

SCANNED

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED THE GUAJOLOTE RANCH SPECIAL IMPROVEMENT DISTRICT

STATE OF TEXAS §

COUNTY OF BEXAR §

TO: THE HONORABLE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS

FILED IN MY OFFICE
LUCY ADAME-CLARK
COUNTY CLERK
2023 MAR 28 P 1:21 PM

The undersigned petitioner ("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 ("ETJ") of the City of San Antonio ("City"), Bexar County, Texas ("County"). Specifically, the Petitioner requests that the County create a public improvement district and include the property described in **Exhibit "A"** attached hereto ("Subject Property") within such public improvement district. In support of this Petition, the Petitioner presents the following:

I. NAME

A public improvement district is being requested, which will be named the "Guajolote Ranch 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 1,159.853 acres total. None of the land to be included in the District is within the corporate boundaries of any municipality and all of the land proposed to be included in the District is in the extraterritorial jurisdiction of the City and in the County.

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 sewer line); onsite public improvements for residential lots (sewer, water, streets, and drainage); the improvement and construction of water, sanitary sewer, dry utilities (gas and electric) detention ponds, storm sewer, impact fees for capacity, road, landscaping in public right of ways, or sidewalks; right of way acquisition costs; easement acquisition costs; appraisal costs; geotechnical engineering costs; environmental inspection/testing and remediation costs; well plugging costs; demolition costs; water and sewer impact fees; floodplain reclamation costs; tree mitigation costs; park/entry/amenity improvement costs; including any cost or expense of purchasing, constructing, maintaining, acquiring, owning, operating, repairing, leasing, improving, extending, or paying for inside (i.e. onsite) and outside (i.e. offsite) the district boundaries flood plains and wetlands regulation and endangered species permits, stormwater permits, including mitigation; and all works, improvements, facilities, plants, equipment, appliances, interest in property, and contract rights needed thereof, and administrative facilities needed in connection therewith, related surveying, engineering, and legal fees, costs and expenses, and all rights of way and other interests in land necessary or convenient in connection therewith, as well as reasonable contingencies, associated with the costs of public improvements. Further, the public improvements financed by the District may include any public improvements in compliance with Chapter 382 of the Code, as amended, and in accordance with the governing laws.

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

The total estimated capital cost for the District's public improvements is approximately \$138,325,000.00. Such costs can be partially offset with the imposition of taxes and the issuance of bonds by the District, as further described herein.

VI. NATURE OF THE DISTRICT AND AUTHORITY

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

The Petitioner specifically requests that:

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

- (3) the County authorize the District to engage in economic development projects, as the District may enter into development agreements which are deemed advisable to promote state and local economic development and to stimulate business and commercial activity in the District.

VII. ROAD IMPROVEMENTS

The 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 with 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 regards to the proposed tax rates, the Petitioner specifically requests that the County authorize the District to:

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

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.

Signature(s) on the Following Page(s)

PETITIONER:

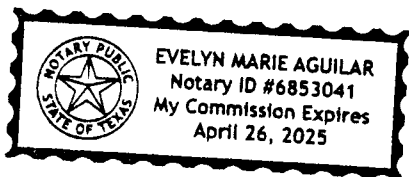
GUAJOLOTE RANCH, INC.

By: [Signature]
Name: Richard H. LePere
Title: Treasurer

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

On the 15th day of MARCH, 2023, before me, the undersigned, personally appeared Richard H. LePere of GUAJOLOTE RANCH, INC., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the foregoing instrument and acknowledged to me they executed the same in the capacity and that by the signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



[Signature]
Notary Public
My Commission Expires: _____

SIDNEY E. & MARCIE A. EDWARDS

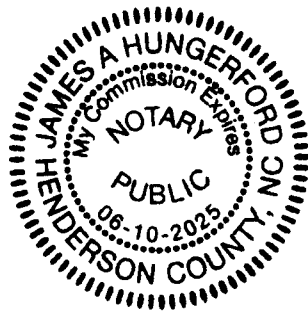
By: [Signature]
 Name: Sidney E. Edwards

By: [Signature]
 Name: Marcie A. Edwards

ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA §
 §
 COUNTY OF BUNCOMBE §

On the 3RD day of OCTOBER, 2022, before me, the undersigned, personally appeared SIDNEY E. EDWARDS and MARCIE A. EDWARDS, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the foregoing instrument and acknowledged to me they executed the same in their capacities and that by the signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.



[Signature]
 Notary Public
 My Commission Expires: JUNE, 10TH 2025

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



METES AND BOUNDS DESCRIPTION
FOR

A 63.098 acre, or 2,748,564 square feet more or less, tract of land being the remaining portion of a called 63.192 acre tract described in deed to Sidney E. Edwards and wife Marcie A. Edwards, recorded in Volume 10893, Page 992 of the Official Public Records of Bexar County, Texas, out of the G.E. Adamson Survey No. 920, Abstract 1255, County Block 4613, and the A. Liebe Survey No. 912, Abstract 1053, Bexar County, Texas. Said 63.089 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found ½" iron rod with a cap marked "Saint" at the southeast corner of Lot 3, Block 2, J&J Subdivision, recorded in Volume 9606, Page 90 of the Deed and Plat Records of Bexar County, Texas, at the northwest corner of a called 0.059 acre right-of-way dedication recorded in Document No. 20040288107 of the Official Public Records of Bexar County, Texas, on the north line of said 63.192 acre tract, and on the west right-of-way line of Scenic Loop Road, a variable width public right-of-way;

THENCE: S 00°32'11" E, with the west right-of-way line of said Scenic Loop Road, a distance of 145.90 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at the southwest corner of said 0.059 acre right-of-way dedication, on the south line of said 63.192 acre tract and on a north line of a called 10.2672 acre tract described in deed to Michael and Paula Fleck, recorded in Doc. No. 20190081012 of the Official Public Records of Bexar County, Texas;

THENCE: Departing the west right-of-way line of said Scenic Loop Road, with the common line of said 63.192 acre tract and of said 10.2672 acre tract, the following bearings and distances:
S 81°35'47" W, a distance of 307.94 feet to a found ½" iron rod with a cap marked "Baker";
S 71°47'23" W, a distance of 212.37 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
N 67°22'33" W, a distance of 370.50 feet to a found ½" iron rod with a cap marked "Baker";
S 64°09'10" W, a distance of 102.77 feet to a point;
S 27°15'53" W, a distance of 193.38 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
S 04°53'32" E, a distance of 286.49 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at a southeast corner of said 63.192 acre tract, at the southwest corner of said 10.2672 acre tract, and on the north line of a called 65.03 acre tract, described in deed to John J. Meyer and Mary A. Meyer, recorded in Volume 9206, Page 1805 of the Official Public Records of Bexar County, Texas;

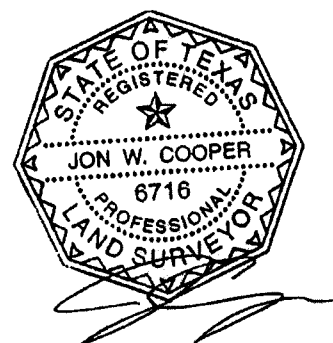
63.098 Ac.
March 28, 2022
Page 2 of 2

THENCE: N 89°55'30" W, with the south line of said 63.192 acre tract and the north line of said 65.03 acre tract, a distance of 4,183.67 feet to a found ½" iron rod at the southwest corner of said 63.192 acre tract, at the northwest corner of said 65.03 acre tract, and on an east line of a called 1,096.99 acre tract, described in deed to Guajolote Ranch Inc., recorded in Volume 6115, Page 603 of the Deed Records of Bexar County, Texas;

THENCE: N 05°46'12" E, with the west line of said 63.192 acre tract, and the east line of said 1,096.99 acre tract, a distance of 620.48 feet to a found concrete monument at the northwest corner of said 63.192 acre tract, and at the southwest corner of a called 10.295 acre tract, described in deed to Malisa and Grenville Lewis, recorded in Doc. No. 20210027114 of the Official Public Records of Bexar County, Texas;

THENCE: S 89°56'01" E, departing the east line of said 1,096.99 acre tract, with the north line of said 63.192 acre tract and the south line of said 10.295 acre tract, at a distance of 597.71 feet passing a found ½" iron rod with an illegible cap at the southeast corner of said 10.295 acre tract and at the southwest corner of a called 10.295 acre tract, described in deed to Jerry and Rayleen Rumpf, recorded in Volume 11495, Page 128 of the Official Public Record of Bexar County, Texas, continuing with the north line of said 63.192 acre tract and the south line of said 10.295 acre tract, at a distance of 1,156.70 feet passing a found ½" iron rod with an illegible cap at the southeast corner of said 10.295 acre tract and the southwest corner of a called 10.300 acre tract, described in deed to Timothy and Vicky Myers, recorded in Volume 18989, Page 2200 of the Official Public Records of Bexar County, Texas, continuing with the north line of said 63.192 acre tract, the south line of said 10.300 acre tract and the south line of a called 11.272 acre tract, described in deed to Robert and Susan Dickerson, recorded in Volume 11495, Page 942 of the Official Public Records of Bexar County, Texas, at a distance of 3,660.00 feet passing a found ½" iron rod with a cap marked "Sinclair" at the southeast corner of said 11.272 acre tract and the southwest corner of Lot 5, of said J&J Subdivision, continuing with the north line of said 63.192 acre tract, the south line of said Lot 5 and the south line of Lot 4 of said J&J Subdivision, at a distance of 4,597.08 feet passing a found ½" iron rod at the southeast corner of said Lot 4 and the southwest corner of said Lot 3, continuing with the north line of said 63.192 acre tract and the south line of said Lot 3 for a total distance of 5,124.91 feet to the POINT OF BEGINNING and containing 63.098 acres in Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12356-03 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 31, 2022
JOB NO. 12356-03
DOC. ID. N:\CIVIL\12356-03\Word\12356-03 FN 63.098 AC.docx





METES AND BOUNDS DESCRIPTION
FOR

A 1,096.775 acre, or 47,775,526 square feet more or less, tract of land being all of a called 1,096.99 acre tract described in deed to Guajolote Ranch, Inc., recorded in Volume 6115, Page 603 of the Deed Records of Bexar County, Texas, out of the B.S. & F. Survey No. 431A, Abstract 108, the C. Bundick Survey No. 915, Abstract 1037, the J. Travieso Survey No. 227 $\frac{3}{4}$, Abstract 758, the J. Travieso Survey No. 227 $\frac{1}{2}$, Abstract 759, and the J. Ximenes Survey No. 227A, Abstract 820, of Bexar County, Texas. Said 1,096.775 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found $\frac{1}{2}$ " iron rod at the northeast corner of said 1,096.99 acre tract, at the southeast corner of Lot 901, Block 13, C.B. 4695, Blackbuck Ranch Phase 1 Unit 1 PUD, recorded in Volume 9707, Page 29 and an angle point of Lot 901, Block 12, C.B. 4695, The Canyons at Scenic Loop Unit 6A P.U.D., recorded in Volume 9682, Page 32, both of the Deed and Plat Records of Bexar County, Texas;

THENCE: With the east line of said 1,096.99 acre tract and the west line of said The Canyons at Scenic Loop Unit 6A P.U.D., the following bearings and distances:

S 06°39'33" W, a distance of 2,293.26 feet to a found $\frac{1}{2}$ " iron rod with a cap marked "Jones & Carter";

S 07°24'13" E, a distance of 181.70 feet to a found $\frac{1}{2}$ " iron rod;

N 89°41'47" W, a distance of 558.27 feet to a point;

S 06°11'45" W, a distance of 154.16 feet to a found concrete monument at the southwest corner of Lot 10, Block 11 of said The Canyons at Scenic Loop Unit 6A P.U.D. and at the northwest corner of a called 10.295 acre tract described in deed to Malisa and Grenville Lewis V, recorded in Document No. 20210027114 of the Official Public Records of Bexar County, Texas;

THENCE: S 05°43'42" W, continuing with the east line of said 1,096.99 acre tract and the west line of said 10.295 acre tract, a distance of 807.18 feet to a found concrete monument at the southwest corner of said 10.295 acre tract and at the northwest corner of a called 63.192 acre tract, described in deed to Sidney and Marcie Edwards, recorded in Volume 10893, Page 992 of the Official Public Records of Bexar County, Texas;

THENCE: S 05°46'12" W, continuing with the east line of said 1,096.99 acre tract and the west line of said 63.192 acre tract, a distance of 620.48 feet to a found $\frac{1}{2}$ " iron rod, at the southwest corner of said 63.192 acre tract and at the northwest corner of a called 65.03 acre tract, described in deed to John J. & Mary A. Meyer, recorded in Volume 9206, Page 1805 of the Official Public Records of Bexar county, Texas;

THENCE: S 05°40'09" W, continuing with the east line of said 1,096.99 acre tract and the west line of said 65.03 acre tract, a distance of 614.31 feet to a found $\frac{1}{2}$ " iron rod at the southwest corner of said 65.03 acre tract and at the northwest corner of a called 74.34 acre tract, described in deed to John J. Meyer and Mary A. Meyer Hall, recorded in Volume 9206, Page 1803 of the Official Public Records of Bexar County, Texas;

1,096.775 Ac.
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- THENCE: S 05°27'54" W, continuing with the east line of said 1,096.99 acre tract and the west lines of said 74.34 acre tract, and the west line of a called 33.841 acre tract, "Tract One", described in deed to Elizabeth Ann Sams Toepperwein, recorded in Volume 12386, Page 1252 of the Official Public Records of Bexar County, Texas, a distance of 1,783.62 feet to a found ½" iron rod at the southwest corner of said 33.841 acre tract and at the northwest corner of a called 49.076 acre tract, described in deed to Shawnette S. Galm, recorded in Doc. No. 20210011265 of the Official Public Records of Bexar County, Texas;
- THENCE: S 05°24'36" W, continuing with the east line of said 1,096.99 acre tract and the west line of said 49.076 acre tract, a distance of 568.25 feet to a found ½" iron rod at the southeast corner of said 1,096.99 acre tract and at the northeast corner of a called 7.000 acre tract, described in deed to David L. Saathoff, recorded in Volume 8670, Page 332 of the Official Public Records of Bexar County, Texas;
- THENCE: N 83°26'28" W, departing the west line of said 49.076 acre tract, along a fence with the south line of said 1,096.99 acre tract, the north line of said 7.000 acre tract, the north line of a called 31.528 acre tract, described in deed to Clifford B. Saathoff, Jr., recorded in Volume 8249, Page 1899 of the Official Public Records of Bexar County, Texas, the north line of a called 4.311 acre tract, described in deed to Clifford B. Saathoff, Jr. and Marcie Ann Saathoff, recorded in Volume 2757, Page 271 of the Official Public Records of Bexar County, Texas, the north line of a called 13.89 acre tract, described in deed to Lori Saathoff Jackson, recorded in Volume 8011, Page 1739 of the Official Public Records of Bexar County, Texas, and the north line of a called 12.203 acre tract, described in deed to Clinton and Bo Jane Grothues, recorded in Volume 16939, Page 366 of the Official Public Records of Bexar County, Texas a distance of 2,385.12 feet to a found ½" iron rod at the northwest corner of said 12.203 acre tract;
- THENCE: N 83°13'00" W, continuing along said fence and the south line of said 1,096.99 acre tract and the north line of a called 66.533 acre tract, described in deed to J. Wade Saathoff et al., recorded in Volume 13448, Page 2086 of the Official Public Records of Bexar County, Texas, a distance of 1,783.67 feet to a found 1-foot diameter wood post;
- THENCE: N 83°03'02" W, continuing along said fence and said line, a distance of 933.53 feet to a 5-inch diameter wood fence post;
- THENCE: N 89°29'27" W, continuing along said fence and with said line, a distance of 254.27 feet to a found 1-foot diameter wood fence post on the north line of a called 8.6001 acre tract described in deed to John & Suzanne Saathoff, recorded in Volume 4199, Page 19 of the Official Public Records of Bexar County, Texas;
- THENCE: S 89°06'10" W, continuing along said fence, with the south line of said 1,096.99 acre tract and the north line of said 8.6001 acre tract, at a distance of 335.12 feet passing a found ½" iron rod at the northwest corner of said 8.6001 acre tract and at the northeast corner of Lot 26, Block 1, Chimney Creek Unit 1, recorded in Volume 8600, Page 233 of the Deed and Plat Records of Bexar County, Texas, continuing for a total distance of 648.20 feet to a found ½" iron rod at a north corner of said Lot 26;

1,096.775 Ac.
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THENCE: N 84°11'18" W, continuing along said fence and with the south line of said 1,096.99 acre tract, the north line of said Lot 26, the north line of Lot 27, Block 1 of said Chimney Creek Unit 1, and the north line of Lot 20, Block 1, Chimney Creek Unit 1, recorded in Volume 7300, Page 183 of the Deed and Plat Records of Bexar County, Texas, a distance of 483.42 feet to a found 1-foot diameter wood fence post at the southwest corner of said 1,096.99 acre tract and on a southeast corner of a called 2,518.86 acre tract described in deed to Bexar Ranch, LP, recorded in Volume 16209, Page 2274 of the Official Public Records of Bexar County, Texas;

THENCE: Departing the north line of said Lot 20, with the west line of said 1,096.99 acre tract and the east line of said 2,518.86 acre tract, the following bearings and distances:
N 00°18'17" E, a distance of 5,193.18 feet to a found ½" iron rod;
N 38°14'11" E, a distance of 660.43 feet to a found ½" iron rod;
N 37°41'27" W, a distance of 599.72 feet to a point;
N 00°15'42" E, a distance of 601.33 feet to a found 5/8" iron rod at the northwest corner of said 1,096.99 acre tract and at the southwest corner of Lot 902, Block 30, Blackbuck Ranch Phase 2 Unit 4 PUD, recorded in Volume 20002, Page 398 of the Plat Records of Bexar County, Texas;

THENCE: S 86°40'11" E, departing the east line of said 2,518.86 acre tract, with the north line of said 1,096.99 acre tract and the south line of said Blackbuck Ranch Phase 2 Unit 4 PUD, the south line of Blackbuck Ranch Phase 2 Unit 2 PUD, recorded in Volume 20001, Page 1764 of the Plat Records of Bexar County, Texas, the south line of Blackbuck Ranch Phase 1 Unit 8 PUD, recorded in Volume 20002, Page 835 of the Plat Records of Bexar, County, Texas, the south line of Blackbuck Ranch Phase 1 Unit 7 PUD, recorded in Volume 20001, Page 592 of the Plat Records of Bexar County, Texas, the south line of Blackbuck Ranch Phase 1 Unit 5 PUD, recorded in Volume 9728, Page 124 of the Deed and Plat records of Bexar County, Texas, the south line of Blackbuck Ranch Phase 1 Unit 1A PUD, recorded in Volume 20001, Page 1065 of the Plat Records of Bexar County, Texas and the south line of said Blackbuck Ranch Phase 1 Unit 1 PUD, a distance of 7,635.63 feet to the POINT OF BEGINNING and containing 1,096.775 acres in Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12356-03 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 31, 2022; Revised May 5, 2022
JOB NO. 12356-03
DOC. ID. N:\CIVIL\12356-03\Word\12356-03 FN 1096.775 AC.docx

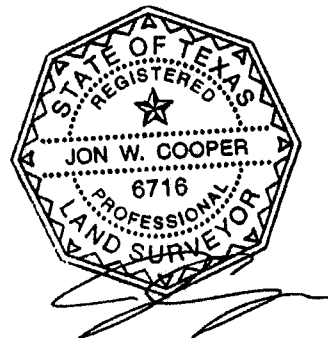


EXHIBIT "B"
PETITIONER'S SWORN STATEMENT

OWNER:

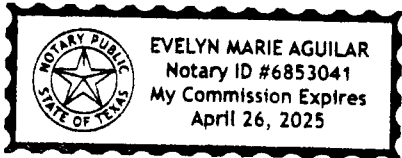
GUAJOLOTE RANCH, INC.

By: Richard H. LePere
Name: Richard H. LePere
Title: TREASURER

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

On the 15th day of MARCH, 2023, before me, the undersigned, personally appeared Richard H. LePere of GUAJOLOTE RANCH, INC., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the foregoing instrument and acknowledged to me they executed the same in the capacity and that by the signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Evelyn Marie Aguilar
Notary Public
My Commission Expires: _____

SIDNEY E. & MARCIE A. EDWARDS

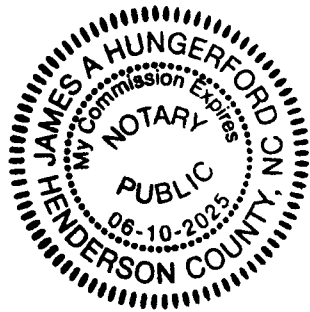
By: [Signature]
Name: Sidney E. Edwards

By: [Signature]
Name: Marcie A. Edwards

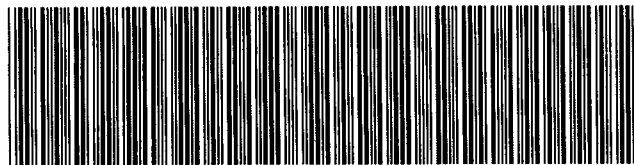
ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA §
 §
COUNTY OF BUNCOMBE §

On the 3RD day of OCTOBER, 2022, before me, the undersigned, personally appeared SIDNEY E. EDWARDS and MARCIE A. EDWARDS, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the foregoing instrument and acknowledged to me they executed the same in their capacities and that by the signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.



[Signature]
Notary Public
My Commission Expires: JUNE 10TH 2025



VG-76-2023-20230052929

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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:
3/28/2023 2:57 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk