

**CITY OF LEON VALLEY**

**PART I**

**DEVELOPER PETITION FOR PRELIMINARY ACCEPTANCE OF PUBLIC IMPROVEMENTS**

**STATE OF TEXAS                      X**

**COUNTY OF BEXAR                      X**

**CITY OF LEON VALLEY                      X**

**WHEREAS**, 63 Seneca West Investments, LTD., hereinafter called Owner, the owner of the land described as Seneca Trails Phase I Subdivision, desires to file this, Petition, with the City Council of the City of Leon Valley. This petition is being filed in accordance with the terms and provisions of the current regulations.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:** 63 Seneca West Investments, LTD., respectfully files this, Petition, with the City Council of the City of Leon Valley for preliminary acceptance of the following described public improvements (list):

Streets, drainage, sidewalks, water, sewer, streetscape.

(Improvement projects shall have limits defined by street, alley between streets, and/or across easements by description of the property.)

**OWNER**, in filing this petition, sets forth the following information as required in current regulations:

- A. Attached is Exhibit "A", a true and correct copy of the itemized construction costs of the above described project(s). Construction was accomplished by Contractor DNT Construction at a total cost of \$5,754,640.00.
- B. Attached is Exhibit "B", a maintenance bond in the amount of ten percent (10%) of the itemized construction costs of the above public improvements.
- C. Attached is Exhibit "C", one electronic and one (1) hard true and correct copy of record (i.e., "as built") drawings certified to by a registered professional engineer.
- D. Attached is Exhibit "D", one electronic (1) and one hard true and correct copy of field density tests and material source tests, certified by a recognized testing laboratory. (Exhibit "D" is required only for street and alley improvements.)

**OWNER GUARANTEES:**

- A. All materials and workmanship to be in accordance with approved plans [and] specifications prescribed by the City; and
- B. To correct any and all deficiencies not in accordance with approved plan and specifications as may be noted until final acceptance by the City; and
- C. All materials, workmanship and maintenance in good condition for a period of one (1) year from the date of preliminary acceptance by the City and/or until City final acceptance. The owner, upon completion of the maintenance period, will advise the City when said improvements are ready for final inspection and concurrently request

final acceptance thereof. The acceptance of this petition based upon preliminary acceptance of the improvements listed shall not impose any duty upon the City concerning the maintenance of the herein described project(s) until they shall be finally accepted by the Leon Valley City Council.

**WHEREFORE, PREMISES CONSIDERED** 63 Seneca West Investments, LTD., respectfully requests that this, Petition, be in all things accepted.

Executed on this the \_\_\_\_\_ day of November, A.D. 2025.

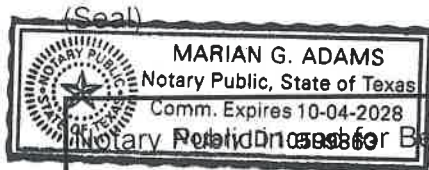
Owner: 63 Seneca West Investments, LTD.

By: FW Companies, LLC, General Partner

ATTEST: By:   
Israel Fogiel, President

**BEFORE ME**, the undersigned authority on this day personally appeared Israel Fogiel, President of FW Companies, LLC, General Partner of 63 Seneca West Investments, Ltd., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration therein expressed (in the capacity therein stated, as the act and deed of said corporation).

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** on this the 24<sup>th</sup> day of November A.D. 2025.



Marian G. Adams

Notary Public in and for Bexar County, Texas

My Commission expires: 10/4/28

**PRELIMINARY ACCEPTANCE**

The improvements listed above have been inspected as required by current regulations. I recommend the above petition be in all things granted, subject to the one-year maintenance, in good condition and correction of the deficiencies as may from time to time be noted until final acceptance by the City Council of Leon Valley, Texas.

Date

City Engineer

**APPROVED AND PRELIMINARILY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, SUBJECT TO FULFILLMENT OF THE OWNER'S GUARANTEE AS RECORDED IN THE CORPORATE MINUTES BOOK NUMBER**

\_\_\_\_\_, PAGE \_\_\_\_\_, dated the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_.

ATTEST:

Mayor:
City Secretary: