

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, McM Texas Development, LLC, hereinafter called Owner, the owner of the land described as Trilogy at Huebner Creek, PDD 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: McM Texas Development, LLC respectfully files this, Petition, with the City Council of the City of Leon Valley for preliminary acceptance of the following described public improvements (list):

Water and Sewer Improvements

(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 Yantis Company (Name) at a total cost of \$ 710,507.00.
- 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 McM Texas Development, LLC respectfully requests that this, Petition, be in all things accepted.

Executed on this the 23 day of August, A.D. 2024.


McM Texas Development, LLC, a Texas limited liability company

By: **McM Texas Management Services, LLC**, a Texas Limited liability company, its Manager

By: 

Printed Name: DRAKE THOMPSON

Title: PRESIDENT/COO

ATTEST: By: 

BEFORE ME, the undersigned authority on this day personally appeared Drake Thompson, President/COO of McM Texas Management Services, LLC, a Texas Limited Liability Company, Manager of McM Texas Development, LLC, a Texas Limited Liability Company, on behalf of said Limited Liability Company known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged 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 Limited Liability Company).

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23 day of August, A.D. 2024.

(Seal)



Notary Public in and for Bexar County, Texas

My Commission expires: 11/10/2025

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: