



THIS IS GOD'S COUNTRY

DEVELOPMENT PROJECT APPLICATION

Development Services Division • 1600 Ave M • Hondo, TX 78861 • 830-426-4737

Application must be accompanied by applicable documents and fees. The application submittal must be in accordance with the requirements of the Unified Development Code and applicable checklist. No incomplete application packages will be accepted.

APPLICATION TYPE

<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Planned Development	<input type="checkbox"/> Variance	<input type="checkbox"/> Zoning Change	<input checked="" type="checkbox"/> Annexation
<input type="checkbox"/> Specific Use Permit		<input type="checkbox"/> Other:	

PROJECT DESCRIPTION

Project Address:	3.696 Acres Green Meadows Unit 4	Parcel#	
Project Name:	Green Meadows Unit 4		
Legal Description:			

Acreage:	3.696	# of Existing Lots:		# of Proposed Lots:	10
Current Zoning:		Proposed Zoning:			

Description of Project/Request (Attach separate letter if necessary):

PROPOSED USE:	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mixed Use
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REGULATORY FLOOD ZONE:	<input type="checkbox"/> X (Shaded)	<input type="checkbox"/> X (Unshaded)	<input type="checkbox"/> A	<input type="checkbox"/> AE	<input type="checkbox"/> AE (Floodway)
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If in A, AE or AE (Floodway), a Floodplain Development Permit is required.

Is the property within the City Limits of Hondo or the Extraterritorial Jurisdiction (ETJ)? City ETJ

Is public infrastructure currently available and adequate to serve each proposed lot? Yes No

INFRASTRUCTURE REVIEW LETTER FROM THE PUBLIC WORKS DEPARTMENT MUST BE ATTACHED.

APPLICANT INFORMATION

Company Name:	K&E Custom Homes LLC	Contact Person:	Kevin Gear II
Address:	1303 Kollman Drive Hondo Tx 78861		
Phone Number:	210-393-5735	Email Address:	kevin@gearconstructioncompany.com

IF ACTING AS REPRESENTATIVE OF PROPERTY OWNER, APPLICATION MUST INCLUDE THE NOTARIZED AUTHORIZED LETTER.

(Application Continues on Next Page)

PROPERTY OWNER INFORMATION			
Company Name:		Contact Person:	
Address:			
Phone Number:		Email Address:	
CONSULTANT INFORMATION			
COMPANY NAME	CONTACT PERSON	PHONE NUMBER	LICENSE NUMBER
<u>Architect/Designer</u>			
<u>Engineer</u>	Mangold Engineering	830-931-0400	
<u>Surveyor</u>	Rothe & Associates	830-426-3006	
<u>Attorney</u>			
<u>Other</u>			

As the owner of the subject property identified above, or as the duly authorized representative thereof, I hereby certify that, to the best of my knowledge, this application is complete and accurate. I understand that the submission of this application does not constitute approval.

I further acknowledge that the approval process, as outlined in the Texas Local Government Code Chapter §212.009, will not commence until the Development Officer has provided written certification that the plat application meets all requirements of the City Code and applicable state law.

Additionally, I respectfully request consideration of this application and consent to any necessary public notifications. This includes the publication and posting of public hearing notices, the placement of required notices on the subject property, and the mailing of notices to adjacent property owners, as required by law.

Signature: Kevin G. A.

Date: 12/03/25

FOR CITY USE ONLY	

NOTICE OF PUBLIC HEARING

The **Planning and Zoning Commission** of the City of Hondo will hold a public hearing on **Monday, April 20, 2026, at 1:00 p.m.** to discuss and consider the following:

A request from Kevin Gear for an initial zoning upon annexation of R-1, Residential One District, on approximately 4.0 acres

The subject property is generally located on the south side of 34th Street east of Avenue H, Hondo, TX

At this meeting, the Commission will make its recommendation and forward it to the **City Council**, who will then hold a separate public hearing on **Monday, April 27, 2026, at 6:00 p.m.** and make its final decision on this matter. Both public hearings will be conducted in the Council Chamber, City Hall, 1600 Avenue M, Hondo, Texas.

Information regarding this request is available at the Development Services Office, 1600 Avenue M, Hondo, Texas. For more information, call (830) 426-4737.

/s/ Julie Schneider
City Secretary

Publish: April 2, 2026

**NOTICE OF PUBLIC HEARINGS
CITY OF HONDO, TEXAS**

Notice is hereby given that the **Planning and Zoning Commission of the City of Hondo, Texas**, will hold a public hearing on **Monday, April 20, 2026, at 1:00 p.m.**, and the **City Council of the City of Hondo, Texas**, will hold a public hearing on **Monday, April 27, 2026, at 6:00 p.m.**, to discuss and take possible action on a request by **Kevin Gear** to annex approximately **4.0 acres of land**, generally located on the **south side of 34th Street east of Avenue H**, into the city limits of the City of Hondo.

Both public hearings will be held in the **City Council Chambers at Hondo City Hall, 1600 Avenue M, Hondo, Texas 78861**.

All interested persons are invited to attend and be heard regarding the proposed annexation.

/s/ Julie Schneider

City Secretary

Publish: April 9, 2026



NOTICE OF PUBLIC HEARING

As a property owner, you are hereby notified that a property you own is situated within **200** feet of a property **that has been proposed for Zoning Upon Annexation. The City of Hondo will hold the following two(2) public** hearings: **Planning and Zoning Commission on Monday, April 20, 2026, at 1:00 p.m.**, and **Hondo City Council on Monday, April 27, 2026, at 6:00 p.m.** Each public hearing will be held at the City Hall Council Chamber, 1600 Ave M, Hondo, Texas. Public hearings are available to all persons regardless of disability. If you require special assistance, please contact the City office at least 48 hours prior to either meeting.

The following case will be heard, and all interested persons will be given an opportunity to speak:

Zoning Upon Annexation: Request from Kevin Gear from Gear Construction, owner/applicant, for a Zoning Upon Annexation of R-1, Residential One District on approximately 4.0 acres of land situated within the City of Hondo ETJ in Medina County, Texas.

The property is generally located on the south side of 34th Street and west of FM 462. The legal description being A0889 F.SYBELLE SURVEY 183 and identified as Assessor's Parcel Identification No.'s 8475, 8462, & 62462.

If you are unable to attend this public hearing but would still like to lend either your support for, or your objection to this request, please complete the response form below and return it to **Julie Schneider at 1600 Ave M, Hondo, Texas 78861**. If you are no longer the owner of the property, please forward this letter to the owner or return it to City Hall. If you have any questions concerning this request, please call 830-426-4737 for more information.

RESPONSE FORM (below this line)

PLEASE CHECK ONE OF THE FOLLOWING:

I Agree _____ - OR - Disagree _____

RE: A request by Kevin Gear of Gear Construction, owner/applicant, for Zoning Upon Annexation of R-1, Residential One District.

My reason and/or comments are as follows:

DATE: _____

PRINT NAME: _____

SIGNATURE: _____

Como propietario de una propiedad, por medio de la presente se le notifica que una propiedad de su propiedad se encuentra situada dentro de 200 pies de una propiedad que ha sido propuesta para **Zonificación al Momento de la Anexión**. La Ciudad de Hondo llevará a cabo las siguientes dos (2) audiencias públicas: **la Comisión de Planificación y Zonificación el lunes 20 de abril de 2026 a las 1:00 p.m.**, y el **Concejo Municipal de Hondo el lunes 27 de abril de 2026 a las 6:00 p.m.** Cada audiencia pública se llevará a cabo en la **Cámara del Concejo del Ayuntamiento, ubicada en 1600 Ave M, Hondo, Texas**.

Las audiencias públicas están disponibles para todas las personas independientemente de cualquier discapacidad. Si requiere asistencia especial, por favor comuníquese con la oficina de la Ciudad **al menos 48 horas antes de cualquiera de las reuniones**.

El siguiente caso será considerado, y todas las personas interesadas tendrán la oportunidad de hablar:

Zonificación al Momento de la Anexión: Solicitud de **Kevin Gear de Gear Construction, propietario/solicitante**, para la **Zonificación al Momento de la Anexión como R-1, Distrito Residencial Uno**, en aproximadamente **4.0 acres de terreno** situados dentro de la **ETJ de la Ciudad de Hondo en el Condado de Medina, Texas**.

La propiedad está ubicada generalmente **en el lado sur de la calle 34th Street y al oeste de FM 462**. La descripción legal es **A0889 F. SYBELLE SURVEY 183** y está identificada como **Números de Identificación de Parcela del Tasador (Assessor's Parcel Identification No.'s) 8475, 8462 y 62462**.

Si no puede asistir a esta audiencia pública pero desea expresar **su apoyo o su oposición** a esta solicitud, por favor complete el formulario de respuesta a continuación y devuélvalo a **Julie Schneider, 1600 Ave M, Hondo, Texas 78861**. Si usted ya no es el propietario de la propiedad, por favor envíe esta carta al propietario actual o devuélvala al Ayuntamiento. Si tiene alguna pregunta con respecto a esta solicitud, por favor llame al **830-426-4737** para obtener más información.

FORMULARIO DE RESPUESTA (debajo de esta línea)

POR FAVOR MARQUE UNA DE LAS SIGUIENTES OPCIONES:

Estoy de acuerdo _____ – **O** – No estoy de acuerdo _____

RE: Solicitud de **Kevin Gear de Gear Construction, propietario/solicitante**, para **Zonificación al Momento de la Anexión como R-1, Distrito Residencial Uno**.

Mi razón y/o comentarios son los siguientes:

FECHA: _____

NOMBRE EN LETRA DE MOLDE: _____

FIRMA: _____



NOTICE OF PROPOSED ANNEXATION

April 8, 2026

Hondo Independent School District
P.O. Box 308
Hondo, Texas 78861-0308

Re: Annexation of 4.0 Acres

To Whom It Concerns,

The purpose of this letter is to notify your office of a proposed annexation, as petitioned from the landowner, K&E Custom Homes, LLC, which will expand the City of Hondo's (City) municipal boundaries. The annexation area is described as three tax parcels totaling approximately 4.0 acres out of Abstract A0889, F Sybelle Survey 183, generally located on the south side of 34th Street between Avenue H and FM 462, which is contiguous to the City limits, within the City Extraterritorial Jurisdiction (ETJ) in Medina County, and more particularly illustrated on the map on the back of this page.

The Hondo City Council will hold a public hearing to interested persons in the proposed annexation area the opportunity to be heard. Please note, the hearing will be held on Monday, April 27, 2026. The public hearing will be held in the Council Chambers at the Hondo City Hall, 1600 Ave M, Hondo, Texas.

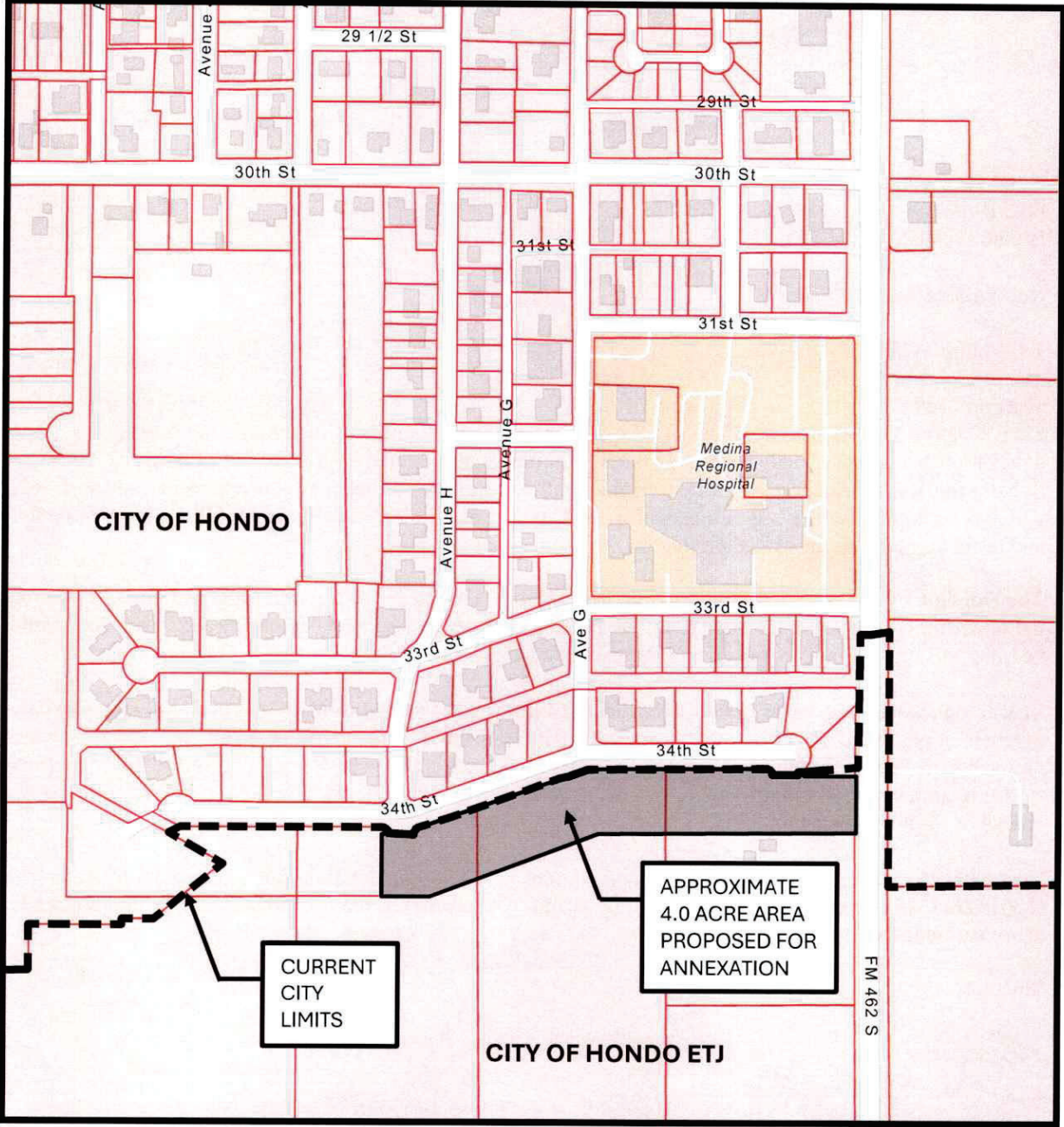
In accordance with the Texas Local Government Code, you are being informed that upon the effective date of annexation, April 27, 2026, the proposed annexation area will be incorporated into the municipal boundary of the City of Hondo. The City does not anticipate a financial impact on your district resulting from the annexation, including any changes in utility costs. Thus, the city has taken no action to abate, reduce or limit any financial impact on the district.

If you have any questions regarding the annexation, you may contact Julie Schneider, City Secretary at (830) 426-3370 or email at jschneider@hondo-tx.org. For more information, please visit the city's website at www.hondo-tx.org.

Sincerely,

Brandon Melland, AICP
City of Hondo
Development Services Department
1600 Avenue M
Hondo, TX 78861

MAP OF PROPOSED ANNEXATION AREA





CITY OF HONDO, TEXAS

1600 Avenue M

Hondo, Texas 78861

Phone: (830) 426-3370

NOTICE OF CORRECTION / CLARIFICATION

PLANNING & ZONING COMMISSION PUBLIC HEARING – ANNEXATION

The City of Hondo is issuing this notice to correct an error in a previously mailed/public notice regarding a Planning & Zoning Commission Public Hearing for a proposed annexation.

The original notice, distributed on April 10, 2026, incorrectly stated the time of the public hearing.

PLEASE NOTE THE CORRECT INFORMATION BELOW:

- **Meeting:** Planning & Zoning Commission Public Hearing
- **Subject:** Request by Kevin Gear to annex an approximately 3.696-acre tract of land situated in Medina County, Texas, into the City of Hondo city limits
- **Correct Date:** Tuesday, April 20, 2026
- **Correct Time:** 1:00 p.m.
- **Location:** Hondo City Hall, 1600 Avenue M, Hondo, Texas

All other information provided in the original notice remains unchanged.

The City of Hondo apologizes for any confusion this error may have caused and appreciates your understanding.

For additional information, please contact City Hall at (830) 426-3370.

Issued this 14th of April 2026.

Julie Schneider
City Secretary

prop_id_text	prop_id	file_as_name	legal_desc	addr_line2	addr_city	addr_state	zip
77797	77797	VILLARREAL GUADALUPE V	GREEN MEADOWS HONDO UNIT 3 BLOCK 3 LOT 6; ACRES .29	704 34TH ST	HONDO	TX	78861
77798	77798	CIRCLE ADK LLC	GREEN MEADOWS HONDO UNIT 3 BLOCK 3 LOT 7; ACRES .29	11151 ELK PARK	SAN ANTONIO	TX	78249
77799	77799	HOELTING LLOYD & MARSHA	GREEN MEADOWS HONDO UNIT 3 BLOCK 3 LOT 8; ACRES .288	712 34TH STREET	HONDO	TX	78861
69929	69929	HONDO CITY OF	GREEN MEADOWS HONDO UNIT 3 ROADS	1600 AVENUE M	HONDO	TX	78861
503846	503846	SALAZAR AMY E & GARY	THE COLOR BOX SUBDIVISION ACRES 4.062	1003 COUNTY RD 544	HONDO	TX	78861
62462	62462	K & E CUSTOM HOMES LLC	A0889 F. SYBELLE SURVEY 183; 1.545 ACRES	1305 KOLLMAN DR	HONDO	TX	78861
8472	8472	K & E CUSTOM HOMES LLC	A0889 F. SYBELLE SURVEY 183; ACRES 1.647	1305 KOLLMAN DR	HONDO	TX	78861
503854	503854	LOS PICHONES LLC	A0889 F. SYBELLE SURVEY 183; 9.4924 ACRES	1310 SHADY LANE	HONDO	TX	78861
8475	8475	K & E CUSTOM HOMES LLC	A0889 F. SYBELLE SURVEY 183; ACRES 1.536	1305 KOLLMAN DR	HONDO	TX	78861
503855	503855	LOS PICHONES LLC	A0889 F. SYBELLE SURVEY 183; 10.768 ACRES	1310 SHADY LANE	HONDO	TX	78861

prop_id	ter	prop_id	file_as_name	legal_acre	legal_desc	addr_line2	addr_line3	addr_city	addr_state	zip
60114		60114	ADAMS GEORGE R & RAMON	0.1997	LOS TERRENOS BLOCK 2 LOT 7, ACRES .1997	708 33RD STREET		HONDO	TX	78861
60115		60115	ADAMS GEORGE R & RAMON	0.1676	LOS TERRENOS BLOCK 2 LOT 8, ACRES .1676	708 33RD STREET		HONDO	TX	78861
60113		60113	ADAMS GEORGE R & RAMON	0.262	LOS TERRENOS BLOCK 2 LOT 6, ACRES .262	708 33RD STREET		HONDO	TX	78861
17503		17503	ADAMS GEORGE R & RAMON	0.4055	GREEN MEADOWS HONDO UNIT 2 BLOCK 2 LOT 1; INCLUDES LOT 5 BLOCK 2 FOHN ACRES .4055	708 33RD STREET		HONDO	TX	78861
17503		17503	ADAMS GEORGE R & RAMON	0.4055	GREEN MEADOWS HONDO UNIT 2 BLOCK 2 LOT 1; INCLUDES LOT 5 BLOCK 2 FOHN ACRES .4055	708 33RD STREET		HONDO	TX	78861
37351		37351	ANAYA SAMUEL E & VICTOR	0.15	SOUTH PARK ADDITION BLOCK 3 LOT 4, ACRES .15	681 COUNTY ROAD 69		DEVINE	TX	78016
17554		17554	BARTON ELVIRA	0.5057	GREEN MEADOWS HONDO BLOCK 1 LOT 4 & 5 WEST HALF PART OF, ACRES .5057	804 33RD ST		HONDO	TX	78850
17554		17554	BARTON ELVIRA	0.5057	GREEN MEADOWS HONDO BLOCK 1 LOT 4 & 5 WEST HALF PART OF, ACRES .5057	804 33RD ST		HONDO	TX	78850
37356		37356	BELL DEREK	0.17	SOUTH PARK ADDITION BLOCK 3 LOT 9, ACRES .17	1502 33RD ST		HONDO	TX	78861
55411		55411	BOHL WESLEY H & BECK BR	0.275	GREEN MEADOWS HONDO UNIT 2 BLOCK 3 LOT 1, ACRES .275	711 33RD ST		HONDO	TX	78861
37350		37350	BROWNING PAULA & MICHA	0.145	SOUTH PARK ADDITION BLOCK 3 LOT 3, ACRES .145	1514 33RD ST		HONDO	TX	78861
57450		57450	BYROM SUSANNE HENNE	0.303	GREEN MEADOWS HONDO UNIT 2 BLOCK 1 LOT 13, ACRES .303	813 33RD STREET		HONDO	TX	78861
17502		17502	CAMPPOS BARBARA L	0.1494	FOHN BLOCK 2 LOT 4, ACRES .1494	3205 AVENUE H		HONDO	TX	78861
17552		17552	CANNON MANDY MARIE	0.3445	GREEN MEADOWS HONDO BLOCK 1 LOT 2, ACRES .3445	808 33RD		HONDO	TX	78861
77798		77798	CIRCLE ADK LLC	0.29	GREEN MEADOWS HONDO UNIT 3 BLOCK 3 LOT 7, ACRES .29	11151 ELK PARK		SAN ANTONIO	TX	78249
37357		37357	CLARK SEAN	0.1773	SOUTH PARK ADDITION BLOCK 4 LOT 1, ACRES .1773	1412 33RD STREET		HONDO	TX	78861
37364		37364	CRAIN JANET	0.145	SOUTH PARK ADDITION BLOCK 4 LOT 8, ACRES .145	1208 33RD		HONDO	TX	78861
57465		57465	CUDE KIMBERLY	0.18	GREEN MEADOWS HONDO UNIT 2 BLOCK 4 LOT 8, ACRES .18	505 33RD ST		HONDO	TX	78861
37367		37367	CUNEFARE DENNIS	0.1752	SOUTH PARK ADDITION BLOCK 4 LOT 11, ACRES .1752	1202 33RD STREET		HONDO	TX	78861
8463		8463	DALE ALBERT T & PATTI W	5.959	A0889 F. SYBELLE SURVEY 183, ACRES 5.959	909 30TH ST		HONDO	TX	78861
57455		57455	DE LEON STEVEN A & MARIA	0.299	GREEN MEADOWS HONDO UNIT 2 BLOCK 3 LOT 5, ACRES .299	707 33RD ST		HONDO	TX	78861
37266		37266	DICKERSON TAUSCH PROP	2.913	A0889 F. SYBELLE SURVEY 183, 2.913 ACRES	PO BOX 977		CASTROVILL	TX	78009
36080		36080	DICKERSON TAUSCH PROP	13.258	A0889 F. SYBELLE SURVEY 183, 13.258 ACRES	PO BOX 977		CASTROVILL	TX	78009
37285		37285	DICKERSON TAUSCH PROP	3.291	A0889 F. SYBELLE SURVEY 183, 3.291 ACRES	PO BOX 977		CASTROVILL	TX	78009
7736		7736	DOS NIMAS LP	156.65	A0799 J. RUDINGER SURVEY 199, ACRES 156.65	901 19TH STREET		HONDO	TX	78861
57467		57467	DUPREE BARBARA SUE	0.179	GREEN MEADOWS HONDO UNIT 2 BLOCK 4 LOT 10, ACRES .179	501 33RD ST		HONDO	TX	78861
57466		57466	DYLLA GLENN E & KARLA	0.18	GREEN MEADOWS HONDO UNIT 2 BLOCK 4 LOT 9, ACRES .18	503 33RD STREET		HONDO	TX	78861
37349		37349	FILLINGER LINDA M	0.151	SOUTH PARK ADDITION BLOCK 3 LOT 2, ACRES .151	1516 33RD ST		HONDO	TX	78861
17673		17673	FLORES SYLVIA	0.2238	HONDO SOUTH BLOCK 2 LOT 4, ACRES .2238	3208 AVE H		HONDO	TX	78861
37365		37365	GILMER VANESSA ANN & KE	0.15	SOUTH PARK ADDITION BLOCK 4 LOT 9, ACRES .15	1206 33RD ST		HONDO	TX	78861
37362		37362	GRAFF GEORGE S & JANET C	0.15	SOUTH PARK ADDITION BLOCK 4 LOT 6, ACRES .15	950 CR 246		HONDO	TX	78861
77802		77802	GREENWALT JOSH & AMBER	0.276	GREEN MEADOWS HONDO UNIT 3 BLOCK 4 LOT 13	601 33RD ST		HONDO	TX	78861
57463		57463	GREENWALT JOSH S & SCHI	0.18	GREEN MEADOWS HONDO UNIT 2 BLOCK 4 LOT 6, ACRES .18	601 33RD STREET		HONDO	TX	78861
17557		17557	GUEDEA CAROLYN	0.3134	GREEN MEADOWS HONDO BLOCK 1 LOT 8, ACRES .3134	803 33RD STREET		HONDO	TX	78861
37354		37354	GUTIERREZ RALPH F & TERE	0.155	SOUTH PARK ADDITION BLOCK 3 LOT 7, ACRES .155	1506 33RD STREET		HONDO	TX	78861
17556		17556	HARDEN DUSTIN & CHELSE	0.3313	GREEN MEADOWS HONDO BLOCK 1 LOT 7, ACRES .3313	801 33RD ST		HONDO	TX	78861
37352		37352	HERNANDEZ ENRIQUE & VIRGINA C		SOUTH PARK ADDITION BLOCK 3 LOT 5 & 6	1508 33RD ST		HONDO	TX	78861
57456		57456	HEVEN KAY F	0.289	GREEN MEADOWS HONDO UNIT 2 BLOCK 3 LOT 6, ACRES .289	705 33RD ST		HONDO	TX	78861
77799		77799	HOELTING LLOYD & MARSH	0.288	GREEN MEADOWS HONDO UNIT 3 BLOCK 3 LOT 8, ACRES .288	712 34TH STREET		HONDO	TX	78861
69929		69929	HONDO CITY OF	2.713	GREEN MEADOWS HONDO UNIT 3 ROADS	1600 AVENUE M		HONDO	TX	78861
77800		77800	HONDO METHODIST CHURCH	0.276	GREEN MEADOWS HONDO UNIT 3 BLOCK 4 LOT 11, ACRES .276	1006 16TH STREET		HONDO	TX	78861
37366		37366	HOWARD RONALD J	0.145	SOUTH PARK ADDITION BLOCK 4 LOT 10, ACRES .145	1204 33RD ST		HONDO	TX	78861
77808		77808	HUTTO BO & ADRIAN	0.29	GREEN MEADOWS HONDO UNIT 3 BLOCK 5 LOT 2, ACRES .29	804 34TH		HONDO	TX	78861
37348		37348	JOHNSTON LESLIE A	0.1744	SOUTH PARK ADDITION BLOCK 3 LOT 1, ACRES .1744	1191 CR 404		UVALDE	TX	78801
77813		77813	JURADO EBENCIO	0.391	GREEN MEADOWS HONDO UNIT 3 BLOCK 5 LOT 7	8220 WOODCLIFF BLV		SELMA	TX	78154
506797		506797	K & E CUSTOM HOMES LLC	1.283	A0889 F. SYBELLE SURVEY 183, ACRES 1.283	1305 KOLLMAN DR		HONDO	TX	78861
8468		8468	K & E CUSTOM HOMES LLC	0.86	A0889 F. SYBELLE SURVEY 183, ACRES .86	1305 KOLLMAN DR		HONDO	TX	78861

1077D

62462	62462	K & E CUSTOM HOMES LLC	1.545	A0889 F. SYBELLE SURVEY 183; 1.545 ACRES	1305 KOLLMAN DR	HONDO	TX	78861
8472	8472	K & E CUSTOM HOMES LLC	1.647	A0889 F. SYBELLE SURVEY 183; ACRES 1.647	1305 KOLLMAN DR	HONDO	TX	78861
8475	8475	K & E CUSTOM HOMES LLC	1.536	A0889 F. SYBELLE SURVEY 183; ACRES 1.536	1305 KOLLMAN DR	HONDO	TX	78861
77805	77805	KENNEY WADE E & GLORIA	0.311	GREEN MEADOWS HONDO UNIT 3 BLOCK 4 LOT 16	504 34TH ST	HONDO	TX	78861
77804	77804	KENNEY WADE E & GLORIA	0.258	GREEN MEADOWS HONDO UNIT 3 BLOCK 4 LOT 15; ACRES .258	504 34TH ST	HONDO	TX	78861
77806	77806	KETCHUM RICHARD W & MA	0.319	GREEN MEADOWS HONDO UNIT 3 BLOCK 4 LOT 17B; ACRES .319	500 34TH	HONDO	TX	78861
57453	57453	KRIEMWALD GLEN LLOYD	0.265	GREEN MEADOWS HONDO UNIT 2 BLOCK 3 LOT 2; ACRES .265	709 33RD ST	HONDO	TX	78861
77809	77809	LEE CHASE M	0.29	GREEN MEADOWS HONDO UNIT 3 BLOCK 5 LOT 3; ACRES .29	1206 26TH ST	HONDO	TX	78861
57451	57451	LEVENS CHRISTOPHER & M	0.323	GREEN MEADOWS HONDO UNIT 2 BLOCK 1 LOT 14; ACRES .323	814 33RD ST	HONDO	TX	78861
507876	507876	LOS PICHONES LLC	11.023	DOCKUM BLOCK E LOT 1	1310 SHADY LANE	HONDO	TX	78861
506796	506796	LOS PICHONES LLC	3.97	A0889 F. SYBELLE SURVEY 183; 3.97 ACRES	1310 SHADY LANE	HONDO	TX	78861
503854	503854	LOS PICHONES LLC	9.4924	A0889 F. SYBELLE SURVEY 183; 9.4924 ACRES	1310 SHADY LANE	HONDO	TX	78861
503856	503856	LOS PICHONES LLC	7.145	A0889 F. SYBELLE SURVEY 183; 7.145 ACRES	1310 SHADY LANE	HONDO	TX	78861
503853	503853	LOS PICHONES LLC	30.226	A0889 F. SYBELLE SURVEY 183; 30.226 ACRES	1310 SHADY LANE	HONDO	TX	78861
55623	55623	LOS PICHONES LLC	165.025	A0803 J. RUDINGER SURVEY 182; ACRES 165.025	1310 SHADY LANE	HONDO	TX	78861
503855	503855	LOS PICHONES LLC	10.768	A0889 F. SYBELLE SURVEY 183; 10.768 ACRES	1310 SHADY LANE	HONDO	TX	78861
17559	17559	MARTHA NELL ALLEN 2022 F	0.3283	GREEN MEADOWS HONDO BLOCK 1 LOT 10; ACRES .3283	P O BOX 946	HONDO	TX	78861
37355	37355	MAURER JANET L	0.15	SOUTH PARK ADDITION BLOCK 3 LOT 8; ACRES .15	1504 33RD ST	HONDO	TX	78861
17551	17551	MCCOLLUM FREDERICK G IV	0.3195	GREEN MEADOWS HONDO BLOCK 1 LOT 1; ACRES .3195	810 33RD ST	HONDO	TX	78861
67600	67600	MEDINA COUNTY HOSPITAL	6.923	MEDINA COMMUNITY HOSPITAL ADDITION LOT 1	3100 AVENUE E	HONDO	TX	78861
37360	37360	NOBLE MICHAEL S & DIANN	0.15	SOUTH PARK ADDITION BLOCK 4 LOT 4; ACRES .15	1406 33RD STREET	HONDO	TX	78861
77810	77810	ORTIZ RALPH & FULLER-ORT	0.29	GREEN MEADOWS HONDO UNIT 3 BLOCK 5 LOT 4; ACRES .29	808 34TH ST	HONDO	TX	78861
37363	37363	RAY BETTY	0.1541	SOUTH PARK ADDITION BLOCK 4 LOT 7; ACRES .1541	1210 33RD STREET	HONDO	TX	78861
8461	8461	REED DOUG & DEBORAH	2.11	A0889 F. SYBELLE SURVEY 183; ACRES 2.11	3303 AVE U	HONDO	TX	78861
77801	77801	REGET GENE & DIANE	0.276	GREEN MEADOWS HONDO UNIT 3 BLOCK 4 LOT 12; ACRES .276	608 34TH	HONDO	TX	78861
8476	8476	RIGHTER ROBERT E & KATHN	34.23	A0889 F. SYBELLE SURVEY 183; ACRES 34.23	3081 AVENUE U	HONDO	TX	78861
77812	77812	ROSS ROBERT & SANDRA	0.287	GREEN MEADOWS HONDO UNIT 3 BLOCK 5 LOT 6; ACRES .287	814 34TH ST	HONDO	TX	78861
77811	77811	RUGH BRYAN K & SONIA	0.291	GREEN MEADOWS HONDO UNIT 3 BLOCK 5 LOT 5; ACRES .291	812 34TH ST	HONDO	TX	78861
503846	503846	SALZAR AMY E & GARY	4.062	THE COLOR BOX SUBDIVISION ACRES 4.062	1003 COUNTY RD 544	HONDO	TX	78861
17553	17553	SANCHEZ BEATRICE S	0.3517	GREEN MEADOWS HONDO BLOCK 1 LOT 3; ACRES .3517	806 33RD ST	HONDO	TX	78861
17558	17558	SANTOS ALCIA M	0.3372	GREEN MEADOWS HONDO BLOCK 1 LOT 9; ACRES .3372	805 33RD STREET	HONDO	TX	78861
57452	57452	SCHMALRIEDE MICHAEL RA	0.327	GREEN MEADOWS HONDO UNIT 2 BLOCK 1 LOT 15; ACRES .327	812 33RD ST	HONDO	TX	78861
57492	57492	SHAHAN CRAIG W & SUSAN	0.305	GREEN MEADOWS HONDO UNIT 2 BLOCK 1 LOT 12; ACRES .305	811 33RD ST	HONDO	TX	78861
17672	17672	SILVA JOHNNY SR	0.2238	HONDO SOUTH BLOCK 2 LOT 3; ACRES .2238	PO BOX 940	HONDO	TX	78861
57461	57461	STAR CASA LLC	0.368	GREEN MEADOWS HONDO UNIT 2 BLOCK 4 LOT 3 & 4; ACRES .368	5047 FM 462 S	HONDO	TX	78861
57461	57461	STAR CASA LLC	0.368	GREEN MEADOWS HONDO UNIT 2 BLOCK 4 LOT 3 & 4; ACRES .368	5047 FM 462 S	HONDO	TX	78861
51590	51590	STRAIT WILLIAM J	5.153	A0066 J. BIRY SURVEY 199; 5.153 ACRES	P O BOX 83	HONDO	TX	78861
2047	2047	STRAIT WILLIAM J	17.3	A0066 J. BIRY SURVEY 199; ACRES 17.3	P O BOX 83	HONDO	TX	78861
51589	51589	STRAIT WILLIAM J	14	A0066 J. BIRY SURVEY 199; 14.0 ACRES	P O BOX 83	HONDO	TX	78861
2047	2047	STRAIT WILLIAM J	17.3	A0066 J. BIRY SURVEY 199; ACRES 17.3	P O BOX 83	HONDO	TX	78861
51408	51408	STRAIT WILLIAM J	67	A0066 J. BIRY SURVEY 199; 67.0 ACRES	P O BOX 83	HONDO	TX	78861
57462	57462	TEMPLIN DUSTIN JAY & ROX	0.18	GREEN MEADOWS HONDO UNIT 2 BLOCK 4 LOT 5; ACRES .18	603 33RD ST	HONDO	TX	78861
77796	77796	TEXAS S & R LLC GREEN ME	0.289	GREEN MEADOWS HONDO UNIT 3 BLOCK 3 LOT 5	210 CR 421	HONDO	TX	78861
77803	77803	TORRES ERIC R	0.276	GREEN MEADOWS HONDO UNIT 3 BLOCK 4 LOT 14; ACRES .276	600 34TH ST	HONDO	TX	78861
57457	57457	TORRES MICHAEL ANTHON	0.359	GREEN MEADOWS HONDO UNIT 2 BLOCK 4 LOT 1 & 2; ACRES .359	611 33RD ST	HONDO	TX	78861
37358	37358	TROUT RONALD J & PAMELA	0.15	SOUTH PARK ADDITION BLOCK 4 LOT 2; ACRES .15	1410 33RD ST	HONDO	TX	78861
8477	8477	TWO CREEKS RANCH LLC	41.415	A0889 F. SYBELLE SURVEY 183; TRACT 11; ACRES 41.415	4630 N. LOOP 1604 W	SAN ANTONIO	TX	78249
68915	68915	TWO CREEKS RANCH LLC	172.42	A0803 J. RUDINGER SURVEY 182; TRACT 10; 172.42 ACRES	4630 N. LOOP 1604 W	SAN ANTONIO	TX	78249

17560	17560	VILLARREAL ESMERALDA A	0.2984	GREEN MEADOWS HONDO BLOCK 1 LOT 11; ACRES .2984	809 33RD ST	HONDO	TX	78861
77797	77797	VILLARREAL GUADALUPE V	0.29	GREEN MEADOWS HONDO UNIT 3 BLOCK 3 LOT 6; ACRES .29	704 34TH ST	HONDO	TX	78861
37359	37359	WELCH GARRETT F	0.155	SOUTH PARK ADDITION BLOCK 4 LOT 3; ACRES .155	348 CR 4311	HONDO	TX	78861
57464	57464	WIEMERS CURTIS R & PEGG	0.18	GREEN MEADOWS HONDO UNIT 2 BLOCK 4 LOT 7; ACRES .18	507 33RD ST	HONDO	TX	78861
2050	2050	WINKLER NORA L	6	A00661, BIRY SURVEY 199; ACRES 6.0	611 CLAUDE W BLACK	SAN ANTONIO	TX	78203
77807	77807	WOOLLS PATRICIA K & GOF	0.289	GREEN MEADOWS HONDO UNIT 3 BLOCK 5 LOT 1; ACRES .289	902 25TH STREET	HONDO	TX	78861
30170	30170	YBARRA SHAUN A	0.785	A0889 F, SYBELLE SURVEY 183; .785 ACRES	802 33RD ST	HONDO	TX	78861
17555	17555	YBARRA SHAUN A	0.538	GREEN MEADOWS HONDO BLOCK 1 LOT 6 & 5 EAST HALF PART OF; ACRES .538	802 33RD ST	HONDO	TX	78861
17555	17555	YBARRA SHAUN A	0.538	GREEN MEADOWS HONDO BLOCK 1 LOT 6 & 5 EAST HALF PART OF; ACRES .538	802 33RD ST	HONDO	TX	78861
37361								
37353								

**CITY OF HONDO
DEVELOPMENT AND ANNEXATION AGREEMENT**

This **DEVELOPMENT AND ANNEXATION AGREEMENT** (hereinafter "Agreement") is entered into between the **CITY OF HONDO, TEXAS**, a Texas home-rule municipality (hereinafter "**City**"), by and through its duly authorized City Manager, as approved by the City Council of the City of Hondo, Texas ("**City Council**"), and **K&E Custom Homes LLC**, a Texas limited liability company (hereinafter "**Developer**"), by and through its authorized representative, Kevin Gear, (with City and Developer collectively referred to hereinafter as the "**Parties**"). The Parties agree that the effective date of this Agreement shall be the date on which this Agreement is fully executed by all Parties hereto (the "**Effective Date**").

WHEREAS, K&E Custom Homes LLC, owns the land included in the proposed final plat of the Subdivision and more particularly described on the attached **Exhibit "A"** (the "**Property**"); and

WHEREAS, the City is incorporated as a Texas home-rule municipality, which is entirely located within the Medina County, Texas (hereinafter, "**County**"), and possesses all such powers, privileges, rights, and duties to the extent provided under Texas law and its City Charter, as more fully set forth therein; and

WHEREAS, pursuant to TEX. LOC. GOV'T CODE § 42.021, the extraterritorial jurisdiction of the City generally includes that certain unincorporated area, which is contiguous to the corporate boundaries of the City, and is located within one (1) mile of its corporate boundaries (hereinafter "**City's ETJ**"); and

WHEREAS, the Developer desires to develop and subdivide the Property in accordance with applicable law, and City ordinances and State laws require the Developer to complete all on-site public improvements (the "**Public Improvements**") associated with the Subdivision to protect the health, safety and welfare of the public and to limit the harmful effects of substandard subdivisions; and

WHEREAS, the City of Hondo, Texas, hereinafter known as the "**City**" and the Developer have determined that the City will benefit from the construction of Public Improvements included in the proposed final plat of the Subdivision; and

WHEREAS, pursuant to and in accordance with TEX. LOC. GOV'T CODE § 212.172, the governing body of a municipality may make a written contract with an owner of land that is located in the extraterritorial jurisdiction of the municipality for one or more of the purpose(s) enumerated in TEX. LOC. GOV'T CODE §§ 212.172(b)(1)–(9), including, but not limited to, the following: (i) extending the municipality's planning authority over the land by providing for a development plan to be prepared by the landowner and approved by the municipality under which certain general uses and development of the land are authorized; (ii) providing for infrastructure for the land, including (a) streets and roads, (b) street and road drainage, (c) land drainage, and (d) water, wastewater, and other utility systems; (iii) providing for the annexation of land as a whole or in parts and to provide for the terms of annexation, if annexation is agreed

to by the parties; (iv) specifying the uses and development of the land before and after annexation, if annexation is agreed to by the parties; or (v) including other lawful terms and considerations the parties consider appropriate; and

WHEREAS, pursuant to and in accordance with TEX. LOC. GOV'T CODE § 43.0671, a municipality may annex an area if each owner of land in the area requests the annexation, provided the requirements of Subchapter C-3, Chapter 43, Texas Local Government Code, are satisfied; and

WHEREAS, it is the express intention of the Parties hereto that this Agreement be subject to and entered into under the provisions of TEX. LOC. GOV'T CODE §§ 43.0671 *et seq.*, and TEX. LOC. GOV'T CODE §§ 212.171–.172, for the purposes and under the mutual obligations, terms, and conditions more fully set forth below and herein; and

WHEREAS, the Parties desire to establish certain commitments to be imposed and made in connection with the development of the Property; to provide increased certainty to the City and the Developer concerning development rights, entitlements, arrangements, and commitments, including the obligations and duties of the Developer and the City and to identify planned Property uses and development of the Property before and after annexation as provided in this Agreement, as allowed by applicable law including, but not limited to Section 212.172 of the Texas Local Government Code ("Section 212.172"); and

WHEREAS, the City will not accept the dedication of the Subdivision or release the Developer from its obligations under this Subdivision Improvement Agreement (the "Agreement") until all required Public Improvements have been completed in accordance with the Unified Development Code and have been approved and accepted by the City, and the Developer may be required to provide additional financial security for additional Public Improvements or maintenance obligations required for the Subdivision; and

WHEREAS, this Agreement is also authorized by Section 8.2.3(g) of the City of Hondo Unified Development Code, and is executed to memorialize the Developer's obligations for the construction, completion, security, warranty, and maintenance of the required Public Improvements for the Subdivision; and

WHEREAS, Section 8.2.3(g) of the City of Hondo Unified Development Code authorizes the Planning and Zoning Commission to permit a developer to enter into a subdivision improvement agreement in lieu of completing all required public improvements prior to final plat approval, subject to the provision of financial security and compliance with the Unified Development Code; and

WHEREAS, Section 8.2.3(g)(iii) of the Unified Development Code requires the Developer to provide security, in a form approved by the Planning and Zoning Commission, in an amount equal to one hundred percent (100%) of the estimated cost of completion of the required Public Improvements; and

WHEREAS, Section 8.2.3(g)(i) of the Unified Development Code requires the Developer to warrant that all required Public Improvements shall be free from defects for a period of one (1) year following acceptance by the City of the dedication of the last completed Public Improvement; and

WHEREAS, Section 8.2.3(g)(ii) of the Unified Development Code requires that the covenants contained in this Agreement run with the land and bind the Developer and all successors, heirs, and assigns, and that this Agreement be recorded in the official public records of Medina County, Texas; and

WHEREAS, Section 8.4.1(d) of the City of Hondo Unified Development Code requires that subdivisions demonstrate adequate water supply through the dedication of water rights or payment of a fee in lieu thereof, in accordance with the City's adopted Water Rights Dedication Policy;

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the City and the Developer agree as follows:

1. **Recitals Incorporated.** The Parties expressly acknowledge and agree that any terms, conditions, or obligations, as well as the facts and recitations stated in the recitals above are hereby incorporated herein by reference, as if fully stated herein, and respectively enforceable between them.
2. **Parties.** The parties to this Agreement are the Developer and the City of Hondo
3. **Effective Date.** This Agreement is effective once all Parties have signed it and the effective date shall be the date of last signature (the "Effective Date")
4. **Construction of Improvements**
 - A. **Developer Responsibility** – The Developer agrees to construct and install, at the Developer's expense, all of the Public Improvements for which Developer is responsible no later than two years following the date upon which the final plat is recorded, in compliance with applicable City Ordinances, standards, and regulations, and in accordance with the construction plans and specifications approved by the City, as shown on **Exhibit "B"** hereto. Prior to starting construction on any of the Public Improvements, the construction plans and specifications must be certified by Developer's engineer of record as being compliant with all applicable laws and regulations, and released for construction by the City. All Public Improvements must be constructed in conformance with the released construction plans. Final acceptance of the Public Improvements shall be made by the City following inspection, certification and acceptance to confirm that the Public Improvements conform to the released construction plans.
 - B. The Parties expressly acknowledge that per City Section 6.4.2 (a) , upon annexation, the Property (or any Tract thereof) shall initially be zoned RE Residential Estate Zoning District. Developer may later seek rezoning of the Property (or any Tract thereof); provided, however, any change to the RE zoning of the Property will require Developer to comply with the City's Code of Ordinances.

- C. Upon the City's final acceptance of the Public Improvements built by Developer, the City may release the performance security applicable to the accepted improvements; provided, however, that no such release shall occur unless and until the Developer has delivered and the City has approved the maintenance bond required by this Agreement and no uncured default exists. All warranty, defect correction, maintenance, indemnification, and other continuing obligations of the Developer, its heirs, successors, and assigns, shall survive acceptance of the Public Improvements and any release of security, and no such release shall be deemed a waiver of any rights or remedies of the City.
5. **Annexation.**
- A. Developer consents to and requests that the City approve annexation of the Property in accordance with the provisions hereof and subject to the terms and conditions of Developer's Petition requesting annexation of the Property, a copy of which is attached hereto as **Exhibit C** and made a part hereof by reference. The Property will be annexed into the corporate limits of the City in accordance with the provisions of this Agreement and in compliance with the applicable notice and hearing requirements of *Chapter 43 of the Texas Local Government Code*. The City agrees that annexation and zoning of the Property as contemplated hereunder shall be completed in accordance with all applicable laws.
- B. **Nature of Consent to Annexation.** The Parties expressly acknowledge and agree that the terms and conditions set forth in the Petition for Annexation attached hereto as **Exhibit C** ("Petition for Annexation")—with the full satisfaction of such terms and conditions being a necessary prerequisite upon which Developer's consent to voluntary annexation into the City is based—are hereby incorporated by reference and made a part hereof as if fully set forth herein.
6. **Security for Completion of Improvements.** The Developer agrees to provide and continuously maintain security (the "Security") for the completion of the Public Improvements in accordance with Section 8.2.3(g)(iii), and the applicable and related provisions of Section 8.2.3(g)(iv) through (vii), of the City of Hondo Unified Development Code. The Security shall be in the form of a certified letter of credit, bond, or cash escrow and shall be in an amount equal to one hundred percent (100%) of the cost estimate for the Public Improvements, including lot improvements, as approved by the City Engineer. The Security shall remain in full force and effect until the City's final acceptance of the Public Improvements and the delivery and approval of the maintenance bond required under Section 6 of this Agreement.
7. **Warranty and Maintenance Bond.** The Developer agrees to correct all defects in materials or workmanship in the Public improvements for a period of one (1) year after acceptance by the City. The Developer agrees to provide a maintenance bond in favor of the City in the amount of 20% of the cost of the Public Improvements for a period of two (2) years after acceptance by the City.
8. **Lien Search Certificate.** The Developer agrees to provide, at the time this Agreement is executed, a Lien Search Certificate prepared and signed by a title company acceptable to the City Attorney. The Lien Search Certificate must identify the property, must name all owners of the Property, must name all lienholders having liens against the Property, and must be dated no more than ten (10) days prior to the

Effective Date. The Lien Search Certificate must be accompanied by a Consent of Lienholder signed by an authorized representative of each Lienholder identified in the Lien Search Certificate. This Agreement will not be accepted without the Lien Search Certificate and the executed Consent of Lienholder, if applicable.

9. **Acquisition of Property Interests.** The Developer agrees to acquire at its expense all rights-of-way, easements and other real property interests needed for the construction of the Public Improvements, including all off-site improvements, in a manner suitable for dedication of the real property interests to the City. The form of all documents under which real property interests are acquired is subject to approval by the City Attorney. The Developer agrees to record each such document in the official public records of the County in which the Property is located, and to provide a copy of each such recorded document to the City Attorney.
10. **Recording of Plat.** Upon completion of all the following, the City agrees to record the final plat of the Subdivision in the official public records of the County in which the Property is located:
 - A. Approval of this Agreement by the City of Hondo;
 - B. Approval of the final plat of the Subdivision by the City of Hondo
 - C. Submission to the City of Lien Search Certificate, and executed Consent of Lienholder for each lienholder on the Property;
 - D. Approval of the Security by the City Attorney; and
 - E. Approval by the City Attorney of all conveyance documents for rights-of-way, easements, and other real property interests needed for the construction of the Public Improvements.
11. **Conditions of Draw on Security.** The City Engineer may draw upon any Security upon occurrence of one or more of the following events:
 - A. The Developer commenced construction but did not properly construct or complete one or more of the Developer Public Improvements, and failed to remedy the construction deficiency within the cure period as stated in section 14 below;
 - B. The Developer did not renew or replace the Security at least 45 days prior to its expiration date; or
 - C. The issuer of the Security, or any third party, has acquired all or any portion of the Property through foreclosure or an assignment or conveyance in lieu of foreclosure.
12. **Drawing on the Security; Use of Draws.** The City Engineer may draw upon the Security by submitting a draft to the issuer that complies with the terms governing the draft. The draw may be in any amount up to the full amount of the Security. The City agrees to restrict its use of funds from draws to purposes associated with the construction, maintenance, or repair of the Public Improvements. The parties agree that by making a draw, the City does not waive its rights to enforce any obligation of the Developer under this Agreement, and the City is not accepting the Public Improvements for ownership and maintenance prior to final completion.
13. **Right of Entry.** The Developer grants to the City and its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property at any time to inspect the construction of Public Improvements, and to construct, inspect, maintain, and repair any public improvements made on the Property by the City.

14. **Remedies.** The remedies available to the City in the event of noncompliance by the Developer with this Agreement are cumulative in nature. These remedies include, but are not limited to, the following:
- A. Refusal to approve or record any plat associated with the Subdivision;
 - B. Refusal to provide or allow utility services to all or any part of the Property;
 - C. Refusal to accept all or a portion of the Public Improvements for public ownership or maintenance;
 - D. Draws against the Security for construction of the Public Improvements; and
 - E. Injunction against further sale of tracts of land within the Subdivision.
15. **Cure Period.**
- A. If Developer defaults under this Agreement, City shall give written Notice to Developer. If the Developer fails to commence the cure of an alleged default specified in the Notice within a reasonable period of time, not less than thirty (30) days after the date of the Notice, and thereafter to diligently pursue such cure to completion, City may seek injunctive relief from a court of proper jurisdiction and/or terminate this Agreement.
 - B. If the City defaults under this Agreement and fails to cure the default within thirty (30) days written notice, Developer may, at its sole election, (i) terminate the Agreement and be relieved from any and all obligations under this Agreement, (ii) if the City fails to zone the Property as required in the Agreement, enforce the Agreement by seeking specific performance and/or (iii) seek any and all other remedies available at law or in equity. Prior to exercising its remedies hereunder, Developer shall give notice setting forth the event of default ("Notice") to the City. If City fails to cure any alleged default within a reasonable period of time, not less than thirty (30) days after the date of the Notice, and thereafter to diligently pursue such cure to completion, Developer may exercise its remedies for default.
 - C. If either Party defaults, the prevailing Party in the dispute will be entitled to recover from the non-prevailing Party its reasonable attorney's fees, expenses and court costs in connection with any original action, any appeals, and any post judgment proceedings to collect or enforce a judgment.
 - D. City and the Developer each agree to cooperate with each other as may be reasonably necessary to carry out the intent of this Agreement, including but not limited to the execution of such further documents as may be reasonably necessary. In the event of any third-party lawsuit or other claim relating to the validity of this Agreement, the City and the Developer agree to use their respective best efforts to resolve the suit or claim without diminution in their respective rights and obligations under this Agreement.
16. **No Third Part Rights.** No person or entity who or which is not a party to this Agreement has any right of action under this Agreement. Nor does any such person or entity, other than the City (including without limitation a trustee in bankruptcy) have an interest in or claim to any funds drawn by the City on the Security in accordance with this Agreement.
17. **Indemnification.** The Developer covenants to indemnify, defend, and hold harmless the City and its officers (both elected and appointed), employees, and agents from and against any and all claims, demands, causes of action, damages, losses, liabilities,

costs, expenses, and judgments arising out of or relating to bodily injury, death, or property damage caused by or in connection with construction activities performed by the Developer or by any contractor, subcontractor, or other person acting on the Developer's behalf on the Property.

18. Water Rights Dedication / Fee in Lieu

- A. Requirement.** The Developer acknowledges that the Subdivision consists of ten (10) lots and that, pursuant to Section 8.4.1(d) of the City of Hondo Unified Development Code and the City of Hondo Water Rights Dedication Policy adopted thereunder, subdivisions are required to provide to the City either (i) the dedication of water rights sufficient to meet projected demand, or (ii) payment of a fee in lieu of such dedication. The City, acting through the City Manager in accordance with the Unified Development Code, has approved the Developer's request to utilize the fee-in-lieu-of-dedication option for this Subdivision.
- B. Calculation of Fee in Lieu.** In accordance with the calculation methodology established by the City's Water Rights Dedication Policy, a total of 8.356318072 acre-feet of water rights are required for the Subdivision. The City has established the value of water rights at \$12,500 per acre-foot, resulting in a total fee-in-lieu amount of One Hundred Four Thousand Four Hundred Fifty-Four Dollars (\$104,454.00) for all ten (10) lots, corresponding to a per-lot fee of Seven Thousand Four Hundred Sixty-One Dollars (\$7,461.00).
- C. Payment Structure.** Pursuant to the City's administrative discretion under Section 8.4.1(d) of the Unified Development Code, the fee in lieu shall be paid to the City on a per-lot basis, with each per-lot payment due and payable prior to the issuance of any building permit for the applicable lot.
- D. Collection and Processing.** All fee-in-lieu payments required under this Section shall be collected and processed by the City prior to the issuance of a building permit for the corresponding lot, and no building permit shall be issued unless and until the required fee for that lot has been paid in full.

19. Miscellaneous.

- A.** The Developer may assign its rights and obligations under this Agreement to a purchaser of all or part of the Property, if the Developer delivers written notice of the assignment to the City, accompanied by an assignment agreement under which the assignee accepts all of the Developer's obligations under this Agreement and submits new Security for the Public Improvements in a form acceptable to the City Attorney. The City may assign, in whole or in part, this Agreement to others as necessary to secure completion of the Public Improvements.
- B.** If either Party sues to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its litigation costs, including reasonable attorneys fees, from the other party. If relief is granted to both parties, each party shall be responsible for its own litigation costs.
- C.** This Agreement, including appendices and referenced attachments, constitutes the entire agreement between the City and the Developer on this subject and supersedes all other proposals, presentations, representations, and

communications, whether oral or written, between the parties. This Agreement may be amended only by a written document that is duly approved and executed by all parties.

- D. In the event any section, subsection, paragraph, sentence, phrase or word is held invalid for any reason, the balance of this Agreement will remain in effect and will be read as if the parties intended at all times not to include the invalid section, subsection, paragraph, sentence, phrase or word.
- E. Nothing in this Agreement shall be construed as, nor shall it constitute, a waiver of the City's governmental immunity, sovereign immunity, or immunity from suit or liability under Texas law. The City expressly retains all immunities, defenses, rights, and limitations of liability available to it under the Texas Constitution, the Texas Tort Claims Act, and all other applicable laws.
- F. This Agreement shall be governed by the laws of the State of Texas. Exclusive venue for any legal dispute arising under this Agreement shall be in Medina County, Texas. The City's execution of, and performance under this Agreement will not act as a waiver of any immunity of the City to suit or liability under applicable law. The parties acknowledge that the City, in executing and performing this Agreement, is a governmental entity acting in a governmental capacity.
- G. Notices required by this Agreement will be provided by the parties to one another by certified mail, return receipt requested, or by confirmed facsimile transmission, to the following addresses:

To the City

City Manager,
City of Hondo
1600 Avenue M,
Hondo, TX 78861
Fax: (830) 426-5189
Email: _____

To the Developer

If a party changes its address or email for notice purposes, it will provide written notice of the new address to the other party within ten (10) days of the change.

- H. In the event that the performance by either party of any of its obligations under this contract is interrupted or delayed by events outside of their control such as the acts of God, war, riot, or civil commotion, then the party is excused from such performance for the period of time reasonably necessary to remedy the effects of the events.
- I. This Agreement constitutes a covenant running with the Title to the Property, and the provisions of this Agreement are binding on the Developer and on all successors and assigns of the Developer.

[signatures on following page]

City of Hondo, Texas

By: _____
John Naron, City Manager

This instrument was acknowledged before me on _____, 2026 by John Naron, known personally by me to be the City Manager of the City of Hondo, on behalf of the City of Hondo.

Notary Seal: _____
Notary Public, State of Texas

Developer

K&E Custom Homes LLC

By: _____

Signature

Printed Name, Title

This instrument was acknowledged before me on _____, 2026 by
_____, known personally by me to be the _____ of
_____.

Notary Seal:

Notary Public, State of _____

EXHIBIT "A"
Description of Subdivision Property

K&E Custom Homes

1303 Kollman Drive

Hondo Tx 78861

210-393-5735

Kevin@gearconstructioncompany.com

Date: July 23, 2025

City of Hondo

Attn: Planning Department

1600 Avenue M

Hondo, TX 78861

RE: Request for Voluntary Annexation of 10 Lots – South of 34th Street (Green Meadows Unit 4)

To Whom It May Concern,

On behalf of K&E Custom Homes, we respectfully submit this letter to formally request the voluntary annexation of 10 residential lots located directly south of 34th Street within the City of Hondo's Extra Territorial Jurisdiction (ETJ). These lots are part of the proposed Green Meadows Unit 4 Subdivision, as shown in the attached preliminary subdivision plat dated June 20, 2025.

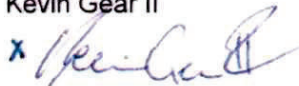
The property is contiguous to existing city limits and is planned for single-family residential development consistent with surrounding land uses. Annexation of these lots into the city will allow for municipal services, including sewer and water connections, and enable coordinated development under City of Hondo zoning and infrastructure standards.

We kindly request the City initiate the annexation process at the next available opportunity. Please find attached the subdivision plat to assist in your review and verification of the subject lots.

If you require any additional documentation or have questions regarding this request, please do not hesitate to contact us. We appreciate your consideration and look forward to working closely with the City of Hondo to continue growing our community.

Sincerely,

Kevin Gear II

x 

Office of Melissa Lutz, Tax Assessor-Collector
 Medina County Tax Office
 1102 15th Street
 Hondo, TX 78861
 (830)-741-6100
 (830)-741-6105

2024 Tax Statement

Date	QuickRef ID
7/3/2025	R62462
CAD ID	Owner ID
62462	O0026233
Property Description	
<small>Legal</small>	
A0889 F. SYBELLE SURVEY 183: 1 545 ACRES	
<small>Property Location</small>	

Property ID: 0A0889-00183-00000-62462



R62462
 GREEN MEADOWS SUBDIVISION
 MANAGEMENT LLC
 PO BOX 83
 HONDO, TX 78861

County Taxes Reduced By Additional Sales Tax 0.10

Property Values	
Land	0
Improvement	0
AG Market	19,510
AG Use	330
Timber Market	0
Timber Use	0
Cap Adjustment	0
Assessed	330
Exemptions	
AG	

Tax Breakdown							
Tax Year	Taxing Unit	Tax Rate	Exemptions	Taxable	Tax	Tax Paid	Tax Due
2024	County F M Road	0.086500	0	330	0.29	0.29	0.00
2024	Hondo ISD	0.926900	0	330	3.06	3.06	0.00
2024	MCESD #3 - Community E	0.065400	0	330	0.22	0.22	0.00
2024	MCESD #6 - Hondo-Yance	0.096700	0	330	0.32	0.32	0.00
2024	Medina County	0.364600	0	330	1.20	1.20	0.00
2024	Medina County Groundwa	0.006592	0	330	0.02	0.02	0.00
2024	Medina County Hospital D	0.092900	0	330	0.31	0.31	0.00
TOTAL					5.42	5.42	<small>See TOTAL DUE</small>

**TOTAL DUE IF PAID BY
July 31, 2025** 0.00

Pay by	%	P&I	Total Due
Jul 2025		0.00	0.00
Aug 2025		0.00	0.00
Sep 2025		0.00	0.00
Oct 2025		0.00	0.00
Nov 2025		0.00	0.00
Dec 2025		0.00	0.00
Jan 2026		0.00	0.00
Feb 2026		0.00	0.00
Mar 2026		0.00	0.00
Apr 2026		0.00	0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES

detach and return bottom portion with payment

Property ID
R62462
Owner ID
O0026233
Property Location

Make check payable to
 Office of Melissa Lutz, Tax Assessor-Collector
 Medina County Tax Office
 1102 15th Street
 Hondo, TX 78861
 (830)-741-6100
 (830)-741-6105

**TOTAL DUE IF PAID BY
July 31, 2025** 0.00



%000000201879C0000024335

R62462
 GREEN MEADOWS SUBDIVISION
 MANAGEMENT LLC
 PO BOX 83
 HONDO, TX 78861

20240000R62462000000000000

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE OFFICE OF MELISSA LUTZ, TAX ASSESSOR-COLLECTOR REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE OFFICE OF MELISSA LUTZ, TAX ASSESSOR-COLLECTOR FOR THE PAYMENT OF THESE TAXES

Office of Melissa Lutz, Tax Assessor-Collector
 Medina County Tax Office
 1102 15th Street
 Hondo, TX 78861
 (830)-741-6100
 (830)-741-6105

2024 Tax Statement

Date	QuickRef ID
7/3/2025	R8475
CAD ID	Owner ID
8475	O0026233
Property Description	
Legal	
A0889 F SYBELLE SURVEY 183.1 597 ACRES	
Property Location	
FM 462	

Property ID: 0A0889-00183-00000-08475



R8475
 GREEN MEADOWS SUBDIVISION
 MANAGEMENT LLC
 PO BOX 83
 HONDO, TX 78861

County Taxes Reduced By Additional Sales Tax 0.11

Property Values	
Land	0
Improvement	0
AG Market	33,570
AG Use	340
Timber Market	0
Timber Use	0
Cap Adjustment	0
Assessed	340
Exemptions	
AG	

Tax Breakdown								
Tax Year	Taxing Unit	Tax Rate	Exemptions	Taxable	Tax	Tax Paid	Tax Due	
2024	County F.M. Road	0.086500	0	340	0.29	0.29	0.00	
2024	Hondo ISD	0.926900	0	340	3.15	3.15	0.00	
2024	MCESD #3 - Community E	0.065400	0	340	0.22	0.22	0.00	
2024	MCESD #6 - Hondo-Yanco	0.096700	0	340	0.33	0.33	0.00	
2024	Medina County	0.364600	0	340	1.24	1.24	0.00	
2024	Medina County Groundwa	0.006592	0	340	0.02	0.02	0.00	
2024	Medina County Hospital D	0.092900	0	340	0.32	0.32	0.00	
TOTAL					5.57	5.57	0.00	See TOTAL DUE

**TOTAL DUE IF PAID BY
July 31, 2025** 0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Pay by	%	P&I	Total Due
Jul 2025		0.00	0.00
Aug 2025		0.00	0.00
Sep 2025		0.00	0.00
Oct 2025		0.00	0.00
Nov 2025		0.00	0.00
Dec 2025		0.00	0.00
Jan 2026		0.00	0.00
Feb 2026		0.00	0.00
Mar 2026		0.00	0.00
Apr 2026		0.00	0.00

----- detach and return bottom portion with payment -----

Property ID
R8475
Owner ID
O0026233
Property Location
FM 462

Make check payable to:
 Office of Melissa Lutz, Tax Assessor-Collector
 Medina County Tax Office
 1102 15th Street
 Hondo, TX 78861
 (830)-741-6100
 (830)-741-6105

**TOTAL DUE IF PAID BY
July 31, 2025** 0.00



%000000179406C0000024333

R8475
 GREEN MEADOWS SUBDIVISION
 MANAGEMENT LLC
 PO BOX 83
 HONDO, TX 78861

202400000R8475000000000000

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE OFFICE OF MELISSA LUTZ, TAX ASSESSOR-COLLECTOR REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE OFFICE OF MELISSA LUTZ, TAX ASSESSOR-COLLECTOR FOR THE PAYMENT OF THESE TAXES.

Office of Melissa Lutz, Tax Assessor-Collector
 Medina County Tax Office
 1102 15th Street
 Hondo, TX 78861
 (830)-741-6100
 (830)-741-6105

2024 Tax Statement

Date	QuickRef ID
7/3/2025	R8472
CAD ID	Owner ID
8472	O0132103
Property Description	
Legal	
A0889 F. SYBELLE SURVEY 183, 1 646 ACRES	
Property Location	

Property ID: 0A0889-00183-00000-08472



R8472
 GREEN MEADOWS SUBDIVISION MGMT LLC
 PO BOX 83
 HONDO, TX 78861

County Taxes Reduced By Additional Sales Tax 0.11

Property Values	
Land	0
Improvement	0
AG Market	34.060
AG Use	350
Timber Market	0
Timber Use	0
Cap Adjustment	0
Assessed	350
Exemptions	
AG	

Tax Breakdown								
Tax Year	Taxing Unit	Tax Rate	Exemptions	Taxable	Tax	Tax Paid	Tax Due	
2024	County F M Road	0.086500	0	350	0.30	0.30	0.00	
2024	Hondo ISD	0.926900	0	350	3.24	3.24	0.00	
2024	MCESD #3 - Community E	0.065400	0	350	0.23	0.23	0.00	
2024	MCESD #6 - Hondo-Yandi	0.096700	0	350	0.34	0.34	0.00	
2024	Medina County	0.364600	0	350	1.27	1.27	0.00	
2024	Medina County Groundwa	0.006592	0	350	0.02	0.02	0.00	
2024	Medina County Hospital D	0.092900	0	350	0.33	0.33	0.00	
TOTAL					5.73	5.73	See TOTAL DUE	

**TOTAL DUE IF PAID BY
July 31, 2025** 0.00

Pay by	%	P&I	Total Due
Jul 2025		0.00	0.00
Aug 2025		0.00	0.00
Sep 2025		0.00	0.00
Oct 2025		0.00	0.00
Nov 2025		0.00	0.00
Dec 2025		0.00	0.00
Jan 2026		0.00	0.00
Feb 2026		0.00	0.00
Mar 2026		0.00	0.00
Apr 2026		0.00	0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

-----detach and return bottom portion with payment-----

Property ID
R8472
Owner ID
O0132103
Property Location

Make check payable to
 Office of Melissa Lutz, Tax Assessor-Collector
 Medina County Tax Office
 1102 15th Street
 Hondo, TX 78861
 (830)-741-6100
 (830)-741-6105

**TOTAL DUE IF PAID BY
July 31, 2025** 0.00



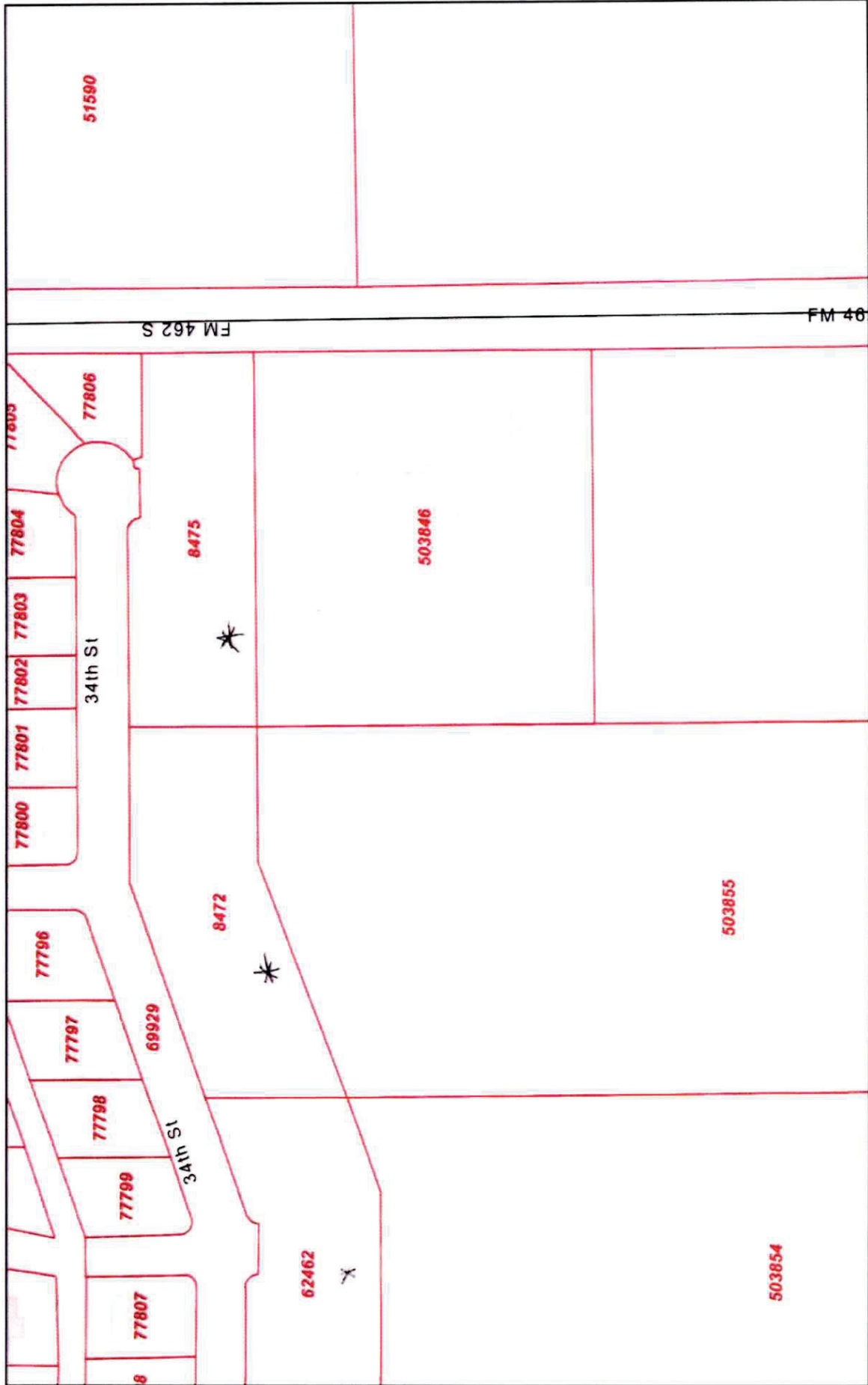
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R8472
 GREEN MEADOWS SUBDIVISION MGMT LLC
 PO BOX 83
 HONDO, TX 78861

202400000R8472000000000000

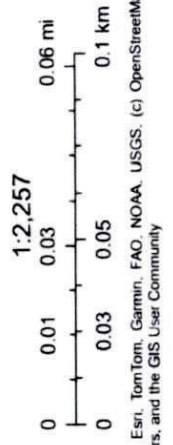
IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE OFFICE OF MELISSA LUTZ, TAX ASSESSOR-COLLECTOR REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE OFFICE OF MELISSA LUTZ, TAX ASSESSOR-COLLECTOR FOR THE PAYMENT OF THESE TAXES.

Medina CAD Web Map



7/3/2025, 11:07:33 AM

-  Parcels
-  Medina County Boundary
-  Abstracts

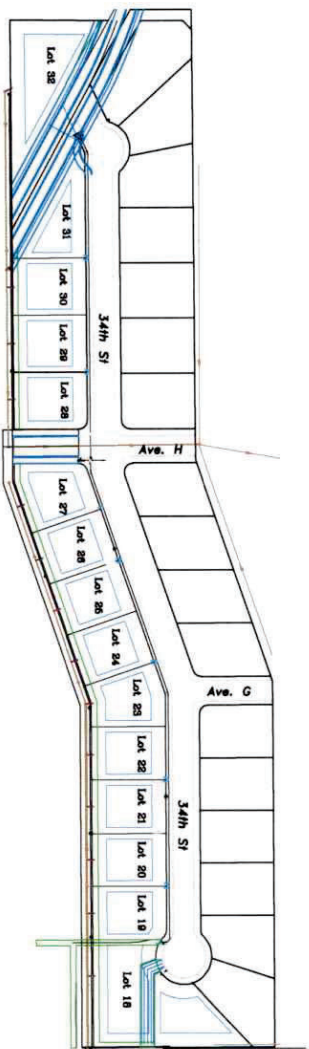


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Medina County Appraisal District, BIS Consulting - www.bisconsulting.com
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

EXHIBIT "B"
Public Improvement Construction Plans and Specifications

PLANS FOR DRAINAGE & SEWER SYSTEMS

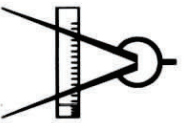


DRAWING INDEX

DESCRIPTION	SHEET NO
COVER SHEET	C0.0
OVERALL DRAINAGE PLAN	C1.0
SEWER: LINE "A", ALONG FM 463, PLAN & PROFILE	C2.0
SEWER: LINE "B", ALONG ALLEY WAY PLAN & PROFILE	C2.1
SEWER: LINE "C", ALONG ALLEY WAY PLAN & PROFILE	C2.2
SEWER: LINE "D", AVE H, PLAN & PROFILE	C2.3
SEWER: LINE "E", ALONG ALLEY WAY PLAN & PROFILE	C2.4
SEWER: NOTES AND DETAILS	C2.5

FOR GREEN MEADOWS SUBDIVISION PHASE 4

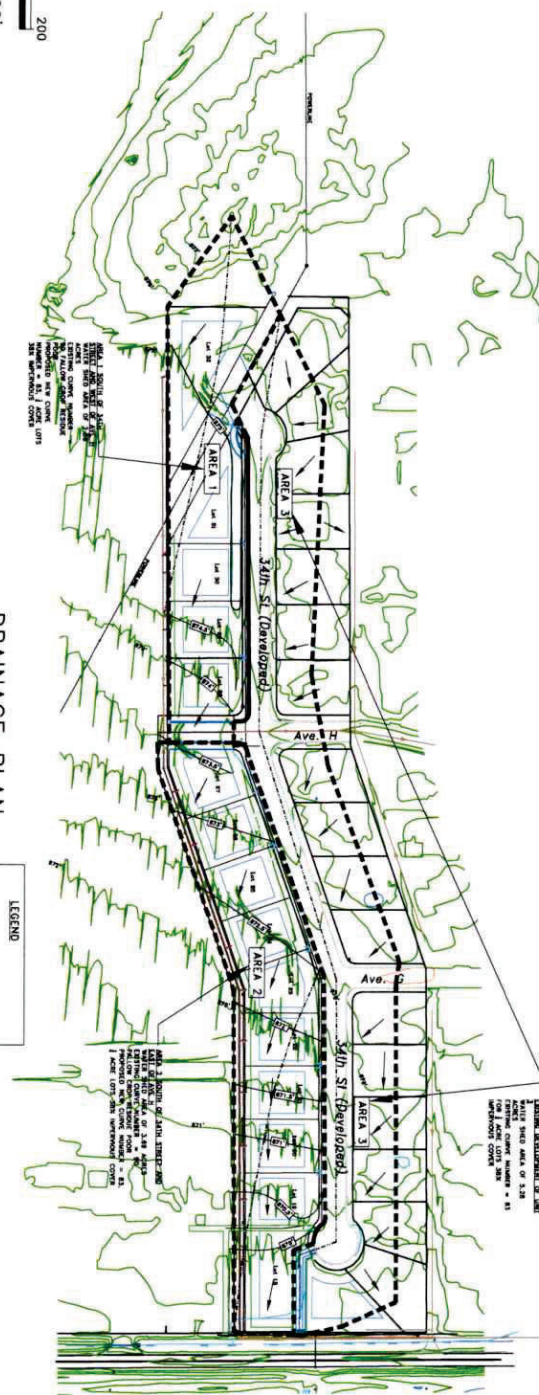
HONDO, MEDINA COUNTY, TEXAS



MANGOLD ENGINEERING COMPANY

FIRM NO. F-5549

SHEET C0.0



100 0 100 200
 SCALE: 1" = 100'

LEGEND
 DRAINAGE AREA
 HYDRAULIC LENGTH
 PROPOSED 100'

OVERALL DRAINAGE AREA = 11.83 ACRES
 ATLAS 14 RAINFALL DATA WAS USED.

DRAINAGE AREA NORTH OF 34TH STREET AND 34TH STREET IS DEVELOPED AS 1 ACRE LOTS WITH A CURVE NUMBER OF 83 HYDRAULIC GROUP C.
 FOR UNIT 4, THE SOUTHERN PORTION OF 34TH STREET THE AREA IS FALLOW LAND CROP RESIDUE POOD, HYDRAULIC GROUP C, HAS A CURVE NUMBER OF 90.
 SOUTH PORTION OF 34TH STREET
 CN BEFORE DEVELOPMENT = 83
 CN AFTER DEVELOPMENT = 83
 THE CN AFTER DEVELOPMENT IS A COMPOSITE VALUE CONSIDERING 1 ACRE LOT SIZES WITH 38% IMPERVIOUS COVER.

DRAINAGE NOTES:

ALL DRAINAGE CHANNELS AND DRAINAGE STRUCTURES WERE DESIGNED USING THE TR-20 METHOD. THE TR-20 METHOD WAS USED TO CALCULATE RUNOFF FROM ALL AREAS WITHIN INSIDE OF AND OUTSIDE OF GREEN MEADOWS SUBDIVISION.

AREA 1

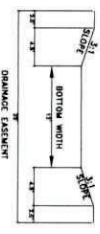
STORM FREQUENCY	RAINFALL DEPTH, inches	BEFORE DEVELOPMENT TOTAL FLOW, cfs	AFTER DEVELOPMENT TOTAL FLOW, cfs
5 year	5.24	11.35	8.32
25 year	8.32	18.15	14.88
100 year	11.70	28.58	22.38

AREA 2

STORM FREQUENCY	RAINFALL DEPTH, inches	BEFORE DEVELOPMENT TOTAL FLOW, cfs	AFTER DEVELOPMENT TOTAL FLOW, cfs
5 year	5.24	13.99	10.07
25 year	8.32	23.81	18.40
100 year	11.70	34.07	27.51

AREA 3

STORM FREQUENCY	RAINFALL DEPTH, inches	TOTAL FLOW, cfs	DEPTH (FEET)
25 year	8.32	30.46	0.88



EARTHEN CHANNEL
 SODDING SHALL BE PLACED OVER THE ENTIRE SURFACE AREA OF THE CHANNEL.
 THE SIDE SLOPE SHALL NOT BE STEEPER THAN 3:1

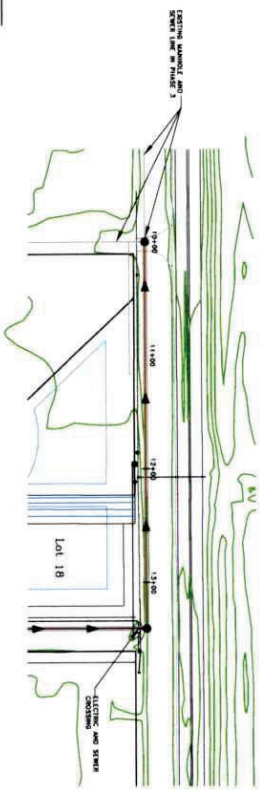


Dwg: 700-305
 Date: 6/10/25
 Revision: 1R
 Drawn: K. Cranda
 Sheet: C1.0

MANGOLD ENGINEERING COMPANY
 5596 CR 5710
 Devine, Texas 78016
 FIRM NO. F-5549
 Phone: (830) 931-0400
 Phone: (210) 213-3912

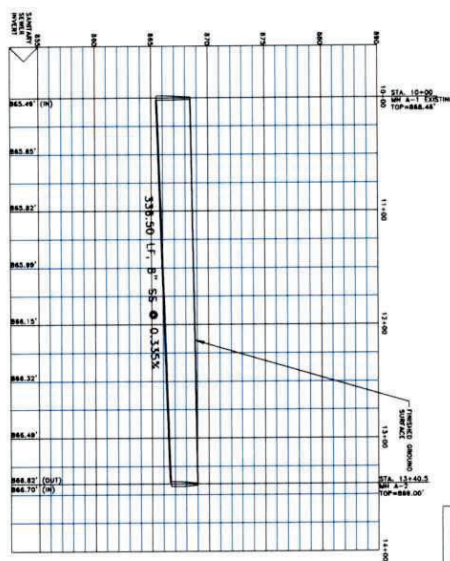
Plans For:
 Green Meadows Unit 4

SCALE: 1"=50' HORIZ.
SCALE: 1"=5' VERT.
ELECTRIC LINES



ALONG FM 462 LINE "A"

SEWER LINE "A" SHALL BE ENCASED IN CONCRETE PER SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR CONSTRUCTION ITEM NUMBER 858: CONCRETE ENCASEMENT, COLLARS, SADDLES AND



SANITARY SEWER SYSTEM

ITEM	DESCRIPTION	UNIT	QUANTITY
1.	8" PVC SEWER PIPE (SDR 35)	L	2281
2.	MANHOLES	EA	7
3.	8" x 8" VITC EXCAVATION PROTECTION	EA	15
4.	8" HOUSE LATERAL (SDR 35)	L	15

SEWER CONSTRUCTION NOTES:

WHERE SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS", (CHAPTER 290, 2017 OR ANY REVISION THEREIN)
SEWER CONTRACTOR SHALL SET TOPS OF MANHOLES AS NOTED ON THESE DRAWINGS.

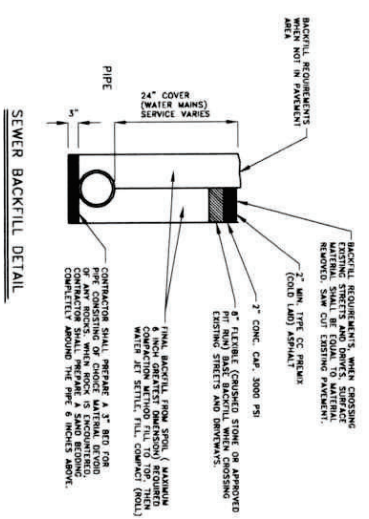
THE SEWER CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PRESERVE ALL CONSTRUCTION STAKES DURING SEWER CONSTRUCTION.
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HONDO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

MINIMUM RADIUS OF CURVATURE FOR ANY PIPE SHALL BE EITHER 200 FEET OR THE MANUFACTURER'S RECOMMENDATION, WHICHEVER IS THE GREATER. THIS SHALL BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE SEWER. THIS RESPONSIBILITIES TO SUCCESSFULLY PASS ANY AIR TESTING REQUIREMENTS.
ALL EXCAVATION IS UNCLASSIFIED. ROCK WILL NOT BE MEASURED FOR PAYMENT. THE PRICE FOR ROCK EXCAVATION SHALL BE INCLUDED IN APPLICABLE BID ITEMS.
ALL DEBRIS AND OTHER OBJECTIONABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE.

ALL SEWER PIPE SHALL BE SDR 35 PVC.
CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS THAT MAY BE NEEDED FROM THE CITY OF HONDO.

ALL MANHOLES WILL BE HYDROSTATICALLY TESTED AND ALL SEWER LINES WILL BE AIR TESTED IN ACCORDANCE WITH CITY OF HONDO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. IN ADDITION, DEFLECTION TESTING SHALL BE PERFORMED USING A 500 LB. NO-DO DEFLECTION TESTING MANHOLE.

ALL HOUSE LATERALS SHALL BE EXTENDED TO 10 FEET BEHIND THE CURB AND SHALL BE AT A DEPTH OF 4 FEET IF POSSIBLE. IF THE 4 FOOT DEPTH REQUIREMENT CANNOT BE MET, THEN THE LATERAL SHALL BE PLACED AS DEEP AS POSSIBLE WHILE MAINTAINING PROPER SLOPE DOWNWARD. OWNER BE RESPONSIBLE FOR PROVIDING PROPERLY SLOPED LATERALS TO BE RECONSTRUCTED. THE ENDS OF THE HOUSE LATERALS SHALL BE PLUGGED AND MARKED WITH A 1" REBAR FOR FUTURE CONNECTION.
ALL TRENCHES SHALL BE BACKFILLED AND JETTED TO ALLOW PROPER SETTLING AND COMPACTION BEFORE STREET CONTRACTOR RESUMES WORK.



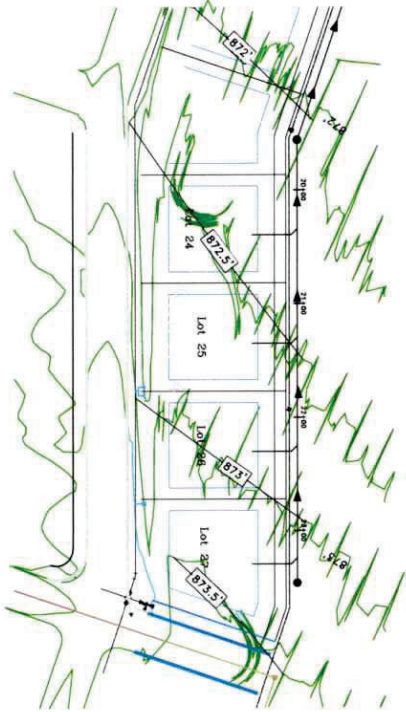
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Date: 6/10/25
Revisions: 1R
Drawn: K. Crawford
Sheet: C20

MANGOLD ENGINEERING COMPANY
5596 CR 5710
Devine, Texas 78016
FIRM NO. F-5549

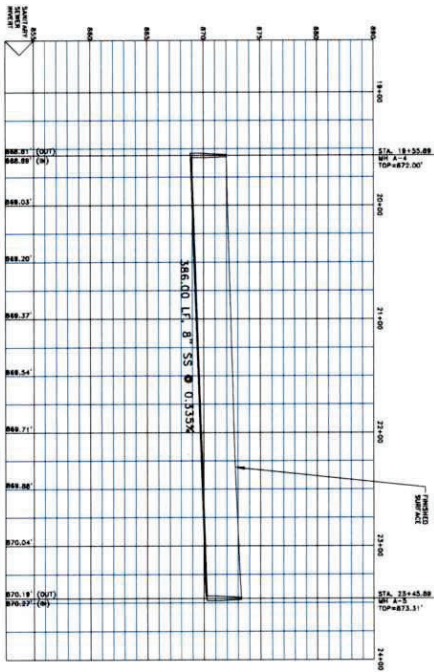
Phone: (830) 931-0400
Phone: (210) 213-3912

Plans For:
GREEN MEADOWS
UNIT 4

SCALE: 1"=50' HORIZ.
SCALE: 1"=5' VERT.
ELECTRIC UNIT 1



ALLEY WAY SOUTHERN END OF UNIT 4
LINE "C"



Dwg: 700-305
Date: 6/7/07/25
Revisions: 1R.
Drawn: K. Crandall
Sheet: C22

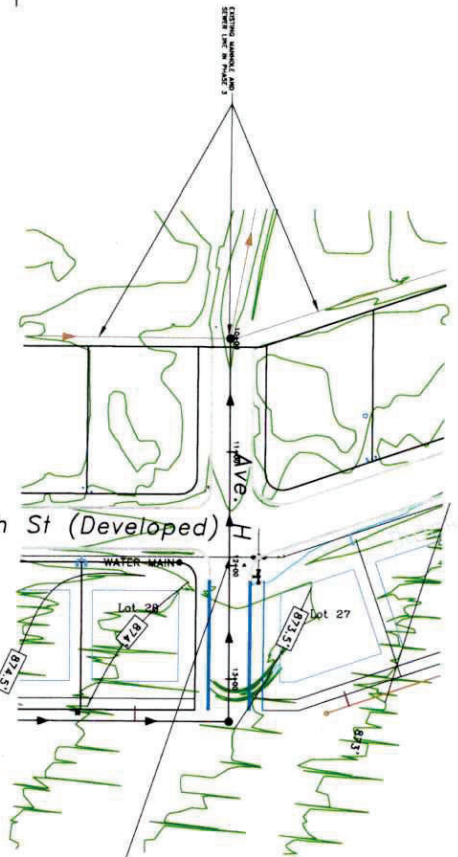
MANGOLD ENGINEERING COMPANY
5596 CR 5710
Devine, Texas 78016
FIRM NO. F-5549

Phone: (830) 931-0400
Phone: (210) 213-3912

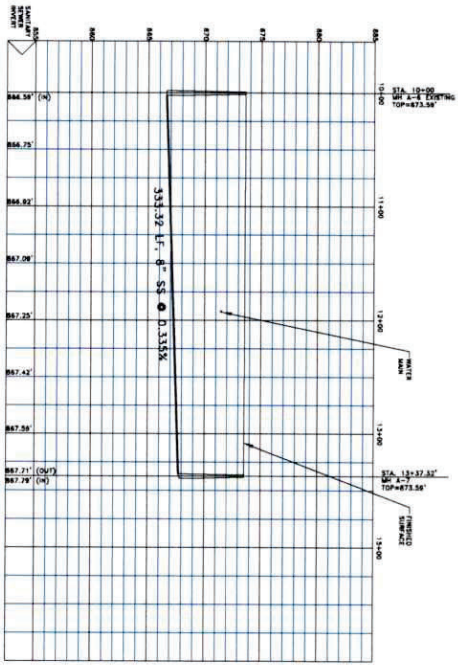
Plans For:
GREEN MEADOWS
UNIT 4



SCALE: 1" = 50' HORIZ.
 SCALE: 1" = 5' VERT.
 ELEVATION: 1000'



AVE H
 LINE "D"



1. OWNER TO BE ADVISED BY STATIONING
2. BE OBTAINED ON THE EXISTING PLAN
3. THE PLAN SHALL BE THE BASIS FOR THE
4. THE PLAN SHALL BE THE BASIS FOR THE



Dwg: 700-305
 Date: 6/10/25
 Revisions: LR
 Drawn: K. Granda
 Sheet: C23



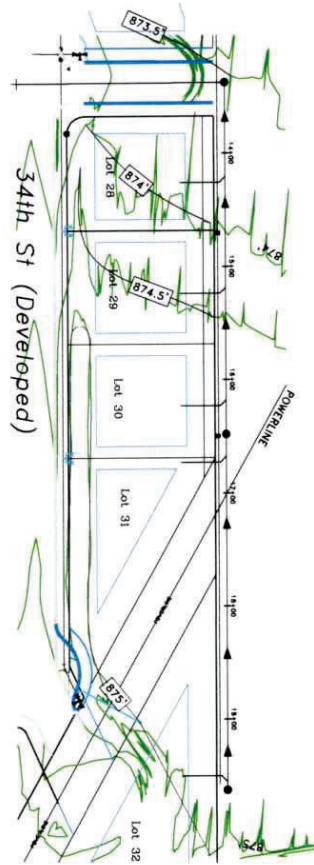
MANGOLD ENGINEERING COMPANY
 5596 CR 5710
 Devine, Texas 78016
 FIRM NO. F-5549

Phone: (830) 931-0400
 Phone: (210) 213-3912

Plans For:
 GREEN MEADOWS
 UNIT 4

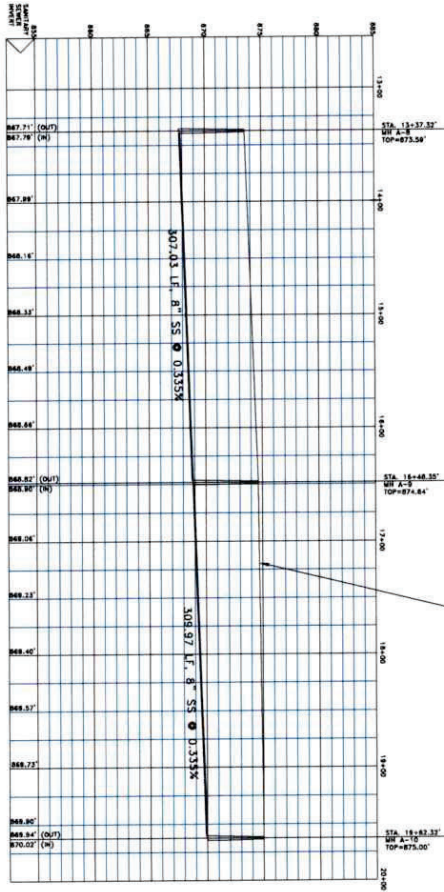


SCALE: 1"=50' HORIZ.
SCALE: 1"=5' VERT.
UTERIOR LINES



ALLEY WAY SOUTHERN END OF UNIT 4

LINE "E"



Dwg: 700-3105
Date: 6/10/25
Revision: 1R
Drawn: K. Granda
Sheet: C2 4



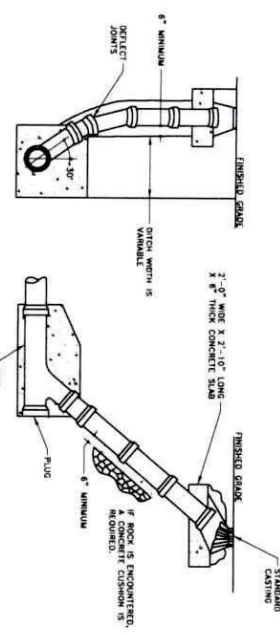
MANGOLD ENGINEERING COMPANY

5596 CR 5710
Devine, Texas 78016
FIRM NO. F-5549

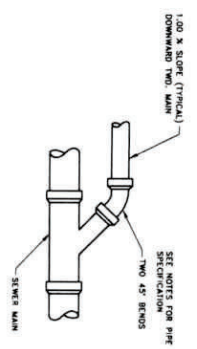
Phone: (830) 931-0400
Phone: (210) 213-3912

Plans For:

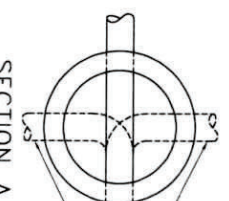
GREEN MEADOWS
UNIT 4



TYPICAL CLEANOUT DETAIL



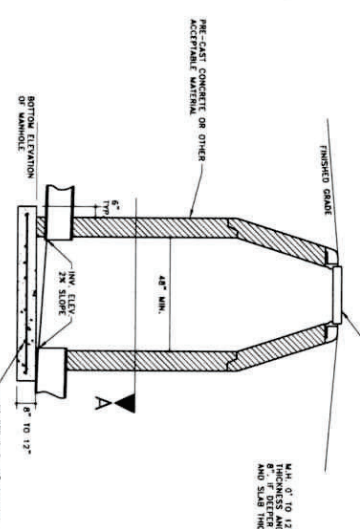
TYPICAL PIPE CONNECTION



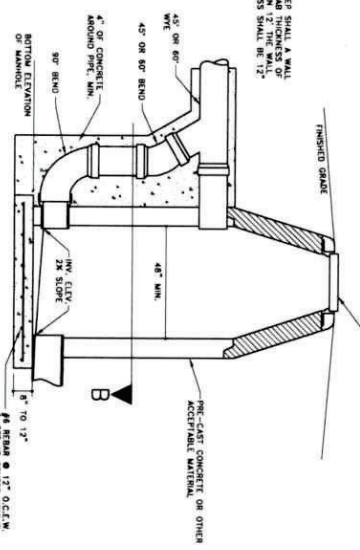
SECTION A



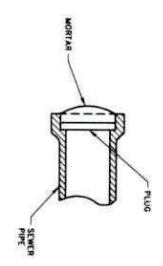
SECTION B



TYPICAL MANHOLE DETAIL



TYPICAL DROP MANHOLE DETAIL



TYPICAL PLUG DETAIL



Dwg: 700-385
 Date: 6/10/25
 Revision: 1R
 Drawn: K. Candaal
 Sheet: C25

MANGOLD ENGINEERING COMPANY
 5596 CR 5710
 Devine, Texas 78016
 FIRM NO. F-5549
 Phone: (830) 931-0400
 Phone: (210) 213-3912

Plans For:
 Green Meadows Unit 4

EXHIBIT "C"
Annexation Petition

CITY OF HONDO
PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR OF THE CITY COUNCIL OF HONDO, TEXAS:

The undersigned owners of the property described herein, which is vacant and without residents, or upon which fewer than three (3) qualified voters reside, hereby voluntarily waive any right to be offered a development agreement pursuant to Section 43.016 of the Texas Local Government Code and request that the City Council of the City of Hondo, Texas, voluntarily annex the property and extend the City's corporate limits to include the territory more particularly described by metes and bounds in the **attached exhibit**.

The undersigned further certify that the described tract of land is contiguous and adjacent to the corporate limits of the City of Hondo, Texas, and that this Petition is signed and duly acknowledged by the owner of the property, being the sole owner holding an ownership interest therein.

Signed: *Kevin Gear*
Kevin Gear, Authorized Representative of
K&E Custom Homes LLC
(Owner)

THE STATE OF TEXAS

COUNTY OF MEDINA

BEFORE ME, the undersigned authority, on this day personally appeared **KEVIN GEAR**, known to me to be the person whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 23rd day of January, 2026.



Kelly Smith
Notary Public in and for
Medina County, Texas.

MAP OF PROPOSED ANNEXATION AREA

