THENCE with the common line of said Schott land as follows:

North $81^{\circ} 36' 35''$ West, a distance of 281.02 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South $13^{\circ} 43' 25''$ West, a distance of 300.43 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South $81^{\circ} 36' 35''$ East, a distance of 299.74 feet to a found $\frac{1}{2}$ " pin on the aforementioned westerly right of way line of Zigmont Road for the southeasterly corner of said Schott land and a corner of this tract;

THENCE with said right-of-way as follows:

South $13^{\circ} 15' 04''$ West, a distance of 394.23 feet to a found $\frac{1}{2}$ " pin;
South $25^{\circ} 58' 02''$ West, a distance of 116.03 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South $14^{\circ} 04' 51''$ West, a distance of 22.58 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of the Joseph Mosely, Jr. land as described in Volume 16538, Page 284 of the Official Public Records of Bexar County, Texas and the southeasterly corner of this tract;

THENCE North $76^{\circ} 07' 32''$ West, with the common line of said Mosely land, a distance of 512.13 feet to a found $\frac{1}{2}$ " pin with an "Elizando" cap for the northwesterly corner of said Mosely land, the northeasterly corner of the Refugio Ledesma, et ux land as described in Volume 12671, Page 879 of the Official Public Records of Bexar County, Texas, and a corner of this tract;

THENCE North $85^{\circ} 50' 03''$ West, with the common line of said Ledesma land, the Robert A. Collins land as described in Volume 7915, Page 826 of the Official Public Records of Bexar County, Texas, the Gilbert Dudley Owen land as described in Volume 4008 page 1598 of the Deed Records of Bexar County, Texas, and of the Anthony Douglas and Blanca Elia Douglas land as described in Document 20190251825 of the Official Public Records of Bexar County, Texas, in all a distance of 2396.56 feet to a found $\frac{1}{2}$ " pin for the southeasterly corner of the Ronnie E. Ott land as described in Volume 8440, Page 1294 of the Official Public Records of Bexar County, Texas and the southwest corner of this tract;

THENCE North $11^{\circ} 57' 26''$ East, with the common line of said Ott land, a distance of 2253.32 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the southerly right-of-way of Real Road for the northeasterly corner of said Ott land and the northwesterly corner of this tract;

Page Two – 134.62 Acres

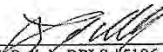
THENCE with said Real Road right-of-way as follows:
North 70° 34' 32" East, a distance of 34.09 feet to a set ½" rebar with a "Pollok & Sons" cap;
South 78° 40' 40" East, a distance of 384.54 feet to a found ½" pin with a "Unitech" cap;
South 11° 19' 20" West, a distance of 23.00 feet to a found ½" pin with a "Pape Dawson" cap;
South 78° 40' 40" East, a distance of 806.98 feet to a set ½" rebar with a "Pollok & Sons" cap;
North 11° 09' 20" East, a distance of 23.00 feet to a found ½" pin with a "Unitech" cap;
South 78° 40' 40" East, a distance of 1212.59 feet to a found ½" pin for the northwesterly corner
of the Anthony Alonso land as described in Document 20200296519 in the Official Records of
Bexar County, Texas and the upper northeasterly corner of this tract;

THENCE South 13° 10' 37" West, with the common line of said Alonso land, a distance of
328.63 feet to a set ½" rebar with a "Pollok & Sons" cap for the southwesterly corner of said
Alonso land and an interior corner of this tract;

THENCE South 78° 39' 59" East, continuing with the common line of said Alonso land, of the
Darlene Crittenden land as described in Volume 5391, Page 1764 of the Official Public Records
of Bexar County, Texas, and of the aforementioned Diane Fay Pruske land, in all a distance of
530.94 feet to the **POINT OF BEGINNING** and containing 134.62 acres of land as shown on a
plat that accompanies this description.

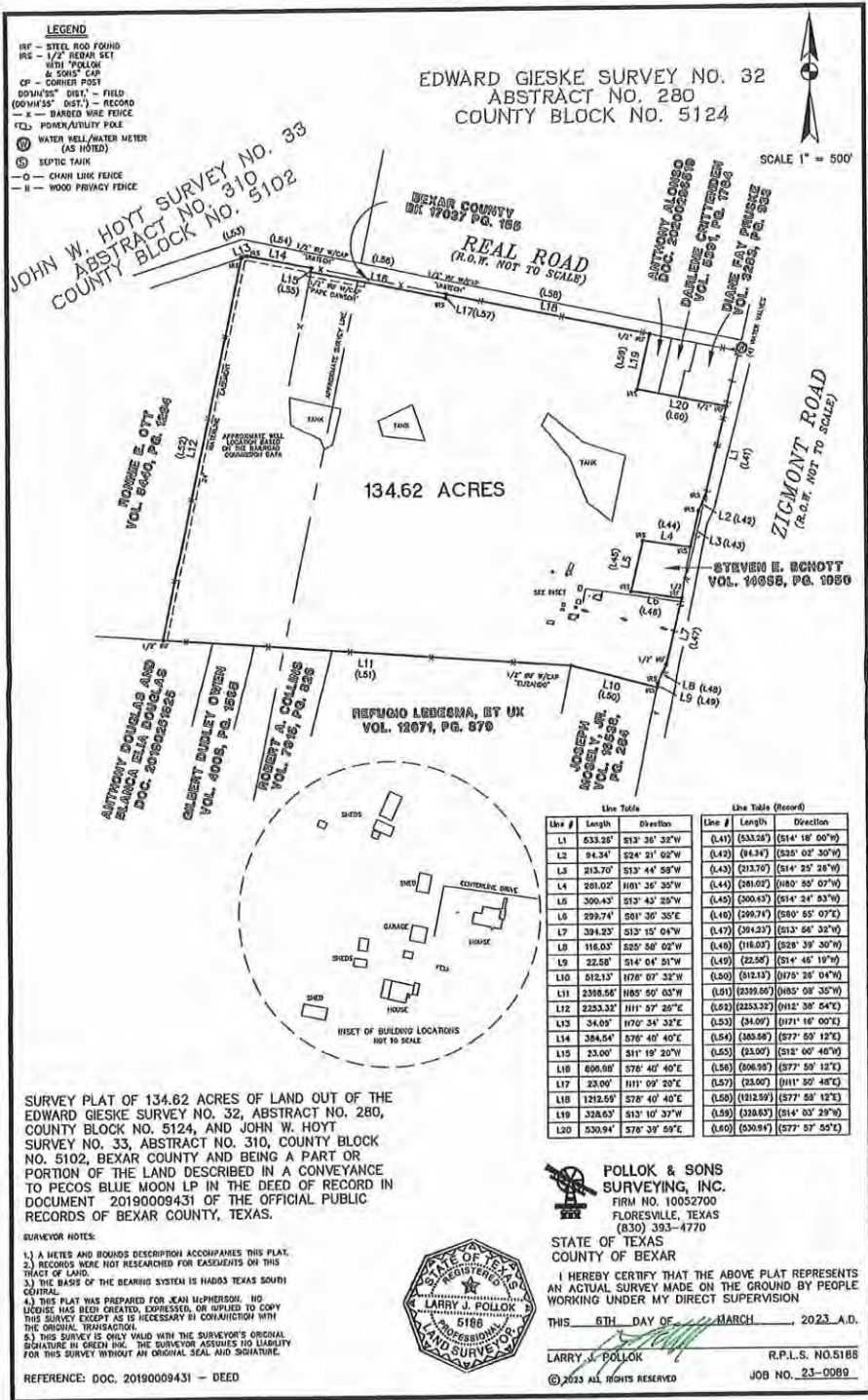
The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, RPLS #5186
March 6, 2023



Refer. 23-0089



- LEGEND**
- 1/8" - STEEL ROD FOUND
 - 1/2" - REDAR SET
 - WITH POLKON & SONS' CAP
 - CP - CORNER POST
 - DDMM'SS" DIST. - FIELD
 - (DDMM'SS" DIST.) - RECORD
 - X - BARBED WIRE FENCE
 - (D) - POWER/UTILITY POLE
 - (W) - WATER WELL/WATER METER (AS NOTED)
 - (E) - SEPTIC TANK
 - O - CHAIN LINK FENCE
 - - - WOOD PRIVACY FENCE

EDWARD GIESKE SURVEY NO. 32
 ABSTRACT NO. 280
 COUNTY BLOCK NO. 5124

SCALE 1" = 500'

JOHN W. HOYT SURVEY NO. 33
 ABSTRACT NO. 310
 COUNTY BLOCK NO. 5102

RONNIE E. OTT
 VOL. 4860, PG. 1244

BEXAR COUNTY
 BK 17037 PG. 156

REAL ROAD
 (R.O.W. NOT TO SCALE)

ANTHONY ALONSO
 DOC. 2019009431

DIANE EAY PRINCE
 VOL. 2865, PG. 205

ZICMONT ROAD
 (R.O.W. NOT TO SCALE)

13.62 ACRES

STEVEN E. BHOFF
 VOL. 14858, PG. 1056

ANTHONY DOUGLAS AND
 BLANCA ELIA DOUGLAS
 DOC. 2019009431

GILBERT BUDLEY OWEN
 VOL. 4005, PG. 1868

ROBERT A. COLLINS
 VOL. 7816, PG. 238

REFUGIO LEBEGNA, ET UX
 VOL. 12071, PG. 570

Line Table			Line Table (Record)		
Line #	Length	Direction	Line #	Length	Direction
L1	533.26'	S13° 26' 32"W	(L41)	(533.26)	(S14° 18' 00"W)
L2	94.34'	S24° 31' 02"W	(L42)	(94.34)	(S25° 02' 30"W)
L3	213.70'	S13° 44' 58"W	(L43)	(213.70)	(S14° 25' 28"W)
L4	281.02'	N01° 26' 35"W	(L44)	(281.02)	(N00° 50' 07"W)
L5	390.43'	S13° 42' 25"W	(L45)	(390.43)	(S14° 24' 53"W)
L6	293.74'	S01° 30' 35"E	(L46)	(293.74)	(S00° 55' 07"E)
L7	381.23'	S12° 15' 04"W	(L47)	(381.23)	(S13° 06' 32"W)
L8	116.03'	S25° 36' 02"W	(L48)	(116.03)	(S26° 39' 30"W)
L9	22.58'	S14° 04' 51"W	(L49)	(22.58)	(S14° 45' 19"W)
L10	612.13'	N78° 07' 32"W	(L50)	(612.13)	(N79° 28' 04"W)
L11	2388.54'	N85° 50' 03"W	(L51)	(2388.54)	(N85° 08' 35"W)
L12	2353.32'	N11° 57' 29"E	(L52)	(2353.32)	(N12° 38' 54"E)
L13	34.05'	N70° 34' 32"E	(L53)	(34.05)	(N71° 16' 00"E)
L14	384.54'	S78° 40' 40"E	(L54)	(384.54)	(S77° 59' 12"E)
L15	23.00'	S11° 19' 20"W	(L55)	(23.00)	(S12° 00' 46"W)
L16	658.98'	S78° 40' 40"E	(L56)	(658.98)	(S77° 59' 12"E)
L17	23.00'	N11° 09' 20"E	(L57)	(23.00)	(N11° 50' 48"E)
L18	1212.59'	S78° 40' 40"E	(L58)	(1212.59)	(S77° 59' 12"E)
L19	328.63'	S13° 10' 37"W	(L59)	(328.63)	(S14° 03' 29"W)
L20	530.94'	S78° 39' 59"E	(L60)	(530.94)	(S77° 57' 55"E)

SURVEY PLAT OF 13.62 ACRES OF LAND OUT OF THE EDWARD GIESKE SURVEY NO. 32, ABSTRACT NO. 280, COUNTY BLOCK NO. 5124, AND JOHN W. HOYT SURVEY NO. 33, ABSTRACT NO. 310, COUNTY BLOCK NO. 5102, BEXAR COUNTY AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO PECOS BLUE MOON LP IN THE DEED OF RECORD IN DOCUMENT 2019009431 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

- SURVEYOR NOTES:**
- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
 - 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
 - 3.) THE BASIS OF THE BEARING SYSTEM IS HADDS TEXAS SOUTH CENTRAL.
 - 4.) THIS PLAT WAS PREPARED FOR JEAN HEMPHISON. NO LINES HAVE BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION.
 - 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

REFERENCE: DOC. 2019009431 - DEED



**POLLOK & SONS
 SURVEYING, INC.**
 FIRM NO. 10052700
 FLORESVILLE, TEXAS
 (830) 393-4770

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 6TH DAY OF MARCH, 2023 A.D.

LARRY J. POLLOK R.P.L.S. NO. 5188
 © 2023 ALL RIGHTS RESERVED JOB NO. 23-0089

EXHIBIT "B"
PETITIONER'S SWORN STATEMENT

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

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

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

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

Sworn Statement
Real Road PID



VG-78-2024-20240178031

File Information

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

Document Number:	20240178031
Recorded Date:	September 27, 2024
Recorded Time:	2:47 PM
Total Pages:	14
Total Fees:	\$73.00

**** 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:
9/27/2024 2:47 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 REAL ROAD 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 September 27, 2024, requesting the creation of a public improvement district to be named the Real Road 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 September 27, 2024, as Document No. 20240178031 in the Official Public Records of Bexar County, Texas, and is attached 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 134.62 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 134.62 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 134.62 acres within the City's extraterritorial jurisdiction and within the County, generally located generally located outside Loop 410, southwest of Real Road and Zigmont Road, as more particularly described in Exhibits "B" and "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 Real Road 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, and a proposed tax structure compliant with applicable law (including Chapter 382 of the Local Government Code, the Texas Tax Code, and any other constitutional or statutory requirements), together with 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 \$34,762,629.55 as set forth 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 Commissioner, Precinct 4

EXHIBIT "A"

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

Filed September 27, 2024

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED
THE REAL ROAD SPECIAL IMPROVEMENT DISTRICT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

SCANNED

TO: THE HONORABLE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS

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

I. NAME

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

II. PETITIONER

In compliance with the requirements of the Code, and as determined by the current tax roll of the Bexar County Appraisal District, the Petitioner constitutes the owner representing more than fifty-percent (50%) of the appraised value of taxable real property proposed to be included within the public improvement district proposed in this Petition.

Attached to this Petition is a sworn statement, affirming the Petitioner is the holder of fee simple title to more than fifty-percent (50%) of the appraised value of taxable real property proposed to be included within the District (as defined below) and is the owner representing more than fifty-percent (50%) of all record owners of property within the proposed District. The Petitioner requests, and consents to, the creation of the District, as set forth in this Petition. The sworn statement of the Petitioner is attached hereto as Exhibit "B" and incorporated herein for all purposes.

III. BOUNDARIES

The proposed boundaries of the District shall include the Subject Property, more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes. The total acreage of the District is approximately 134.62 acres total. None of the land to be included in the District is within the corporate boundaries of any municipality and all of the land proposed to be included in the District is in the ETJ of the City and in the County.

Page | 1

IV. GENERAL NATURE OF THE PROPOSED PUBLIC IMPROVEMENTS

The Petitioner requests that the County create a public improvement district and authorize it to engage in economic development projects and grant to the District the powers requested in this Petition. The District proposes to enter into development agreements as are deemed advisable to promote state and local economic development and to stimulate residential and commercial activity in the District. The general nature of the work proposed to be done may include, but is not limited to: onsite roads (including, but not limited to, a collector road); offsite roads; offsite utility extension (including, but not limited to, extension of a water line); onsite public improvements for residential lots (septic and/or sewer system, water, streets, and drainage); the improvement and construction of water, septic and/or sewer system, dry utilities (gas and electric) detention ponds, storm sewer (if applicable), impact fees for capacity, road, landscaping in public right of ways, or sidewalks; right of way acquisition costs; easement acquisition costs; appraisal costs; geotechnical engineering costs; environmental inspection/testing and remediation costs; well plugging costs; demolition costs; water and sewer (if applicable) impact fees; floodplain reclamation costs; tree mitigation costs; park/entry/amenity improvement costs; including any cost or expense of purchasing, constructing, maintaining, acquiring, owning, operating, repairing, leasing, improving, extending, or paying for inside (i.e. onsite) and outside (i.e. offsite) the district boundaries flood plains and wetlands regulation and endangered species permits, stormwater permits, including mitigation; and all works, improvements, facilities, plants, equipment, appliances, interest in property, and contract rights needed thereof, and administrative facilities needed in connection therewith, related surveying, engineering, and legal fees, costs and expenses, and all rights of way and other interests in land necessary or convenient in connection therewith, as well as reasonable contingencies, associated with the costs of public improvements. Further, the public improvements financed by the District may include any public improvements in compliance with Chapter 382 of the Code, as amended, and in accordance with the governing laws.

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

The total estimated capital cost for the District's public improvements is approximately \$34,762,629.55. Such costs can be partially offset with the imposition of taxes and the issuance of bonds by the District, as further described herein.

VI. NATURE OF THE DISTRICT AND AUTHORITY

The District is expressly requested pursuant to Chapter 382 of the Code. The District shall be created for the purposes of a district created and organized under Section 52, Article III, and Section 59, Article XVI of the Texas Constitution, Chapters 380, 381, and 382 of the Code, and for the purpose of creating a program for economic development as provided in Section 52, Article III of the Texas Constitution, and for any other lawful purpose authorized by the governing laws.

The Petitioner specifically requests that:

- (1) the County authorize the District to exercise the powers granted under Chapter 382 of the Code;

Page | 2

- (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.

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

VII. ROAD IMPROVEMENTS

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

VIII. ADVISORY BOARD

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

IX. MANAGEMENT OF THE DISTRICT AND BOARD OF DIRECTORS

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

X. TAXES AND BONDS

The Petitioner requests that the County authorize the District to accomplish its purposes and the costs of services and improvements by imposing an ad valorem tax and a sales and use tax. The District shall also have the authority to issue bonds, negotiate promissory notes, and other District obligations, as further described herein.

The Petitioners specifically request that:

- (1) the District's proposed improvements be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments;
- (2) the County grant the District authority to impose an ad valorem tax and sales and use tax to accomplish the economic development purposes prescribed by Section 52a, Article III, of the Texas Constitution;

- (3) the County grant the District authority, in accordance with Section 382.152 of the Code, to issue bonds, negotiable promissory notes and other District obligations, which may be secured by District revenue or any type of District taxes, or any combination of taxes and revenue pledged to the payment of bonds; and
- (4) the County grant the District authority as provided in Sections 382.158 and 382.159 of the Code, regarding borrowing and repayment of costs, respectively.

In regard to the proposed tax rates, the Petitioner specifically requests that the County authorize the District to:

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

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

XI. METHOD OF ASSESSMENT

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

XII. APPORTIONMENT OF COST BETWEEN COUNTY AND THE DISTRICT

Approval and creation of the District will not obligate the County to provide any funds to finance the proposed public improvements. All costs of the District shall be paid by and apportioned to the District, and not to the County, as a whole.

XIII. ADVISABILITY AND FEASIBILITY OF THE DISTRICT AND BEST INTERESTS OF THE COUNTY

The District and its proposed improvements and economic development projects appear feasible and are necessary and advisable for the economy of the District and the County. Additionally, the County may create a public improvement district if the County determines it is in the best interest of the County. The area comprising the District is not presently developed, and therefore, the proposed District is necessary to pay for or finance public improvements and economic development within the District. Furthermore, the District will serve the public purpose of promoting and encouraging new residential development in the District and the County, which will encourage employment and economic activity within the District and the County. As such, the County's creation of the District is in the best interest of the County, as the District and the proposed improvements confer a special benefit on the District, the Subject Property within the District, and the County.

XIV. FILING WITH THE COUNTY CLERK

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

XV. PRAYER

This Petition requests that the County create the District, include the Subject Property therein, and grant to the District the powers requested in the Petition. The Petitioner prays that this Petition be heard and the Commissioners Court set a hearing date, publish notice of, conduct a hearing, make certain findings, and enter an Order creating the District in a manner authorized under Chapter 382 of the Code and as described herein.

Respectfully submitted this 17th day of September 2024.

Signature(s) on the Following Page(s)

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

STATE OF TEXAS
COUNTY OF BEXAR

FIELD NOTES FOR 134.62 ACRES OF LAND

BEING 134.62 ACRES OF LAND OUT OF THE EDWARD GIESKE SURVEY NO. 32, ABSTRACT NO. 280, COUNTY BLOCK NO. 5124, AND JOHN W. HOYT SURVEY NO. 33, ABSTRACT NO. 310, COUNTY BLOCK NO. 5102, BEXAR COUNTY AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO PECOS BLUE MOON LP IN THE DEED OF RECORD IN DOCUMENT 20190009431 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found $\frac{1}{2}$ " pin on the westerly right-of-way line of Zigmont Road for the southeasterly corner of the Diane Fay Pruske land as described in Volume 3283, Page 933 of the Official Public Records of Bexar County, Texas and the lower northeasterly corner of this tract;

THENCE with said right-of-way as follows:

South $13^{\circ} 36' 32''$ West, a distance of 533.26 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South $24^{\circ} 21' 02''$ West, a distance of 94.34 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South $13^{\circ} 44' 58''$ West, a distance of 213.70 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of the Steven E. Schott land as described in Volume 14658, Page 1050 of the Official Public Records of Bexar County and a corner of this tract;

THENCE with the common line of said Schott land as follows:

North $81^{\circ} 36' 35''$ West, a distance of 281.02 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South $13^{\circ} 43' 25''$ West, a distance of 300.43 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South $81^{\circ} 36' 35''$ East, a distance of 299.74 feet to a found $\frac{1}{2}$ " pin on the aforementioned westerly right of way line of Zigmont Road for the southeasterly corner of said Schott land and a corner of this tract;

THENCE with said right-of-way as follows:

South $13^{\circ} 15' 04''$ West, a distance of 394.23 feet to a found $\frac{1}{2}$ " pin;
South $25^{\circ} 58' 02''$ West, a distance of 116.03 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South $14^{\circ} 04' 51''$ West, a distance of 22.58 to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of the Joseph Mosely, Jr. land as described in Volume 16538, Page 284 of the Official Public Records of Bexar County, Texas and the southeasterly corner of this tract;

THENCE North $76^{\circ} 07' 32''$ West, with the common line of said Mosely land, a distance of 512.13 feet to a found $\frac{1}{2}$ " pin with an "Elizando" cap for the northwesterly corner of said Mosely land, the northeasterly corner of the Refugio Ledesma, et ux land as described in Volume 12671, Page 879 of the Official Public Records of Bexar County, Texas, and a corner of this tract;

THENCE North $85^{\circ} 50' 03''$ West, with the common line of said Ledesma land, the Robert A. Collins land as described in Volume 7915, Page 826 of the Official Public Records of Bexar County, Texas, the Gilbert Dudley Owen land as described in Volume 4008 page 1598 of the Dead Records of Bexar County, Texas, and of the Anthony Douglas and Blanca Elia Douglas land as described in Document 20190251825 of the Official Public Records of Bexar County, Texas, in all a distance of 2396.56 feet to a found $\frac{1}{2}$ " pin for the southeasterly corner of the Ronnie E. Ott land as described in Volume 8440, Page 1294 of the Official Public Records of Bexar County, Texas and the southwesterly corner of this tract;

THENCE North $11^{\circ} 57' 26''$ East, with the common line of said Ott land, a distance of 2253.32 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the southerly right-of-way of Real Road for the northeasterly corner of said Ott land and the northwesterly corner of this tract;

Page Two - 134.62 Acres


THENCE with said Real Road right-of-way as follows:
North 70° 34' 32" East, a distance of 34.09 feet to a set ½" rebar with a "Pollok & Sons" cap;
South 78° 40' 40" East, a distance of 384.54 feet to a found ½" pin with a "Unitech" cap;
South 11° 19' 20" West, a distance of 23.00 feet to a found ½" pin with a "Pape Dawson" cap;
South 78° 40' 40" East, a distance of 806.98 feet to a set ½" rebar with a "Pollok & Sons" cap;
North 11° 09' 20" East, a distance of 23.00 feet to a found ½" pin with a "Unitech" cap;
South 78° 40' 40" East, a distance of 1212.59 feet to a found ½" pin for the northwesterly corner of the Anthony Alonso land as described in Document 20200296519 in the Official Records of Bexar County, Texas and the upper northeasterly corner of this tract;

THENCE South 13° 10' 37" West, with the common line of said Alonso land, a distance of 328.63 feet to a set ½" rebar with a "Pollok & Sons" cap for the southwestery corner of said Alonso land and an interior corner of this tract;

THENCE South 78° 39' 59" East, continuing with the common line of said Alonso land, of the Darlene Crittenden land as described in Volume 5391, Page 1764 of the Official Public Records of Bexar County, Texas, and of the aforementioned Diane Fay Pruske land, in all a distance of 530.94 feet to the **POINT OF BEGINNING** and containing 134.62 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, RPLS #5186
March 6, 2023



Refer. 23-0089

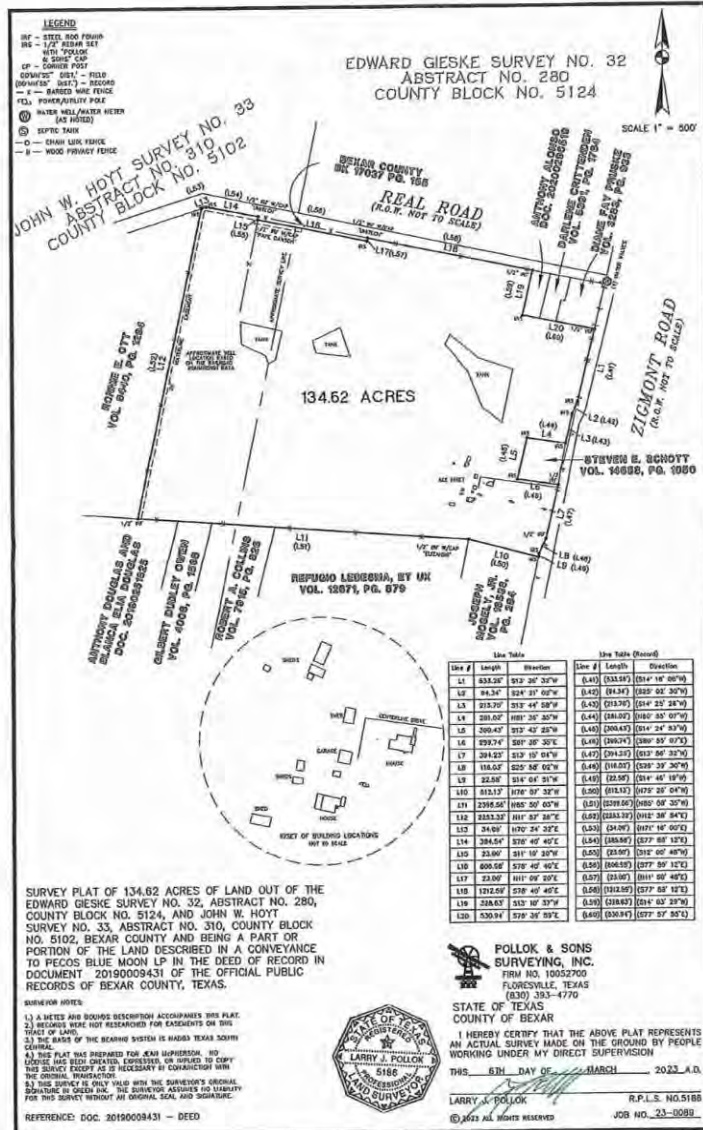


EXHIBIT "B"
PETITIONER'S SWORN STATEMENT

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

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

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

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

Sworn Statement
Real Road PID

EXHIBIT "B"

Aerial Map of Special Improvement District



EXHIBIT "C"

Metes & Bounds of Special Improvement District

STATE OF TEXAS
COUNTY OF BEXAR

FIELD NOTES FOR 134.62 ACRES OF LAND

BEING 134.62 ACRES OF LAND OUT OF THE EDWARD GIESKE SURVEY NO. 32, ABSTRACT NO. 280, COUNTY BLOCK NO. 5124, AND JOHN W. HOYT SURVEY NO. 33, ABSTRACT NO. 310, COUNTY BLOCK NO. 5102, BEXAR COUNTY AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO PECOS BLUE MOON LP IN THE DEED OF RECORD IN DOCUMENT 20190009431 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found $\frac{1}{2}$ " pin on the westerly right-of-way line of Zigmont Road for the southeasterly corner of the Diane Fay Pruske land as described in Volume 3283, Page 933 of the Official Public Records of Bexar County, Texas and the lower northeasterly corner of this tract;

THENCE with said right-of-way as follows:

South $13^{\circ} 36' 32''$ West, a distance of 538.26 feet to a set $\frac{1}{8}$ " rebar with a "Pollok & Sons" cap;
South $24^{\circ} 21' 02''$ West, a distance of 94.34 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South $13^{\circ} 44' 58''$ West, a distance of 213.70 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap
for the northeasterly corner of the Steven E. Schott land as described in Volume 14658, Page 1050 of the Official Public Records of Bexar County and a corner of this tract;

THENCE with the common line of said Schott land as follows:

North $81^{\circ} 36' 35''$ West, a distance of 281.02 feet to a set $\frac{1}{8}$ " rebar with a "Pollok & Sons" cap;
South $13^{\circ} 43' 25''$ West, a distance of 300.43 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South $81^{\circ} 36' 35''$ East, a distance of 299.74 feet to a found $\frac{1}{2}$ " pin on the aforementioned westerly right of way line of Zigmont Road for the southeasterly corner of said Schott land and a corner of this tract;

THENCE with said right-of-way as follows:

South $13^{\circ} 15' 04''$ West, a distance of 394.23 feet to a found $\frac{1}{8}$ " pin;
South $25^{\circ} 58' 02''$ West, a distance of 116.03 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South $14^{\circ} 04' 51''$ West, a distance of 22.58 to a set $\frac{1}{8}$ " rebar with a "Pollok & Sons" cap for the northeasterly corner of the Joseph Mosely, Jr. land as described in Volume 16538, Page 284 of the Official Public Records of Bexar County, Texas and the southeasterly corner of this tract;

THENCE North $76^{\circ} 07' 32''$ West, with the common line of said Mosely land, a distance of 512.13 feet to a found $\frac{1}{2}$ " pin with an "Elizsando" cap for the northwesterly corner of said Mosely land, the northeasterly corner of the Refugio Ledesma, et ux land as described in Volume 12671, Page 879 of the Official Public Records of Bexar County, Texas, and a corner of this tract;

THENCE North $85^{\circ} 50' 03''$ West, with the common line of said Ledesma land, the Robert A. Collins land as described in Volume 7915, Page 826 of the Official Public Records of Bexar County, Texas, the Gilbert Dudley Owen land as described in Volume 4008 page 1598 of the Deed Records of Bexar County, Texas, and of the Anthony Douglas and Blanca Elia Douglas land as described in Document 20190231825 of the Official Public Records of Bexar County, Texas, in all a distance of 2396.56 feet to a found $\frac{1}{2}$ " pin for the southeasterly corner of the Rommie E. Ott land as described in Volume 8440, Page 1294 of the Official Public Records of Bexar County, Texas and the southwesterly corner of this tract;

THENCE North $11^{\circ} 57' 26''$ East, with the common line of said Ott land, a distance of 2253.32 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the southerly right-of-way of Real Road for the northeasterly corner of said Ott land and the northwesterly corner of this tract;

Page Two – 134.62 Acres


THENCE with said Real Road right-of-way as follows:
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South 78° 40' 40" East, a distance of 384.54 feet to a found ½" pin with a "Unitech" cap;
South 11° 19' 20" West, a distance of 23.00 feet to a found ½" pin with a "Pape Dawson" cap;
South 78° 40' 40" East, a distance of 806.98 feet to a set ½" rebar with a "Pollok & Sons" cap;
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THENCE South 13° 10' 37" West, with the common line of said Alonso land, a distance of 328.63 feet to a set ½" rebar with a "Pollok & Sons" cap for the southwesterly corner of said Alonso land and an interior corner of this tract;

THENCE South 78° 39' 59" East, continuing with the common line of said Alonso land, of the Darlene Crittenden land as described in Volume 5391, Page 1764 of the Official Public Records of Bexar County, Texas, and of the aforementioned Diane Fay Pruske land, in all a distance of 530.94 feet to the **POINT OF BEGINNING** and containing 134.62 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, RPLS #5186
March 6, 2023



Refer. 23-0089

EXHIBIT "D"

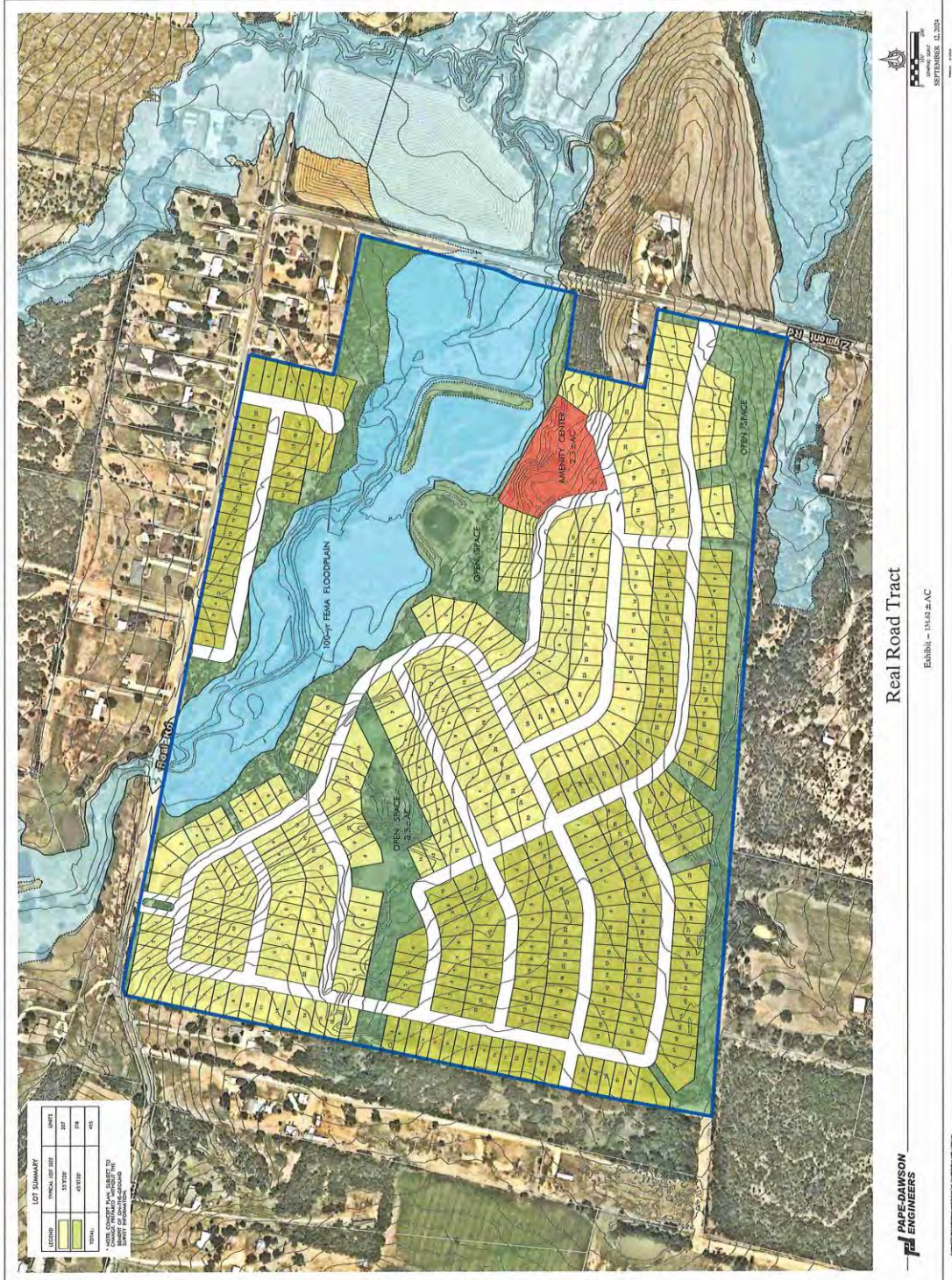
Preliminary Summary of Proposed Public Improvements and Estimated Costs

(Subject to Change)

1. Onsite; Development infrastructure to include streets, sidewalks, water, drainage, and sewer for 425 single family units and a to be determined amount of commercial acreage
2. Onsite; Sewer
3. Offsite; traffic signal and turn lane

EXHIBIT "D"

DOCUMENTS CONSIDERED NECESSARY AND APPROPRIATE



REAL ROAD SPECIAL IMPROVEMENT DISTRICT - FINANCIAL ANALYSIS

PID Revenues Analysis

Year No.	Year on Tax Rolls	Yearly Housing Units on Ground	Housing Units on Ground (Cumulative)	Taxable Basis Per Unit	Total Taxable Basis ¹	Ad Valorem Tax/(100*0.54159) ²	Cumulative
1	2025	0	0	\$ 400,000.00	\$ -	\$ -	\$ -
2	2026	50	50	\$ 400,000.00	\$ 20,000,000.00	\$ 102,902.10	\$ 102,902.10
3	2027	50	100	\$ 400,000.00	\$ 40,000,000.00	\$ 205,804.20	\$ 308,706.30
4	2028	50	150	\$ 400,000.00	\$ 60,000,000.00	\$ 308,706.30	\$ 617,412.60
5	2029	50	200	\$ 400,000.00	\$ 80,000,000.00	\$ 411,608.40	\$ 1,029,021.00
6	2030	50	250	\$ 400,000.00	\$ 100,000,000.00	\$ 514,510.50	\$ 1,543,531.50
7	2031	50	300	\$ 400,000.00	\$ 120,000,000.00	\$ 617,412.60	\$ 2,160,944.10
8	2032	50	350	\$ 400,000.00	\$ 140,000,000.00	\$ 720,314.70	\$ 2,881,258.80
9	2033	50	400	\$ 400,000.00	\$ 160,000,000.00	\$ 823,216.80	\$ 3,704,475.60
10	2034	25	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 4,579,143.45
11	2035	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 5,453,811.30
12	2036	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 6,328,479.15
13	2037	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 7,203,147.00
14	2038	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 8,077,814.85
15	2039	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 8,952,482.70
16	2040	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 9,827,150.55
17	2041	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 10,701,818.40
18	2042	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 11,576,486.25
19	2043	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 12,451,154.10
20	2044	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 13,325,821.95
21	2045	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 14,200,489.80
22	2046	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 15,075,157.65
23	2047	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 15,949,825.50
24	2048	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 16,824,493.35
25	2049	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 17,699,161.20
26	2050	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 18,573,829.05
27	2051	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 19,448,496.90
28	2052	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 20,323,164.75
29	2053	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 21,197,832.60
30	2054	0	425	\$ 400,000.00	\$ 170,000,000.00	\$ 874,667.85	\$ 22,072,500.45
TOTALS						\$ 22,072,500.45	\$ 22,072,500.45

¹Assumes 0.0% annual inflation

²Assumes a Collection Ratio of 95%

REAL ROAD SPECIAL 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 #9	East Central ISD
5	2029	\$ 552,662.00	\$ 47,336.00	\$ 36,000.00	\$ 298,300.00	\$ 552,470.00	\$ 200,000.00	\$ 1,770,400.00
10	2034	\$ 2,459,345.90	\$ 210,645.20	\$ 160,200.00	\$ 1,327,435.00	\$ 2,458,491.50	\$ 890,000.00	\$ 7,878,280.00
15	2039	\$ 4,808,159.40	\$ 411,823.20	\$ 313,200.00	\$ 2,595,210.00	\$ 4,806,489.00	\$ 1,740,000.00	\$ 15,402,480.00
20	2044	\$ 7,156,972.90	\$ 613,001.20	\$ 466,200.00	\$ 3,862,985.00	\$ 7,154,486.50	\$ 2,590,000.00	\$ 22,926,680.00
25	2049	\$ 9,505,786.40	\$ 814,179.20	\$ 619,200.00	\$ 5,130,760.00	\$ 9,502,484.00	\$ 3,440,000.00	\$ 30,450,880.00
30	2054	\$ 11,854,599.90	\$ 1,015,357.20	\$ 772,200.00	\$ 6,398,535.00	\$ 11,850,481.50	\$ 4,290,000.00	\$ 37,975,080.00

REAL ROAD SPECIAL IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS

Ad Valorem Tax Revenues

Year on Tax Rolls	Bexar County		Bexar County Road & Flood		SA River Authority		Alamo Community College		University Health System		Bexar County ESD #9		East Central ISD	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
2023	\$ 55,266.20	\$ 55,266.20	\$ 4,733.60	\$ 4,733.60	\$ 3,600.00	\$ 3,600.00	\$ 29,830.00	\$ 29,830.00	\$ 55,247.00	\$ 55,247.00	\$ 20,000.00	\$ 20,000.00	\$ 177,040.00	\$ 177,040.00
2024	\$ 110,532.40	\$ 165,798.60	\$ 9,467.20	\$ 14,200.80	\$ 7,200.00	\$ 10,800.00	\$ 59,660.00	\$ 89,490.00	\$ 110,491.00	\$ 165,741.00	\$ 40,000.00	\$ 60,000.00	\$ 354,080.00	\$ 531,120.00
2025	\$ 165,798.60	\$ 331,597.20	\$ 14,200.80	\$ 28,401.60	\$ 10,800.00	\$ 21,600.00	\$ 89,490.00	\$ 178,980.00	\$ 165,741.00	\$ 331,482.00	\$ 60,000.00	\$ 120,000.00	\$ 531,120.00	\$ 1,062,240.00
2026	\$ 221,064.80	\$ 552,662.00	\$ 18,934.40	\$ 47,336.00	\$ 14,400.00	\$ 36,000.00	\$ 119,320.00	\$ 298,300.00	\$ 220,988.00	\$ 524,470.00	\$ 80,000.00	\$ 200,000.00	\$ 708,160.00	\$ 1,770,400.00
2027	\$ 276,331.00	\$ 828,993.00	\$ 23,668.00	\$ 71,004.00	\$ 18,000.00	\$ 54,000.00	\$ 149,150.00	\$ 447,450.00	\$ 276,235.00	\$ 828,705.00	\$ 100,000.00	\$ 300,000.00	\$ 885,200.00	\$ 2,655,600.00
2028	\$ 331,597.20	\$ 1,160,590.20	\$ 28,401.60	\$ 99,405.60	\$ 21,600.00	\$ 75,600.00	\$ 178,980.00	\$ 626,430.00	\$ 331,482.00	\$ 1,160,187.00	\$ 120,000.00	\$ 420,000.00	\$ 1,062,240.00	\$ 3,717,840.00
2029	\$ 386,863.40	\$ 1,547,453.60	\$ 33,135.20	\$ 132,540.80	\$ 25,200.00	\$ 100,800.00	\$ 208,810.00	\$ 835,240.00	\$ 386,729.00	\$ 1,546,916.00	\$ 140,000.00	\$ 560,000.00	\$ 1,239,280.00	\$ 4,957,120.00
2030	\$ 442,129.60	\$ 1,989,583.20	\$ 37,868.80	\$ 170,409.60	\$ 28,800.00	\$ 129,600.00	\$ 238,640.00	\$ 1,073,880.00	\$ 441,976.00	\$ 1,988,892.00	\$ 160,000.00	\$ 720,000.00	\$ 1,416,200.00	\$ 6,373,440.00
2031	\$ 497,762.70	\$ 2,487,345.90	\$ 40,335.60	\$ 210,745.20	\$ 30,000.00	\$ 160,200.00	\$ 253,455.00	\$ 1,327,335.00	\$ 469,599.50	\$ 2,458,491.50	\$ 170,000.00	\$ 890,000.00	\$ 1,504,840.00	\$ 7,878,280.00
2032	\$ 552,662.00	\$ 3,040,007.90	\$ 40,335.60	\$ 251,080.80	\$ 30,000.00	\$ 190,800.00	\$ 253,455.00	\$ 1,580,790.00	\$ 469,599.50	\$ 2,928,091.00	\$ 170,000.00	\$ 1,060,000.00	\$ 1,504,840.00	\$ 9,383,120.00
2033	\$ 607,627.00	\$ 3,647,634.90	\$ 40,335.60	\$ 291,416.40	\$ 30,000.00	\$ 221,400.00	\$ 253,455.00	\$ 1,834,245.00	\$ 469,599.50	\$ 3,397,690.50	\$ 170,000.00	\$ 1,230,000.00	\$ 1,504,840.00	\$ 10,887,960.00
2034	\$ 662,591.00	\$ 4,310,225.90	\$ 40,335.60	\$ 331,752.00	\$ 30,000.00	\$ 252,000.00	\$ 253,455.00	\$ 2,087,700.00	\$ 469,599.50	\$ 3,867,290.00	\$ 170,000.00	\$ 1,400,000.00	\$ 1,504,840.00	\$ 12,392,800.00
2035	\$ 717,556.00	\$ 5,027,781.90	\$ 40,335.60	\$ 372,087.60	\$ 30,000.00	\$ 282,000.00	\$ 253,455.00	\$ 2,341,155.00	\$ 469,599.50	\$ 4,336,889.50	\$ 170,000.00	\$ 1,570,000.00	\$ 1,504,840.00	\$ 13,897,640.00
2036	\$ 772,511.00	\$ 5,800,292.90	\$ 40,335.60	\$ 412,423.20	\$ 30,000.00	\$ 313,200.00	\$ 253,455.00	\$ 2,595,610.00	\$ 469,599.50	\$ 4,806,489.00	\$ 170,000.00	\$ 1,740,000.00	\$ 1,504,840.00	\$ 15,402,480.00
2037	\$ 827,466.00	\$ 6,627,758.90	\$ 40,335.60	\$ 452,758.80	\$ 30,000.00	\$ 344,800.00	\$ 253,455.00	\$ 2,849,065.00	\$ 469,599.50	\$ 5,276,088.50	\$ 170,000.00	\$ 1,910,000.00	\$ 1,504,840.00	\$ 16,907,320.00
2038	\$ 882,421.00	\$ 7,510,179.90	\$ 40,335.60	\$ 493,094.40	\$ 30,000.00	\$ 374,400.00	\$ 253,455.00	\$ 3,102,520.00	\$ 469,599.50	\$ 5,745,688.00	\$ 170,000.00	\$ 2,080,000.00	\$ 1,504,840.00	\$ 18,412,160.00
2039	\$ 937,376.00	\$ 8,447,555.90	\$ 40,335.60	\$ 533,430.00	\$ 30,000.00	\$ 405,000.00	\$ 253,455.00	\$ 3,355,975.00	\$ 469,599.50	\$ 6,215,287.50	\$ 170,000.00	\$ 2,250,000.00	\$ 1,504,840.00	\$ 19,917,000.00
2040	\$ 992,331.00	\$ 9,439,886.90	\$ 40,335.60	\$ 573,765.60	\$ 30,000.00	\$ 435,600.00	\$ 253,455.00	\$ 3,609,430.00	\$ 469,599.50	\$ 6,684,887.00	\$ 170,000.00	\$ 2,420,000.00	\$ 1,504,840.00	\$ 21,421,840.00
2041	\$ 1,047,286.00	\$ 10,487,172.90	\$ 40,335.60	\$ 614,101.20	\$ 30,000.00	\$ 466,200.00	\$ 253,455.00	\$ 3,862,885.00	\$ 469,599.50	\$ 7,154,486.50	\$ 170,000.00	\$ 2,590,000.00	\$ 1,504,840.00	\$ 22,926,680.00
2042	\$ 1,102,241.00	\$ 11,589,413.90	\$ 40,335.60	\$ 654,436.80	\$ 30,000.00	\$ 496,800.00	\$ 253,455.00	\$ 4,116,340.00	\$ 469,599.50	\$ 7,624,086.00	\$ 170,000.00	\$ 2,760,000.00	\$ 1,504,840.00	\$ 24,431,520.00
2043	\$ 1,157,196.00	\$ 12,746,609.90	\$ 40,335.60	\$ 694,772.40	\$ 30,000.00	\$ 527,400.00	\$ 253,455.00	\$ 4,370,795.00	\$ 469,599.50	\$ 8,093,685.50	\$ 170,000.00	\$ 2,930,000.00	\$ 1,504,840.00	\$ 25,936,360.00
2044	\$ 1,212,151.00	\$ 13,958,760.90	\$ 40,335.60	\$ 735,108.00	\$ 30,000.00	\$ 558,000.00	\$ 253,455.00	\$ 4,623,650.00	\$ 469,599.50	\$ 8,563,285.00	\$ 170,000.00	\$ 3,100,000.00	\$ 1,504,840.00	\$ 27,441,200.00
2045	\$ 1,267,106.00	\$ 15,225,866.90	\$ 40,335.60	\$ 775,443.60	\$ 30,000.00	\$ 588,600.00	\$ 253,455.00	\$ 4,873,105.00	\$ 469,599.50	\$ 9,032,884.50	\$ 170,000.00	\$ 3,270,000.00	\$ 1,504,840.00	\$ 28,946,040.00
2046	\$ 1,322,061.00	\$ 16,547,927.90	\$ 40,335.60	\$ 815,779.20	\$ 30,000.00	\$ 619,200.00	\$ 253,455.00	\$ 5,123,060.00	\$ 469,599.50	\$ 9,502,484.00	\$ 170,000.00	\$ 3,440,000.00	\$ 1,504,840.00	\$ 30,450,880.00
2047	\$ 1,377,016.00	\$ 17,924,943.90	\$ 40,335.60	\$ 856,114.80	\$ 30,000.00	\$ 649,800.00	\$ 253,455.00	\$ 5,372,515.00	\$ 469,599.50	\$ 9,972,083.50	\$ 170,000.00	\$ 3,610,000.00	\$ 1,504,840.00	\$ 31,955,720.00
2048	\$ 1,431,971.00	\$ 19,356,914.90	\$ 40,335.60	\$ 896,450.40	\$ 30,000.00	\$ 680,400.00	\$ 253,455.00	\$ 5,642,970.00	\$ 469,599.50	\$ 10,441,683.00	\$ 170,000.00	\$ 3,780,000.00	\$ 1,504,840.00	\$ 33,460,560.00
2049	\$ 1,486,926.00	\$ 20,843,840.90	\$ 40,335.60	\$ 936,786.00	\$ 30,000.00	\$ 711,000.00	\$ 253,455.00	\$ 5,912,425.00	\$ 469,599.50	\$ 10,911,282.50	\$ 170,000.00	\$ 3,950,000.00	\$ 1,504,840.00	\$ 34,965,400.00
2050	\$ 1,541,881.00	\$ 22,385,721.90	\$ 40,335.60	\$ 977,121.60	\$ 30,000.00	\$ 741,600.00	\$ 253,455.00	\$ 6,182,880.00	\$ 469,599.50	\$ 11,380,882.00	\$ 170,000.00	\$ 4,120,000.00	\$ 1,504,840.00	\$ 36,470,240.00
2051	\$ 1,596,836.00	\$ 23,982,557.90	\$ 40,335.60	\$ 1,017,457.20	\$ 30,000.00	\$ 772,200.00	\$ 253,455.00	\$ 6,454,335.00	\$ 469,599.50	\$ 11,850,481.50	\$ 170,000.00	\$ 4,290,000.00	\$ 1,504,840.00	\$ 37,975,080.00
2052	\$ 1,651,791.00	\$ 25,634,348.90	\$ 40,335.60	\$ 1,057,792.80	\$ 30,000.00	\$ 802,800.00	\$ 253,455.00	\$ 6,728,790.00	\$ 469,599.50	\$ 12,320,081.00	\$ 170,000.00	\$ 4,460,000.00	\$ 1,504,840.00	\$ 39,480,000.00
2053	\$ 1,706,746.00	\$ 27,341,094.90	\$ 40,335.60	\$ 1,108,128.40	\$ 30,000.00	\$ 833,400.00	\$ 253,455.00	\$ 7,003,245.00	\$ 469,599.50	\$ 12,789,680.50	\$ 170,000.00	\$ 4,630,000.00	\$ 1,504,840.00	\$ 40,984,880.00
2054	\$ 1,761,701.00	\$ 29,102,795.90	\$ 40,335.60	\$ 1,158,464.00	\$ 30,000.00	\$ 864,000.00	\$ 253,455.00	\$ 7,283,700.00	\$ 469,599.50	\$ 13,259,280.00	\$ 170,000.00	\$ 4,800,000.00	\$ 1,504,840.00	\$ 42,489,720.00
Total	\$ 11,854,599.90	\$ 118,545,999.90	\$ 1,015,357.20	\$ 10,153,572.00	\$ 772,200.00	\$ 7,722,000.00	\$ 6,398,535.00	\$ 63,985,350.00	\$ 11,850,481.50	\$ 118,504,815.00	\$ 4,290,000.00	\$ 42,900,000.00	\$ 37,975,080.00	\$ 379,750,800.00

*Tax Rates per BCAD 2023 Tax Rate Chart

REAL ROAD SPECIAL IMPROVEMENT DISTRICT
FINANCIAL ANALYSIS

Summary of Projected PID Qualified Costs

Improvement	Cost
Streets	\$ 9,218,833.00
Drainage	\$ 1,261,507.00
Sewer	\$ 4,818,690.00
Water	\$ 6,652,410.55
Electric	\$ 2,125,000.00
Street Lights	\$ 91,000.00
Platting, Drainage Impact, and Misc.	\$ 341,804.00
Utility	\$ 3,278,025.00
Engineering & Surveying	\$ 1,487,500.00
Contingency	\$ 5,487,860.00
Total	\$ 34,762,629.55

EXHIBIT “E”

CITY OF SAN ANTONIO CONSENT TO CREATION

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