UG-98-2026-31640

BEXAR CENTRAL APPRAISAL DISTRICT
MEETING OF THE BOARD OF DIRECTORS
AMENDED AGENDA

DATE OF MEETING: September 14, 2026
PLACE OF MEETING: 411 N. Frio St., San Antonio, TX 78207
TIME OF MEETING: 6:00 pm

** PUBLIC COMMENTS MAY BE SUBMITTED BY EMAIL TO bod@bcad.org NO LATER THAN 8:00 A.M. THE MORNING OF THE MEETING, OR IN PERSON BY REGISTERING BY NAME ON THE SIGN-IN SHEET BY THE DOOR OF THE MEETING. COMMENTS RECEIVED TIMELY BY EMAIL WILL BE READ INTO THE RECORD DURING THE PUBLIC COMMENT PORTION OF THE MEETING. THE BOARD OF DIRECTORS INVITES PUBLIC COMMENT; HOWEVER, THE PUBLIC MUST BE AWARE THAT A SUBJECT RAISED BY A MEMBER OF THE PUBLIC CANNOT BE DELIBERATED OR DISCUSSED BY THE BOARD IF IT IS NOT ON THE AGENDA FOR THE MEETING AT WHICH THE SUBJECT IS RAISED. DISCUSSIONS OF SPECIFIC PROPERTIES WILL NOT BE PERMITTED.*

THE PUBLIC MAY ACCESS THIS MEETING AT:

https://zoom.us/j/99772633298?pwd=3u5aw0WYfqHIInPZSAQjIjzPks7Qjb.1

Meeting ID: 997 7263 3298
Passcode: 183992

AGENDA

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE MEETING OF THE BOARD OF DIRECTORS

PROCEDURAL

A. Meeting called to order by Dave Gannon, Chair

   Recording of present Directors

B. Public Comments Period *(Valorie Pichardo, Executive Assistant)*

   Comments received timely by email will be provided to the board members. Individuals wishing to address the board have three minutes to speak. The Chair may grant additional time.

C. Minutes *(Valorie Pichardo, Executive Assistant)*

   1. Approval of the minutes of the public hearing of August 17, 2026

   2. Approval of the minutes of the board meeting of August 17, 2026

ACTION ITEMS

D. Presentation of Preliminary 2027-2028 Reappraisal Plan
(Zandy Luther, Compliance Coordinator)

The board of directors will receive a preliminary presentation of the written plan for the periodic reappraisal of all property within the boundaries of Bexar Central Appraisal District for tax years 2027 and 2028. In accordance with Sections 6.05(i) and 25.18 of the Texas Property Tax Code, final approval of the 2027 and 2028 reappraisal plan will take place before September 15th.

E. Contract – Elections Department *(Rogelio Sandoval, Chief Appraiser)*

The board of directors may discuss and/or vote to authorize by resolution the chief appraiser to enter into a contract with the Elections Department to conduct a joint election with other eligible governmental units inside Bexar County.

F. Contract – Connect PSE-Relay Letter Opener/Software Integration
(Crystal Khantharoth, Finance Director)

The board of directors may discuss and/or vote to authorize the chief appraiser to enter a contract for Connect PSE-Relay letter opener/software integration.

G. Contract – Property/Casualty & Cyber Insurance *(Crystal Khantharoth, Finance Director)*

The board of directors may discuss and/or vote to authorize the chief appraiser to enter into an interlocal agreement with Texas Municipal League to participate in its cybersecurity insurance coverage.

H. Investment policy *(Crystal Khantharoth, Finance Director)*

The board of directors may discuss and/or vote to approve a resolution adopting an investment policy as required by Chapter 6 of the Texas Property Tax Code and Chapter 2256 of the Texas Government Code.

I. Agricultural Appraisal Advisory Board Appointments *(Rogelio Sandoval, Chief Appraiser)*

Pursuant to Section 6.12, Texas Property Tax Code, the chief appraiser will seek the advice and consent of the board of directors in the reappointment of members to the Agricultural Appraisal Advisory Board.

The board of directors may discuss and reappoint Molly Keck and Lloyd Padalecki for the 2027 – 2028 term.

J. Written Statement to the members of the County Election Commission
(Erika Hizel, Board Member)

The board of directors may discuss and/or vote to authorize the delivery of a written statement on behalf of the board to the members of the County Election Commission.

EXECUTIVE SESSION

K. Adjourn to Executive Session *(Rogelio Sandoval, Chief Appraiser)*

At any time during the meeting of the Board of Directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Sections 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1.	Section 551.071	Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein.
2.	Section 551.072	Deliberations regarding real property.
3.	Section 551.074	Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
4.	Section 551.076	Deliberations regarding Security Devices.

The Board of Directors may consider and act upon any item discussed in closed Executive Session.

REPORTS

L. Chief Appraiser's Report

The Board of Directors will receive the following reports from the Chief Appraiser:

1. Financial Condition (*Crystal Khantharoth, Finance Director*)

   a. Funds investment report for July 2026

   b. Statement of revenues and expenses through July 31, 2026

   c. Designated cash funds report through July 31, 2026

2. Appraisal Records *(Tommy Allison, Assistant Chief Appraiser)*

   a. The board of directors will receive an overview of the property tax calendar and an update on the status of work regarding the 2026 appraisal roll.

M. Additional Reports

The Board of Directors will receive the following reports:

1. Community Engagement *(Jennifer Rodriguez, Communications Director)*
2. Appraisal Review Board *(Daniel George, Appraisal Review Board Chair)*

N. Adjourn

Rogelio Sandoval
Chief Appraiser
Bexar Central Appraisal District

** The Board of Directors invites comments from the public about the policies and procedures of the Bexar Central Appraisal District, the Appraisal Review Board or other matters within the Board's jurisdiction. If you wish to address the Board but do not speak English and cannot bring your own interpreter or have limitations due to a physical disability, please notify the Taxpayer Liaison Officer in writing at the address above at or by fax at 210-242-2451 prior to the meeting in order for arrangements to be made to accommodate your needs.*

**La junta de directores invita los comentarios del público acerca de las políticas y procedimientos del distrito de evaluación de Bexar, de la junta de revisión de evaluación o de otros asuntos de jurisdicción de la junta. Si usted desea dirigir a la junta, pero no habla inglés y no puede traer su propio interprete o tiene limitaciones debido a una discapacidad física, por favor notificar al oficial de enlace del contribuyente por escrito a la dirección anterior o por fax al 210-242-2451 antes de la reunión para que se hagan arreglos y satisfacer sus exigencias.*

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BEXAR CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS MEETING
September 14, 2026
INDEX

ISSUE	TAB
Meeting called to order	A
Public Comments Period	B
Minutes	C
Presentation of Preliminary 2027-2028 Reappraisal Plan	D
Contract – Elections Department	E
Contract – Connect PSE-Relay Letter Opener/Software Integration	F
Contract – Property/Casualty & Cyber Insurance	G
Investment Policy	H
Agricultural Appraisal Advisory Board Appointments	I
Written Statement	J
Executive Session	K
Chief Appraiser's Report	L
Additional Reports	M
Adjourn	N

STAFF SUMMARY SHEET

ISSUE: Meeting called to order

Meeting called to order by Dave Gannon, Chair, and recording of present directors.

STAFF SUMMARY SHEET

ISSUE: Public Comments Period

Comments received timely by email will be read into the record at this time. Individuals wishing to address the board have three minutes to speak. The chair may grant additional time.

C

STAFF SUMMARY SHEET

ISSUE: Minutes

1. Approval of the minutes of the public hearing of August 17, 2026

2. Approval of the minutes of the board meeting of August 17, 2026

MINUTES OF THE PUBLIC HEARING OF THE
BEXAR CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS
August 17, 2026

The Board of Directors of the Bexar Central Appraisal District met for a public hearing at 411 N. Frio in San Antonio, Texas, on August 17, 2026, at 1:30 p.m. The items of business were acted upon as shown in the following minutes.

A. Call to Order

Mr. Dave Gannon, Chair, called the meeting to order at 1:30 pm and acknowledged the presence of the following directors:

Mr. Jon Melendez
Ms. Erika Hizel
Dr. Ralph Barksdale
Councilwoman Ivalis Meza Gonzalez

B. Public Comments Period

There were no members of the public present.

C. Public Hearing as required by Section 6.06 of the Texas Property Tax Code, regarding:

Presentation by the chief appraiser and district staff member(s) summarizing the proposed 2027 Operating Budget.

Mr. Rogelio Sandoval, Chief Appraiser, presented the board with highlights of the district's 2027 operating budget. He stated the total amount of the proposed budget was $30,875,940, which is a 3.81 percent increase from 2026 in the amount of $1, 132,463. Mr. Sandoval also shared that the district had completed the statutory requirement of providing the proposed budget to the taxing units and had not received any comments or objections.

Ms. Hizel asked about the encumbrance process. Ms. Crystal Khantharoth, Finance Director, explained the timeline. Mr. Scott Griscom, Assistant Chief Appraiser, added it would be held later in the year for the board's approval.

Councilwoman Ivalis Meza Gonzalez asked why there was no funding allocated for the homestead audit outreach in the 2026 or 2027 budget. Mr. Sandoval explained that the district completes the audit as required by law through internal processes to avoid costly software. The internal processes are completed by the district's Information Systems department, and the data is shared with the Customer Information and Assistance department for accuracy of records and eligibility.

The entire meeting was recorded. Copies of the recording will be available upon written request to our Records Management Officer for one year following the date of the meeting at which these minutes are approved.

D. Adjourn

There being no further business, the August 17, 2026 public hearing adjourned at 1:37 pm.

_____
Chair

_____
Secretary

_____
Date

The entire meeting was recorded. Copies of the recording will be available upon written request to our Records Management Officer for one year following the date of the meeting at which these minutes are approved.

MINUTES OF THE MEETING OF THE
BEXAR CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS
August 17, 2026

The Board of Directors of the Bexar Central Appraisal District met for a meeting at 411 N. Frio in San Antonio, Texas, on August 17, 2026, at 1:30 p.m. The items of business were acted upon as shown in the following minutes.

A. Call to Order

Mr. Dave Gannon, Chair, called the meeting to order at 1:38 pm and acknowledged the presence of the following directors:

Mr. Jon Melendez
Ms. Erika Hizel
Dr. Ralph Barksdale
Councilwoman Ivalis Meza Gonzalez
Mr. Albert Uresti arrived at 1:53 PM

B. Public Comments Period

There were no members of the public present.

C. Minutes

Ms. Hizel motioned to approve the minutes from the July 13, 2026, board meeting as written. Dr. Barksdale seconded the motion which was unanimously approved.

D. 2027 Operating Budget

Mr. Rogelio Sandoval, Chief Appraiser, asked the board to adopt a resolution to approve the 2027 Operating Budget in the amount of $30,875,940, which represents a 3.81 percent increase from the 2026 budget.

Mr. Gannon asked for a motion to approve the 2027 Operating Budget. Dr. Barksdale moved to adopt a resolution to approve the 2027 Operating Budget as presented. Mr. Melendez seconded the motion which was unanimously approved.

E. Order of Election

Mr. Sandoval asked the board to approve and sign the Order of Election for the 3 elected board seats to file with the Bexar County Elections Department.

Ms. Hizel shared with the board her issues with the Bexar County Elections Department. Ms. Hizel made a motion to take her and Ms. Naomi Miller's written

The entire meeting was recorded. Copies of the recording will be available upon written request to our Records Management Officer for one year following the date of the meeting at which these minutes are approved.

experiences with the elections department to the board that oversees the department. As the motion was not an action item on the August agenda, it was agreed that the item would be on the September agenda for approval by the board.

Further discussion ensued among the board members.

Councilwoman Ivalis Meza Gonzalez moved to approve the Order of Election. Mr. Melendez seconded the motion, which was unanimously approved.

F. Contract – Aerial Orthophotography

Ms. Crystal Khantharoth, Finance Director, asked for board approval to enter a contract for aerial orthophotography with EagleView in the amount of $245,000, with the contract starting on January 1, 2027, and expiring on December 31, 2027.

Dr. Barksdale moved to approve the contract with for aerial orthophotography. Ms. Hizel seconded the motion, which was unanimously approved.

G. Contract – Audit Services

Ms. Crystal Khantharoth, Finance Director, asked for board approval to enter a contract for audit services with ABIP PC in the amount of $37,600, with the contract starting on January 1, 2027, and expiring on December 31, 2027.

Mr. Melendez moved to approve the contract with ABIP PC for audit services. Ms. Hizel seconded the motion which was unanimously approved.

H. Contract – Temporary Services

Ms. Crystal Khantharoth, Finance Director, asked for board approval to enter a contract for temporary services with Openwork in the amount of $270,000, with the contract starting on January 1, 2027, and expiring on December 31, 2027.

Dr. Barksdale moved to approve the contract with Openwork for temporary services. Mr. Melendez seconded the motion, which was unanimously approved.

I. Selection of the Appraisal Review Board Ad Hoc Committee

Mr. L. Christopher White, Taxpayer Liaison, addressed the board regarding the Appraisal Review Board Ad Hoc Committee, which would review applications, interview applicants, and make appointment recommendations. Mr. Melendez, Dr. Barksdale, and Mr. Gannon offered to serve on the ad hoc committee.

This agenda item did not require a motion to be approved as this was information only.

The entire meeting was recorded. Copies of the recording will be available upon written request to our Records Management Officer for one year following the date of the meeting at which these minutes are approved.

J. 2027 – 2028 Reappraisal Plan

Mr. Sandoval addressed the board regarding the 2027-2028 reappraisal plan. He stated the reappraisal plan draft would be distributed to the board prior to the September meeting for review.

Further discussion ensued among the board members.

This agenda item did not require a motion to be approved as this was information only.

K. Adjourn to Executive Session

At any time during the meeting of the board of directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Sections 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. Section 551.071	Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein.
2. Section 551.072	Deliberations regarding real property.
3. Section 551.074	Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
4. Section 551.076	Deliberations regarding Security Devices.

Upon reconvening into open session, the board of directors may consider and/or vote upon any item discussed in closed Executive Session.

The board did not adjourn into executive session.

L. Chief Appraiser's Report

1. Financial Condition

Ms. Khantharoth presented the board with the Funds Investment Report from the June financials. As of June 30, 2026, total deposits were $14,050,331. Year to date interest

The entire meeting was recorded. Copies of the recording will be available upon written request to our Records Management Officer for one year following the date of the meeting at which these minutes are approved.

earned was $148,390, and the district was over collateralized by $4,689,871. Total revenues collected were $22,544,788, with a surplus of $8,909,415. She stated there were no changes to the designated cash funds.

2. Appraisal Records

Mr. Tommy Allison, Assistant Chief Appraiser, presented the board with the appraisal records report that included certification highlights, updates to the current protest season, post certification activities and a report to include the number of agent no-show protests by year.

General discussion ensued among the board members.

M. Additional Reports

1. Community Engagement

Mr. Sandoval shared with the board, on behalf of the Communications Director, Ms. Jennifer Rodriguez, that the community interaction statistics and community engagement reports were available for the board to review, and if there were any questions, she would address them at the September meeting.

2. Taxpayer Liaison

Mr. Christopher White, Taxpayer Liaison, presented the board with the Taxpayer Liaison reports for May, June, and July, which included accounts with homeowner concerns such as uploading evidence and assistance with forms.

3. Appraisal Review Board

Mr. Daniel George, Appraisal Review Board Chair, presented the board with the Appraisal Review Board report for August. He shared that the ARB had 5 weeks left of the protest season; agent protests would continue for the remainder of September. He also stated that this is the first season that all 16 panels were working every day.

Further discussion ensued among the board members.

N. Adjourn

Dr. Barksdale moved to adjourn the meeting. Ms. Hizel seconded the motion, which was unanimously approved.

There being no further business, the August 17, 2026, board of directors meeting adjourned at approximately 2:50 pm.

The entire meeting was recorded. Copies of the recording will be available upon written request to our Records Management Officer for one year following the date of the meeting at which these minutes are approved.

_____
Chair

_____
Secretary

_____
Date

The entire meeting was recorded. Copies of the recording will be available upon written request to our Records Management Officer for one year following the date of the meeting at which these minutes are approved.

STAFF SUMMARY SHEET

ISSUE: Presentation of Preliminary 2027-2028 Reappraisal Plan

The board of directors will receive a preliminary presentation of the written plan for the periodic reappraisal of all property within the boundaries of Bexar Central Appraisal District for tax years 2027 and 2028. In accordance with Sections 6.05(i) and 25.18 of the Texas Property Tax Code, final approval of the 2027 and 2028 reappraisal plan will take place before September 15th.

Bexar Central Appraisal District
Reappraisal Plan

Appraisal Years 2027 and 2028

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NOTICE

The Bexar Central Appraisal District (BCAD) may revise operational procedures, schedules, appraisal activities, or administrative processes described in this Reappraisal Plan as necessary to comply with changes in applicable law, court decisions, administrative requirements, operational needs, or unforeseen circumstances. Any such revisions shall be implemented in a manner consistent with the Texas Property Tax Code and applicable professional appraisal standards.

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PREFACE

The Executive Team of the Bexar Central Appraisal District (BCAD) has prepared this Reappraisal Plan to describe the appraisal methodologies, operational procedures, and reappraisal activities that will be implemented during the 2027 and 2028 appraisal years. The plan is intended to provide district staff, taxing units, property owners, and the public with an overview of the processes used to discover, list, appraise, and maintain property records within Bexar County.

The plan supports compliance with applicable provisions of the Texas Property Tax Code and generally accepted appraisal standards, including the Uniform Standards of Professional Appraisal Practice (USPAP), standards of the International Association of Assessing Officers (IAAO), and guidance issued by the Texas Comptroller of Public Accounts Property Tax Assistance Division (PTAD).

The sections that follow describe BCAD's organizational structure, appraisal responsibilities, market analysis procedures, valuation methodologies, data collection activities, quality assurance processes, and reappraisal schedule for the 2027–2028 biennium.

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Table of Contents

EXECUTIVE SUMMARY **10**

GENERAL INFORMATION **11**

- MISSION STATEMENT 11
- SCOPE OF RESPONSIBILITIES 12
- REAPPRAISAL PLAN ASSUMPTIONS AND LIMITING CONDITIONS 14
- APPRAISAL NOTIFICATION 16
- STAFF EDUCATION AND TRAINING 17
- PLAN REVIEW, AMENDMENTS, AND ALTERATIONS 18
- CALENDAR AMENDMENTS AND ALTERATIONS 18

STATUTORY COMPLIANCE **19**

REAPPRAISAL ACTIVITIES **21**

REVALUATION DECISION (REAPPRAISAL CYCLE) **22**

SECTION 23.01(E): CLEAR AND CONVINCING EVIDENCE REQUIREMENT **23**

REAPPRAISAL PLAN DETAIL **24**

- REVALUATION POLICY 24
- APPRAISAL PERFORMANCE ANALYSIS AND MODEL VALIDATION 25
- SALES COMPARISON ANALYSIS AND MARKET DATA STANDARDS 27
- ANALYSIS OF AVAILABLE RESOURCES 29
- PLANNING AND ORGANIZATION 30
- MASS APPRAISAL SYSTEM 32
  - *Real Property Valuation* *33*
  - *Personal Property Valuation* *34*
  - *Noticing Process* *34*
  - *Hearing Process* *35*
- DATA COLLECTION REQUIREMENTS 36
  - *Identifying Property* *36*
  - *Identifying and Updating Property Characteristics* *36*
  - *Defining Market Areas* *37*
  - *New Construction/Demolition* *38*
  - *Remodeling* *38*
  - *Re-Inspection of Problematic Market Areas* *38*
  - *Re-Inspection of the Universe of Properties* *39*
  - *Field or Office Verification of Sales Data and Property Characteristics* *39*
  - *Quality Control* *40*
- PILOT TESTING BY APPRAISAL YEAR 41
- VALUATION BY APPRAISAL YEAR 42
  - *RESIDENTIAL PROPERTY* *42*
  - *RESIDENTIAL PROPERTY INVENTORY* *46*
  - *SPECIAL APPRAISAL PROVISIONS* *48*
  - *COMMERCIAL REAL PROPERTY* *49*
  - *UTILITIES, RAILROADS, AND PIPELINES* *54*
  - *MINERAL INTERESTS* *55*
  - *SPECIAL VALUATION PROPERTIES* *56*
  - *BUSINESS AND INDUSTRIAL TANGIBLE PERSONAL PROPERTY* *57*
  - *BUSINESS PERSONAL PROPERTY INVENTORY* *61*
- MASS APPRAISAL REPORT 62

DRAFT

FINAL APPRAISAL REVIEW AND COMPLIANCE ANALYSIS 63
Establishing Value by Preponderance of the Evidence *63*
Property Value Study and Independent Performance Review *64*

APPENDIX A - 2027 APPRAISAL YEAR CALENDAR **66**

APPENDIX B - 2028 APPRAISAL YEAR CALENDAR **77**

APPENDIX C - COMMERCIAL MARKETS **88**

COMMERCIAL WORK AREA MAP 88
COMMERCIAL WORK AREA BOUNDARIES 90
COMMERCIAL USE CODES 97

APPENDIX D - BUSINESS PERSONAL PROPERTY MARKETS **104**

BUSINESS PERSONAL PROPERTY WORK AREA MAP 104
BUSINESS PERSONAL PROPERTY REGIONAL BOUNDARIES 105
BUSINESS PERSONAL PROPERTY USE CODES 108

APPENDIX E - RESIDENTIAL MARKETS **118**

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EXECUTIVE SUMMARY

The Bexar Central Appraisal District has prepared this Reappraisal Plan to guide appraisal operations for the 2027 and 2028 appraisal years. The plan describes the methods, market analysis, property review, data verification, quality-control procedures, and reappraisal activities the district will use to maintain accurate, equitable, and uniform appraisals throughout Bexar County.

The plan fulfills the requirements of Sections 6.05(i), 23.01(a), and 25.18 of the Texas Property Tax Code. In accordance with Section 6.05(i), the Board of Directors develops a biennial plan for the periodic reappraisal of all property within the district, holds a public hearing to consider the proposed plan, and approves the plan by resolution after making any necessary amendments. The plan also continues the Board's prior policy objective of providing reasonable stability following the resolution of a property owner's protest when the available evidence does not support a change.

BCAD will continue to review market conditions and property information annually using sales and other market data, ratio studies, property inspections, aerial imagery, permits, deeds, owner-provided information, and other reliable sources. Each property's appraisal will reflect its condition and the market evidence applicable as of January 1. Based on that evidence, a property's value may remain unchanged, decrease, or increase as permitted by law.

For 2027, qualifying values established through the final resolution of a 2026 protest will be reviewed in accordance with Section 23.01(e). When the property has not materially changed and the available evidence does not support a change, the prior determination may remain the appropriate basis for the 2027 market value. BCAD may adjust the appraisal based on physical, financial or legal changes, corrected property information, evidence of a further reduction, or other reliable market evidence. Any increase governed by Section 23.01(e) must be reasonably supported by clear and convincing evidence.

Reappraisal and equalization under this plan do not supersede any protection applicable under Section 23.01(e). The plan provides reasonable year-to-year stability when supported by the evidence while preserving BCAD's responsibility to appraise property at market value and maintain uniform and equal appraisal.

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GENERAL INFORMATION

Mission Statement

The mission of the Bexar Central Appraisal District (BCAD) is defined as follows:

"The Bexar Central Appraisal District is dedicated to promoting professionalism and ensuring public trust in the valuation profession. We are committed to provide the property owners and jurisdictions of Bexar County with an accurate and equitable certified appraisal roll while providing exceptional customer service."

Transparency. Trust. Teamwork.

This Reappraisal Plan supports the district's mission by establishing a structured and systematic framework for the appraisal of property within Bexar County. Through the implementation of this plan, BCAD promotes appraisal accuracy, equal and uniform appraisals, transparency, accountability, and public trust by conducting appraisal activities in accordance with applicable provisions of the Texas Property Tax Code, generally accepted appraisal methods and techniques, applicable requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), relevant advisory standards published by the International Association of Assessing Officers (IAAO), and applicable guidance issued by the Texas Comptroller of Public Accounts-Property Tax Assistance Division (PTAD).

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Scope of Responsibilities

The Bexar Central Appraisal District (BCAD) is a political subdivision of the State of Texas established in 1980 following the codification of Texas property-tax laws by the 66th Texas Legislature in 1979. The legislation established an appraisal district in each of the state's 254 counties and created the legal and administrative framework governing appraisal district operations throughout Texas.

The governing body of BCAD is a nine-member Board of Directors. Five members are appointed by the governing bodies of participating taxing units, three members are elected at large by the voters of Bexar County in the general election for state and county officers, and the Bexar County Tax Assessor-Collector serves as an ex officio voting member. The Chief Appraiser, appointed by the Board of Directors, is responsible for the administration of district operations and the implementation of appraisal policies and procedures adopted by the Board.

BCAD is responsible for the discovery, listing, and appraisal of all taxable property within its jurisdiction for ad valorem tax purposes and for the administration of applicable property tax exemptions authorized by law. Property appraisals established by the district provide the basis for allocating the annual tax burden among property owners within the taxing units served by BCAD. Each taxing unit, including the county, municipalities, school districts, and special districts, adopts its own tax rate to generate revenue necessary to support public services such as public education, law enforcement, fire protection, infrastructure, public health, and other governmental operations.

The district also administers and determines eligibility for exemptions and special valuations authorized by the Texas Property Tax Code, including but not limited to residence homestead exemptions, exemptions for persons who are 65 years of age or older or have disabilities, disabled-veteran exemptions, charitable organization exemptions, religious organization exemptions, agricultural productivity valuation, and timber productivity valuation.

In the performance of its duties, BCAD adheres to generally accepted appraisal methods and techniques and conducts appraisal activities in accordance with the Texas Property Tax Code and applicable requirements of USPAP, with consideration given to relevant advisory IAAO standards and applicable PTAD guidance. Mass appraisal activities are performed using the three generally recognized approaches to value which are the cost, sales comparison, and income approaches as appropriate for the type of property being appraised and the availability of relevant market data.

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Section 23.01(h) of the Texas Property Tax Code provides that generally accepted appraisal methods and techniques include those contained in the most recent editions of the following appraisal publications and standards:

1. The Appraisal of Real Estate published by the Appraisal Institute;
2. The Dictionary of Real Estate Appraisal published by the Appraisal Institute;
3. The Uniform Standards of Professional Appraisal Practice published by The Appraisal Foundation; and
4. A publication that includes information related to mass appraisal.

In accordance with Section 23.01(a) of the Texas Property Tax Code, all taxable property is appraised annually at its market value as of January 1, except as otherwise provided by law. Section 1.04(7) of the Texas Property Tax Code defines market value as the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and buyer are knowledgeable of the property's uses and restrictions; and
- both parties seek to maximize their gains, with neither in a position to take advantage of the other.

This reappraisal plan, as required by Sections 6.05(i) and 25.18 of the Texas Property Tax Code, outlines the methods, procedures, resources, and reappraisal activities used by BCAD to ensure compliance with statutory requirements and to promote appraisal accuracy, uniformity, and equity throughout the district. The plan is intended to provide the Board of Directors, taxing jurisdictions, property owners, and the public with a clear understanding of the district's responsibilities, appraisal methodologies, operational standards, and reappraisal processes.

The district conducts ongoing market analysis, ratio studies, property inspections, sales verification, permit review, data collection, valuation model calibration, and quality assurance procedures to support the maintenance of current appraisal records and property values that reflect prevailing market conditions. Reappraisal activities are conducted through a combination of field inspections, office review, geographic information system (GIS) analysis, aerial imagery review, sales analysis, and other reliable methods of property identification and verification consistent with Section 25.18 of the Texas Property Tax Code and relevant advisory IAAO standards.

The district also remains committed to promoting transparency, accessibility, and public trust through the issuance of appraisal notices when required by law, public access to appraisal information, taxpayer assistance services, informal review and formal protest

procedures, and compliance with applicable provisions of the Texas Government Code relating to public information and governmental transparency.

Reappraisal Plan Assumptions and Limiting Conditions

The Board of Directors of the Bexar Central Appraisal District (BCAD) has adopted this Reappraisal Plan for appraisal years 2027 and 2028 in accordance with Section 6.05(i) of the Texas Property Tax Code**,** with implementation governed by Section 25.18. The appraisal dates applicable to this plan are January 1, 2027, and January 1, 2028.

BCAD is committed to appraising all taxable property within its jurisdiction at market value as of January 1 of each tax year, except as otherwise provided by law, in accordance with Section 23.01 of the Texas Property Tax Code. The district utilizes current and historical market data, ratio studies, sales analyses, property characteristics, and mass appraisal valuation models to develop market value estimates that reflect prevailing market conditions.

This reappraisal plan is based on available market data, statistical analyses, operational assumptions, projected workload estimates, staffing levels, budgetary resources, and legal requirements known at the time of adoption. Because BCAD conducts annual reappraisal activities utilizing mass appraisal techniques rather than a fixed geographic reappraisal cycle, the specific properties to be reinspected, reanalyzed, or adjusted during a given year cannot always be predetermined in advance. Reappraisal activities are therefore conducted based on market indicators, ratio study performance, sales activity, permit data, change in property characteristic, operational priorities, and other factors necessary to promote appraisal accuracy, uniformity, and equity.

The appraised value estimates developed by BCAD are subject to the following assumptions and limiting conditions:

1. Intended Use: Appraisals and mass appraisal analyses prepared by BCAD are developed exclusively for ad valorem tax purposes and are not intended for any other use.
2. Property Characteristics and Data Accuracy: Property-characteristic data contained in the district's appraisal records are relied upon for mass appraisal purposes, subject to review, verification, and correction through inspection, protest, permit activity, sales verification, or other reliable sources of information. Exterior property inspections are conducted in accordance with applicable statutory requirements, the district's property-inspection plan, data-quality considerations, operational priorities, and available resources. Interior inspections

are performed when necessary for verification and when access is authorized by the property owner or otherwise permitted by law.

3. Sales Data and Verification: Sales data used in the mass appraisal process are collected, verified, analyzed, and maintained through a combination of sales questionnaires, deed records, third-party data vendors, property owner submissions, field review, Multiple Listing Service (MLS) data when available, and other reliable sources. In instances where direct confirmation of sales information is unavailable, the district may use information obtained from sources considered reliable and credible for mass appraisal purposes in accordance with generally accepted appraisal practices.
4. Mass Appraisal Standards Compliance: Analyses, opinions, conclusions, and mass appraisal methodologies are developed and applied in accordance with applicable provisions of the Texas Property Tax Code and applicable requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), with consideration given to relevant advisory standards published by the International Association of Assessing Officers (IAAO) and applicable guidance issued by the Texas Comptroller of Public Accounts' Property Tax Assistance Division (PTAD).
5. Impartiality and Objectivity: Appraisal analyses and value conclusions are developed independently through the application of generally accepted mass appraisal methods and techniques. No appraisal conclusions are predetermined, and the district's objective is to produce fair, equitable, uniform, and unbiased estimates of market value in compliance with statutory and professional standards.
6. Market Conditions and External Influences: Market value estimates are influenced by prevailing market conditions as of January 1 of each tax year and may be affected by economic conditions, interest rates, inflation, supply and demand factors, governmental regulations, environmental influences, natural disasters, insurance costs, construction costs, and other external market forces that may change during the reappraisal cycle.
7. Data Collection and Reinspection Activities: Reinspection and data collection activities are conducted through a combination of field inspections, office review, aerial imagery analysis, geographic information system (GIS) review, permit analysis, sales verification, and other reliable methods of property identification and verification consistent with Section 25.18 of the Texas Property Tax Code and relevant advisory IAAO standards.
8. Operational and External Risk Factors: The successful implementation of this Reappraisal Plan depends upon the availability of adequate staffing, financial resources, technology systems, market data, governmental records, and other resources necessary to perform appraisal functions. Certain circumstances beyond

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the district's control, including legislative changes, judicial decisions, administrative rule changes, natural disasters, severe weather events, public health emergencies, cybersecurity incidents, technology system failures, market disruptions, data limitations, or other unforeseen events, may affect the timing, scope, or manner in which appraisal activities are performed. In such circumstances, BCAD may make non-substantive administrative adjustments to operational procedures, staffing assignments, schedules, reappraisal priorities, data-collection activities, or valuation-review processes as necessary to maintain compliance with applicable law and continue district operations. Any material change to the Board-approved Reappraisal Plan will be submitted to the Board of Directors and processed in accordance with applicable legal requirements.

The district recognizes that changes in applicable law, administrative requirements, judicial decisions, or revised professional standards may occur during the biennial reappraisal cycle and may affect appraisal requirements, valuation methodologies, exemptions, procedures, or operational processes. Any such changes will be incorporated into district operations and appraisal procedures as necessary to maintain continued compliance with applicable laws, regulations, and professional standards and , when required, through appropriate amendment or other action by the Board of Directors.

Appraisal Notification

The district maintains and makes appraisal records and property information available through its public website and other public access resources in accordance with applicable provisions of the Texas Property Tax Code and Texas Government Code requirements relating to public information and transparency.

In compliance with Section 25.19 of the Texas Property Tax Code, BCAD provides annual notices of appraised value to property owners when required by law. Appraisal notices include information regarding property value, exemptions, protest rights, applicable deadlines, and procedures available to property owners for review and protest of appraisal determinations.

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Staff Education and Training

District employees whose duties require registration under Chapter 1151 of the Texas Occupations Code and applicable rules adopted by the Texas Department of Licensing and Regulation (TDLR). Covered appraisal personnel are required to maintain registration with TDLR and comply with all education, experience, examination, ethics, and certification requirements established by state law and administrative rule.

Upon initial registration, appraisers must satisfy the education, experience, and examination requirements necessary to obtain certification as a Registered Professional Appraisers (RPAs) within the period prescribed by the Texas Occupations Code and applicable TDLR rules.

Following certification, appraisers are required to complete at least 30 hours of approved continuing education during the 24-month period preceding renewal, including the required state laws and rules update course, at least two hours of approved professional ethics education, and 3.5 hours of USPAP instruction, in accordance with TDLR requirements.

The Chief Appraiser must satisfy the applicable RPA continuing education requirements. At least half of the required 30 hours must be completed in programs devoted to one or more of the subjects identified in Section 1151.164(b) of the Texas Occupations Code. At least two of the required hours must consist of professional ethics education specific to the duties and responsibilities of a chief appraiser, including instruction relating to maintaining the independence of the appraisal office from political pressure.

In addition to statutory education requirements, BCAD provides ongoing internal training and professional development opportunities to appraisal personnel to promote competency in data collection, property classification, valuation methodologies, ratio study analysis, market analysis, mass appraisal techniques, customer service, and applicable legal requirements. Standardized procedures, operational manuals, valuation guidelines, and quality control processes are used to promote consistency, accuracy, and uniformity in appraisal practices throughout the district.

Senior staff members provide on-the-job training and operational guidance in both office and field settings, while department directors, managers, and supervisors monitor appraisal activities and provide oversight to promote compliance with established appraisal methods, district procedures, statutory requirements, and professional standards.

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Plan Review, Amendments, and Alterations

The Board of Directors may review, amend, or alter this reappraisal plan upon request of the Chief Appraiser, provided that:

1. The proposed amendment or alteration is presented during a properly posted public meeting of the Board of Directors in accordance with applicable provisions of the Texas Open Meetings Act; and with any applicable notice and public-hearing requirements;

2. The Chief Appraiser identifies the specific portion of the plan proposed for amendment or alteration and provides supporting justification for the requested change.

Any approved amendments or alterations shall be incorporated into the district's reappraisal procedures and operational practices as necessary to maintain compliance with applicable statutory requirements and professional standards.

Calendar Amendments and Alterations

The Chief Appraiser is authorized to make non-substantive administrative scheduling adjustments to the 2027–2028 Calendar of Key Events contained in Appendices A and Appendix B as operationally necessary, provided that all statutory deadlines and legal requirements are maintained.

Administrative scheduling adjustments, workload modifications, staffing reallocations, or operational timeline revisions made for administrative purposes shall not constitute formal amendments to the Reappraisal Plan and do not require action by the Board of Directors, unless otherwise required by law, provided that the changes do not materially alter the policies, appraisal methodologies, required reappraisal activities, or other substantive provisions of the Board-approved plan. Any proposed administrative change that would materially alter the Reappraisal Plan shall be submitted to the Board of Directors for consideration and appropriate action in accordance with applicable legal requirements.

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STATUTORY COMPLIANCE

Texas Property Tax Code Requirements

Section 6.05(i) of the Texas Property Tax Code requires the board of directors of each appraisal district to develop biennially and finally approve by resolution a written reappraisal plan. Section 25.18 of the Texas Property Tax Code requires the appraisal district to implement the approved plan and specifies the reappraisal activities that must be performed for all real and personal property in the district at lease once every three years.

The Boad of Directors develops and adopts the Reappraisal Plan, while the Chief Appraiser and appraisal office are responsible for its administration and implement in accordance with the Texas Property Tax Code, applicable requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), relevant advisory standards published by the International Association of Assessing Officers (IAAO), and applicable guidance issued by the Texas Comptroller of Public Accounts-Property Tax Assistance Division (PTAD).

The Reappraisal Plan

Section 6.05(i) of the Texas Property Tax Code provides:

To ensure adherence with generally accepted appraisal practices, the board of directors of an appraisal district shall develop biennially a written plan for the periodic reappraisal of all property within the boundaries of the district according to the requirements of Section 25.18 and shall hold a public hearing to consider the proposed plan. Not later than the 10th day before the date of the hearing, the secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district a written notice of the date, time, and place for the hearing. Not later than September 15 of each even-numbered year, the board shall complete its hearings, make any amendments, and by resolution finally approve the plan. Copies of the approved plan shall be distributed to the presiding officer of the governing body of each taxing unit participating in the district and to the comptroller within 60 days of the approval date.

The Board of Directors of BCAD adopts this Reappraisal Plan in compliance with Section 6.05(i) of the Texas Property Tax Code. The plan establishes the procedures, methodologies, operational activities, and appraisal standards utilized by the district in conducting periodic reappraisal activities for all taxable property within the district's jurisdiction.

Implementation of Plan

Subsections (a) and (b) of Section 25.18 of the Texas Property Tax Code provide:

(a) Each appraisal office shall implement the plan for periodic reappraisal of property approved by the board of directors under Section 6.05(i). The plan may not include a standard or timeline that prevents the chief appraiser from appraising property as necessary to comply with the requirements of Section 23.01(a).

(b) The plan shall provide for the following reappraisal activities for all real and personal property in the district at least once every three years:

(1) Identifying properties to be appraised through physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps, and property sketches;

(2) Identifying and updating relevant characteristics of each property in the appraisal records;

(3) Defining market areas in the district;

(4) Identifying property characteristics that affect property value in each market area, including:

(A) The location and market area of the property;

(B) Physical attributes of property, such as size, age, and condition;

(C) Legal and economic attributes; and

(D) Easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions;

(5) Developing an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics;

(6) Applying the conclusions reflected in the model to the characteristics of the properties being appraised; and

(7) Reviewing the appraisal results to determine value.

BCAD implements this Reappraisal Plan through ongoing market analysis, data collection, ratio studies, valuation model calibration, field inspections, office review, quality assurance procedures, and mass appraisal activities designed to promote appraisal accuracy, uniformity, equity, and compliance with statutory and applicable professional standards. The district's appraisal processes and valuation methodologies are intended to support appraisals at market value and equal and uniform taxation in accordance with Article VIII, Section 1(a) and (b), of the Texas Constitution and applicable provisions of the Texas Property Tax Code. Ratio studies, market analysis, valuation model calibration, and quality assurance procedures are utilized to promote appraisal accuracy, uniformity, and equitable treatment of similarly situated properties throughout the district.

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REAPPRAISAL ACTIVITIES

In accordance with Section 25.18(b) of the Texas Property Tax Code, this plan provides for the following reappraisal activities for all real and personal property in the district at least once every three years:

(1) identifying properties to be appraised through physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps, and property sketches;

(2) identifying and updating relevant characteristics of each property in the appraisal records;

(3) defining market areas in the district;

(4) identifying property characteristics that affect property value in each market area, including:

(A) the location and market area of property;
(B) physical attributes of property, such as size, age, and condition;
(C) legal and economic attributes; and
(D) easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions;

(5) developing an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics;

(6) applying the conclusions reflected in the model to the characteristics of the properties being appraised; and

(7) reviewing the appraisal results to determine value.

Completion of these reappraisal activities does not, by itself, require a change in a property's market value. BCAD uses these activities to monitor market conditions, maintain relevant property data, evaluate appraisal models, and determine whether the existing appraisal remains appropriate under applicable law. Based on the results and any applicable statutory requirements or limitations, a property's market value may remain unchanged, increase, or decrease.

This approach is also consistent with the International Association of Assessing Officers' Standard on Mass Appraisal of Real Property §§ 3.3.4 and 4.8 (2025), which recognizes the use of regular property-data maintenance, cyclical or targeted inspection, model recalibration, and market analysis as components of an ongoing mass appraisal program.

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REVALUATION DECISION (REAPPRAISAL CYCLE)

For the 2027–2028 reappraisal cycle, BCAD will continue annual market analysis and appraisal maintenance, together with cyclical property inspection, review, and data verification.

For the 2027 appraisal year, qualifying values established through the final resolution of a 2026 protest will be reviewed in accordance with Section 23.01(e). When the property has not materially changed and the available evidence does not support a change, the prior determination may remain the appropriate basis for the 2027 market value. BCAD may adjust the market value based on new construction, remodeling, demolition, other physical or legal changes, corrected property information, evidence of a further reduction, or other reliable market evidence. Any increase governed by Section 23.01(e) must be reasonably supported by clear and convincing evidence. This provision does not apply while the protest determination remains subject to binding arbitration, review by the State Office of Administrative Hearings, or litigation.

The 2028 appraisal year will serve as the districtwide equalization year. BCAD will reappraise all taxable property as of January 1 in accordance with Chapter 23 of the Texas Property Tax Code, using current market data, verified property information, ratio-study results, and generally accepted appraisal methods and techniques. This review will identify and correct valuation inconsistencies, respond to changing market conditions, and maintain appraisal accuracy and uniformity.

Reappraisal and equalization under this plan do not limit the responsibilities imposed by Sections 23.01(a) and 25.18 or supersede any protection applicable under Section 23.01(e).

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SECTION 23.01(e): CLEAR AND CONVINCING EVIDENCE REQUIREMENT

Section 23.01(e) applies independently of BCAD's Board-approved reappraisal cycle. When a property's market value is lowered under Subtitle F, the statute restricts an increase in the next tax year in which the property is appraised unless the increase is reasonably supported by clear and convincing evidence.

Section 23.01(e) does not prevent BCAD from reviewing or reappraising the property using current market evidence and applicable appraisal methods. Rather, it establishes the evidentiary standard for a subsequent increase when the section applies. Accordingly, BCAD's districtwide reappraisal and equalization in 2028 will use current property and market information while preserving any protection applicable to a qualifying value reduction finally determined in 2027.

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REAPPRAISAL PLAN DETAIL

REVALUATION POLICY

The Bexar Central Appraisal District (BCAD) conducts annual appraisal review and valuation maintenance for real and personal property within the district. Each property's valuation is reviewed to determine whether it reflects market conditions as of January 1, or another applicable statutory basis of appraisal, and whether appraisal methods are applied in an equal and uniform manner. Annual reviews may include market analysis, ratio studies, sales analysis, valuation model calibration, appraisal schedule updates, and property-data verification. Annual review does not necessarily result in a change in value or require an on-site physical inspection of every property.

Real property is reviewed through cyclical and priority-based field inspections, permit analysis, aerial and street-level imagery, geographic information system (GIS) analysis, sales verification, and other reliable methods and sources of information. Business personal property is reviewed annually and verified as appropriate through rendition analysis, field inspection when appropriate, ownership and business-status verification, asset and depreciation analysis, and other relevant information available to the district. Other categories of personal property are reviewed using methods and information appropriate to each property type.

The Chief Appraiser shall provide a clear and understandable written notice of appraised value to property owners when required by law and within the applicable timeframes prescribed by Section 25.19 of the Texas Property Tax Code.

Appraisal Method Summary

Land Appraisal: Land values are developed using generally accepted appraisal methods and techniques, including the analysis of comparable land sales within defined market areas. Factors such as location, access, zoning, size, utility availability, topography, floodplain influences, and highest and best use are considered in the valuation process. In areas where sufficient comparable sales data is not available, recognized appraisal methods such as allocation, abstraction, land residual analysis, or other generally accepted valuation techniques may be utilized.

Residential Appraisal: Residential properties are appraised using mass appraisal techniques and a combination of the cost and sales comparison approaches to value. Residential properties are grouped into defined market areas and neighborhoods based on market characteristics, location, economic influences, and property similarities. Statistical analysis, including ratio studies and sales analysis, is conducted annually to evaluate appraisal level and uniformity within each market area. Market adjustment factors,

depreciation schedules, cost schedules, and valuation models are reviewed and calibrated annually using verified sales activity, local market trends, construction costs, and other relevant market data. Property characteristics such as size, age, quality, condition, design, amenities, and location are analyzed and incorporated into the valuation process to ensure values remain equitable and reflective of prevailing market conditions.

Commercial Appraisal: Commercial properties are appraised using generally accepted appraisal methods and techniques, including the cost, sales comparison, and income approaches to value, as appropriate for the property type and available market information. Appraisers analyze property characteristics, highest and best use, market conditions, income-producing capability, occupancy trends, operating expenses, capitalization rates, and other relevant market data in developing value estimates. Under the income approach, value estimates are developed using market-derived rental rates, income and expense information, vacancy and collection loss analysis, net operating income, and capitalization rates reflective of market conditions. Market areas and economic classifications are established to promote appraisal consistency and valuation uniformity throughout the district.

Business Personal Property: Business personal property is appraised using information obtained from annual renditions, field inspections, business activity reviews, industry classification systems, asset listings, and other available data sources. Valuation schedules and depreciation factors are developed and calibrated using recognized appraisal methods, industry standards, rendition information, and available market data to promote consistency and uniformity in valuation.

APPRAISAL PERFORMANCE ANALYSIS AND MODEL VALIDATION

The Bexar Central Appraisal District (BCAD) conducts ongoing ratio studies, market analysis, model calibration, and validation testing throughout each appraisal year to evaluate appraisal accuracy, appraisal uniformity, equity, and overall mass appraisal performance. These activities are performed for residential, commercial, industrial, land, and business personal property categories and serve as an integral component of the district's annual reappraisal process.

Measures of central tendency, including the median ratio, mean ratio, and weighted mean ratio, are analyzed by property category, market area, neighborhood, and economic classification, with the median ratio generally serving as the preferred measure of overall appraisal level.

To evaluate appraisal uniformity and vertical equity, BCAD analyzes statistical measures including the coefficient of dispersion (COD), price-related differential (PRD), and other

applicable performance measures recognized within generally accepted mass appraisal practice. Ratio study results are reviewed in comparison with relevant advisory IAAO performance standards and are used to identify property categories, neighborhoods, or market areas that may require additional market analysis, valuation review, recalibration, reinspection, or appraisal adjustment.

Ratio study samples are reviewed for adequacy, representativeness, stratification, outlier influence, and consistency to promote reliable statistical analysis and reduce the potential for appraisal bias or sales chasing effects. Statistical testing and validation procedures are utilized to support appraisal accuracy, equal and uniform appraisals, and overall valuation reliability throughout the district.

Ratio studies are conducted at least annually and at appropriate stages throughout the revaluation process, consistent with the IAAO *Standard on Ratio Studies*. These analyses are used to evaluate appraisal level, uniformity, accuracy, equity, statistical reliability, and the overall quality of appraisal results throughout the district.

In accordance with the IAAO Standard on Ratio Studies, ratio studies are conducted to establish:

1. A baseline of current appraisal performance;
2. Preliminary values, so that major deficiencies can be corrected;
3. Values used in appraisal notices, and
4. Final values following completing of the informal review phrase.

Market analysis and ratio study results provide guidance for the development, revision, calibration, testing, and validation of mass appraisal models used by BCAD. Updated valuation models, schedules, market adjustment factors, depreciation schedules, land schedules, capitalization rates, and appraisal methodologies are tested and validated through ratio study analysis conducted by property category, market area, neighborhood, and economic classification.

Sales review, market analysis, ratio study analysis, model calibration, and validation testing are performed iteratively throughout the valuation cycle to support ongoing calibration, quality assurance, and appraisal performance review. If the results of ratio studies, market analysis, model testing, or validation procedures do not meet established appraisal performance standards or indicate inconsistent appraisal results, valuation models, schedules, and adjustment factors may be refined, recalibrated, and retested as necessary.

This ongoing process of performance analysis, model development, calibration, testing, and validation is conducted in accordance with applicable provisions of the Texas

Property Tax Code, and applicable USPAP requirements, including Standards 5 and 6, with consideration given to the IAAO *Standard on Ratio Studies* (2013) and generally accepted mass appraisal practices.

SALES COMPARISON ANALYSIS AND MARKET DATA STANDARDS

Under Section 23.013 of the Texas Property Tax Code, when the Chief Appraiser uses the market data comparison method to determine the market value of real property, the Chief Appraiser shall use comparable-sales data and adjust the comparable sales to the subject property. Comparability is determined based on relevant similarities, including location, lot and improvement size, age, condition, access, amenities, views, income, operating expenses, occupancy, and easements, deed restrictions, or other legal burdens affecting marketability. Comparable sales must be appropriately adjusted for relevant property differences and for changes in market value between the sale date and the applicable appraisal date.

For residential property in Bexar County, an otherwise comparable sale must have occurred within 36 months of the date as of which the subject property's market value is determined, as provided by Section 23.013(b-1). For other real property, comparable sales generally must have occurred within 24 months of that date; however, an older sale may be considered when an insufficient number of comparable properties were sold during the 24-month period to constitute a representative sample, as provided by Section 23.013(b).

Beyond producing accurate appraisals, transparency and accountability are important responsibilities of the appraisal district. Under Section 25.195 of the Texas Property Tax Code, after the Chief Appraiser submits the appraisal records to the Appraisal Review Board, a property owner or the owner's designated agent is entitled to inspect and copy the appraisal records relating to the owner's property, together with supporting data, schedules, and other materials or information authorized by that section, subject to applicable statutory limitations and confidentiality requirements. Section 41.461 separately requires the Chief Appraiser to inform a protesting property owner of the right, upon request, to receive the data, schedules, formulas, and other information the Chief Appraiser intends to introduce at the protest hearing and to deliver requested information in the manner and within the time prescribed by law.

As part of its valuation methodology, the district emphasizes recent, relevant, and verified sales data. When an adequate and representative number of comparable transactions is available, the district may initially emphasize sales occurring during approximately the six-month period preceding the January 1 appraisal date. When comparable sales are limited, the district may expand the sales period to 12 months or, as

necessary, to a longer period permitted by Section 23.013. These periods are analytical guidelines and do not exclude an otherwise comparable sale that is required or permitted to be considered under applicable law.

A standardized sales-comparison grid may be used to identify, organize, adjust, analyze, and present comparable-sales data consistently. The grid promotes transparency and supports the presentation and evaluation of relevant evidence during Appraisal Review Board protest proceedings. A sales-comparison grid does not, by itself, establish a preponderance of the evidence or satisfy any other applicable burden of proof. The weight and sufficiency of the evidence must be determined from the complete hearing record under applicable law.

To reflect supported market conditions, the district may use the following initial sales-search and presentation parameters:

- Increasing Market Conditions: When market evidence indicates an appreciating market, the district generally prioritizes sales occurring from July 1 of the preceding year through March 15 of the current appraisal year, capturing the most relevant upward trends.

- Declining Market Conditions: When market evidence indicates a declining market, the district generally considers sales occurring from January 1 of the preceding year through March 15 of the current appraisal year, providing a broad yet current view of market activity.

- Stable or Flat Market Conditions: When market evidence indicates stable or relatively flat conditions, the district generally considers sales occurring from January 1 of the second preceding year through March 15 of the current appraisal year to obtain an adequate and representative sample and evaluate longer-term market stability

These periods are initial administrative parameters and are not inflexible rules for determining comparability. The district may narrow or expand a sales-search period, within the requirements of Section 23.013, based on the property type, availability and representativeness of sales, market conditions, data quality, and other relevant appraisal considerations. A sale occurring after January 1 may be considered only to the extent that it provides relevant evidence of market conditions existing as of January 1. When appropriate, comparable sales must be adjusted for changes in market value between the sale date and the January 1 appraisal date.

By adhering to statutory mandates, adjusting methodologies to reflect current market conditions, and maintaining a commitment to transparency, the appraisal district seeks to

produce valuations that are accurate, equitable, and well-supported by credible evidence. This disciplined approach not only ensures compliance with legal standards but also helps to reinforce public confidence in the fairness and integrity of the property tax system.

ANALYSIS OF AVAILABLE RESOURCES

Staffing and budget requirements for the 2027 appraisal year are established through the annual budget adopted by the Board of Directors. Staffing resources are allocated across appraisal, mapping, customer service, information systems, and administrative functions to support required appraisal activities, operational responsibilities, and statutory deadlines. This reappraisal plan reflects anticipated staffing levels and operational resources for the 2027 and 2028 appraisal years, which may influence the scope and timing of field inspections, data collection activities, and valuation review processes conducted during the reappraisal cycle.

The district maintains appraisal procedures, operational guidelines, and valuation practices through established procedure manuals, valuation schedules, and internal training programs. Appraisal procedures and operational practices are periodically reviewed and updated to reflect changes in market conditions, legislative requirements, appraisal standards, software systems, and operational needs.

Quality assurance and quality control procedures are incorporated throughout the appraisal cycle and may include supervisory review, field audits, sales verification, ratio study analysis, validation testing, and appraisal review activities designed to promote appraisal accuracy, consistency, and uniformity.

Information Systems (IS) and Geographic Information Systems (GIS) support district appraisal operations through data management, mapping integration, valuation support, and property analysis functions. System updates, software enhancements, and maintenance activities are coordinated with the district's software vendors and technology providers. The district also utilizes aerial imagery, orthophotography, oblique imagery, geographic mapping systems, and other technology resources to assist in the identification, verification, and review of property characteristics.

Valuation models are developed, maintained, calibrated, and tested using current market information, verified sales activity, construction cost data, income and expense information, ratio study analysis, and other available market evidence. Cost schedules, depreciation schedules, land schedules, capitalization rates, and income models are periodically reviewed and updated using nationally recognized valuation publications, local market analysis, and other reliable data sources.

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Business personal property valuation schedules and depreciation factors are reviewed and adjusted based on rendition submissions, field inspections, industry classification data, and other available information relevant to valuation.

Legislative changes, judicial decisions, administrative rules, and revised professional standards affecting appraisal districts may require modifications to staffing, operational procedures, budget allocations, software systems, appraisal methodologies, or administrative practices to ensure continued compliance with applicable laws and professional standards.

Texas is a non-disclosure state; therefore, property sales prices are not required by law to be reported to appraisal districts. As a result, BCAD relies upon publicly available information, verified sales data, voluntary disclosures, questionnaires, third-party market sources, fee appraisals, protest documentation, and other available sources of information in the development and calibration of market values.

PLANNING AND ORGANIZATION

The Bexar Central Appraisal District (BCAD) develops annual calendars of key events and critical completion dates to guide appraisal operations, support timely completion of appraisal activities, and ensure compliance with statutory requirements established by the Texas Property Tax Code. Separate operational calendars are prepared for appraisal years 2027 and 2028 and are included in Appendix A and Appendix B of this plan.

Operational calendars are developed to support timely completion of statutory appraisal deadlines, notice requirements, protest scheduling, Appraisal Review Board (ARB) operations, and certification of the appraisal roll in accordance with applicable provisions of the Texas Property Tax Code.

Production standards for field inspections, data collection, valuation review, ratio study analysis, customer service activities, and administrative functions are established and incorporated into the district's planning and scheduling process. Operational priorities, staffing availability, budgetary considerations, statutory deadlines, workload projections, market conditions, and technology resources are considered in the development and implementation of annual appraisal schedules.

This reappraisal plan reflects the district's standard annual appraisal processes and operational procedures; however, significant legislative changes, judicial decisions, declared disasters, market disruptions, staffing limitations, technology changes, or other unforeseen circumstances may require adjustments to planned appraisal activities, schedules, operational priorities, or resource allocation during the reappraisal cycle.

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Annual appraisal activities include, but are not limited to, the following:

1. Reviewing accounts flagged for reinspection, incomplete review, or partial completion status as of January 1 of the prior appraisal year.
2. Reviewing and valuing accounts with significant building permit activity, new construction, remodeling, additions, demolition, or other physical changes initiated prior to January 1.
3. Investigating accounts where property owner information, field review, permit data, sales analysis, protest information, or other inquiries indicate physical, legal, economic, or conditional changes not currently reflected in appraisal records.
4. Analyzing delineated market areas and neighborhoods through ratio studies, sales analysis, market modeling techniques, and statistical analysis to evaluate appraisal level, uniformity, and market trends.
5. Reviewing accounts, property categories, or geographic areas identified by appraisal management as requiring additional reappraisal analysis, valuation review, field inspection, or market study.
6. Conducting annual review and analysis of business personal property accounts through rendition review, field inspections, business activity analysis, and valuation schedule review.
7. Reviewing mineral, industrial, and utility accounts in coordination with contracted appraisal services, supporting market data, engineering analysis, and other available valuation information.
8. Identifying neighborhoods, market areas, or property classifications demonstrating significant variance in appraisal ratios, coefficient of dispersion (COD), price-related differential (PRD), or other statistical performance measures requiring additional review or recalibration.
9. Conducting sales verification, ratio studies, market analysis, valuation model calibration, and quality assurance procedures throughout the appraisal cycle.
10. Performing field inspections, aerial imagery review, geographic information system (GIS) analysis, permit review, and data collection activities necessary to maintain accurate and current appraisal records.
11. Reviewing appraisal models, cost schedules, depreciation schedules, land schedules, capitalization rates, and income models to ensure values reflect prevailing market conditions and comply with generally accepted appraisal practices.
12. Monitoring statutory deadlines, operational milestones, staffing assignments, and production schedules necessary for timely certification of the appraisal roll.

The district also performs ongoing quality assurance procedures, supervisory review, validation testing, and operational monitoring throughout the appraisal cycle to promote

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appraisal accuracy, consistency, uniformity, and compliance with applicable statutory and professional standards.

Detailed schedules of operational activities, statutory deadlines, appraisal milestones, and key completion dates for each appraisal year are provided in Appendix A and Appendix B of this Reappraisal Plan.

MASS APPRAISAL SYSTEM

Mass appraisal is the process of valuing a group of properties as of a given date using common data, standardized appraisal methods, statistical testing, and market analysis. The Bexar Central Appraisal District (BCAD) develops and applies mass appraisal techniques in accordance with applicable provisions of the Texas Property Tax Code, the Uniform Standards of Professional Appraisal Practice (USPAP), standards promulgated by the International Association of Assessing Officers (IAAO).

Existing appraisal practices, valuation procedures, operational guidelines, and quality assurance standards are documented in district procedure manuals and administrative policies. Appraisal staff receive ongoing training to maintain proficiency in mass appraisal techniques, ratio study analysis, data collection procedures, valuation methodologies, statutory requirements, and professional appraisal standards.

The Information Systems (IS) Department maintains the district's information technology infrastructure in support of appraisal operations, data management, mapping functions, customer service activities, exemption administration, protest processing, and Appraisal Review Board (ARB) operations. Geographic Information Systems (GIS), aerial imagery, orthophotography, oblique imagery, and related mapping technologies are utilized to support appraisal analysis, property identification, field review, and valuation activities throughout the district.

BCAD utilizes a Computer Assisted Mass Appraisal (CAMA) system whose revisions, enhancements, and maintenance are coordinated among district management, Information Systems staff, appraisal departments, and the district's software vendor. BCAD currently contracts with Harris Govern (formerly True Automation) for software services, including PACS Mobile utilized for field appraisal operations. The application is integrated with the district's CAMA system and supports residential, commercial, land, and business personal property appraisal activities conducted in both office and field environments.

Legislative changes affecting appraisal operations are incorporated into system applications, appraisal procedures, automated forms, notices, letters, and operational

DRAFT

workflows as required by law. Automated forms, notices, reports, correspondence, and related procedures are periodically reviewed and updated to ensure continued compliance with statutory requirements and operational needs.

The district's public website provides property owners, taxing units, and the public with access to information regarding appraisal district operations, property characteristics, appraisal notices, preliminary and certified values, exemption information, protest procedures, public records, interactive property maps, and links to related taxing units and state resources.

The following sections describe appraisal procedures and operational processes applicable to the 2027 and 2028 appraisal years.

Real Property Valuation

Revisions to cost models, income models, market adjustment factors, and valuation schedules are specified, reviewed, updated, calibrated, and tested during each appraisal year. Market area boundaries, neighborhood delineations, and economic classifications are periodically reviewed and adjusted as indicated by growth patterns, development activity, sales analysis, market trends, and other market influences.

Property ownership transfers, deed records, subdivision plats, and related legal documents are processed on an ongoing basis to establish ownership, update land characteristics, assign account numbers to newly created parcels, and maintain current appraisal records. Exemption applications, productivity valuations, and special appraisal applications are processed and updated in accordance with applicable provisions of the Texas Property Tax Code.

Cost schedules are reviewed and tested using verified sales information, local construction cost data, ratio studies, and market analysis to ensure compliance with Section 23.011 of the Texas Property Tax Code and generally accepted appraisal practices. Replacement cost new schedules and depreciation tables are tested for appraisal accuracy and uniformity through ratio study analysis and comparison with nationally recognized valuation sources, including Marshall Valuation Service (Marshall & Swift), together with local market information and construction trends.

Income models and income schedules are reviewed and tested to ensure compliance with Section 23.012 of the Texas Property Tax Code. Income, expenses, occupancy, and capitalization rate information are updated for applicable property categories and market areas using published market reports, rent surveys, operating statements, property owner submissions, and other available market sources.

DRAFT

Property categories and market classifications are reviewed periodically to ensure continued applicability and consistency within the valuation process. Capitalization rate studies are completed using verified sales information when available, along with published market surveys and other recognized market sources. Resulting income models are tested through ratio study analysis, validation testing, and model calibration procedures.

Land schedules and land tables are updated using current verified sales information, market analysis, and other available data sources. Land value modifiers and market adjustment factors are developed by property category and market area and are tested through pilot analysis, ratio studies, and valuation review procedures prior to implementation.

Personal Property Valuation

Business personal property valuation schedules, density schedules, and depreciation factors are reviewed and updated using information obtained from annual renditions, field inspections, hearing documentation, market analysis, and other available data sources.

Valuation procedures applicable to business personal property are periodically reviewed and modified as necessary to reflect changes in market conditions, industry trends, appraisal standards, legislative requirements, and operational needs. Business personal property values are tested using ratio studies, rendition analysis, hearing outcomes, and other available market information to promote appraisal consistency, accuracy, and uniformity.

Noticing Process

Appraisal notices are generated and delivered in accordance with Section 25.19 of the Texas Property Tax Code and other applicable statutory requirements. Notice forms, electronic templates, and related correspondence are reviewed and updated as necessary to incorporate legislative changes, revised PTAD requirements, updated forms prescribed by the Comptroller, and operational modifications.

Notice updates also include the most current version of the Comptroller's *Property Taxpayer Assistance Pamphlet* and any additional information required by statute or administrative rule.

The district provides appraisal notices, protest information, and related property tax information through both mailed notices and electronic access available through the district's website and online property search system.

DRAFT

Hearing Process

Appraisal directors, managers, and supervisory staff conduct training sessions during each appraisal year to ensure staff preparedness for informal meetings and formal Appraisal Review Board (ARB) hearings, which generally begin during late April or May. Procedures for scheduling informal meetings, telephone hearings, virtual hearings, and formal ARB hearings are periodically reviewed and updated as necessary to support efficient hearing administration and timely certification of the appraisal roll.

Standards of documentation, hearing evidence, valuation support materials, and protest procedures are reviewed and revised as necessary to reflect current appraisal methodologies, statutory requirements, judicial decisions, Comptroller guidance, and operational practices. Hearing documentation and valuation evidence are updated annually to support appraisal accuracy, equal and uniform appraisal, and compliance with applicable provisions of the Texas Property Tax Code, USPAP, and IAAO standards.

The district also utilizes quality assurance procedures, supervisory review, and ongoing training to promote consistency, professionalism, and compliance throughout the protest and hearing process.

DRAFT

DATA COLLECTION REQUIREMENTS

District appraisal staff collects and maintains information regarding individual property characteristics, neighborhood influences, and market area data in compliance with Section 25.18(b)(4) of the Texas Property Tax Code and generally accepted appraisal practices. Property characteristics collected and analyzed by the district include the location and market area of each property; physical attributes such as size, age, quality, and condition; legal and economic characteristics; and easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or other legal restrictions that may affect value.

Field and office procedures are periodically reviewed and revised as necessary to support the data collection process, improve operational efficiency, and maintain compliance with statutory requirements and professional appraisal standards. Production standards are established to monitor workflow, staffing activity, and completion of appraisal functions within statutory deadlines. Activities conducted during each appraisal year generally include market area delineation, review of new construction and demolition, remodeling review, reinspection of problematic market areas, review of the universe of properties, verification of sales information, and quality assurance procedures.

Identifying Property

The Geographic Information Systems (GIS) Department gathers and processes information obtained from deeds, plats, replats, subdivision maps, surveys, and other recorded documents filed with the Bexar County Clerk's Office. Ownership records, legal descriptions, parcel boundaries, and related property information are entered into and maintained within the district's Computer Assisted Mass Appraisal (CAMA) system.

Property identification numbers are assigned and maintained for each parcel to support appraisal operations, mapping integration, valuation analysis, ownership tracking, and appraisal record management.

Identifying and Updating Property Characteristics

Field appraisers utilize standardized field collection devices and CAMA applications to verify existing property characteristics and collect updated property information during field inspections and review activities. Work assignments are generally organized by geographic market areas, neighborhoods, or appraisal regions designated for reappraisal review.

DRAFT

Existing appraisal data maintained within the CAMA system is displayed on field collection devices utilized by appraisers to record updated information during on-site inspections and office review activities.

Each parcel maintained within the CAMA system contains detailed property information relevant to valuation and market analysis. Improvement records may include building sketches and dimensions, construction quality, year built, effective age, exterior covering, foundation type, roof type, heating and air conditioning systems, number of bedrooms and bathrooms, fireplaces, pools, garages, outbuildings, amenities, remodeling information, and overall property condition. Land records include legal descriptions, site dimensions, acreage, zoning, utility access, topography, floodplain information, and other characteristics relevant to valuation analysis.

Additional information utilized during field and office review activities may include verified sales information, income and expense data, building permits, certificates of occupancy, fire damage reports, site plans, building plans, photographs, published market information, recorded deeds and plats, cost information, protest documentation, and other relevant appraisal data sources.

Activities conducted during each appraisal year may include market area delineation, review of new construction and demolition activity, remodeling review, reinspection of problematic market areas, sales verification, quality assurance review, and validation of property characteristics maintained within appraisal records.

Defining Market Areas

Market areas are defined by the physical, economic, governmental, environmental, and social forces that influence property values. These influences are analyzed to identify, classify, stratify, and delineate similarly situated properties into smaller and more comparable subsets for valuation and mass appraisal purposes.

Market area delineation may involve the physical drawing of neighborhood boundaries, geographic analysis, economic classification, or statistical separation through attribute and market analysis. Commercial and business personal property accounts are generally delineated into work areas and classified by property use codes for comparison, ratio study analysis, and valuation review. Residential properties are delineated into valuation neighborhoods and assigned neighborhood codes based on market characteristics and location influences.

The district annually reviews market area boundaries, economic classifications, and valuation neighborhoods to maintain homogeneity of property characteristics, market influences, and appraisal performance. Market delineations identified within the

DRAFT

appendices of this plan remain subject to refinement and adjustment as additional market analysis, sales activity, and ratio study information become available.

Refer to Appendices C, D, and E for applicable maps, neighborhood boundary descriptions, use code classifications, and related market area information.

New Construction/Demolition

Building permit information received from municipalities, county agencies, and other governmental entities is entered into the district's appraisal system and reviewed by appraisal staff. Procedures for identifying and verifying new construction, additions, remodeling, and demolition activities are established within each appraisal department and incorporated into the annual reappraisal process.

Residential and commercial market areas experiencing significant development activity may be reviewed in their entirety regardless of permit availability or reporting status. Building plans, site plans, certificates of occupancy, and related construction documents may be reviewed and entered into the appraisal system by data collection personnel, with field staff verifying measurements, construction quality, and property characteristics during inspection activities.

Quality review procedures are performed throughout the process to verify data accuracy, completeness, and consistency within appraisal records.

Remodeling

Market areas and properties experiencing significant remodeling activity are identified and monitored throughout the appraisal cycle. Field inspections and office review procedures are conducted to verify the extent of remodeling activity and update property characteristics as necessary.

Reappraisal of substantially changed properties is completed and tested through ratio study analysis, market review, and valuation analysis prior to finalization of values to ensure appraisal accuracy and uniformity.

Re-Inspection of Problematic Market Areas

Real property market areas are analyzed by property classification through ratio studies, sales analysis, coefficient of dispersion (COD) analysis, and other statistical performance measures. Market areas demonstrating unusual appraisal performance, inconsistent ratios, elevated protest activity, or atypical market behavior may be identified as potentially problematic areas requiring additional review.

DRAFT

Field inspections and office review activities are conducted within identified market areas to verify property characteristics, review neighborhood delineation, analyze market trends, and evaluate available sales and market data. When sufficient market data is unavailable within a particular neighborhood or market area, comparable neighborhood groupings or economic classifications may be established for valuation and appraisal defense purposes.

Re-Inspection of the Universe of Properties

Section 25.18 of the Texas Property Tax Code requires appraisal districts to implement periodic reappraisal activities for all properties within the district at least once every three years. To comply with this requirement, BCAD conducts cyclical reinspection and review activities designed to ensure that all real property parcels are subject to physical inspection or other reliable methods of identification and review within the required reappraisal cycle.

The International Association of Assessing Officers (IAAO) *Standard on Mass Appraisal of Real Property* recommends that appraisal jurisdictions re-inspect the universe of properties on a cycle of four to six years to maintain current and reliable property data. While BCAD follows the more stringent three-year reappraisal cycle required by Texas law, the district's reinspection program is also consistent with IAAO standards and generally accepted mass appraisal practices.

The extent of field inspection activity may be influenced by staffing levels, protest workload, operational priorities, and appraisal roll certification requirements. As a result, property review activities are conducted through a combination of on-site inspections, office review procedures, aerial imagery analysis, geographic information system (GIS) review, permit analysis, sales verification, and other methods consistent with generally accepted appraisal practices and applicable IAAO standards.

Office review procedures may include examination and comparison of orthographic and oblique aerial imagery, sketch overlays, digital mapping information, prior appraisal records, and existing property characteristics maintained within the CAMA system. Aerial imagery is utilized to assist in verifying building measurements, identifying property changes, reviewing external influences, and supporting property characteristic verification activities.

Field or Office Verification of Sales Data and Property Characteristics

Sales information is verified and maintained within the district's sales database together with property characteristics contemporaneous with the date of sale. Because Texas is a non-disclosure state, BCAD obtains sales information from multiple available sources, including recorded deeds, voluntarily disclosed closing statements, fee appraisals

submitted during protest hearings, buyer and seller questionnaires, internet research, real estate professionals, and third-party market data vendors.

Verified sales information is utilized in ratio studies, market analysis, valuation model calibration, appraisal review, and quality assurance procedures conducted throughout the appraisal cycle.

Quality Control

Appraisal directors, supervisors, senior valuation specialists, and senior appraisers conduct ongoing quality control review of the data collection and valuation process throughout the appraisal cycle. Supervisory personnel perform periodic field audits, appraisal review procedures, ratio study analysis, validation testing, and review of completed appraisal work to verify the accuracy, consistency, and reliability of collected data and valuation conclusions.

Mass appraisal is the valuation of a group of properties as of a given date using standardized appraisal procedures, common data, statistical testing, and valuation models. Because mass appraisal involves the coordinated efforts of multiple appraisal staff and the application of standardized valuation methodologies, statistical quality assurance measures are utilized to evaluate appraisal performance and maintain appraisal consistency and uniformity.

Quality assurance procedures are conducted in accordance with applicable provisions of the Texas Property Tax Code, USPAP, IAAO standards, and generally accepted mass appraisal practices. The quality control process includes supervisory review of appraisal work, random audits of completed appraisal areas, ratio study analysis, validation of property data, and ongoing review of appraisal performance throughout the appraisal cycle.

DRAFT

PILOT TESTING BY APPRAISAL YEAR

Pilot testing procedures may be conducted, as necessary, by appraisal year prior to full implementation of revised valuation schedules, market adjustment factors, land schedules, depreciation schedules, income models, capitalization rates, or other mass appraisal model components. Pilot testing is utilized to evaluate the impact of proposed valuation adjustments within selected market areas, neighborhoods, property categories, or economic classifications prior to districtwide implementation. Pilot testing activities are typically conducted during the annual reappraisal cycle to evaluate proposed model and schedule revisions prior to implementation for the upcoming appraisal year.

Pilot studies may include, but are not limited to, analysis of proposed value changes, schedule modifications, market influences, and model calibration adjustments utilizing representative samples of properties within designated appraisal areas. Pilot testing procedures are intended to identify necessary refinements, evaluate appraisal performance impacts, and improve overall appraisal accuracy, uniformity, and model reliability prior to implementation within the broader appraisal roll.

Results of pilot testing procedures may be reviewed through preliminary ratio study analysis, market analysis, valuation comparisons, and model performance testing. If pilot testing results indicate inconsistent appraisal performance, valuation inequities, or lack of model reliability, appraisal schedules and valuation models may be refined, recalibrated, and retested as necessary prior to full implementation.

These procedures are conducted in accordance with the IAAO Standard on Ratio Studies, USPAP Standard 6, and generally accepted mass appraisal practices.

DRAFT

VALUATION BY APPRAISAL YEAR

Using market analysis, verified sales data, income and expense information, locally tested cost data, rendition information, and other relevant market evidence, valuation models are developed, specified, calibrated, and tested in accordance with generally accepted mass appraisal practices, standards promulgated by the International Association of Assessing Officers (IAAO), and applicable provisions of the Uniform Standards of Professional Appraisal Practice (USPAP).

Calculated values are tested for appraisal accuracy, uniformity, and equity through ratio studies conducted by market area, neighborhood, property category, and economic classification. Statistical performance measures are analyzed in comparison with generally accepted standards established in the current *IAAO Standard on Ratio Studies*. Property values within all market areas are reviewed annually and updated as indicated by verified market activity, ratio study analysis, and current market conditions.

The following sections describe the planned valuation methodologies utilized by the district by department and property type.

RESIDENTIAL PROPERTY

Scope of Responsibility

The residential appraisal department appraisers are responsible for developing equal and uniform market values for improved residential and vacant properties within the county. There are approximately 636,826 improved residential parcels and 71,037 vacant residential parcels in Bexar County.

Neighborhood Analysis

Neighborhood analysis involves the examination of physical, economic, governmental, environmental, and social influences affecting property values. These influences are analyzed to identify, classify, and stratify comparable properties into smaller and manageable subsets of the appraisal roll commonly referred to as neighborhoods or market areas.

School district boundaries, market influences, development patterns, location characteristics, access, economic trends, and other market factors are considered in defining residential valuation neighborhoods and conducting appraisal analysis.

The International Association of Assessing Officers (IAAO) defines a neighborhood as the environment of a subject property that has a direct and immediate effect on value. The neighborhood concept is utilized in the grouping, analysis, calibration, and valuation of

DRAFT

most residential property within the district, except for certain special-use or transitional properties requiring additional analysis.

Highest and Best Use Analysis

Highest and best use is defined as the reasonably probable and legal use of property that results in the highest present value as of the appraisal date. In the valuation of residential property, the highest and best use is generally considered to be the property's current residential use because zoning classifications, deed restrictions, subdivision regulations, and other legal limitations frequently restrict alternative land uses.

Additional highest and best use analysis may be performed in transitioning, redevelopment, mixed-use, or changing market areas where evolving market conditions may influence land use patterns or property demand. In such areas, appraisers review market activity, neighborhood trends, redevelopment patterns, zoning influences, and market demand indicators to determine whether the existing residential use continues to represent the highest and best use of the property.

BCAD also complies with applicable provisions of Section 23.01(d) of the Texas Property Tax Code relating to residence homestead valuation.

Cost Approach

The district utilizes a hybrid cost-market approach in the valuation of residential property. Under this approach, the comparative unit method, commonly referred to as the square-foot method, is utilized to develop an estimate of replacement cost new for residential improvements. Adjustments are then applied for physical characteristics, depreciation, amenities, quality, condition, and other factors affecting value within the applicable market area.

Cost schedules are based primarily upon information obtained from Marshall Valuation Service (Marshall & Swift) and are adjusted to reflect local labor costs, material costs, construction trends, and market influences observed within Bexar County.

Neighborhood market adjustment factors are developed through ratio study analysis and sales analysis to ensure that estimated values reflect prevailing market conditions and market influences within each valuation neighborhood.

The district utilizes the following hybrid valuation model:

$$MV = LV + (RCNLD \times MA)$$

DRAFT

Under this model, land is valued as though vacant and available for development to its highest and best use. The depreciated improvement value is adjusted by the applicable neighborhood market adjustment factor and then added to the estimated land value to develop an indication of market value.

Market adjustment factors are derived from ratio study analysis comparing appraised values with verified sales information. These adjustments are applied uniformly within neighborhoods to reflect location influences, neighborhood characteristics, and prevailing market conditions.

When ratio study analysis indicates the need for recalibration, appraisers conduct cost ratio studies comparing recent verified sales with depreciated cost estimates to determine appropriate market adjustment factors and valuation revisions.

Following implementation of updated market adjustments, additional ratio studies and statistical analysis are conducted to evaluate appraisal level, uniformity, and equity within each neighborhood and school district. Statistical analysis is performed annually to support appraisal accuracy, equal and uniform appraisal, and compliance with generally accepted appraisal standards and applicable provisions of the Texas Property Tax Code.

In accordance with Section 23.01(e) of the Texas Property Tax Code, if a property's appraised value is reduced under Subtitle F, the district may not increase the appraised value during the subsequent tax year unless the increase is supported by clear and convincing evidence. If the prior value reduction resulted from an unequal appraisal protest under Section 41.41(a)(2) or an appeal under Section 42.26, the district may support a subsequent increase by demonstrating correction of the unequal appraisal condition with respect to similarly situated properties of like kind and character.

Land Valuation

Residential land values are estimated using the base lot, square-foot, frontage-foot, or acreage method of appraisal, depending upon neighborhood characteristics, development patterns, market activity, and the manner in which properties are commonly bought and sold within each market area.

The district may utilize elements of the comparable sales approach, abstraction method, allocation by ratio method, and capitalization of ground rent method depending upon market conditions and the availability of reliable market data. In areas where sufficient vacant land sales are unavailable, allocation methods or abstraction techniques may be utilized to estimate land values within the applicable market area or neighborhood.

DRAFT

Appraisers develop primary land rates and assign land schedules and tables to individual neighborhoods or market areas. Land adjustments may be applied for characteristics including size, shape, topography, frontage, corner influence, access, utility availability, view, floodplain influence, easements, and other market-recognized factors affecting value.

Land values and land schedules may also be adjusted when ratio study analysis indicates that appraisal uniformity standards are not achieved or when land-to-improvement value relationships become inconsistent with prevailing market trends.

If neighborhood analysis indicates that values require recalibration, appraisers conduct land and cost calibration analysis utilizing verified sales information and ratio study analysis. This process compares depreciated improvement cost estimates with contributory improvement values derived from verified market transactions. Adjustment factors are then developed, tested, and statistically analyzed to identify the factors that best represent market value within the applicable neighborhood.

Market adjustment factors are derived from verified sales reflecting the market influences and conditions present within the applicable neighborhood or market area. These adjustment factors are applied uniformly throughout the neighborhood, and additional ratio studies are performed to evaluate appraisal level, uniformity, and equity following recalibration activities.

Sales Comparison Approach

The sales comparison approach is based on the principle that the sales prices of comparable properties provide evidence of market value. This approach reflects market participant behavior by comparing the subject property with similar properties that have recently sold within the marketplace. Adjustments may be applied for differences between the comparable properties and the subject property to develop an indication of market value.

The district utilizes verified sales information, ratio studies, and market analysis in the development, calibration, and testing of residential valuation models. Although the district does not rely primarily upon traditional single-property sales comparison grids for mass appraisal of single-family residential property, comparable sales analysis and sales comparison techniques may be utilized in valuation review, model calibration, protest analysis, and appraisal defense activities.

The district's CAMA system supports sales comparison analysis and related valuation tools, and expanded utilization of these analytical tools may occur as market data availability, and system capabilities continue to evolve.

DRAFT

Income Approach

The income approach is based upon the principle that the value of an income-producing property is related to the income the property is expected to generate over its remaining economic life. Under this approach, value is estimated by converting anticipated future income into a present value indication through the application of capitalization techniques.

The income capitalization model may be represented as follows:

Value = Net Operating Income / Capitalization Rate

The income approach is most applicable to properties commonly purchased and held for investment purposes, including apartments, office buildings, retail centers, industrial properties, and other commercial property types.

The income approach is generally not applied to single-family residential properties because such properties are typically purchased by owner-occupants and do not normally generate reliable income streams suitable for mass appraisal valuation purposes.

RESIDENTIAL PROPERTY INVENTORY

Residential real property inventory is appraised in accordance with Section 23.12(a) of the Texas Property Tax Code. Residential inventory may include improved residential property and qualifying vacant residential lots held for sale by a developer, builder, or owner in the ordinary course of business. Qualifying inventory property is appraised based upon the market value of the inventory as a unit to a purchaser who would continue the business.

The Bexar Central Appraisal District (BCAD) utilizes generally accepted appraisal methods and techniques in estimating the market value of residential real property inventory. Valuation methodologies are developed and applied in accordance with applicable provisions of the Texas Property Tax Code, generally accepted mass appraisal practices, the Uniform Standards of Professional Appraisal Practice (USPAP), and applicable standards promulgated by the International Association of Assessing Officers (IAAO).

For improved residential inventory, the district generally considers estimated land value, replacement cost new, labor and material costs, direct construction costs, indirect or soft costs, depreciation, market conditions, and other relevant valuation factors in developing market value estimates as of January 1 of each appraisal year. Inventory properties are reviewed annually to determine qualification status and valuation applicability under Section 23.12 of the Texas Property Tax Code.

Residential inventory property no longer qualifies for appraisal under Section 23.12 once ownership transfers from the developer, builder, or inventory owner to the end purchaser or occupant. Inventory qualification status may also be reviewed when changes in ownership, use, construction status, development activity, or market conditions occur.

Qualifying vacant residential lot inventory may be appraised utilizing discounted cash flow analysis, subdivision development analysis, absorption analysis, or other generally accepted valuation methods appropriate for the type and characteristics of the inventory being appraised. Such analyses may consider projected cash flow from future lot sales, estimated absorption rates, anticipated holding periods, development costs, discount rates, entrepreneurial profit, and prevailing market conditions affecting the inventory.

Because developers and builders are not required to render residential inventory information, the availability of detailed market information may be limited in certain instances. As a result, the district may rely upon available market evidence, verified sales information, development activity, publicly available records, market studies, and other relevant data sources in the development of inventory values.

Inventory valuation adjustments, absorption analysis adjustments, or other market-based considerations may be reviewed and applied when supported by sufficient market evidence, verified information, appraisal analysis, including information or documentation provided during informal review, protest proceedings, or appeal processes.

DRAFT

SPECIAL APPRAISAL PROVISIONS

Appraisal of Residential Homesteads

Article VIII, Section 1(i) of the Texas Constitution authorizes the Texas Legislature to limit annual increases in the appraised value of qualified residence homesteads. Section 23.23 of the Texas Property Tax Code implements this limitation, commonly referred to as the residence homestead cap. The limitation generally applies beginning in the appraisal year following the year in which the property first qualifies for a residence homestead exemption.

In accordance with Section 23.23 of the Texas Property Tax Code, the appraised value of a qualified residence homestead is the lesser of the property's market value or the preceding year's capped appraised value adjusted by the allowable limitation amount. The limitation permits an annual increase of not more than 10 percent above the preceding year's capped appraised value, plus the market value attributable to new improvements added to the property since the preceding appraisal year.

The district develops and maintains both market value and capped appraised value for qualifying residence homesteads. Market value is determined annually as of January 1 through the application of generally accepted mass appraisal methods and techniques. The capped appraised value limitation is then applied in accordance with applicable constitutional and statutory provisions.

The capped appraised value may continue to increase annually, subject to statutory limitation, until the capped appraised value equals the market value of the property. The limitation generally expires on January 1 of the tax year following a change in ownership of the property, unless otherwise provided by law, at which time the property is appraised at full market value.

The district also complies with applicable provisions of Section 23.01(d) of the Texas Property Tax Code relating to the valuation of residence homesteads and equal and uniform appraisal requirements. Homestead exemption qualification, ownership status, new improvements, and other factors affecting capped appraised value calculations are reviewed and updated annually through deed processing, exemption administration, permit review, field inspection, and other available information maintained by the district.

DRAFT

COMMERCIAL REAL PROPERTY

Scope of Responsibility

The commercial appraisal department appraisers are responsible for developing equal and uniform market values for improved commercial and vacant commercial properties within the county. There are approximately 26,982 improved commercial parcels and 15,531 vacant commercial parcels in Bexar County.

Commercial property classifications may include office, retail, multifamily, warehouse, industrial, hospitality, mixed-use, special-purpose, and other income-producing or commercially utilized property types.

Area Analysis

The district collects and analyzes data relating to regional and local economic influences affecting commercial real estate markets throughout Bexar County. Information regarding demographic trends, population growth, employment patterns, income levels, financing conditions, interest rates, construction activity, land availability, development trends, and general market conditions is obtained from both public and private sources.

This information is analyzed to identify market influences, economic conditions, valuation trends, and supply-and-demand characteristics affecting commercial property values throughout the district.

Neighborhood Analysis

Commercial market areas consist of commercially classified land and improvements located within the district boundaries, including multifamily, office, retail, warehouse, industrial, hospitality, special-use, and mixed-use properties.

Neighborhood and market area analysis involves the examination of physical, economic, governmental, environmental, and social influences affecting property values within defined commercial market areas. These analyses are utilized to identify, classify, and organize comparable properties into smaller and manageable subsets commonly referred to as economic areas or commercial neighborhoods.

Commercial economic areas are generally delineated by property type and market characteristics, including similarities in rental rates, occupancy patterns, age, quality, construction class, market activity, location influences, and investment characteristics. Economic area delineation and classification form the foundation of the district's commercial valuation system.

DRAFT

Market Analysis

Mass appraisal market analysis evaluates the economic forces affecting supply and demand for groups of similar commercial properties. Appraisers analyze market influences including zoning regulations, land use regulations, municipal services, transportation patterns, development trends, investment activity, employment growth, population trends, and other factors influencing commercial real estate markets.

Commercial appraisal staff conduct ongoing analysis of rental rates, occupancy levels, absorption trends, operating expenses, capitalization rates, construction costs, expense reimbursements, and other market indicators utilizing available sales information, leasing data, market publications, commercial real estate reports, investor surveys, and other available market sources. This information is utilized to develop market-supported ranges for rents, expenses, vacancy factors, capitalization rates, and investors return expectations applicable to various commercial property types and market areas.

In accordance with Section 23.01(e) of the Texas Property Tax Code, if a property's appraised value is reduced under Subtitle F, the district may not increase the appraised value in the subsequent tax year unless supported by clear and convincing evidence. If the prior reduction resulted from an unequal appraisal protest under Section 41.41(a)(2) or an appeal under Section 42.26, the district may support a subsequent increase by demonstrating correction of the unequal appraisal condition with respect to similarly situated properties of like kind and character.

Highest and Best Use Analysis

Highest and best use is defined as the reasonably probable and legal use of property that is physically possible, financially feasible, appropriately supported, and maximally productive, resulting in the highest present value as of the appraisal date.

For vacant land, the highest and best use is generally considered speculative and market supported based upon surrounding land uses, zoning classifications, access, utility availability, development trends, and competing market influences. Appraisers consider legally permissible uses, including existing zoning regulations and the probability of zoning changes that are supported by market evidence and local development activity.

For improved properties, highest and best use is analyzed both as improved and as if vacant. While many commercial properties continue in their existing highest and best use, appraisers may also consider transitional uses, interim uses, nonconforming uses, excess land, redevelopment potential, assemblage potential, and changing market conditions when supported by market evidence.

DRAFT

Commercial properties may include office, retail, apartment, warehouse, industrial, hospitality, mixed-use, or special-purpose classifications depending upon the property characteristics and market influences applicable to the property.

Cost Approach

The cost approach is applied using the comparative unit method, commonly referred to as the square-foot method, to estimate replacement cost new for commercial improvements. The district utilizes the following model in the application of the cost approach:

$$MV = LV + RCNLD$$

Cost models are developed using national recognized cost data sources, including Marshall Valuation Service (Marshall & Swift), together with local market information, construction trends, and regional cost influences when available. Time and location modifiers are applied as necessary to reflect local construction costs and prevailing market conditions.

Depreciation schedules are developed and maintained for major commercial property types and are reviewed annually to ensure consistency with market conditions within Bexar County. Appraisers estimate actual age, effective age, remaining economic life, utility, condition, and competitive market position in the development of depreciation estimates.

Adjustments for functional obsolescence and external obsolescence may be applied when supported by market evidence, ratio studies, market analysis, or other recognized appraisal methods. Total depreciation from all causes is deducted from replacement cost new to develop an estimate of replacement cost new less depreciation.

The cost approach includes the valuation of land using recognized appraisal methods, including the sales comparison approach, abstraction method, allocation by ratio, and capitalization of ground rent method, depending on market conditions and available data. Any estimate of value developed through the cost approach is completed in accordance with Section 23.011 of the Texas Property Tax Code.

Sales Comparison Approach

Relevant sales information is collected, verified, and analyzed throughout the appraisal year from multiple available sources and is utilized in all phases of the commercial appraisal process. Sales of comparable properties are utilized in the calibration of cost models, income models, capitalization rates, gross income multipliers, ratio studies, and direct sales comparison analysis.

DRAFT

Ratio studies are conducted in accordance with the current *IAAO Standard on Ratio Studies* to evaluate appraisal accuracy, uniformity, and equity. Based upon available market information, cost schedules, income models, capitalization rates, market adjustment factors, and valuation schedules are calibrated annually, with resulting adjustments incorporated into the district's CAMA system as appropriate.

Any estimate of value developed through the sales comparison approach is completed in accordance with Section 23.013 of the Texas Property Tax Code and generally accepted appraisal methods and techniques.

Income Approach

The income approach is applied to commercial properties commonly purchased and held for investment purposes based upon their income-producing capability. Income and expense information is obtained from property owners, market participants, published market studies, appraisal staff research, protest documentation, lease analysis, and other available market sources. Income models are developed and calibrated by property type and market area.

The income model generally follows the process below;

Potential Gross Rent (PGR)
Less Vacancy and Collection Loss (V&C)
Equals Effective Gross Rent (EGR)
Plus Secondary Income (SI)
Equals Effective Gross Income (EGI)
Less Allowable Expenses (EXP)
Less Reserves for Replacement (RR)
Equals Net Operating Income (NOI)

Value = Net Operating Income (NOI)/Capitalization Rate

This income model reflects the normalization of an income stream from potential gross rent at stabilized occupancy levels to an indication of net operating income. The process begins with estimating the rental-producing capability of the subject property under prudent management practices, expressed as Potential Gross Rent (PGR).

Market-derived vacancy and collection loss allowances are deducted from potential gross income to develop Effective Gross Rent (EGR). Secondary income sources, including expense reimbursements, parking income, vending income, utility reimbursements, and similar revenue streams, may then be added to derive Effective Gross Income (EGI).

DRAFT

Allowable expenses consist of recurring annual expenses necessary to operate the property competitively and maintain projected income levels. These expenses vary by property type and are researched and analyzed by the commercial appraisal staff. Once identified or estimated, allowable expenses are deducted from effective gross income.

Reserves for replacement are estimated for building components with economic lives shorter than the total economic life of the improvement, such as roof coverings, floor coverings, and HVAC systems. Reserve estimates may be calculated using amortized replacement costs, market-supported reserve amounts, or a percentage of effective gross income, depending on the property type and available market data. After allowable expenses and reserves for replacement are deducted, the remaining income represents an estimate of Net Operating Income (NOI).

Capitalization rates, discount rates, and income multipliers are utilized to convert the projected income stream into an indication of market value. These rates and multipliers may include overall capitalization rates, gross income multipliers, yield rates, and discounted cash flow assumptions depending upon the property type and valuation methodology applied. Rates and multipliers vary according to property location, quality, age, condition, design, occupancy risk, market conditions, financing conditions, and investor expectations. Accordingly, their application is based upon analysis of verified market information and recognized appraisal methodology.

Direct capitalization techniques are utilized by dividing net operating income by an appropriate capitalization rate to develop an indication of market value. Capitalization rates are derived from market sales, investor surveys, published market reports, and other recognized appraisal methods intended to estimate market-supported return requirements for both debt and equity investment positions.

Overall capitalization rates may also be developed using the summation method, band-of-investment technique, debt coverage analysis, discounted cash flow analysis, or other recognized appraisal methods and market sources.

In valuing property through the income approach, the district considers the income-producing characteristics of properties as relevant information becomes available. Income models, schedules, capitalization rates, and valuation conclusions are reviewed and updated as necessary in accordance with Section 23.012 of the Texas Property Tax Code and generally accepted appraisal practices.

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UTILITIES, RAILROADS, AND PIPELINES

The Bexar Central Appraisal District (BCAD) contracts with appraisal firms possessing specialized expertise in the valuation of utility, railroad, pipeline, and other complex industrial property types. These properties are reappraised annually utilizing generally accepted appraisal methods and techniques in accordance with applicable provisions of the Texas Property Tax Code, the Uniform Standards of Professional Appraisal Practice (USPAP), and recognized mass appraisal standards.

The appraisal methodologies considered in the valuation of utility, railroad, and pipeline properties may include the cost approach, unit valuation approach, allocated unit appraisal methodology, income analysis, and other recognized appraisal methods appropriate for the specific property type and available market information.

The cost approach model may generally be represented as follows:

$$MV = RCN - D$$

Under this methodology, replacement cost new is estimated and adjusted for all applicable forms of depreciation, including physical deterioration, functional obsolescence, and external obsolescence, to develop an indication of market value.

The allocated unit appraisal methodology is also utilized where appropriate. Under this approach, the value of an operating system or integrated enterprise may be estimated as a unit, with the resulting value allocated to the applicable taxing jurisdictions and individual property accounts based upon recognized allocation methodologies, property characteristics, operational data, mileage, original cost information, situs factors, or other relevant allocation measures appropriate for the property type being appraised.

Appraisal firms retained by the district consider all factors affecting value, including property characteristics, operational utility, economic influences, market conditions, replacement cost data, income characteristics, depreciation factors, and industry-specific valuation considerations. Physical inspections may be conducted as necessary, and information is obtained from property owner renditions, regulatory filings, published industry sources, financial statements, engineering studies, asset listings, and other available market and operational data.

Based upon information collected during the appraisal process, property characteristics, asset records, depreciation schedules, allocation factors, and other relevant appraisal data are reviewed and updated annually in accordance with applicable statutory requirements and generally accepted appraisal practices.

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The district and its contracted appraisal firms also make reasonable efforts to identify utility, railroad, pipeline, and other Category J business personal property accounts located within Bexar County that may not currently be listed on the appraisal roll. Discovery efforts may include review of regulatory filings, permit records, industry publications, field inspections, mapping analysis, business activity review, and other available sources of information relevant to taxable property identification.

MINERAL INTERESTS

The Bexar Central Appraisal District (BCAD) contracts with appraisal firms possessing specialized expertise in the valuation of oil, gas, minerals, and related producing properties. Mineral interests and associated producing properties are reappraised annually in accordance with applicable provisions of the Texas Property Tax Code, the Uniform Standards of Professional Appraisal Practice (USPAP), and generally accepted appraisal methods and techniques applicable to the valuation of mineral properties.

The appraisal firm utilizes the income approach to value through discounted cash flow analysis (DCF), which is a recognized yield capitalization methodology commonly applied in the valuation of oil and gas interests. This approach estimates the present worth of anticipated future income streams attributable to the mineral interest being appraised.

The discounted cash flow model generally considers factors affecting value including reserve estimates, production volume and decline patterns, commodity prices, operating expenses, future development costs, economic life, ownership interests, severance taxes, and discount rates reflective of market conditions and investor expectations applicable to oil and gas properties.

Because mineral reserves and producing formations are subsurface in nature, physical inspection is generally limited as a primary method of property data collection. Accordingly, the appraisal firm collects and analyzes information from the Texas Railroad Commission (RRC), the Texas Comptroller of Public Accounts, property owner renditions, engineering reports, division orders, published industry sources, production reports, regulatory filings, and commercial data services in the development of value estimates for mineral interests.

All information collected and analyzed during the appraisal process is considered in the estimation of market value for mineral properties. Property characteristics, reserve data, ownership interests, production histories, and other relevant appraisal information are reviewed and updated annually as part of the reappraisal process.

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New mineral properties and producing interests are identified through ongoing review of records maintained by the Texas Railroad Commission, regulatory filings, permit information, production reports, and comparison of newly identified properties against existing appraisal records maintained by the district.

SPECIAL VALUATION PROPERTIES

The Bexar Central Appraisal District appraises agricultural land, wildlife management land, timberland where applicable, and other qualifying special valuation properties in accordance with applicable provisions of the Texas Property Tax Code and guidelines established by the Texas Comptroller of Public Accounts.

Agricultural and wildlife management land qualifying for special appraisal is appraised based on productivity value rather than market value in accordance with Sections 23.41 through 23.59 of the Texas Property Tax Code. The district develops productivity values in compliance with the Comptroller's *Manual for the Appraisal of Agricultural Land* and other applicable PTAD guidance and publications.

The district utilizes generally accepted appraisal methods and techniques applicable to agricultural appraisal, including the cash lease method, share lease method, income capitalization techniques, and other recognized methods appropriate for the type of agricultural production and available market information.

Under the cash lease method, productivity value is estimated using a modified income approach in which typical lease income attributable to the land is analyzed and adjusted by allowable landowner expenses to develop an estimate of net-to-land income. Net-to-land estimates are analyzed over a multi-year period in accordance with Comptroller guidelines and are capitalized using the capitalization rate prescribed for the applicable appraisal year to develop productivity value estimates by agricultural classification.

Agricultural classifications are developed based upon land capability, typical agricultural use, intensity standards, soil classifications, carrying capacity, and other relevant agricultural characteristics identified through field inspections, agricultural applications, aerial imagery review, property records, and agricultural activity analysis.

Agricultural appraisal staff collect lease information, operational data, agricultural use information, and other relevant market evidence from property owners, lessees, agricultural operators, published sources, and available market participants on an ongoing basis to support the development of productivity values and net-to-land estimates.

When local market information is limited or insufficient, the district may seek consultation services, market studies, agricultural surveys, or other professional

assistance to support the development, confirmation, recalibration, or review of agricultural productivity values and classification schedules.

Applications for agricultural appraisal, wildlife management appraisal, and other special valuation provisions are reviewed and administered in accordance with applicable statutory requirements, degree-of-intensity standards, and district procedures. Field inspections, aerial imagery review, permit analysis, and other verification procedures may be utilized to confirm qualifying agricultural use and continued eligibility for special valuation treatment.

BUSINESS AND INDUSTRIAL TANGIBLE PERSONAL PROPERTY

Scope of Responsibility

Business personal property appraisers are responsible for estimating equal and uniform market values for taxable business and industrial tangible personal property located within Bexar County. The district's Business Personal Property Department appraises various categories of personal property, including business personal property accounts, vehicles, leased equipment, multi-location assets, industrial personal property, and related taxable tangible personal property.

As of 2026, the district maintains approximately 44,919 business personal property accounts within Bexar County. These property types are appraised annually by district appraisal staff in accordance with applicable provisions of the Texas Property Tax Code, the Uniform Standards of Professional Appraisal Practice (USPAP), and generally accepted appraisal methods and techniques.

The Business Personal Property Department conducts annual canvassing and field review activities to identify new businesses, verify existing business locations, identify business closures or relocations, and review current property characteristics maintained within appraisal records. Field inspections, business activity reviews, permit analysis, utility information, business registrations, and other available information sources are utilized in identifying and updating taxable business personal property accounts.

Following review and update of property records, rendition forms are provided to business owners and agents in accordance with applicable statutory requirements to allow reporting of taxable personal property. Information obtained from renditions, field inspections, financial documents, lease records, and other available market sources is utilized in the development of market value estimates.

DRAFT

Estimates of value for business and industrial personal property are generally completed during the annual appraisal cycle in accordance with statutory deadlines for appraisal notice delivery and appraisal roll certification.

In accordance with Section 23.01(e) of the Texas Property Tax Code, if a property's appraised value is reduced under Subtitle F, the district may not increase the appraised value during the subsequent tax year unless supported by clear and convincing evidence. If the prior reduction resulted from a protest under Section 41.41(a)(2) or an appeal under Section 42.26 relating to unequal appraisal, the district may support a subsequent increase by demonstrating correction of the unequal appraisal condition with respect to similarly situated properties.

SIC Code Analysis

Standard Industrial Classification (SIC) codes were developed to classify business activities and industrial operations for statistical and valuation purposes. These classification codes are utilized by the district as part of the business personal property valuation process and serve as a framework for grouping similar businesses and asset types for appraisal analysis and valuation schedule development.

Although the North American Industry Classification System (NAICS) was introduced as a successor classification system, the district's appraisal software and valuation processes continue to utilize SIC code classifications for appraisal administration and valuation modeling purposes.

SIC code identification and delineation form an important component of the district's business personal property valuation system. Valuation analysis, depreciation schedule development, market analysis, and ratio study review are conducted by SIC classification and business type to promote consistency, accuracy, and uniformity within the valuation process.

SIC classifications and valuation groupings are periodically reviewed and refined as necessary to reflect changing business activities, market conditions, operational trends, and appraisal requirements.

Highest and Best Use Analysis

Highest and best use is defined as the reasonably probable and legal use of property that is physically possible, financially feasible, appropriately supported, and maximally productive, resulting in the highest present value as of the appraisal date.

The highest and best use of business and industrial tangible personal property is generally considered to be its current use as installed and utilized within an operating business.

Appraisers may also consider utility, condition, functionality, economic life, technological obsolescence, and marketability in the valuation of personal property assets.

Cost Approach

The cost approach is the primary valuation methodology utilized in the appraisal of business and industrial tangible personal property. Under this approach, valuation schedules and depreciation tables are developed and maintained by district staff and applied to specific SIC classifications, business categories, and asset groupings.

Valuation schedules are reviewed and updated annually to reflect changing market conditions, replacement cost trends, economic influences, and available market information. Valuation models are developed and refined using original cost data obtained from property owner renditions, financial documentation, market analysis, and other available information sources.

Replacement cost new estimates are developed for applicable asset categories and are analyzed, compiled, tested, and recalibrated as necessary in accordance with generally accepted appraisal methods and techniques.

The district utilizes the following cost approach model:

MV = RCN x Percent Good Factor

Under this methodology, replacement cost new is adjusted by applicable percent good depreciation factors to develop an estimate of market value. Percent good depreciation schedules utilized by the district are developed and tested by appraisal staff utilizing market analysis, rendition information, industry data, and nationally recognized valuation resources, including Marshall Valuation Service (Marshall & Swift).

The district's mass appraisal depreciation schedules are utilized to promote consistency, uniformity, and equal appraisal within business categories and market classifications.

Valuation models may also be utilized to estimate the value of new accounts for which no rendition information has been filed and to test rendition information submitted by property owners or their authorized agents. When rendition information falls outside established statistical tolerances or valuation expectations, additional review, field inspection, or analysis may be conducted.

Additional adjustments for functional obsolescence or economic obsolescence may be considered and applied when supported by sufficient market evidence, production

DRAFT

documentation, financial information, operational analysis, or other relevant documentation provided by the property owner or otherwise available to the district.

Leased equipment and multi-location assets may also be valued utilizing original cost information and applicable percent good depreciation schedules consistent with district valuation procedures.

Sales Comparison Approach

The sales comparison approach generally has limited applicability in the valuation of business personal property because such assets are frequently transferred as part of an operating business rather than sold independently within an active open market.

This approach may be utilized in the valuation of certain property categories, including vehicles, heavy equipment, trailers, and similar assets for which sufficient comparable market sales information is available. Vehicle values and equipment values may be developed utilizing recognized market sources, published valuation guides, dealer information, auction data, and other available market evidence.

Any available sales information relating to business personal property is reviewed and analyzed, with appropriate consideration given based upon the specific circumstances of the transaction, property condition, market exposure, and asset characteristics.

Income Approach

The income approach generally has limited application in the valuation of machinery, equipment, furniture, fixtures, and leasehold improvements because of the difficulty associated with isolating future income attributable solely to the personal property assets being appraised.

However, the income approach may be utilized in the valuation of leased equipment or other income-producing personal property when reliable lease information, income data, and market evidence are available. In such instances, income analysis may be utilized to estimate fair market value based upon anticipated future income streams and applicable capitalization techniques.

DRAFT

BUSINESS PERSONAL PROPERTY INVENTORY

Business personal property inventory is appraised in accordance with Section 23.12(a) of the Texas Property Tax Code. The district generally appraises inventory at market value utilizing the cost approach, which estimates value based upon replacement cost new less applicable depreciation or market adjustments.

Inventory valuation analysis may consider acquisition cost, replacement cost, turnover rates, marketability, obsolescence, shrinkage, damage, and other relevant inventory characteristics affecting value.

The district may consider inventory accounting methods commonly utilized within the marketplace, including the First-In, First-Out (FIFO) accounting method, as an indicator of replacement cost new and inventory valuation trends. Accrued depreciation or market adjustments may be analyzed utilizing financial statements, inventory records, market evidence, or other documentation provided by the property owner.

Adjustments relating to damaged inventory, obsolete inventory, slow-moving inventory, lost inventory, or other market-based inventory conditions may be considered when sufficient documentation and supporting evidence are provided to the district. Such documentation may include inventory reports, financial records, accounting schedules, operational records, or other information relevant to the development of market value estimates for inventory property.

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MASS APPRAISAL REPORT

This Reappraisal Plan establishes the scope of work, appraisal methodologies, operational procedures, and reappraisal activities planned by the Bexar Central Appraisal District (BCAD) for the development of credible mass appraisal results culminating in the official appraisal rolls for the 2027 and 2028 appraisal years.

In accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), the district prepares an annual Mass Appraisal Report summarizing the appraisal processes, valuation methodologies, market analysis procedures, appraisal models, ratio study analysis, and mass appraisal activities utilized during each appraisal year. The report is generally completed following completion of appraisal activities and prior to certification of the appraisal roll.

Mass appraisal development activities performed by the district are conducted in compliance with applicable provisions of USPAP STANDARD 5 relating to Mass Appraisal Development. The annual Mass Appraisal Report is prepared in compliance with applicable provisions of USPAP STANDARD 6 relating to Mass Appraisal Reporting, including Standards Rules 6-1 and 6-2. The report summarizes the scope of appraisal activities performed, identifies the intended use and intended users of the appraisal, describes the valuation approaches and methodologies utilized, and documents the appraisal procedures and market analysis supporting the district's value conclusions.

The certification contained within the Mass Appraisal Report is completed and signed by the Chief Appraiser in compliance with USPAP Standards Rule 6-3. The certification affirms that the mass appraisal activities, analyses, opinions, conclusions, and appraisal methodologies were developed and reported in accordance with applicable USPAP requirements, applicable provisions of the Texas Property Tax Code, and generally accepted mass appraisal practices.

The annual Mass Appraisal Report is maintained as part of the district's appraisal records and supports the district's compliance with applicable professional standards, statutory requirements, and appraisal documentation obligations.

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FINAL APPRAISAL REVIEW AND COMPLIANCE ANALYSIS

Prior to the issuance of appraisal notices and certification of the appraisal roll, the Bexar Central Appraisal District (BCAD) conducts a comprehensive review of appraisal results to evaluate appraisal accuracy, consistency, equal and uniform appraisal, and compliance with applicable statutory and professional standards. This review incorporates appraisal performance measures, market analysis, sales review, quality assurance procedures, valuation schedule review, property data verification, and other appraisal activities performed throughout the reappraisal cycle.

The district utilizes supervisory review, quality control procedures, appraisal audits, and validation testing to identify and address potential inconsistencies in appraisal records, valuation schedules, market area delineations, property characteristics, and appraisal models. Findings identified during the review process may result in additional analysis, field verification, model refinement, schedule revisions, or other corrective actions necessary to promote appraisal accuracy, uniformity, and reliability.

The final appraisal review process also supports preparation for appraisal notice generation, informal review procedures, Appraisal Review Board (ARB) hearings, appraisal roll certification, and compliance with applicable provisions of the Texas Property Tax Code.

Establishing Value by Preponderance of the Evidence

BCAD utilizes a variety of appraisal evidence and supporting documentation in the development, review, and defense of market value and equal and uniform appraisal determinations. The type and extent of evidence utilized may vary depending upon the property type, valuation methodology, nature of the protest, and information available for the subject property.

Evidence presented during informal meetings, Appraisal Review Board hearings, arbitration proceedings, and litigation matters is reviewed and updated annually to ensure consistency with current appraisal procedures, valuation methodologies, market analysis, and applicable statutory requirements. The district utilizes appraisal evidence and supporting documentation intended to satisfy applicable burden-of-proof requirements and to support market value and equal and uniform appraisal determinations in accordance with the Texas Property Tax Code and generally accepted appraisal practices.

Evidence utilized by the district may include, but is not limited to:

1. Verified property sales information;
2. Comparable sales analysis and sales adjustment grids;

DRAFT

3. Equity comparison grids;
4. Gross rent multipliers and income multipliers;
5. Pro forma and actual income and expense information;
6. Property characteristics data, sketches, and photographs;
7. Aerial imagery and geographic information system (GIS) analysis;
8. Cost approach reports and valuation schedules;
9. Property renditions and supporting financial documentation;
10. Vehicle, aircraft, and equipment valuation guides;
11. Published market reports, construction cost data, and income studies;
12. Valuation schedules, depreciation tables, capitalization rates, and appraisal models utilized by the district; and
13. Other relevant information collected, developed, verified, or maintained by the district during the appraisal process.

The district reviews and updates hearing documentation, valuation evidence, schedules, market models, and appraisal procedures annually to ensure that information presented during protest proceedings remains contemporaneous with the valuation methodologies and appraisal practices utilized during the applicable appraisal year.

Property Value Study and Independent Performance Review

In accordance with Section 403.302 of the Texas Government Code and other applicable provisions of Texas law, the Texas Comptroller of Public Accounts Property Tax Assistance Division (PTAD) conducts Property Value Studies (PVS) and Methods and Assistance Program (MAP) reviews to evaluate appraisal district performance and compliance with recognized appraisal standards and statutory requirements.

The Property Value Study (PVS) utilizes recognized appraisal review techniques, sales analysis, statistical sampling procedures, and ratio study methodologies to evaluate appraisal level and uniformity by property category and school district. Preliminary study results are generally released during the year following the applicable appraisal year, with final certification results subsequently provided to the Texas Education Agency in accordance with statutory requirements.

BCAD reviews and analyzes Property Value Study results, MAP review findings, protest outcomes, ratio study results, internal audits, management reviews, and other appraisal performance indicators as part of its ongoing quality assurance and reappraisal planning process. Findings, recommendations, and performance measures identified through these review processes are considered during the development of valuation models, appraisal procedures, quality assurance activities, operational planning, staff training, and future reappraisal initiatives.

Property categories, market areas, neighborhoods, or appraisal classifications demonstrating performance outside established standards or indicating potential valuation inequities may be incorporated into future work plans, market studies, field review activities, valuation model refinement, ratio study analysis, data collection activities, or other corrective actions to support continuous improvement, appraisal accuracy, equal and uniform appraisal, and compliance with applicable statutory and professional standards. BCAD utilizes Property Value Study results, MAP review findings, and related appraisal performance analyses as part of its continuous improvement process to enhance appraisal accuracy, appraisal uniformity, operational effectiveness, statutory compliance, transparency, and public trust.

DRAFT

Appendix A - 2027 Appraisal Year Calendar

*The dates and timelines contained within this calendar are proposed estimates prepared for planning and operational purposes and may be adjusted as necessary due to operational needs, statutory changes, declared disasters, workload considerations, or other unforeseen circumstances.

August 2026	
August 1-31	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses and send staff to courses for their RPA designation or CEU requirements as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled.
August 1	• Electronic Property Transaction Submission (EPTS) due to PTAD.
August 3	• Final run of ratio studies after completing the first informal phase of the appeals process.
August 6	• Lock supplement.
August 10	• Board of Directors meeting on the second Monday of the month, if necessary.
August 11	• Send supplements to taxing jurisdictions and tax office.
September 2026	
September 1-30	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions.

DRAFT

	• Create merges and splits for land parcels. • Track TDLR Education Courses and send staff to courses for their RPA designation or CEU requirements as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled. • Park Listings are verified for ownership and status of manufactured homes on site. • Conduct field training. • Residential management assesses workload to staffing and redistributes fieldwork assignments as necessary. • Review sketch overlay. • Begin field work relating to reappraisal and inspection of identified properties. • Begin discovery of new improvements. • Begin personal property discovery and on-site verification of all properties. • Begin account by account review of all commercial properties. • Schedule AG Advisory Board meeting.
September 1	• Electronic Appraisal Roll Submission officially due to PTAD.
September 3	• Lock supplement.
September 4	• Create 2027 Year Layer in CAMA System.
September 8	• Send supplements to taxing jurisdictions and tax office.
September 14	• Board of Directors adopts 2027 Appraisal District Budget. • Board of Directors adopts Biennial Reappraisal Plan for 2027-2028. • Board of Directors meeting on the second Monday of the month, if necessary
September 21	• Send to tax office a list of properties whose freeze will need to be recalculated once tax rates are set.
September 28	• First run of ratio studies as a baseline of current appraisal performance using last year's value. • Conduct pilot testing and preliminary ratio study analysis utilizing prior year values.
September 30	• Verify 2026 tax rates have been received by all taxing units and input into CAMA.
October 2026	
October 1-31	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk.

DRAFT

	• Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses and send staff to courses for their RPA designation or CEU requirements as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Review and update improvement schedules as necessary. • Review and revalue land in areas as determined by ratio studies. • Review and update business personal property schedules. • First round of quality control for field efforts. • Process MAP review request for data. • Submit Annual Farm & Ranch Survey to PTAD. • Conduct AG Advisory Board meeting.
October 1	• Lock supplement.
October 2	• Process freeze/refreeze supplement. • 3rd Quarter 25.25(b) Submittal to the ARB and BOD.
October 6	• Send supplements to taxing jurisdictions and tax office.
October 12	• Board of Directors meeting on the second Monday of the month, if necessary
October 15	• Property Value Reports and Tax Rate Submission Spreadsheet Due to PTAD.
October 26	• Homestead Exemptions Internal Audit
November 2026	
November 1-30	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of

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	Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses and send staff to courses for their RPA designation or CEU requirements as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies. • Continue to review and update business personal property schedules. • Prepare employee evaluations. • Process MAP review request for data.
November 5	• Lock supplement.
November 9-12	• Monthly ARB hearings and ARB full meetings are held on second week of the month, if necessary.
November 9	• Board of Directors meeting on the second Monday of the month, if necessary
November 10	• Send supplements to taxing jurisdictions and tax office.
November 15-30	• Aerial flights begin.
December 2026	
December 1-31	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary.

DRAFT

	• Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies. • Aerial flights continue.
December 1-18	• Administer employee evaluations.
December 3	• Lock supplement.
December 4	• MAP data due for the 2027 review.
December 7-11	• Monthly ARB hearings and ARB full meetings are held on second week of the month, if necessary.
December 8	• Send supplements to taxing jurisdictions and tax office.
December 14	• Board of Directors meeting on the second Monday of the month, if necessary
December 15	• Taxpayer Liaison enters the comment database in system.
December 18	• Post the 2026 BCAD Annual Report on the website.
December 31	• Submitting PTAD a list of verbatim comments, complaints and suggestions received from the owners, agents, or chief appraiser about the model ARB hearing procedures.
January 2027	
January 1-31	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue field work relating to reappraisal and inspection of identified properties.

DRAFT

	• Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies.
January 1	• Statutory date of appraisal (Unless September 1 was granted for inventory).
January 4	• 4th Quarter 25.25(b) Submittal to the ARB and BOD.
January 7	• Lock supplement.
January 11-15	• Monthly ARB hearings and ARB full meetings are held on second week of the month, if necessary.
January 11	• Board of Directors meeting on the second Monday of the month, if necessary
January 12	• Send supplements to taxing jurisdictions and tax office.
January 15	• 25.192 Homestead Eligibility Notice
January 28	• Second run of ratio studies to monitor preliminary values and identify significant deficiencies.
January 29	• First Mail out personal property renditions.
January 29	• Send first run of requests for updated agricultural applications.
February 2027	
February 1-15	• Mail out HS qualification letters as required under Tax code 25.192.
February 1-28	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue field work relating to reappraisal and inspection of identified properties.

DRAFT

	• Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies. • Process personal property renditions. • Review aerial photography for new and deleted improvements using sketch overlay program.
February 1	• Electronic Property Transaction Submission due to PTAD. • Delivery Annual Exemption Applications Deadline.
February 4	• Lock supplement.
February 8-12	• Quality control inspection for field efforts. • Monthly ARB hearings and ARB full meetings are held on second week of the month, if necessary.
February 8	• Board of Directors meeting on the second Monday of the month, if necessary
February 9	• Send supplements to taxing jurisdictions and tax office.
February 15-28	• Begin full valuation effort with model specification and calibration.
February 26	• Send second run of request for updated agricultural applications and new owner agricultural applications.
By February 28	• 2027 Aerial maps delivered.
March 2027	
March 1-31	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies.

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	• Continue processing personal property renditions. • Review aerial photography for new and deleted improvements using sketch overlay program.
March 1-12	• Continue full valuation effort with model specification and calibration. • Review commercial income, expenses and cap rates. • Review and test 25.19 processes. • Review and test online portal functionality and internal processes.
March 4	• Lock supplement.
March 5	• Second Mail out personal property renditions.
March 8-12	• Monthly ARB hearings and ARB full meetings are held on second week of the month, if necessary.
March 8	• Board of Directors meeting on the second Monday of the month, if necessary
March 9	• Send supplements to taxing jurisdictions and tax office.
March 15-19	• Valuation review and error checks. • Continue to review commercial income, expenses and cap rates.
March 17	• 25.193 Notice of Certain Canceled or Reduced Exemptions
March 19	• Process and send first batch of regular 25.19 appraisal notices to print vendor.
March 22	• Third run of ratio studies to review reappraisal activities and monitor values used in assessment notices sent to taxpayers.
March 31	• Notify the taxing units in writing of the form in which the roll will be provided. 26.01(a) • Interstate Allocation applications are due. • PTAD Operations Survey is due.
April 2027	
April 1-30	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH.

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	• Continue processing personal property renditions. • Conduct customer service and ARB training.
April 1	• Lock supplement.
April 5	• 1st Quarter 25.25(b) Submittal to the ARB and BOD.
April 6	• Send supplements to taxing jurisdictions and tax office.
April 9	• Create future year layer for GIS to begin processing plats and deeds for 2027
April 12-16	• Monthly ARB hearings are held and ARB full meetings on second week of the month, if necessary.
April 12	• Board of Directors meeting on the second Monday of the month, if necessary
April 15	• Appraisal Vendor mails mineral appraisal notices. • Deadline for filing renditions.
April 30	• Deadline to file agricultural application. • Certified estimates of value are due to applicable entities. 26.01(e)
May 2027	
May 1-31	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels in future year. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue processing personal property renditions.
May 1-15	• Complete majority of AG checks. • Turn over records to ARB.
May 1	• Deadline for business personal property renditions for those granted the extension. • Produce Mass Appraisal Report
May 6	• Lock supplement.
May 10	• Board of Directors meeting on the second Monday of the month, if necessary
May 11	• Send supplements to taxing jurisdictions and tax office.
May 15	• Primary protest deadline. Should this day fall on a weekend, deadline becomes the next business day.

DRAFT

May 15-30	• Informal meetings scheduled. Start day is dependent on volume of protests.
May 21	• Process and send second batch of regular 25.19 appraisal notices to print vendor.
May 26	• Process and print in-house batch of 25.19 & 25.02 (c) appraisal notices.
June 2027	
June 1-30	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels in future year. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled.
June 1	• Send business personal property rendition penalty letters.
June 3	• Supplement locked.
June 8	• Send supplements to taxing jurisdictions and tax office.
June 14	• Board of Directors meeting on the second Monday of the month, if necessary
June 16	• Process and print in-house batch of 25.19 appraisal notices.
June 18	• Process and send third batch of regular 25.19 appraisal notices to print vendor.
June 28	• Protest deadline for second batch of 25.19 appraisal notices. Deadline is 30 days after mailing notice.
July 2027	
July 1-31	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and

DRAFT

	discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels in the future year. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled.
July 1	• Lock supplement.
July 5	• 2nd Quarter 25.25(b) Submittal to the ARB and BOD.
July 6	• Send supplements to taxing jurisdictions and tax office.
July 12	• Board of Directors meeting on the second Monday of the month, if necessary
July 16	• Load mineral import from contracted appraisal firm.
July 20	• Late agricultural applications must be filed on or before July 20, or before the Appraisal Review Board approves the appraisal records, whichever occurs first. • ARB approves records.
July 26	• Protest deadline for third batch of 25.19 appraisal notices. Deadline is 30 days after notice.
July 25	• Certify Appraisal Roll.
July 30	• Submit EARS to PTAD early, to allow time for possible required corrections.

DRAFT

Appendix B - 2028 Appraisal Year Calendar

*The dates and timelines contained within this calendar are proposed estimates prepared for planning and operational purposes and may be adjusted as necessary due to operational needs, statutory changes, declared disasters, workload considerations, or other unforeseen circumstances.

August 2027	
August 1-31	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses and send staff to courses for their RPA designation or CEU requirements as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled.
August 1	• Electronic Property Transaction Submission (EPTS) due to PTAD.
August 2	• Final run of ratio studies after completing the first informal phase of the appeals process.
August 5	• Lock supplement.
August 9	• Board of Directors meeting on the second Monday of the month, if necessary
August 10	• Send supplements to taxing jurisdictions and tax office.
September 2027	
September 1-30	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions.

DRAFT

	• Create merges and splits for land parcels. • Track TDLR Education Courses and send staff to courses for their RPA designation or CEU requirements as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled. • Park Listings are verified for ownership and status of manufactured homes on site. • Conduct field training. • Residential management assesses workload to staffing and redistributes fieldwork assignments as necessary. • Review sketch overlay. • Begin field work relating to reappraisal and inspection of identified properties. • Begin discovery of new improvements. • Begin personal property discovery and on-site verification of all properties. • Begin account by account review of all commercial properties. • Schedule AG Advisory Board meeting.
September 1	• Electronic Appraisal Roll Submission officially due to PTAD.
September 2	• Lock supplement.
September 3	• Create 2028 Year Layer in CAMA System.
September 7	• Send supplements to taxing jurisdictions and tax office.
September 13	• Board of Directors meeting on the second Monday of the month, if necessary
September 20	• Send to tax office a list of properties whose freeze will need to be recalculated once tax rates are set.
September 27	• First run of ratio studies as a baseline of current appraisal performance using last year's value. • Conduct pilot testing and preliminary ratio study analysis utilizing prior year values.
September 30	• Verify 2027 tax rates have been received by all taxing units and input into CAMA.
October 2027	
October 1-31	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and

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	discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses and send staff to courses for their RPA designation or CEU requirements as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Review and update improvement schedules as necessary. • Review and revalue land in areas as determined by ratio studies. • Review and update business personal property schedules. • Submit Annual Farm & Ranch Survey to PTAD. • Conduct AG Advisory Board meeting.
October 4	• 3rd Quarter 25.25(b) Submittal to the ARB and BOD. • Process freeze/refreeze supplement.
October 7	• Lock supplement.
October 11	• Board of Directors meeting on the second Monday of the month, if necessary
October 12	• Send supplements to taxing jurisdictions and tax office.
October 15	• Property Value Reports and Tax Rate Submission Spreadsheet Due to PTAD.
October 25	• Homestead Exemptions Internal Audit
November 2027	
November 1-30	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels.

DRAFT

	• Track TDLR Education Courses and send staff to courses for their RPA designation or CEU requirements as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies. • Continue to review and update business personal property schedules. • Prepare employee evaluations.
November 4	• Lock supplement.
November 8-12	• Monthly ARB hearings and ARB full meetings are held on second week of the month, if necessary.
November 8	• Board of Directors meeting on the second Monday of the month, if necessary
November 9	• Send supplements to taxing jurisdictions and tax office.
November 15-30	• Aerial flights begin.
December 2027	
December 1-31	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of

DRAFT

	all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies. • Aerial flights continue.
December 2	• Lock supplement.
December 1-17	• Administer employee evaluations.
December 6-10	• Monthly ARB hearings and ARB full meetings are held on second week of the month, if necessary.
December 7	• Send supplements to taxing jurisdictions and tax office.
December 13	• Board of Directors meeting on the second Monday of the month, if necessary
December 15	• Taxpayer Liaison enters the comment database in system.
December 17	• Post the 2027 BCAD Annual Report on the website.
December 31	• Submitting PTAD a list of verbatim comments, complaints and suggestions received from the owners, agents, or chief appraiser about the model ARB hearing procedures.
January 2028	
January 1-31	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by

DRAFT

	ratio studies.
January 1	• Statutory date of appraisal (Unless September 1 was granted for inventory).
January 3	• 4th Quarter 25.25(b) Submittal to the ARB and BOD.
January 6	• Lock supplement.
January 10-14	• Monthly ARB hearings and ARB full meetings are held on second week of the month, if necessary.
January 10	• Board of Directors meeting on the second Monday of the month, if necessary
January 11	• Send supplements to taxing jurisdictions and tax office.
January 21	• 25.192 Homestead Eligibility Notice
January 28	• First Mail out personal property renditions. • Second run of ratio studies to monitor preliminary values and identify significant deficiencies. • Send first run of request for updated agricultural applications.
February 2028	
February 1-15	• Mail out HS qualification letters as required under Tax code 25.192.
February 1-29	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies. • Process personal property renditions.

DRAFT

	• Review aerial photography for new and deleted improvements using sketch overlay program.
February 1	• Electronic Property Transaction Submission due to PTAD. • Delivery Annual Exemption Applications Deadline.
February 3	• Lock supplement.
February 7-11	• Quality control inspection for field efforts. • Monthly ARB hearings and ARB full meetings are held on second week of the month, if necessary.
February 8	• Send supplements to taxing jurisdictions and tax office.
February 14	• Board of Directors meeting on the second Monday of the month, if necessary
February 14-29	• Begin full valuation effort with model specification and calibration.
By February 28	• 2028 Aerial maps delivered.
February 29	• Send second run of request for updated agricultural applications and new owner agricultural applications.
March 2028	
March 1-31	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies. • Continue processing personal property renditions. • Review aerial photography for new and deleted improvements using sketch overlay program.
March 1-10	• Continue full valuation effort with model specification and calibration. • Review commercial income, expenses and cap rates. • Review and test 25.19 processes. • Review and test online portal functionality and internal processes.

DRAFT

March 2	• Lock supplement.
March 3	• Second Mail out personal property renditions.
March 6-10	• Monthly ARB hearings and ARB full meetings are held on second week of the month, if necessary.
March 7	• Send supplements to taxing jurisdictions and tax office.
March 13-17	• Valuation review and error checks. • Continue to review commercial income, expenses and cap rates.
March 13	• Board of Directors meeting on the second Monday of the month, if necessary
March 17	• 25.193 Notice of Certain Canceled or Reduced Exemptions
March 20	• Third run of ratio studies to review reappraisal activities and monitor values used in assessment notices sent to taxpayers.
March 24	• Process and send first batch of regular 25.19 appraisal notices to print vendor.
March 31	• Notify the taxing units in writing of the form in which the roll will be provided. 26.01(a) • Interstate Allocation applications are due. • PTAD Operations Survey is due.
April 2028	
April 1-30	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue processing personal property renditions. • Begin AG checks. • Conduct customer service and ARB training.
April 3	• 1st Quarter 25.25(b) Submittal to the ARB and BOD.
April 6	• Lock supplement
April 7	• Create future year layer for GIS to begin processing plats and deeds for 2028.
April 10-14	• Monthly ARB hearings are held and ARB full meetings on second week of the month, if necessary.
April 10	• Board of Directors meeting on the second Monday of the

DRAFT

	month, if necessary
April 11	• Send supplements to taxing jurisdictions and tax office.
April 17	• Appraisal Vendor mails mineral appraisal notices. • Deadline for filing renditions.
April 30	• Deadline to file agricultural application. • Certified estimates of value are due to applicable entities. 26.01(e)
May 2028	
May 1-31	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels in future year. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue processing personal property renditions.
May 1-15	• Complete majority of AG checks. • Turn over records to ARB.
May 1	• Deadline for business personal property renditions for those granted the extension. • Produce Mass Appraisal Report
May 4	• Lock supplement.
May 8	• Board of Directors meeting on the second Monday of the month, if necessary
May 9	• Send supplements to taxing jurisdictions and tax office.
May 15	• Primary protest deadline. Should this day fall on a weekend, deadline becomes the next business day.
May 15-31	• Informal meetings scheduled. Start day is dependent on volume of protests.
May 19	• Process and send second batch of regular 25.19 appraisal notices to print vendor.
May 26	• Process and print in-house batch of 25.19 & 25.02 (c) appraisal notices.
June 2028	
June 1-30	• Collect, verify, and process sales information. • Review commercial publications and gather market data.

DRAFT

	• Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels in future year. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled.
June 1	• Supplement locked. • Send business personal property rendition penalty letters.
June 6	• Send supplements to taxing jurisdictions and tax office.
June 9	• Process and send third batch of regular 25.19 appraisal notices to print vendor.
June 12	• Board of Directors meeting on the second Monday of the month, if necessary
June 16	• Process and send third batch of regular 25.19 appraisal notices to print vendor.
June 28	• Protest deadline for second batch of 25.19 appraisal notices. Deadline is 30 days after mailing notice.
July 2028	
July 1-31	• Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels in the future year. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled.

DRAFT

July 3	• 1st Quarter 25.25(b) Submittal to the ARB and BOD.
July 6	• Lock supplement.
July 10	• Board of Directors meeting on the second Monday of the month, if necessary
July 11	• Send supplements to taxing jurisdictions and tax office.
July 17	• Protest deadline for third batch of 25.19 appraisal notices. Deadline is 30 days after notice. • Load certified mineral import from contracted appraisal firm.
July 20	• Late agricultural applications must be filed on or before July 20, or before the Appraisal Review Board approves the appraisal records, whichever occurs first. • ARB approves records.
July 25	• Certify Appraisal Roll.
July 28	• Submit EARS to PTAD early, to allow time for possible required corrections.

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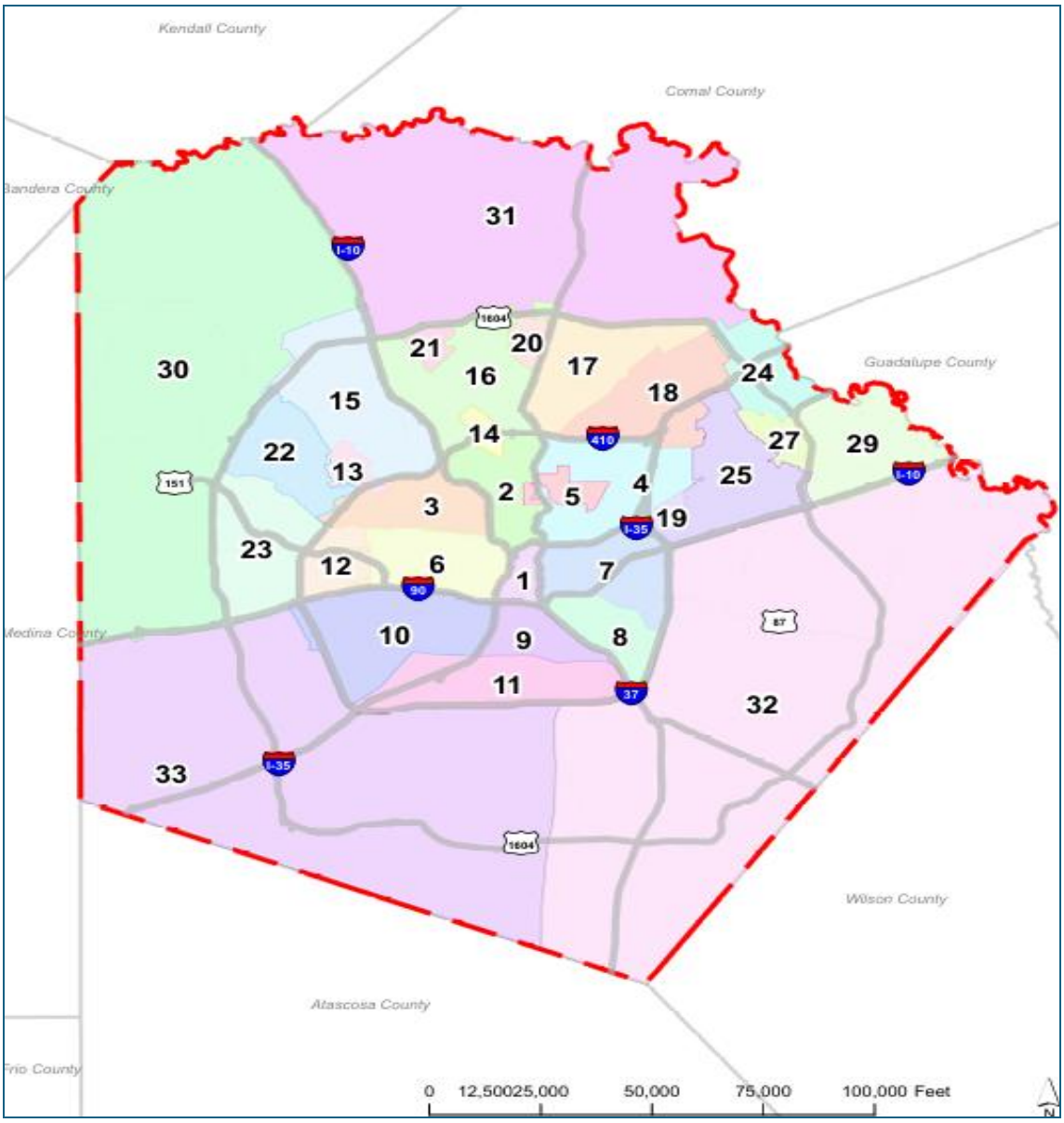
Appendix C - Commercial Markets

Commercial Work Area Map



Office use types include further refinement of market areas into sub-markets:

Office Submarkets & Corresponding Commercial Work Areas	
Office Market Sector	**Corresponding Work Area**
Central Business District (CBD)	1
North Central	2, 14, 16, 17, 20, 21 and part of 31
Northeast	4, 5, 18, 19, 24, 25, 27 and part of 7 & 31
Northwest	3, 6, 12, 13, 15, 22, 23, 30
South	8, 9, 10, 11,32, 33 and part of 7

DRAFT

Commercial Work Area Boundaries

There geographical areas are numbered 1 through 33 with numbers 26 and 28 currently not in use. The geographical boundaries of each Work Area are determined roughly by political subdivisions, geographic or demographic characteristics.

Each Work Area is further broken into neighborhoods. The boundaries of the neighborhoods typically follow both sides of major thoroughfares, beginning and ending at discernible changes in demographic characteristics or at the boundaries of the individual Work Areas. Those areas not immediately along a major thoroughfare are defined as "rear" neighborhoods. The purpose of the neighborhoods primarily is to set base land rates determined by the highest and best use of each parcel. These rates are determined by the "land label" assigned each parcel with each land label having a base rate appropriate for the use it describes.

The Commercial Work Areas are as follows:

Work Area 1:
The Central Business District (CBD) of San Antonio is defined by a loop of Interstate Highways comprised of IH 10 to the south and west, IH 35 to the north and IH 37 to the east. The CBD contains the major tourist destinations of the Alamo, the Riverwalk, and the King William historical neighborhood, along with the full and limited-service hotels that serve the tourism industry. There is also a large concentration of multi-tenant office buildings. Major non-highway thoroughfares include Houston St, Commerce St, Market St, Cesar Chavez Blvd (FKA Durango Blvd), Alamo St, Main St, Flores St, St Mary's St, Market St, Broadway, and Quincy St.

Work Area 2:
Central/north central area of the county that is bounded by IH 35 on the south, Hwy 281 on the east, IH 10 on the west and Loop 410 on the north. This area contains a large amount of middle-class single-family residences, retail, office, light industrial and multi-family. Major properties include North Star Mall, Park North Center and The Pearl. Major non-highway thoroughfares include San Pedro Ave, McCullough Ave, West Ave, Jackson-Keller Rd, Blanco Rd, Hildebrand Ave and Rector St.

Work Area 3:
Northwest/central area of the county that is bounded generally by Culebra Rd on the south, IH 10 on the east, Loop 410, Wurzbach Rd and Ingram Rd on the north and west and includes the bedroom community of Balcones Heights. This area contains a large amount of middle-class single-family residences, retail, office, light industrial and multi-family. Major properties include Wonderland of the Americas and Ingram Park Mall. Major non-highway thoroughfares include Fredericksburg Rd, Bandera Rd, Culebra Rd, and Ingram Rd.

DRAFT

Work Area 4:
Northeast/central area of the county that is bounded by IH 35 on the south and IH 35/410 on the east, Loop 410 on the north and Hwy 281 on the west and includes the bedroom communities of Alamo Heights, Terrell Hills and the U.S. Army installations Ft. Sam Houston and San Antonio Area Medical Center (SAMC). This area contains a large amount of affluent single family residential neighborhoods, retail offices, and multi-family and light industrial. Major non-highway thoroughfares include Broadway, New Braunfels Ave, Austin Hwy, Harry Wurzbach Rd, Nacogdoches Rd and Binz Engleman.

Work Area 5:
Central/north central area of the county is bounded by Burr Rd and Hildebrand on the south, McCullough Ave and Hwy 281 on the west, Tuxedo Ave, Oakview Pl and Rittiman Rd on the north and Harry Wurzbach Rd on the east and includes the bedroom community of Olmos Park. This area contains a large amount of affluent single family residential neighborhoods, retail, office, multi-family and light industrial. Major non-highway thoroughfares include McCullough Ave, Broadway, Austin Hwy, Rittiman Rd and Harry Wurzbach Rd.

Work Area 6:
Central/west central area of the county is bounded by Callaghan Rd on the west, Culebra Rd on the north, IH 10 on the east and Hwy 90 on the south. This area contains a large amount of lower socio-economic class residential neighborhoods, retail, multi-family, heavy industrial, light industrial, government and farmland. Major non-highway thoroughfares include Culebra Rd, Callaghan Rd, General McMullen, Frio St, Commerce St and Old Hwy 90 W.

Work Area 7:
Central/east central area of the county that is bounded by Hwy 281/IH 37 on the west, IH 35 on the north, Loop 410 on the east and Roland Ave and IH 10 on the south. This area contains industrial, retail, office, hospitality and lower socio-economic residential neighborhoods. Major properties include the Alamo Dome, AT&T Center, Freeman Coliseum and St Paul Square. Major non-highway thoroughfares include Commerce St, New Braunfels Ave, Rigsby Ave, Roland Ave, W W White Rd and Houston St.

Work Area 8:
Central/southeast area of the county is bounded by IH 37 on the south and west, IH 10 and Roland Ave on the north and Loop 410 on the east. This area contains retail, medical, office, light industrial and lower socio-economic class residential neighborhoods. Major non-highway thoroughfares include Roland Ave, Pecan Valley Dr, SE Military Dr, and Southcross Blvd.

Work Area 9:
Central/south central area of the county that is bounded by IH 35 on the west, IH 10 on the north, IH 37 on the east and SE Military Dr and SW Military Dr on the south. This area contains retail, office, medical and lower socio-economic neighborhoods. Major

DRAFT

properties include Mission Conception and Mission San Jose. Major non-highway thoroughfares include: Southcross Blvd, Presa St, Mission Rd, Roosevelt Ave, Probandt St, Flores St, Pleasanton Rd and SE and SW Military Dr.

Work Area 10:
Central/southwest area of the county that is bounded by IH 35 on the east and south, Loop 410 on the west and Hwy 90 on the north. This area contains industrial, retail, office, multi-family and lower socio-economic neighborhoods. Major properties include Port San Antonio (formerly Kelly AFB) and Lackland AFB. Major non-highway thoroughfares include SW Military Dr, Nogalitos St, Frio City Rd, New Laredo Hwy, Quintana Rd, Old Pearsall Rd and General Hudnell.

Work Area 11:
Central/south central area of the county that is bounded by Loop 410 on the south, IH 35 on the west, SE Military Dr on the north and IH 37 on the east. This area contains retail, industrial, lower socio-economic neighborhoods, office and medical. Major properties include Mission San Juan Capistrano, Stinson Municipal Airport and San Juan Missions National historical park. Major non-highway thoroughfares include SE Military Dr, Mission Pkwy, Palo Alto Rd, Commercial Ave, Goliad Rd, Moursund Blvd, Roosevelt Ave, Flores St and Presa St.

Work Area 12:
West/central area of the county that is bounded by Hwy 90 on the south, Loop 410 on the west, Culebra Rd on the north and Callaghan Rd on the east. This area contains retail, office and lower middle class neighborhoods. Major non-highway thoroughfares include Old Hwy 90, Callaghan Rd, Pinn Rd, Military Dr W, Marbach Rd, Hwy 151 and Commerce St.

Work Area 13:
Northwestern area of the county that is bound (roughly) by Timberhill Dr, Huebner Rd and Penguin Trl on the west, Eckert Rd, Bluebird Ln and Hoofs Ln on the northwest, Canterfield Rd and Evers Rd on the northeast and Callaghan Rd and Seville Dr on the southwest. This area contains a large amount of middle-class neighborhoods, retail and light industrial. Major thoroughfares include Bandera Rd, Evers Rd, Loop 410, Huebner Rd and Wurzbach Rd.

Work Area 14:
Northwest area of the county that consists entirely of the bedroom community of castle Hills. The boundaries are Jackson Keller Rd on the southwest, West Ave on the west, Wedgewood on the northwest, Lockhill Selma Rd and NW Military Hwy on the northeast and Blanco Rd on the east. This area contains upper middle-class neighborhoods, retail, office and government. Major non-highway thoroughfares include Blanco Rd, Loop 410, Lockhill Selma, NW Military Hwy, West Ave and Jackson Keller Rd.

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Work Area 15:
Northwest area of the county that is bounded by IH 10 on the east, Loop 410 on the south, Snowden, North Knoll, Lomax, Eckert Rd and Bandera on the west and Cedar Pt, Ruidosa Downs, Green Glen and Camp Bullis Rd on the north. This area consists of medical, office, multi-family, retail and hospitality properties. Major properties include the South Texas Medical Center, UTSA, Valero Corp Headquarters, USAA Corporate headquarters, The Eilan, The Shoppes at La Cantera, Weston La Cantera Resort and The Rim. Major thoroughfares include Fredericksburg Rd, Medical Dr, Babcock Rd, Huebner Rd, Ewing Halsell Rd, Bandera Rd, Loop 1604, La Cantera Pkwy, Wurzbach Rd and De Zavala Rd.

Work Area 16:
North/central area of the county that is bounded by IH 10 on the west, Loop 1604 on the north, Hwy 281 on the east and Loop 410 on the south. This area consists of large areas of middle class and upper middle class residential areas, retail, office, multi-family, light industrial and government. Major properties include La Plaza Del Norte, San Pedro Crossing, Cityview Tower, Callaghan Tower and SWBC (Nowlin) Tower. Major non-highway thoroughfares include Blanco Rd, NW Military Hwy, Lockhill Selma Rd, Huebner Rd, De Zavala Rd, West Ave, Bitters Rd and Nakoma Dr.

Work Area 17:
Central/northeast area of the county that is bounded by Hwy 281 on the west, Loop 1604 on the north, Stahl Rd and Wetmore Rd on the east and Loop 410 on the south. This area consists of a large area of middle-class residential areas, office, retail and light and medium industrial. Major properties include, San Antonio International Airport, Northwoods power center and Bulverde Marketplace. Major non-highway thoroughfares include: Nakoma Dr, Bitters Rd, Isom Rd, Thousand Oaks, Judson Rd, Bulverde Rd, Wetmore Rd, Stahl Rd and Jones Maltsberger Rd.

Work Area 18:
Central/northeast area of the county that is bounded by Wetmore Rd and Stahl Rd on the west, Loop 410 and Walzem Rd on the south, roughly Windrock, Parkcrest Dr, Weidner Rd and Randolph Blvd on the east, almost Loop 1604 on the north and Stahl Rd and Wetmore Rd on the west. This area consists of middle-class residential neighborhoods, light, medium and heavy industrial, multi-family, office and retail. Major properties include Petroleum Plaza, Frost Bank Tower, and the Crowne Plaza. Major non-highway thoroughfares include Wetmore rd, Nacogdoches Rd, Broadway, New Braunfels Ave, Thousand Oaks, Oconnor Rd, Perrin Beitel Rd, Walzem Rd, Randolph Blvd, and Toepperwein Rd.

Work Area 19:
Northeast area of the county is bounded by Gibbs Sprawl, FM 78 and Springfield Rd on the north and west, Corner Parkway and Binz Engleman Rd on the south and roughly Ackerman Rd on the east. This area consists of retail and light industrial properties. Major non-highway thoroughfares include: Binz Engleman Rd. Ackerman Rd, FM 78 and Binz Engleman Rd.

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Work Area 20:
Central area of the county that is bounded by Hwy 281 on the east, Loop 1604 on the north, Canada Verde, Havenhurst, Axis trail and Wolf Creek on the west, Bitters Rd on the south and consists entirely of the bedroom communities of Hill Country Village and Hollywood Park. This area consists mainly of retail and office. Major thoroughfares include Hwy 281 and Bitter Rd.

Work Area 21:
North/central area of the county that is bounded by Lockhill Selma Rd on the west, Loop 1604 on the north, Salado Creek on the east, Huebner Rd on the south and consist entirely of the bedroom community of Shavano Park. This area consists mainly of office and retail. Major thoroughfares include: Lockhill Selma, Huebner Rd and NW Military hwy.

Work Area 22:
Northwest area of the county that is bounded by Loop 1604 on the west and north, Bandera Rd on the north and east and Culebra rd on the south and west. This area consists of large areas of middle-class neighborhoods, retail, multi-family, office and light industrial. Major properties include Bandera Pointe power center, Brynwood Apartments, Wal-Mart and HEB Grocery. Major thoroughfares include Bandera Rd, Culebra Rd, Loop 1604, Tezel Rd, Guilbeau Rd, Braun Rd and Grissom Rd.

Work Area 23:
Western area of the county that is bounded by Loop 1604 on the west, Culebra Rd on the north, Loop 410 on the east and Hwy 90 on the south. This area consists of office, multi-family, retail, educational, and industrial properties. Major properties include Sea World of Texas, Culebra Market, Wells Fargo Corporate office, Chevron Data Center, Microsoft Data Center, Chase Bank corporate office, Maxim Integrated Products, Lowes Data Center, Kohl's corporate office, Frost Technology Center, Northwest Vista College, Christus Santa Rosa Hospital, Hyatt Regency Hill Country Resort and Nationwide Insurance corporate office. Major thoroughfares include Culebra Rd, Hwy 151, Potranco Rd, Loop 410, Hwy 90, Marbach Rd, Westover Hills Blvd, Ellison Dr, Hunt Ln, Rogers Rd and Wiseman Blvd.

Work Area 24:
Far northeast area of the county that is bounded by Stahl Rd, Raintree Forest, Toepperwein Rd and Old Cimarron Trl on the west, IH 35 and FM 78 on the south, the Bexar/Comal/Guadalupe County line on the east, Nacogdoches and Lookout Rd on the north and contains most of the suburb cities of Selma, Live oak and Universal City. This area consists of middle class residential, retail, farm, multi-family and office properties. Major properties include Rolling Oaks Mall, Randolph Brooks Federal Credit Union corporate office, Retama Park racetrack and The Forum power center. Major thoroughfares include Loop 1604, IH 35, Pat Booker Rd, Nacogdoches Rd, FM 78, Lookout Rd, Kitty Hawk Rd and Olympia Parkway.

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Work Area 25:
Northeast area of the county that is bounded by IH 10 on the south, Loop 1604 and Converse City limits on the east, IH 35 on the north and Oconnor Rd, Ackerman Rd, Binz Engleman Rd and Cornerway Blvd on the west. This area consists of middle-class residential neighborhoods, industrial, light industrial, retail, multi-family, farm and office properties. Major thoroughfares include: IH 10, Ackerman Rd, Loop 1604, FM 78, Walzem Rd, Montgomery Rd, Oconnor Rd, Judson Rd, Crestway and Kitty Hawk Rd.

Work Area 27:
Northeast area of the county that is bounded by Loop 1604, Old Cimarron Path, Lone Shadow and Toepperwein Rd on the east, Miller Rd on the north, Universal City limits on the west, Universal City limits on the south and contain parts of Universal City and the City of Converse. This area consists of middle-class residential areas, retail, multi-family and light industrial. Major thoroughfares include Kitty Hawk Rd, Loop 1604, Gibbs Sprawl Rd, Seguin Rd and Schaefer Rd.

Work Area 29:
Far east area of the county that is bounded by IH 10 on the south, the Bexar/Guadalupe County line on the east, FM 78 on the north and Loop 1604 on the west. This area consists of rural residential, farm, light industrial and retail. Major thoroughfares include: IH 10, Loop 1604, Lower Seguin Rd and FM 78.

Work Area 30:
Far northwest area of the county that is bounded by Hwy 90 on the south, Bexar/Medina/ Bandera/ and Kendall County lines on the west and north, IH 10 and Loop 1604 on the east and includes the suburban communities of Helotes, Grey Forest and San Geronimo. This area consists of rural areas, contains a wide variety of residential, retail, office, farm and light industrial properties. Major properties include Alamo Ranch power center, Golf Club of Texas at Briggs Ranch, Texas Research and Technology Park, Government Canyon State Park and Citicorp Data Systems. Major thoroughfares include Loop 1604, Bandera Rd, Culebra Rd, Hwy 211, Potranco Rd, IH 10, Boerne Stage Rd, Babcock Rd, Scenic Loop Rd and FM 1560.

Work Area 31:
Far northeast area of the county that is bounded by IH 10 on the west, Loop 1604 on the south, Bexar/Comal County line on the north, Bexar/Guadalupe County line on the east and includes the suburban communities of Leon Springs, Fair Oaks Ranch, Stone Oak and the highly affluent The Dominion residential neighborhood as well as the large military installations of Camp Bullis and Camp Stanley. This area consists of rural areas, residential and farm properties, wide variety of retail, office, light and medium industrial and multi-family. Major properties include the afore mentioned as well as Nustar Energy Corporate Headquarters, Canyon Springs Golf Course, Chase Bank Regional Operations, Clear Channel Communications, Stone Ridge, The Club at Sonterra and The Vineyard. Major thoroughfares include: IH 10, Loop 1604, Stone Oak Parkway, Blanco Rd, NW Military Hwy, Hwy 281, Sonterra Blvd, Huebner Rd, Bulverde Rd, Wilderness Oak, Canyon Golf Rd, Borgfeld Rd and Overlook Parkway.

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Work Area 32:
Far southeast area of the county is bounded by IH 10 on the north, Bexar/Wilson/Guadalupe County lines on the east, Bexar/Atascosa County line on the south and Hwy 281 on the west. This area consists of a very large rural area that is predominately farm and ranch land with a mixture of residential, industrial and retail properties. Major properties include Haliburton, City Public Service and OCI Solar. Major thoroughfares include Loop 1604, IH 10, Loop 410, Hwy 37, Hwy 181, Hwy 281, FM 1384, New Sulphur Springs Rd, Roosevelt Ave and FM 1518.

Work Area 33:
Far southwest area of the county is bounded by Hwy 90 and Loop 410 on the north, Hwy 281 on the east, Bexar/Atascosa County line on the south and Bexar/Medina County line on the west. This area consists of a very large rural area that is predominately farm and ranch with a mixture of residential, industrial and retail properties. Major properties include Toyota Motor Manufacturing, Texas A&M University – San Antonio, Union Pacific Intermodal Terminal and Schlumberger. Major thoroughfares include Hwy 281, IH 35, Loop 1604, Loop 410, Hwy 16 S, Somerset Rd and Old Pearsall Rd.

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Commercial Use Codes

Property Use Code	Property Use Code Description
001	Single Family
002	Rural
009	LAND (potential development land)
011	HOME OWNERS ASSOCIATION
012	COMMON ELEMENT
0180	COUNTRY CLUB
066	RAILROAD RIGHT OF WAY - BPP
088	MISC PROPERTY USE
090	BILLBOARD SITE
0903	TRANSMISSION SITE
0915	CEMETERY
092	RELIGIOUS USE
0920	GOLF COURSE PAR 3
0921	GOLF COURSE PUTT PUTT
0922	GOLF COURSE REGULATION
0923	DRIVING RANGE
0924	SHOOTING RANGE
0931	RIGHT-OF-WAY
094	RESTRICTED USE LAND
095	EASEMENT LAND
096	CONTAMINATED LAND
097	FLOOD LAND
098	TRANSITIONAL USE
099	VACANT LAND
0991	PAD SITE
0993	QUARRY/GRAVEL PIT
0995	COMMERCIAL PARKING LOT
129	TRANSITIONAL LIVING QUARTERS
130	DORMITORY
135	HOTEL - LIMITED SERVICE
140	HOTEL - FULL SERVICE
145	BED & BREAKFAST
1460	CONVALESCENT HOSPITAL
150	HOME FOR THE ELDERLY
152	MULTI-RES ASSISTED LIVING
154	MULTI-RES RETIREMENT COMPLEX
155	GROUP CARE HOME

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Property Use Code	Property Use Code Description
156	MULTI-RES SENIOR CITIZEN
158	SENIOR MULTI-FUNCTION FACILITY (IL, AL, MC AND/OR
159	BEHAVIORAL HEALTH FACILITY
170	CLUB HOUSE
1700	MOTEL
1705	EXTENDED STAY MOTEL
1710	LODGE
175	BANQUET HALL/BALL ROOM
180	COUNTRY CLUB
190	MORTUARY
1930	THEME PARK
1965	SPORTS/ENTERTAINMENT COMPLEX
1992	SOLID WASTE LANDFILL
1995	Commercial Parking Lot
200	RESTAURANT
201	RESTAURANT - CHAIN
2010	Service Station
203	CAFETERIA
205	FAST FOOD RESTAURANTS
206	SNACK BAR
208	BAR
215	DRUG STORE
2165	HEALTH CLUB
2175	BANQUET HALL/BALLROOM
220	RETAIL STORE
224	STRIP CENTER
226	RETAIL/RES
227	RETAIL/INDUSTRIAL
230	GROCERY STORE/MARKET
234	CONVENIENCE STORE
236	FUEL STATION
244	WAREHOUSE DISCOUNT STORE
245	POWER CENTER
246	LIFESTYLE CENTER
250	BOWLING ALLEY
2525	DAY CARE CENTER
2530	MANUAL ARTS BUILDING
2540	GYMNASIUM
2610	AUDITORIUM
2620	STAGE THEATER

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Property Use Code	Property Use Code Description
2625	MOVIE THEATER
2630	FRATERNAL BUILDING
2640	SKATING RINK
265	REGIONAL SHOPPING CENTER
266	MALL ANCHOR
274	AUTO PARTS CHAIN
275	COMMUNITY SHOPPING CENTER
280	NEIGHBORHOOD SHOPPING CENTER
2900	CARWASH AUTOMATIC
2901	CARWASH CONVEYOR
2902	CARWASH DO-IT-YOURSELF
298	FLEA MARKET
2995	Commercial Parking Lot
2999	LEASEHOLD - RETAIL
300	RESEARCH/ENGINEERING
301	PUBLIC ACCESS AIRPORT
302	PHONE SWITCHING STATI0N
303	PHONE REPEATER HUT
304	CABLE TV HUB SITE
305	LIGHT MANUFACTURING
307	OIL/FRACKING DEPOT (LARGE TANK)
308	HEAVY MANUFACTURING
309	FOOD PROCESSING FACILITY
311	SOLAR FARM
312	LABORATORY BUILDING
313	DATA CENTER
314	BROADCAST FACILITY
315	COLD STORAGE
316	GRANARY
317	CHEMICAL DISTRIBUTION WHSE
318	OILFIELD SERVICES FACILITY
320	STORAGE WAREHOUSE
325	DISTRIBUTION WAREHOUSE
326	INDUSTRIAL/RES
327	FIREWORKS STOREHOUSE
330	TRANSIT WAREHOUSE
334	HYBRID MINI-WAREHOUSE
335	MINI-WAREHOUSE
336	HIGH RISE MINI-WAREHOUSE
337	BOAT/RV STORAGE

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Property Use Code	Property Use Code Description
346	INDUSTRIAL SHOP
347	TRUCKING FACILITY
348	AUTO INSPECTION STATION
349	TIRE REPAIR SHOP
350	SERVICE GARAGE - AUTOMOTIVE
351	COLLISION CENTER
352	AUTOMOTIVE CENTER
353	MINI-LUBE
355	STORAGE GARAGE - AUTOMOTIVE
356	GARAGE STORAGE CONDO
362	VEHICLE SALES OTHER THAN AUTO
363	AUTO DEALERSHIP
365	PARKING GARAGE
370	POST OFFICE
371	BUS STATION
375	TRUCK STOP CENTER
380	MAINTENANCE HANGAR
385	STORAGE HANGAR
386	STORAGE HANGER - EXEMPT
387	STORAGE T-HANGAR
390	USED CAR SALES (INDEPENDENT)
3901	USED CAR SALES (FRANCHISE)
3902	USED CAR SALES (CPO)
3903	EQUIPMENT SALES & RENTAL YARD
3904	LANDSCAPE NURSERY W/RETAIL
3905	GREENHOUSE - WHOLESALE ONLY
391	MH SALES LOT
3910	LUMBER STORAGE
392	SALVAGE YARD
393	STORAGE YARD
394	CONSTRUCTION YARD
395	CEMENT BATCH PLANT
3950	STABLE
3960	TENNIS COURT
398	CONTAMINATED INDUSTRIAL PROPERTY
3995	Commercial Parking Lot
3998	MAINTENANACE HANGER - SATX
3999	LEASEHOLD - INDUSTRIAL
400	OFFICE
401	OFFICE TOWER

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Property Use Code	Property Use Code Description
404	CORPORATE CAMPUS
406	OFFICE/RES
407	OFFICE/RETAIL
408	OFFICE CONDO
409	MEDICAL OFFICE CONDO
410	MEDICAL OFFICE
411	DENTAL CLINIC
415	SURGICAL CENTER
430	GENERAL HOSPITAL
440	VETERINARY MEDICAL OFFICE
443	OFFICE FLEX
444	OFFICE FLEX CONDO
445	KENNEL
446	CAR RENTAL AGENCY
450	URGENT CARE FACILITY
4500	SCHOOL
456	SPECIALTY MEDICAL
460	CONVALESCENT HOSPITAL
4600	CHURCH
462	DIALYSIS CENTER
4630	FRATERNAL BUILDING
4699	CHURCH PARKING
480	BANK
482	BRANCH BANK
485	DRIVE THRU BANK
490	FIRE STATION
4995	Commercial Parking Lot
4999	LEASEHOLD - OFFICE
500	SCHOOL
5000	EXEMPT - TOTAL EXEMPT
5088	EXEMPT - MISC USE
5092	EXEMPT - RELIGIOUS USE
5099	EXEMPT LAND
5130	EXEMPT - DORMITORY
5150	EXEMPT - HOMES FOR THE ELDERLY
5152	EXEMPT - MULTI RESIDENCE ASSISTED LIVING BASEMENT
5155	EXEMPT - GROUP CARE HOME
5156	EXEMPT - MULTI RESIDENCE SENIOR CITIZEN
5160	EXEMPT - CITY CLUB
5165	EXEMPT - HEALTH CLUB

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Property Use Code	Property Use Code Description
5170	EXEMPT - CLUB HOUSE
5200	EXEMPT- RETAIL
5240	DISCOUNT STORE - EXEMPT
5300	EXEMPT - INDUSTRIAL BUILDING RESEARCH/ENGINEERING
5400	EXEMPT - OFFICE
5470	EXEMPT - LIBRARY
5490	EXEMPT - FIRE STATION
5500	EXEMPT - SCHOOL
5525	EXEMPT - DAYCARE
5530	MANUAL ARTS BUILDING - EXEMPT
5540	GYMNASIUM - EXEMPT
5600	EXEMPT - CHURCH
5630	EXEMPT - FRATERNAL BUILDING
5710	EXEMPT - LODGE
5720	CASINO - EXEMPT
5915	EXEMPT - CEMETERY
5920	PAR 3 GOLF COURSE - EXEMPT
5922	GOLF COURSE - EXEMPT
5930	THEME PARK - EXEMPT
5965	SPORTS FIELD - EXEMPT
600	CHURCH
603	CHURCH PARKING LOT
800	MULTIPLE RESIDENCE/GARDEN APT
8000	APARTMENT - TEMP FIELD CODE
801	SF RENTAL COMMUNITY
805	SMALL APTS 4 TO 10 UNIT
810	SMALL APARTMENTS
8100	MID HIGHRISE APT 4-9 STORIES
8105	MID HIGHRISE LUXURY APT 4-9 STORIES
814	MULT RES - ALL BILLS PAID
815	LIH/TAX CREDIT MULTI-FAMILY
816	100% EXEMPT APARTMENTS
817	50% EXEMPT APARTMENTS
820	STUDENT HOUSING
8200	HIGHRISE APT 10+ STORIES
8205	HIGHRISE LUXURY APT 10+ STORIES
8970	MOBILE HOME PARK
8980	RV PARK
8995	Commercial Parking Lot
8999	LEASEHOLD - MULTI FAMILY

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Property Use Code	Property Use Code Description
911	INDOOR SHOOTING RANGE
965	SPORTS FIELDS
990	LAND ONLY ACCT.
995	COMMERCIAL PARKING LOTS
999	TAXABLE LEASEHOLD
RRX	RAILROAD RIGHT-OF-WAY

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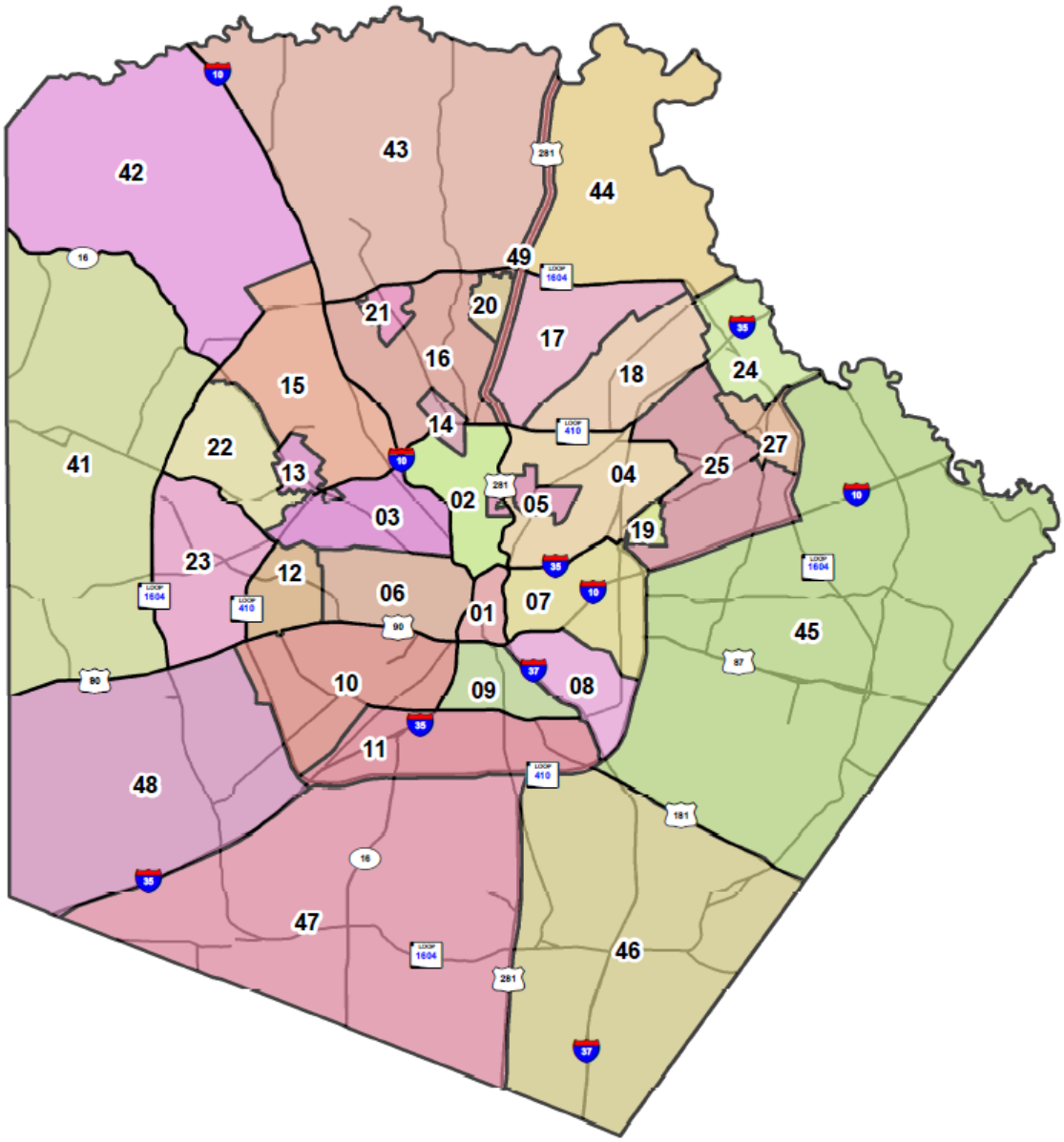
Appendix D - Business Personal Property Markets

Business Personal Property Work Area Map



Business Personal Property Regional Boundaries

REGION I:

- Geo-Areas # 16, 20, 21
- Section of NE Loop 410 between IH 10 W and San Pedro Ave to exclude City of Castle Hills
- Section of N Loop 1604 between IH 10 W and Hwy 281 N

REGION II:

- Geo-Areas # 17, 18, 44
- Section of NE Loop 410 between San Pedro Ave and IH 35 N
- Section of NE Loop 1604 between Hwy 281 N and Nacogdoches Rd
- Section of Nacogdoches Rd between Loop 410 NE and the Bexar County Line
- Section of Randolph Blvd between Loop 410 NE and Toepperwein Rd
- Toepperwein Rd will be part of Areas #24 and #27

REGION III:

- Geo-Areas # 04, 24, 25, 45
- Area #04 will exclude the City of Alamo Heights and Terrell Hills (Area #05)
- Area #25 will exclude the City of Kirby (Area #19)
- Section of IH 37 N between Loop 410 NE and IH 35 N –
- Section of IH 35 N between IH 37 N and Walzem Rd
- Section of IH 35 N between Toepperwein Rd and the Bexar County Line
- Section of Loop 410 SE between IH 35 N and Hwy 181 S
- Section of Loop 1604 between Nacogdoches Rd and Hwy 181 S
- All of IH 10 E outside Loop 410 SE
- Section of IH 37 S between Loop 410 SE and Hwy 181 S

REGION IV:

- Geo-Areas # 01, 07, 19, 46
- Section of IH 37 N between IH 35 N and IH 10 E
- Section of IH 10 E between IH 35 S and Loop 410 SE
- All of IH 37 S past Hwy 181 S
- All of Hwy 181 S outside Loop 410 SE
- Section of Loop 410 SE between Hwy 181 S and Hwy 281 S
- Section of S Loop 1604 E between Hwy 181 S and Hwy 281 S

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REGION V:

- Geo-Areas # 08, 09, 10, 11, 47
- Section of IH 37 S between IH 10 E and Loop 410 SE
- Section of IH 35 S between IH 10 E and Loop 410 SW
- All of Hwy 281 S beginning at Loop 410 SE
- Section of Loop 410 SW between Hwy 281 S and Hwy 90 W
- Section of S Loop 1604 W between Hwy 281 S and IH 35 S

REGION VI:

- Geo-Areas # 03, 06, 12, 48
- All of IH 35 S outside Loop 410 SW
- Section of W Loop 1604 S between IH 35 S and Hwy 90 W
- Section of Hwy 90 W between IH 35 S and Loop 410 NW
- Section of Hwy 151 between Hwy 90 W and Loop 410 NW
- Section of Loop 410 NW between Culebra Rd and Bandera Rd
- Section of IH W between Loop 410 NW and Hwy 90 W

REGION VII:

- Geo-Areas # 02, 23, 41
- Area #02 to exclude the City of Olmos Park (in Area #05)
- All of Hwy 90 W outside Loop 410 NW
- Section of Loop 410 NW between Hwy 90 W and Culebra Rd
- Section of W Loop 1604 N between Hwy 90 W and Hwy 16 (Bandera Rd)
- Section of Hwy 151 between Loop 410 NW and W Loop 1604
- Section of IH 35 N between IH 10 W and IH 37 N

REGION VIII:

- Geo-Areas # 13, 14, 15, 42
- Area #13 is the City of Leon Valley
- All of Hwy 16 (Bandera Rd) outside Loop 410 NW
- Section of Loop 410 NW between Hwy 16 and IH 10 W
- Section of N Loop 1604 W between Hwy 16 and IH 10 W
- Section of Loop 410 NW in the City of Castle Hills

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REGION IX:

- Geo-Areas # 05, 22, 27, 43, 49
- Area #05 includes the City of Olmos Park, City of Alamo Heights, and City of Terrell Hills
- Area #22 to exclude the City of Leon Valley (in Area #13)
- All of IH 10 W outside N Loop 1604 W (Refer to Work Area #43 on map)
- All Accounts Outside Section of N Loop 1604 W between IH 10 W and Hwy 281 N (Refer to Work Area #43 on map)
- Section of San Pedro Ave between Loop 410 & N Loop 1604 W (Work Area #49)
- Section of McAllister Frwy between Loop 410 and San Pedro Ave (Work Area #49)
- US Hwy 281 N Outside N Loop 1604 W (Work Area #49)

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Business Personal Property Use Codes

SIC Code	SIC Code Description
8721	ACCOUNTANT BOOKKEEPER
7311	ADVERTISING AGENCY
7310	ADVERTISING SPECIALTIES
3721	AIR CARRIER, APPORTIONED AIRCRAFT
4961	AIR COND & HEAT CONTRACTOR
3585	AIR COND & HEAT EQ MFG AND/OR SALES
4111	AIRCRAFT - APPORT AIR CARRIER
4522	AIRCRAFT CHARTER, RENTAL, LEASING
5599	AIRCRAFT DEALER NEW/USED
3725	AIRCRAFT ENGINE & AIRFRAME REPR, OHAUL
3728	AIRCRAFT EQPT SUPPLY AND/OR MANUFACTURING
4581	AIRCRAFT GROUND SUPPORT EQUIPMENT
3723	AIRCRAFT MANUFACTURER
3722	AIRCRAFT MODIFICATION, INDUSTRIAL
4512	AIRLINE PASSENGER AND/OR FREIGHT
4119	AMBULANCE SERVICE
7999A	AMUSEMENT & RECREATION SVCS
7999	AMUSEMENT PARKS/PLACES/THEME PARKS
0742A	ANIMAL SHELTER/HUMANE SOCIETY
5932	ANTIQUE DEALER
6513	APARTMENTS
5731	APPLIANCE & CONSUMER ELECTRONIC STORE
3469	APPLIANCE MANUFACTURING
7629A	APPLIANCE REPAIR, NO SALES
7390	APPRAISER
5999A	ARCHITECT EQUIP & SUPPLIES
8712	ARCHITECTS/ENGINEERS
5999B	ART GALLERY, COMMERICAL
5999C	ART GALLERY, THEATER, MUSEUM-EXEMPT
5996	ARTIST MATERIALS & SUPPLIES
5945	ARTS CRAFTS STORE
3949A	ATHLETIC EQUIP MANUFACTURING
8111	ATTORNEY
7391	AUCTIONEER
7812	AUDIO/VIDEO PRODUCTION
5531	AUTO & TRUCK PARTS-NEW
7532	AUTO BODY & PAINT SHOP
5531B	AUTO ELECT EQUIP & SUPPLIES

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SIC Code	SIC Code Description
5511	AUTO OR TRUCK DEALER-NEW
5521	AUTO OR TRUCK DEALER-USED
3711	AUTO OR TRUCK MANUFACTURING
3714A	AUTO OR TRUCK PARTS MANUFACTURING
5015	AUTO OR TRUCK PARTS-USED
7538	AUTO REPAIR & SERVICES
7389	BAIL BONDS
5461	BAKERY RETAIL
5149	BAKERY, LARGE SCALE COMMERCIAL ONLY
7929	BAND OR ORCHESTRA
6211	BANK
7241	BARBER SHOP
3691	BATTERY MANUFACTURING
5085	BEARINGS, SEALS, GASKETS
5087	BEAUTY & BARBER EQUIPMENT, SUPPLIES
7231	BEAUTY SHOP
7012	BED AND BREAKFAST
2515	BED AND MATTRESS MANUFACTURING
5712B	BED AND MATTRESS SALES
5940	BICYCLE SALES, PARTS, SERVICE
7312	BILLBOARDS AT VAR LOC
3732	BOAT BUILDING & REPAIRING
5551	BOAT DEALER, NEW & USED
2789	BOOK BINDING, NON-PUBLISHERS
5942A	BOOK STORE- NEW
5942	BOOK STORE-USED
7933	BOWLING ALLEY
5091	BOWLING EQUIPMENT & SUPPLIES SALES
2051	BREAD & BAKERY PRODUCTS MANUFACTURING
2082	BREWERY
3251	BRICK MANUFACTURING
5032	BRICK WHOLESALE-RETAIL
7349	BUILDING CLEANING & MAINTENANCE SVS
1799A	BUILDING CONTRACTOR
2431	BUILDING MATERIALS MFG
5211	BUILDING MATERIALS-RETAIL
5031	BUILDING MATERIALS-WHOLESALE
3272	BUILDINGS, CONCRETE-MFG
1542	BUILDINGS, METAL PERMANENT
1522	BUILDINGS, PORTABLE-MFG

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SIC Code	SIC Code Description
2452	BUILDINGS, PORTABLE-SALES
7382	BURGLAR ALARM SYSTEMS
4141	BUS COMPANY
8748	BUSINESS CONSULTING SVCS
5112	BUSINESS FORMS AND SYSTEMS
2434	CABINET MANUFACTURING
4841A	CABLE TV COMPANY (UTILITY)
1731	CABLE/UTILITY INSTALLER
5946	CAMERA SHOP
7033	CAMPGROUND OR RV PARK
3999	CANDLE MANUFACTURING, WAX PRODUCTS
5999D	CANDLES, TOILETRIES, PERFUMES
5441	CANDY & NUTS RETAIL
5943	CARD & GIFT SHOPS
1751	CARPENTRY
7217	CARPET, RUG, FLOOR CLEANING EQPT & SUP
1752	CARPET, RUG, FLOOR COVERING CONTRACTOR
7542B	CARWASH AUTOMATIC
7542A	CARWASH-SELF SVC DRIVE THRU
7542	CARWASH-SELF SVC MANUAL
5399	CATALOG SHOWROOM
5812C	CATERING
5375	CDS TAPES RECORDS
3531	CEMENT MANUFACTURING
3952	CERAMIC TILE MANUFACTURING
6099	CHECK CASHING SERVICE
2899	CHEMICAL MANUFACTURING
5169	CHEMICAL SALES/ALLIED PRODUCTS
8041	CHIROPRACTOR, D.C.
8661	CHURCH/RELIGIOUS ORGANIZATION
5194	CIGAR MANUFACTURER
3582	CLEANING EQUIPMENT MFG
5641	CLOTHING-CHILDREN RETAIL
5651	CLOTHING-FAMILY
5611A	CLOTHING-MENS RETAIL
5611	CLOTHING-WESTERN WEAR
5137	CLOTHING-WHOLSALE
5621	CLOTHING-WOMENS RETAIL
2335	CLOTHING/GARMENT MANUFACTURING
5813	COCKTAIL LOUNGE, BAR, TAVERN

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SIC Code	SIC Code Description
5999	COIN & STAMP DEALERS
7322	COLLECTION AGENCY
7378	COMPUTER OR PERIPHERAL EQPT MFG
7371	COMPUTER PROGRAMMING SERVICES
5734	COMPUTER SALES & SERVICE
5733	COMPUTER SOFTWARE
1611	CONCRETE CONTRACTOR
9512	CONSERVATION ORGANIZATION, NON-COMML
3531A	CONSTRUCTION M&E MANUFACTURING
2449A	CONTAINER MANUFACTURING
2449B	CONTAINER SALES
5082	CONTRACTORS EQPT/INDUSTRIAL SPLS
5541	CONVENIENCE STORE
2758	COPY SHOPS
2752	COPY SHOPS/LIGHT PRINTING
8999	CORPORATE/DIST/REGIONAL OFFICE
2653	CORRUGATED & SOLID FIBER BOXES
2844	COSMETIC MANUFACTURING
5997	COSMETIC SALES
7997A	COUNTRY CLUB
4215	COURIER SERVICE
7338	COURT REPORTER
7353A	CRANE OR ERECTION COMPANY
6061	CREDIT UNION
6221	CUSTOMS BROKERS
3281	CUT STONE & STONE PRODUCTS
5143	DAIRY PRODUCTS MANUFACTURING, NO AG USE
7911	DANCING STUDIO
7376	DATA CENTERS
8351	DAY CARE CHILD
1795	DEMOLITION
5047	DENTAL EQUIPMENT & SUPPLIES
8072	DENTAL LABORATORY
8021	DENTIST-DDS
5311	DEPARTMENT STORE
5312	DISCOUNT DEPARTMENT STORE
7319	DISPLAY MATERIALS
8031	DOCTOR, PHYSICIAN, SURGEON: MD OR DO ONLY
7393	DRAFTING, INDUSTRIAL DRAWING
8299	DRIVING SCHOOL

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SIC Code	SIC Code Description
5912	DRUG GROCERY STORE
2834	DRUG MANUFACTURING
5972	DRUGS WHOLESALE
7215	DRY CLEANER
4911	ELECTRIC COMPANY-UTILITY
22111	ELECTRIC POWER GENERATION
1731B	ELECTRICAL CONTRACTOR
5063	ELECTRICAL SUPPLY
5065A	ELECTRONIC PARTS & COMM EQPT WHOLESALE
5722	ELECTRONICS PRODUCTS STORE
3534	ELEVATOR SALES, SERVICE OR INSTALLATION
7361	EMPLOYMENT AGENCY
8711	ENGINEER (EXCEPT PETROLEUM)
8999A	ENVIRONMENTAL CONSULTANTS
5099A	EXPORTER
7342	EXTERMINATOR OR PEST CONTROL
5949	FABRIC STORE
762	FARM & RANCH OFFICE
3423	FARM & RANCH SUPPLY
5083	FARM EQUIPMENT DEALER
1799B	FENCING SALES/SVC & ERECTION
2221	FIBERGLASS PRODUCTS MANUFACTURING
3229A	FIBERGLASS PRODUCTS SALES
6141	FINANCE COMPANY
6282	FINANCIAL CONSULTANT
7699B	FIRE CONTROL EQPT REPAIR
2499A	FIREWOOD, OTHER WOOD PRODS, NO BLDG MAT
5999F	FIREWORKS, RETAIL OR WHOLESALE
5146	FISH MARKET, RETAIL OR WHOLESALE
2399	FLAG, PENNANT, BANNER MANUFACTURING
5932C	FLEA MARKET
5713	FLOOR COVERING STORE
5992	FLORIST
2041	FLOUR MILLS
2099	FOOD PRODUCTS MANUFACTURING
5699	FORMAL WEAR-SALES & RENTAL
3399	FOUNDRIES OR SMELTERS FOR METAL PRODUCT
2499	FRAME SHOP
8999B	FREELANCE EDITOR
7261	FUNERAL HOME/MORTURARY/DIRECTOR

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SIC Code	SIC Code Description
2522	FURNITURE MANUFACTURING
7641	FURNITURE REPAIR & REFINISHING
5712	FURNITURE STORE-NEW
5932A	FURNITURE STORE-USED
5021	FURNITURE, WHOLESALE
5632	FURS SALES, RETAIL
4212	GARBAGE OR TRASH DISPOSAL
4923	GAS COMPANY (UTILITY)
5984	GAS, LP PROPANE/BUTANE SALES & SVC
4225	GENERAL WAREHOUSING AND STORAGE
5947	GIFT NOVELTY RETAIL
7536	GLASS & MIRROR SHOP/SALES
7997B	GOLF COURSE OR DRIVING RANGE
5941	GOLF SHOPS
5412	GROCERS, RETAIL
5141	GROCERS, WHOLESALE
7697	GUNSMITH OR GUN SHOP
5251	HARDWARE STORE- RETAIL
5072	HARDWARE, WHOLESALE
7991	HEALTH CLUB-GYM OR SPA
5499	HEALTH FOODS
7353B	HEAVY EQPT DEALER, NEW
8082	HOME HEALTH CARE SERVICES AND SUPPLIES
1521	HOMEBUILDERS & IMPROVEMENTS
8062	HOSPITAL
7011	HOTEL
5023	HOTEL & MOTEL EQ & SUP
5716	HOUSEWARE & KITCHENWARE SALES
8641	HOUSING, EXEMPT
5199A	ICE, MANUFACTURED OR NATURAL-WHOLESALE
5099B	IMPORTER
1796	Installation/Erection of Bldg Equipment
6411	INSURANCE
7388	INTERIOR DECORATOR
6211C	INVESTMENTS & SECURITIES
7348	JANITORIAL OR CLEANING SERVICE
3911	JEWELERY MANUFACTURING
7631	JEWELRY STORE REPAIR
3961	JEWELRY STORE-COSTUME
5632A	JEWELRY STORE-FINE

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SIC Code	SIC Code Description
752	KENNEL, PET BOARDING
8631	LABOR UNION
8734A	LABORATORY-CONSUMER PRODUCT TESTING
8734C	LABORATORY-SCIENTIFIC
3083	LAMINATED PLASTICS MFG
7215A	LAUNDROMAT-COIN OPERATED
1799D	LAWN MAINTENANCE SERVICES
7699	LAWN MOWER/SMALL ENGINE SVC
7359	LEASED EQUIP (VL) LONG TERM
7514	LEASED VEHICLE ACCOUNT
5948	LEATHER PRODUCTS AND SUPPLIES-SALES
5719A	LIGHT FIXTURES-SALES
7213	LINEN STORE
5921	LIQUOR STORE, RETAIL ONLY
5182	LIQUOR/BEER/WINE, WHOLESALE
751	LIVESTOCK BREEDER, LARGE ANIMALS
5154	LIVESTOCK COMMISSION AGENT OR BROKER
7699A	LOCKSMITH & KEY SHOPS
7041	LODGE, FRATERNITY, SORORITY
5212	LUMBER & MILLWORK ONLY
3599	MACHINE SHOP
8742	MANAGEMENT CONSULTING SERVICES
8741	MANAGEMENT SERVICES
2471	MAPPING COMPANY
7299B	MASSAGE THERAPIST
5421	MEAT MARKET
2011	MEAT PACKERS
8011	MEDICAL CLINICS
5042	MEDICAL EQUIPMENT & SPLS
8071	MEDICAL LABORATORY
3399A	METAL INJECTION MOLDING
5963	MOBILE FOOD VENDER-TRUCK/WAGON
7389A	MOBILE PHONE SALES
1521A	MODEL HOMES
5099	MONUMENT OR GRAVESTONE SALES
3272B	MONUMENT/GRAVESTONE/MEMORIAL MFG
5162	MORTGAGE COMPANY
5571	MOTORCYCLE PARTS
4212A	MOVING ONLY-NO STORAGE
4214	MOVING-STORAGE WAREHOUSEMAN

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SIC Code	SIC Code Description
5736	MUSICAL INSTRUMENT STORES
7231A	NAIL SALON
5994	NEWSSTAND & MAGAZINE STORE
5075A	NIGHTCLUBS & LOUNGES
5261	NURSERIES & GARDEN SHOPS
8051	NURSING & RETIREMENT HOMES
7629	OFFICE MACHINE & EQUIP REPAIR
5712A	OFFICE SUPPLY
1389	OIL & GAS FIELD SERVICES, NOT ELSEWHERE CLASSIFIED
5995	OPTICAL STORES
8042	OPTOMETRISTS
3842	ORTHOPEDIC, PROSTHETIC, SURGICAL APPLIANCE MFG
5189	PAINT & WALLCOVERING STORES
2621	PAPER PRODUCTS MFG
1611A	PAVING CONTRACTOR
5932B	PAWN SHOP
5998	PET GROOMING
5901	PET SHOPS
2911	PETROLEUM REFINING
5912A	PHARMACY
7221	PHOTO & PORTRAIT STUDIOS
5946A	PHOTO FINISHING LAB
3069	PLASTIC & FOAM PROD MFG
5074	PLUMBING SUPPLY
1711	PLUMBING/HEATING/AC CONTRACTOR
8043	PODIATRISTS
5091A	POOL EQPT & SUPPLIES-WHOLESALE
3949	POOL/BILLIARD HALL
2752A	PRINTING/TYPESETTING
5431	PRODUCE & FRUIT, RETAIL & WHOLESALE
7941	Professional Sports Clubs and Promoters
6531	PROPERTY MANAGEMENT/OFFICE LEASING
8322	PSYCHIATRISTS
8049	PSYCHOLOGISTS
3663	RADIO & TV BROADCASTING & COMMUNICATION EQ
6531A	REAL ESTATE AGENCY
7353	RENTAL EQUIPMENT CONSTRUCTION
7358	RENTAL FURNITURE & APPLIANCES
5812B	RESTAURANT CAFETERIA
5812A	RESTAURANT COFFEE SHOP/CAFE

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SIC Code	SIC Code Description
2599	RESTAURANT EQUIP & SUPPLIES
5810	RESTAURANT FAST FOOD
5812	RESTAURANT THEME FINE DINING
1799F	SANDBLASTING & COATING SERVICES
2676	SANITARY PAPER PRODUCTS
8211	SCHOOL, EXEMPT
8211A	SCHOOL, PRIVATE NON-EXEMPT
5093	SCRAP AND WASTE MATERIALS
3674	SEMICONDUCTOR & RELATED DEVICES
5541A	SERVICE STATION
1623	SEWER CONTRACTOR
7251	SHOE REPAIR SHOP
5661B	SHOE STORE ATHLETIC
7979	SHOOTING RANGE
1799	SIGN ERECTION & MANUFACTURING
8399	SOCIAL SERVICE ORGANIZATION (NOT ELSEWHERE CLASSFD
8322A	SOCIAL SERVICES, INDIVIDUAL & FAMILY
4226	SPECIAL WAREHOUSING AND STORAGE
5331A	SPECIALTY SHOP, RETAIL
5941A	SPORTING GOODS STORE
5087D	SPRINKLER SYSTEMS- WHOLESALE, EXCEPT AGRICULTURAL
5064	STEREO & TELEVISION CENTERS
5411	SUPERMARKET
7389D	SWIMMING POOL CLEANING & MAINTENANCE
7299A	TANNING SALON
7299C	TATTOO SHOP
7699C	TAXIDERMIST
7389B	TELEPHONE ANSWERING SERVICE
7622	TELEVISION RADIO SVC
7832	THEATER WALK IN
5934	THRIFT SECOND HAND STORE
5531A	TIRE STORE
5993	TOBACCO PIPE SHOPS
5945A	TOYS, RETAIL OR WHOLESALE
8249	TRADE & VOCATIONAL SCHOOLS
5599A	TRAILER SALES AND SERVICE
3799	TRANSPORTATION EQUIPMENT
4789	TRANSPORTATION SERVICES
4724	TRAVEL AGENCY

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SIC Code	SIC Code Description
7513	TRUCK RENTAL & LEASING, WITHOUT DRIVERS
4212B	TRUCKER INDEPENDENT
7299	TUXEDO RENTAL STORES
2231	UPHOLSTERER
5723	VACUUM CLEANERS SALES SVC
5331	VARIETY STORE
742	VETERINARIAN-ANIMAL HOSPITAL
3841	VETERINARY SUPPLIES
5735	VIDEO STORE
7389F	WATER SOFTENING/FILTRATION SERVICES
1799E	WELDER
5199	WIG SHOPS
2211	WINDOW TREATMENT STORE
2448	WOOD PALLETS & SKIDS MANUFACTURING

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Appendix E - Residential Markets

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
21002	PECAN SPRINGS RANCHES	455E5	BOERNE STAGE RD	TOUTANT BEAUREGARD RD	Northwest	Growth - New Construction
21003	PECAN SPRINGS	455E5				Growth - New Construction
21022	IH10/RALPH FAIR (BO)	446F1	Bexar County line to the north / IH-10 to the south and west	Camp Bullis and Ralph Fair to the east / IH-10 to the south and west	Northwest	Stability
21023	NORTHWEST RURAL AC/NS/BO	477C8	Bexar - Kendall County line and Bexar - Bandera County line to the north / Hwy-16 to the south	Boerne Stage Rd / Scenic Loop Rd to the east; Bexar - Medina County line to the west	Northwest	Stability
21031	IH10 NORTHWEST / NORTHSIDE-BOERNE	512E3	Boerne Stage Rd/ Boerne Stage Rd Airport are to the north and the north and Camp Bullis is to the s	IH 10 is to the east and Boerne State Rd/Scenic Loop to the west	Northwest	Stability
21081	CAMP BULLIS/DOMINION AC (NS)	515C3	Camp Bullis Rd. to the north and Huebner Rd to the south	I.H. 10 / Blanco Rd. to the east and I.H. 10 to the west	Northwest	Stability
21098	MEDINA ISD Rural HWY 90 West (NS/SW)	676B3	Highway 90 / Medina River	Loop 1604/ Bexar-Medina County line	Northwest	Stability
21131	CITY LEON VLLY AC.(NS)	580A4	Huebner Road /Callaghan	Evers/Grissom,Culebra	Northwest	Stability
21151	1604/INNER LOOP DEVELOPMENT REMAINS	517F5	Loop 1604/Loop 410	Blanco/Bandera	Northwest	Stability
21200	NORTHSIDE METRO AC #1	579E7	Braun Road/U.S. Highway 90	Bandera/Loop 1604	Northwest	Stability
21903	NORTHWEST RURAL/REMAINS (NS/MV)	546B3	State Highway 16/Culebra	FM 1560, Bandera/Bexar - Medina County line	Northwest	Stability
22001	COMAL/NORTHEAST RURAL RANCH ACREAGE	452E4	Bexar - Comal Co. Line (Cibolo Creek)/Evans Road	Bexar - Comal Co. Line/Smithson Valley Road	Northeast	Stability
22002	JUDSON/NORTHEAST RURAL DEVELOPMENT	553F1	Cibolo Vista/Loop 1604, Nacogdoches	Bexar - Comal Co. line (Cibolo Creek)/Evans Rd	Northeast	Stability
22004	SCUCISD/JUDSON Rural Development East	556B2	FM 78 / Miller Road	Bexar - Guadalupe County line / Loop 1604	Northeast	Stability
22150	NORTHEAST/COMAL ISD Rural Development	450F1	Bexar - Comal Co. line / Wilderness Oak	U.S. Highway 281/Blanco Road	Northeast	Stability
23001	NORTH EAST CENTRAL	655B4	FM 1346 / New Sulphur Springs Rd	Stuart, Rakowitz / Foster	Southeast	Stability
23002	CENTRAL EAST CENTRAL(EC)	686F1	New Sulphur Springs Rd/Highway 181 South	Loop 1604/Loop 410	Southeast	Stability

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NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
23003	SOUTH EAST CENTRAL (EC)	720C8	New Sulphur Springs Rd/San Antonio River	Bexar - Wilson Co. line/Richter Road, San Antonio River	Southeast	Stability
23004	ZUEHL AREA	590B6	Abbott, FM 2538/Gable, Cibolo Creek-county line	Cibolo Creek-county line / Stapper, New Berlin	Southeast	Stability
23005	GREEN RD/ABBOTT RD WEST	588A5	I-10 / FM 1346	FM 1518 / LOOP 1604 IN MIDDLE / FM 1516	Southeast	Stability
23006	ADKINS AREA (EC)	655F5	La Vernia Road/New Sulphur Springs Road	Bexar - Wilson Co. line, Pittman Road/Stuart, Rakowitz	Southeast	Stability
23007	BRAUNIG LAKE AREA (EC)	684C7	LOOP 410, U.S. HIGHWAY 181/SAN ANTONIO RIVER	RICHTER ROAD, SHADY FALLS ROAD/SAN ANTONIO RIVER, BLUE WING ROAD	Southeast	Stability
23011	HAVEN ESTATES	655F7	Haven Estates Blvd	Loop 1604/Haven Estates Blvd	Southeast	Stability
23012	ELM ARBOR RANCHETTES	720E7	County Rd 163/Old Corpus Christi Rd	Bexar - Wilson Co. line	Southeast	Stability
23015	ABBOTT ESTATES	621F4	All accounts accessed from N. Abbott Road	All accounts accessed from N. Abbott Road	Southeast	Growth - New Construction
23016	KIOLBASSA ESTATES					Growth - New Construction
23022	CITY ST. HEDWIG AC. (EC)	622B7	ABBOTT, NEW BERLIN, STAPPER /LOOP 1604, U.S. HIGHWAY 87	BEXAR - WILSON CO. LINE, /FM1346 IN MIDDLE / LOOP 1604, ABBOTT/PITTMAN	Southeast	Stability
23030	CITY OF CHINA GROVE(EC)	653E2	REAL / HWY 87	KIRKNER / FOSTER	Southeast	Stability
23040	SA / EC ISDs RURAL METRO	684E4	FM 1346/ U.S. HIGHWAY 181	FOSTER ROAD/ LOOP 410	Central Business District	Stability
23700	SAN ANTONIO METRO AC #2	618B8	I-35 / I-37	S.E. Loop 410/ Pecan Valley, I.H. 10	Central Business District	Stability
23810	EAST CENTRAL METRO AC.#1	652E4	Roland /Loop 410	Loop 410/I.H. 37, Pecan Valley	Southeast	Stability
23900	SAN ANTONIO METRO AC.#4	683C3	S. Presa St. / SE Loop 410	S. Presa St. ,Roosevelt Ave./San Antonio Rver, Villamain	Central Business District	Stability
24030	SOMERSET NW/SWISD(2)	713B7	Medina River, Von Ormy Road/ Loop 1604	Pleasanton Road/ Loop 1604	Southwest	Stability
24040	STOLLE GROVE ADDN(SM)	748D4	I.H. 35, Loop 1604 / Bexar - Atascosa County line	Applewhite Road / IH-35	Southwest	Stability

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NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
24060	SOUTHSIDE RURAL DEVELOPMENT(SO)	683D4	South Loop 410/Loop 1604	Medina River/Pleasanton Road, U.S. Highway 281	Southwest	Stability
24080	SOUTHSIDE RURAL ACREAGE (SO)	784A4	loop1604 South to Atascosa county line / West from school boundary line to East	IH 37 south	Southwest	Stability
24090	SW IRRIGATED FARMS (SW)	711F7	MACDONA LACOSTE / IH35	LOOP 1604 / BEXAR MEDINA COUNTY	Southwest	Stability
24091	Magnolia / Tierra Vacas	711C6				Growth - New Construction
24102	SOUTHWEST METRO ACREAGE	713D1	SOMERSET RD TO OLD PEARSALL RD	SW LOOP 410 TO SW MILITARY	Southwest	Stability
25000	MOBILE CITY EST(NS)	480B7	CEDAR LANE NORTH/CAMP BULLIS ROAD SOUTH	LEON CREEK EAST/ 1H10 ACCESS ROAD WEST	Southwest	Stability
25010	TRAYLOR SUB (NS)	480A6	IH-10 WEST	MILSA	Southwest	Stability
25020	HELOTES SPGS RANCH/SAN GERONIMO HLS(NS	511A2	Bandera Rd	Hwy 211	Northwest	Stability
25021	WILDHORSE OVERLOOK (NS)	510E3	Bandera Rd (Hwy 16)	Hwy 211 (Texas Research Pkwy)	Northwest	Stability
25023	RETABLO RANCH U1 (NS)	510E6	Bandera Rd to the north / Culebra Rd to the south	Government Canyon State Natural Area to the east / Bexar County line to the west	Northwest	Stability
25111	COOLCREST MH (NS)	611E6	Eucalyptus Rd to the north and West Grosenbacher Rd to the south	Grosenbacher Rd to the west and the Dove Creek subdivision to the east	Northwest	Stability
25160	HELOTES RNCH AC III(NS)	512C7	Hwy 16 / Loop 1604	FM 1560	Northwest	Stability
25180	MAVERICK SPRINGS (NS)	479A7	Cielo Vista	Babcock	Northwest	Stability
25200	SHERWOOD / HILLS / OAK CLIFF (NS)	512C5	South Bandera Route 16	Scenic Loop	Northwest	Stability
25280	OAKHILL ACRES (BO)	446E1	IH-10 West / Windwood Estates	IH-10 West	Northwest	Stability
25290	INDIAN ACRES (NS)	447B5	IH-10	BUCKSKIN DR	Northwest	Stability
25320	LEON SPRGS MH VILLA(NS)	479E1	Ralph Fair Rd to the north / Aue Rd. to the south and east	IH-10 to the West	Northwest	Stability
25380	CITY OF GREY FOREST/BLUEHILL (NS)	512E2	Scenic Loop	Bandera Rd	Northwest	Stability
25401	SA RANCH U-3,5,6,7(NS)	511E2	Bandera Rd	Shadow Canyon Dr / Ranch Pkwy	Northwest	Growth - New Construction
25440	INDIAN HILLS (NS)	447C6	IH-10	Indian Hills	Northwest	Stability
25450	GERONIMO VILLAGE (MD)	576B2	Talley Rd	Cartwright Trail	Northwest	Stability

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NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
25451	LEGEND OAKS SUB (NS)	576B5	Tamaron Valley	Tamaron Pass / Bexas County Line	Northwest	Stability
25452	BECKER RANCH ESTATES (NS)	576C6	Talley Road	Talley Rd. / Tamaron Subdivision.	Northwest	Stability
25453	HIDDEN OASIS-1/Silver leaf/Elm Valley	576F8	Talley Rd	Talley Rd	Northwest	Stability
25454	SADDLE CREEK ESTATES (NS)	576C5	Talley Road	Talley Rd. / Tamaron Subdivision.	Northwest	Growth - New Construction
25455	HIDDEN OASIS UNIT 2	576F8				Growth - New Construction
25630	HELOTES RNCH AC II(NS)	512C6	State Hwy 16 N.	State Hwy 16 N. / Los Reyes Canyons nbhd	Northwest	Stability
25650	LAKESIDE ACRES (BO)	446F2	IH-10	Tarpon Rd	Northwest	Stability
25651	BRIDLEWOOD (BO)	446B2	Boerne Stage Rd	Bridlewood Trail	Northwest	Stability
25762	PARK MOUNTAIN PUD (NS)	479A6	babcock	park mountain	Northwest	Stability
25765	CEILO RIDGE (NS)	479C6	Cielo Ridge	Cielo Vista	Northwest	Growth - New Construction
25820	PIONEER EST. SUB (MD)	644C5	Pioneer Estate	Hwy 90	Northwest	Stability
25830	SAN GERONIMO AIR PK (MD)	576B1	Geronimo Dr	FM 471	Northwest	Stability
25920	HIDDEN SPRGS EST.(NS)	480A1	Camp Bullis / North of Reserve @ Dominion	Camp Bullis / Aue Rd.	Northwest	Stability
25940	HALPENNY SUB (NS)	545F2	Government Canyon / vacant land	West of Beverly Hills nbhd/ Government Canyon	Northwest	Stability
26002	HIDDEN OAKS ESTATES(JD)	485C3	Hanging Oak	Evans / County Line	Northeast	Stability
26020	TIMBERLINE PARK (CM)	450E2	TIMBERLINE DR. (BETWEEN BLANCO RD & US HWY 281)	E. BORGFELD RD (BETWEEN BLANCO RD & US HWY 281)	Northeast	Stability
26030	OAK NORTH MH EST.(CM)	451A4	BORGFELD	SHAWNEE PASS	Northeast	Stability
26070	OAK VALLEY EST. (CM)	450F3	DAL-CIN DR	E. BORGFELD (BLANCO RD TO THE WEST, US HWY 281 TO THE EAST)	Northeast	Stability
26330	LOST MEADOWS (SC)	556A3	Lost Meadow Dr	Schaefer Rd	Northeast	Stability
26340	WINDY ACRES (SC)	555E6	Aranda Ln	Lower Seguin Rd	Northeast	Stability
26401	SCHERTZ FOREST	588B3	FM 1518	Ware Seguin Rd	Northeast	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
26520	E. COMMERCE EST (EC)	586A8	Chloe/ Churchill/ Minnie	north off of IH-10- just west of FM 1516	Southeast	Stability
26561	LANTANA CROSSING SUB (SC)	589D4	FM2538	Bexar Bowling	Northeast	Stability
26590	SHERWOOD FOREST (CM)	450B5	BLANCO RD	W. BORGFELD RD	Northeast	Stability
26640	BAVARIAN HILLS (CM)	450E3	BONN MOUNTAIN DR	W. BORFELD RD (BLANCO RD TO THE WEST, US HWY 281 TO THE EAST)	Northeast	Stability
26670	OAKWOOD ACRES (CM)	450B5	BLANCO RD	W. BORGFELD RD	Northeast	Stability
26790	WINDMILL RDG EST.(CM)/VALLEY ESTATES	452D3	VOGEL VALLEY/RIATA RANCH	281 AND BULVERDE/	Northeast	Stability
26800	ABBOTT RD (SC)	588E5	Mesquite Woods	Abbott Rd	Northeast	Stability
26830	AIRPORT CITY (JD)	554F6	Kneupper	Loop 1604	Northeast	Stability
27010	WESTERN TRAILS (EC)	685C7	Sagebrush/Mustang	Mesquite Row	Southeast	Stability
27110	ELMENDORF AREA (EC)	720B5	CITY OF ELMENDORF	CITY OF ELMENDORF	Southeast	Stability
27111	ELMENDORF ESTATES	719F6	BORREGAS RD	FM 327	Southeast	Stability
27180	LONE OAKS ESTATES (EC)	655F4	James Ln/Loop 107	Billy Sames/Jim Daniel	Southeast	Stability
27220	TRIPLE OAKS (EC)	654A1	Triple Oaks/Triple Bend	Hwy 1516/Triple Trees Dr	Southeast	Stability
27230	VISTA AL LAGO (EC)	720F1	BERNHARDT RD/E LOOP 1604 S	STUART RD	Southeast	Growth - New Construction
27300	ENCANTO HILL SUBD	713D2	BENTON CITY RD	IH EH S	SOUTHWEST ISD	Growth - New Construction
27420	KNOLL RIDGE (EC)	654F7	New Sulphur Springs to the south	Stuart / Crow	Southeast	Stability
27450	LAKE CALAVERAS FOREST	685E2	NEW SULPHUR SPRINGS/CALAVERAS LAKE	KNOWLTON RD/COVER RD	Southeast	Growth - New Construction
27490	JOE LOUIS RD (EC)	619E6	Foster	FM 1346	Southeast	Stability
27530	EAST COMMERCE EST. (EC)	586E7	Weichold / I-10	FM 1516 / Loop 1610	Southeast	Stability
27540	DANIEL SUB (EC)	619F5	Just north of FM 1346	West of FM 1516 in between Kiefer and Daniel	Southeast	Stability
27550	EASTVIEW TERRACE (EC)	621B6	Just south of FM 1346	in between Zigmont on east and Stuart on West	Southeast	Stability
27560	PALM PARK (EC)	719F2	PALM PARK/RICHTER RD	RAVEN/HIGHWAY 181	Southeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
27582	FARMVIEW MEADOWS (EC)	587F7	I-10 / Graytown	Freudenburg / Pfeil	Southeast	Stability
27621	MESQUITE TRAILS SUB(EC)	619E8	Tierra Bonita north of HWY 87	Fm1516 / Foster	Southeast	Stability
27622	TIERRA BONITA (EC)	619E8	Tierra Bonita norht of HWY 87	FM1516 / Foster	Southeast	Stability
27711	QUAIL RUN / CORILLA COUNTRY EST	654C5	Hwy 87/RIGSBY	BECK	Southeast	Stability
27840	RANCHVIEW ESTATES (EC)	720A6	FM 327/LOOP 1604	SCHULTZ/FM 327	Southeast	Stability
27841	BLUE LAKE ESTATES(EC)	719E6	Borregas Rd/Blue Horizon	Blue Breeze/Blue Horizon	Southeast	Stability
27860	ESTATES OF HOME PLACE(EC	688A5	HOME CROSSING ST	BOLDT VIEW	Southeast	Stability
28000	CITY OF SOMERSET(SM)	747B2	Somerset Rd / FM 2790	Loop 1604	Southwest	Stability
28008	HICKORY HOLLOW SUB (SO)	783C1	Mogford	Hwy 281 / Campbelton	Southwest	Stability
28010	TWIN VALLEY TERR.(SM)	748E6	HIghway 16	Twin Rise	Southwest	Stability
28015	KOOL OASIS SUB (SO)	782A3	Trumbo RD/PEACEFUL LN	PLEASANTON RD/APPLEWHITE	Southwest	Stability
28020	KINGS POINT SUB (SM)	748E7	Highway 16	Southern Trail	Southwest	Stability
28021	SAVANNAH HEIGHTS (SM)	748C7	Smith Rd	Savannah Heights	Southwest	Growth - New Construction
28025	HUNTERS FOREST(SM)	782A2	Trumbo Rd	Black Powder	Southwest	Stability
28030	PALO ALTO PARK (SM)	748E2	Hwy 16	Genevia Irene	Southwest	Stability
28170	WOODRIDGE PARK (SO)	783A2	South HWY 281 at Big Oak Dr.	Big Oak Dr.	Southwest	Stability
28210	BUENA VISTA (SO)	717C4	Blue Wing Road/RABLE RD	BLUE WING LAKE/US HWY 281	Southwest	Stability
28230	CARMEN (S0)	717D8	Martinez Losoya at FM 1937 north / and smaller part at Martinez Losoya at Leal	Road	Southwest	Stability
28250	HARDWICK (SO)	782F5	NORTH AND SOUTH OFF MOGFORD ROAD TO HUME ROAD WEST OF HWY	281 SOUTH	Southwest	Stability
28260	CRESTWOOD ACRES (SO)	783F2	MATHIS ROAD/RANCH TRAIL	IH-37/CAMPBELTON	Southwest	Stability
28261	HICKORY HAVEN ESTATES (SO)	752A7	CENIZO RD/MATHIS CIRCLE	IH-37/MATHIS RD	Southwest	Stability
28270	DIXIE HAIR SUB (SO)	783A5	EAST SIDE OF HWY 281 SOUTH	MOGFORD ROAD, MARTHA ROAD & HUME ROAD	Southwest	Stability
28280	GRAPELAND TERRACE (SO)	782D1	HALLMARK RD/PAX LAKE	PLEASANTON RD/TRUMBO RD	Southwest	Stability
28285	SPANISH GRANT SUB(SO)	751C3	LOOP 1604/LOSOYA	CAMPELTON RD/US HWY 281	Southwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
28290	WATERWOOD (DEV.) (SO)	752E8		WILSON COUNTY LINE/MATHIS RD	Southwest	Stability
28291	WATERWOOD (UNDEV) (SO)	752F7	PRIEST RD/HARDY RD	WILSON COUNTY LINE/MATHIS RD	Southwest	Stability
28292	WATERWOOD PLATTED AC(SO)	752D7	PRIEST RD/HARDY RD	WILSON COUNTY LINE/MATHIS RD	Southwest	Stability
28295	BLUEBONNET RIDGE EST(SO)	751F7	CENIZO AT MATHIS	IH-37/CAMPBELTON	Southwest	Stability
28310	DUPONT RD (SO)	751A8	SOUTH OF LOOP 1604	WEST OF HWY US 281	Southwest	Stability
28330	MATTHEY ESTATES (SO)	751B1	MARTINEZ LOSOYA / LOOP 1604	LEAL / US HWY 281	Southwest	Stability
28350	OAK HILLS RANCH (SO)	782F3	ADDISON / MOGFORD	US HWY 281 / PLEASANTON	Southwest	Stability
28410	WHISPERING WINDS (SO)	783B6	EAST OF HWY 281 SOUTH	MOGFORD ROAD	Southwest	Stability
28420	WOODLAND FOREST (SO)	750F8	LOOP 1604 BIG OAK	US HWY 281 / PLEASANTON RD	Southwest	Stability
28430	SANDY HILLS (SO)	784E5	NICO TYME RD / HARDY ROAD	MATHIS / WILSON COUNTY LINE	Southwest	Stability
28440	LIONWOOD / PLEASANT OAKS / SHADY OAK AC(SO)	782D5	DUKE RD / BIG LEAF RD	PLEASANTON RD / TRUMBO RD	Southwest	Stability
28480	BRENTWOOD HILLS (SM)	780E1	Hwy 16 AT COUNTY LINE	Brentwood Dr	Southwest	Stability
28530	VON ORMY HT/HILTOP (SW)	713C2	QUARTER HORSE	VON ORMY	Southwest	Revitalization
28533	SOUTH CREEK SUBD (SW)	713B4	BENTON CITY RD	IH 35 S	SOUTHWEST	Growth - New Construction
28760	LOSOYA AC/SMMRHILL(SO)	750C3	TRUMBO ROAD NORTH / LOOP 1604	PLEASANTON RD / APPLEWHITE	Southwest	Stability
28780	MACDONA (SW)	678C3	LOOP 1604	MACDONA LACOSTE	Southwest	Stability
28790	MEADOWOOD ACRES (MD)	645C6	WT Montgomery	Cinco de Mayo	Southwest	Stability
28830	APPLEWHITE EST. (SM)	749E6	Applewhite Rd	Silver Mountain Dr	Southwest	Stability
28835	PALO ALTO VILLAS	714E8	State Hwy 16 S	S Loop 1604 W	Southwest	Revitalization
28870	TRUMBO/DBLE L RNCH(SO)	750A8	ENGLEHART / DUKE RD	PLEASANTON / APPLEWHITE	Southwest	Stability
28872	ESCONDIDO OAKS	749B4	S Jett Rd	Escondido Ln	Southwest	Stability
28873	TRUMBO FOREST SUB	750B6	LOOP 1604 / ENGLEHART	PLEASNATON RD / APPLEWHITE	Southwest	Growth - New Construction
28881	AJ'S PLACE SUB (SW)	681E4	TEAL AVE	SW LOOP 410	Southwest	Stability
28890	HIGHLAND OAKS ACRES(SO)	751A8	DUPONT / BIG OAK	CAMPBELTON / US HWY 281	Southwest	Stability
28990	MATHIS ESTATES (SO)	784A1	MATHIS ROAD SOUTH CORNER AT MATHIS CIRCLE WEST OF HWY 37	SOUTH	Southwest	Stability
28991	BRAVO ESTATES (SM)	712B7	Fowler Rd	Kinney Rd	Southwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
28992	SOUTHOAKS EST. (SO)	784D2	NEW MATHIS RD / HARDY RD	WILSON COUNTY LINE / IH - 37	Southwest	Stability
28994	TRUMBO RD #2 (SO)	782B1	ENGLEHARD / DUKE RD	PLEASANTON / TRUMBO RD	Southwest	Stability
57000	VISTA VERDE SO. (SA)	616D6	San Fernando St. / Colima St.	I-35 / S. Frio St.	Central Business District	Stability
57001	OAK HILLS (SAISD)	581B3	Callaghan Rd. / Loop 410	Fredericksburg Rd. / Babcock Rd.	Central Business District	Stability
57002	HILLCREST-NORTH	581C4	Loop 410	Hillcrest Dr. / Babcock Rd.	Central Business District	Stability
57003	HILLCREST-SOUTH	581C5	Babcock Rd. / Sunshine	Hillcrest Dr. / Overbrook	Central Business District	Stability
57004	HIGH SIERRA	581B5	High Sierra	Clubhill	Central Business District	Stability
57005	MONTICELLO HEIGHTS	581D5	Balcones Heights Rd. / Babcock Rd.	Fredericksburg Rd. / Babcock Rd	Central Business District	Stability
57006	PARK TEN TH'S	581E3	Freiling Dr	Vance Jackson / I-10	Central Business District	Stability
57007	SUNSHINE	581C6	Sunshine / Bandera Rd.	Sutton / Hillcrest Dr.	Central Business District	Stability
57008	DONALDSON TERRACE	581C7	Sutton / Bandera Rd	St Cloud / Sutton	Central Business District	Stability
57009	FREEMAN	581A8	Repose Ln. Willard Dr. / W Woodlawn	Bandera Rd. / NW 36th Early Trail	Central Business District	Stability
57010	JEFFERSON TERRACE	581D8	Babcock Rd. / W Woodlawn	Wilson Blvd. / St Cloud	Central Business District	Stability
57010MF	JEFFERSON TERRACE	581E7	Babcock Rd. / W Woodlawn	Wilson Blvd. / St Cloud	Central Business District	Revitalization
57011	WOODLAWN TERRACE	582A8	Babcock Rd. / W Woodlawn	Fredericksburg Rd. / Wilson Blvd.	Central Business District	Revitalization
57013	LOS ANGELES-KEYSTONE	582A6	Hildebrand Ave. / Fredericksburg Rd.	I-10 / Brae	Central Business District	Stability
57014	UNIVERSITY PARK (SA/NS)	615C1	Havana, Woodlawn / St Marys Univ. Culebra	Bandera Rd. / W. Broadview	Central Business District	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
57015	WOODLAWN LAKE	615E1	W. Woodlawn / Culebra Rd.	I-10 / Bandera Rd.	Central Business District	Stability
57016	WOODLAWN TERR	581F8	West Huisache and West Woodlawn	Lake Blvd and Kampmann Blvd.	Central Business District	Stability
57018	26TH/ZARZAMORA	615F3	Culebra Rd. / W. Commerce St	N. Zarzamora St. / NW 24th St.	Central Business District	Stability
57019	CUPPLES/ZARZAMORA	615F6	Commerce St. / Hwy 90	S. Zarzamora / Cupples	Central Business District	Stability
57020	GREENLAWN TERRACE	581F4	CROESUS/ I-10	West Ave. / Vance Jackson	Central Business District	Stability
57021	TOBIN HILL EAST	616F2	N. St Marys / I-35	US 281 / N St Marys	Central Business District	Revitalization
57022	KENWOOD/ZILLA	582E6	Wildwood / Earl	McCullough / San Pedro	Central Business District	Revitalization
57023	BEACON HILL	582C8	W. Hildebrand / Fredericksburg Rd	UPRR tracks / I-10, UPRR tracks	Central Business District	Revitalization
57024	ALTA VISTA	582D8	W. Summit / Ashby Pl	San Pedro Ave. / UPRR tracks	Central Business District	Revitalization
57025	MONTE VISTA HISTORIC	582E7	Hildebrand on the north with Ashby and Huisache on the south	San Pedro on the west with McCullough, US 281 and Trinity University on the east.	Central Business District	Stability
57026	FIVE POINTS	616C2	Fredericksburg Rd. / I-35	Jackson / I-10	Central Business District	Stability
57027	TOBIN HILL NORTH	616F1	Magnolia / Dewey Pl.	N. St Marys / Mcullough	Central Business District	Revitalization
57028	MONTICELLO PARK HISTORIC (SA)	581F7	Quentin Dr. / Mulberry, Donaldson	Fredericksburg Rd. / Kampman Blvd.	Central Business District	Revitalization
57029	MONTE VISTA II HISTORIC (SA)	582E8	Hildebrand on the north with Ashby and Huisache on the south	San Pedro on the west with McCullough, US 281 and Trinity University on the east.	Central Business District	Stability
57030	GOVERNMENT HILL AND HISTORIC	617B3	Grayson St. / I-35	Rogers Ave. / N. Olive St.	Central Business District	Revitalization

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
57031	GOVERNMENT HILL	617D2	Hood St, E. Carson / I-35	Hines St. / Austin St.	Central Business District	Revitalization
57032	RIVER ROAD	617A1	E. Huisache / E. Craig Pl.	San Antonio River / US 281	Central Business District	Revitalization
57033	ALTA VISTA II	582E7	Vassar / Summit	McCullough, San Pedro / UPRR tracks	Central Business District	Revitalization
57034	DELLVIEW SAISD	581E3	Beryl Dr / Freiling Dr.	Vance Jackson / I-10	Central Business District	Stability
57035	DOWNTOWN / TOBIN AREA	616E2	Dewey Pl. / I-35	N. St Marys / McCullough	Central Business District	Revitalization
57036	WHEATLEY HEIGHTS	618A7	I-10, Salado Creek / Rigsby Ave.	Salado Creek / Hampton St.	Central Business District	Stability
57036MF	WHEATLEY HEIGHTS MF	617F8	I-10, Salado Creek / Rigsby Ave.	Salado Creek / Hampton St.	Central Business District	Stability
57037	SKYLINE PARK	618C4	Gembler Rd. / I-10	N. WW White Rd. / Manhattan	Central Business District	Stability
57038	HENRY F. KLEIN	618E3	Deitrich Rd. / Aloha Dr.	Eddie Rd. / Branch	Central Business District	Stability
57039	WILLOW EST./MEADOWVIEW	618B3	Willowwood Dr. / Willow Springs Golf Course	Salado Creek / SBC Center Pkwy.	Central Business District	Stability
57040	FAIRFIELD MANOR	618D5	I-10 / Rosa Parks Way	WW White Rd. / Upland Dr.	Central Business District	Stability
57041	EASTWOOD VILLAGE	618D6	Rosa Parks Way / Martin Luther King Dr.	WW White Rd. / Upland Dr.	Central Business District	Stability
57042	CHERRY HILLS	618C5	Rosa Parks Way / Tamarak Dr.	Rambling / I-10	Central Business District	Stability
57043	RICE ROAD	618C8	Martin Luther King Dr. / Rigsby, Holmgreen, Rice Road	SE Loop 410 / Salado Creek	Central Business District	Stability
57044	HUNTLEIGH PARK	618E6	E. Houston St. / Lord Rd.	Sapphire / WW White	Central Business District	Stability
57045	ST. HEDWIG ADDN.	618E5	E. Houston St. / Lord Rd.	Creswell Dr. / Sapphire	Central Business District	Stability
57046	EAST HOUSTON EST.	618F5	E. Houston St. / Lord Rd.	Loop 410 / Flora Mae Dr.	Central Business District	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
57047	LAVACA HISTORIC DIST	616F7	E Durango to the north, carolina to the south	Labor and I-37 to the East, S Presa to the West	Central Business District	Revitalization
57048	CHESAPEAKE	618D8	Holmgreen / Seabreeze	S. WW White Rd. / Leesburg	Central Business District	Stability
57049	DELLCREST PARK	618E8	Holmgreem, Rice Rd. / Rigsby Ave.	Semlinger Rd. / S. WW White Rd.	Central Business District	Stability
57050	EASTGATE SUB	619A4	I-10 / Eunice	Peggy Dr. / Loop 410	Central Business District	Stability
57051	ROYAL VIEW	619B6	FM 1346 / Tree View Dr.	Saints Haven / Lawnview	Central Business District	Stability
57052	GREEN ACRES	653A1	Rigsby Ave. / Wineway	McNutt Dr. / Loop 410	Central Business District	Stability
57053	JUPE/MANOR TERRACE	652E2	Rigsby Ave. / Sinclair Rd.	Loop 410 / S. WW White Rd.	Central Business District	Stability
57054	ARSENAL HISTORIC/NON HISTORIC	616D7	W. Sheridan / W. Guenther St.	City St. / S. Main St.	Central Business District	Stability
57055	S. DURANGO/PROBANDT	616D8	W. Cevallos St. / I-10	Probandt St. / S. I-35	Central Business District	Stability
57056	KING WILLIAM HISTORIC (KW87)	616E6	Durango Blvd / Alamo St.	St Marys St. / San Antonio River	Central Business District	Stability
57057	DURANGO/ROOSEVELT	650F1	Durango / I-10	I-37 / Roosevelt St.	Central Business District	Revitalization
57058	VICTORIA CT TOWNHMS	616F7	Durango/Interstate Hwy 90	Interstate 37/Alamo Street	Central Business District	Growth - New Construction
57060	PALM HEIGHTS	650A2	Hwy 90 / Culberson	Nogalitos St. / S. Zarzamora	Central Business District	Revitalization
57061	BURKESHIRE	649F2	Frio City Rd. / Division	S. Zarzamora / Humble Ave.	Central Business District	Stability
57062	JUPITER NORTH	649F1	HWY 90 / FRIO CITY RD	FRIO CITY RD / GENERAL HUDNELL	Southwest	Stability
57063	MENEFEE	649E1	Hwy 90 / Thompson Pl	General Hudnell / SW 21st St.	Central Business District	Stability
57064	DIVISION W.-NOGALITOS	650B2	Hwy 90 / Division St.	I-35 / Nogalitos St.	Central Business District	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
57065	LINCOLNSHIRE/WILLOW PK	618A6	E. Commerce St. / Hampton St.	Robeson / I-10	Central Business District	Stability
57065MF	LINCOLNSHIRE/WILLOW PK	617F6	E. Commerce St. / Hampton St.	Robeson / I-10	Central Business District	Stability
57066	DENVER HEIGHTS East of New Braunfels	617D7	Aransas Ave. / I-10	UPRR tracks / I-37	Central Business District	Revitalization
57066MF	DENVER HEIGHTS	617D7	Durango / I-10	I-37 / Roosevelt St.	Central Business District	Stability
57067	CEVALLOS TOWNHOMES	616D7	S ALAMO / UNION PACIFIC RR	PROBANT ST / S FLORES	Central Business District	Growth - New Construction
57068	NEAR EASTSIDE	617C4	I-35 / E. Commerce St.	N. New Braunfels / N.Walnut St.	Central Business District	Stability
57069	DIGNOWITY HILL HIST DIST	617B4	SHERMAN ST/E COMMERCE ST	N CHERRY ST/N PALMETTO	Central Business District	Revitalization
57070	DIVISION E. OF IH35	650C3	I-10 / Division Ave.	S. Flores St. / I-35	Central Business District	Stability
57071	BEANVILLE	650D2	I-10 / Merrick St.	San Antonio River / S. Flores St.	Central Business District	Stability
57072	VILLAS DE ESPERANZA (SA)	649E2	Calle Del Sol / Calle Estrella	Frio City Rd. / General Hudnell	Central Business District	Stability
57073	CLAUDE W. BLACK SUB	617A6	Nevada St. / Iowa St.	Mesquite / S. Cherry	Central Business District	Stability
57074	CARRANZA SUBD	649E3	Carranza Street/Humble Avenue	W. Malone/Culberson Ave.	Central Business District	Growth - New Construction
57075	COLISEUM OAKS (SA)	617F6	E. Commerce St. / Martin Luther King Dr.	Spriggsdale / UPRR tracks	Central Business District	Stability
57076	HIGHLAND PARK EST.	651D1	I-10 / Fair Ave.	Clark Ave. / I-37	Central Business District	Revitalization
57077	GEVERS TO CLARK	651D2	Vanderbilt / Fair Ave.	Clark / Gevers	Central Business District	Stability
57078	MISSION	651E3	Villareal St. / Fair Ave.	Southside Lions Park / Clark Ave.	Central Business District	Stability
57079	PASADENA HEIGHTS	651E1	Rigsby Ave. / Villareal St.	Salado Creek / Clark Ave.	Central Business District	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
57079MF	PASADENA HEIGHTS MF	652A1	Rigsby Ave. / Villareal St.	Salado Creek / Clark Ave.	Central Business District	Stability
57080	HIGHLAND HILLS	651E3	Fair Ave. Kashmuir Pl. / Southcross Blvd	Pecan Valley Cir. / S. Gevers St.	Central Business District	Revitalization
57081	SOUTH TO PECAN VALLEY	651F4	Southcross Blvd. / Edge Ave.	Pecan Valley / Goliad Rd.	Central Business District	Revitalization
57082	PECAN VLY-FAIRLAWN(SA/EC	652A6	Southcross / SE Military Dr. I-37	Salado Creek / Pecan Valley Dr.	Central Business District	Stability
57083	KATHY & FRANCIS JEAN	651C3	Fair Ave. / Southcross Blvd	S. New Braunfels Ave. / S. Pine St.	Central Business District	Revitalization
57084	CONEY/CORNISH/JASPER	651E6	Coney Ave. / Lasses	Goliad Rd. / Clark Ave.	Central Business District	Revitalization
57085	HOTWELLS	651C5	E. Southcross Blvd / Wahrmund Ct. Koehler Ct.	Goliad Rd. / S. Presa St.	Central Business District	Revitalization
57086	FAIR TO SOUTHCROSS	651B3	Fair Ave. / Southcross Blvd.	S. Pine St. / S. Presa St.	Central Business District	Revitalization
57087	FAIR - NORTH	651A2	I-10 / Fair Ave.	I-37 / S. Presa St.	Central Business District	Stability
57088	S. PRESA W. TO RIVER	650F2	I-10 / Riverside Golf course	S. Presa St. / San Antonio River	Central Business District	Stability
57088MF	S. PRESA W TO RIVER MF	650F2	I-10 / Riverside Golf course	S. Presa St. / San Antonio River	Central Business District	Stability
57089	HIGHLAND HEIGHTS (SA)	652C6	Anton / SE Military Dr.	Alsbrook / Woodstock	Central Business District	Growth - New Construction
57090	GEORGIAN PLACE	683F3	S. Presa St. / SE Loop 410	Tarleton / Natchez Trail Dr.	Central Business District	Stability
57091	MCCREELESS MEADOWS	683F4	SE Loop 410 / Shane	Bobbie Allen / Richey Otis	Central Business District	Stability
57092	MAHNCKE PARK I (SA)	583C8	Claremont Ave. / Eleanor Place	Westgate / Broadway St.	Central Business District	Stability
57092MF	MAHNCKE PARK I (SA) MF	583C8	Claremont Ave/Eleanor Place	Westgate/Broadway St	Central Business District	Revitalization
57093	MAHNCKE PARK II (SA)	583C8	Burr Rd. / Parland	New Braunfels Ave. & Ft Sam Houston / Broadway St.	Central Business District	Revitalization

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
57093MF	MAHNCKE PARK II (SA) MF	583C8	Burr Rd. / Parland	New Braunfels Ave. / Broadway St.	Central Business District	Revitalization
57094	WESTFORT VILLAS (SA)	617B1	Mahncke Park / Cunningham Rd.	Broadway / Ft. Sam Houston	Central Business District	Growth - New Construction
57095	WESTFORT (SA)	617B1	BRACKENRIDGE / CUNNINGHAM	BRACKENRIDGE golf course / FT. SAM HOUSTON	Central Business District	Revitalization
57096	DOWNTOWN AREA TOWNHOMES IDZ	616F3	NEWELL AVE / IH 35	US HWY 281 / ST MARYS	Central Business District	Growth - New Construction
57097	BROADWAY AREA TOWNHOMES	583C7	E HILDEBRAND AVE / E MULBERRY AVE	BROADWAY / N NEW BRAUNFELS AVE	Central Business District	Growth - New Construction
57098	SAISD RMS	683D2	E. Pyron Ave. / Dale Erwin Dr.	Old Corpus Christi Rd. / Padre Dr.	Central Business District	Stability
57099	MISSION CREEK	683F2	Dale Erwin Dr. / S. Presa St.	Mission Pass	Central Business District	Stability
57100	TOBIN AREA TOWNHOMES IDZ	616E2	ASHBY / EVERGREEN	N ST MARYS / N MAIN	Central Business District	Growth - New Construction
57101	COMMERCE TO MLK Denver hts south of Dignowity	617B6	Commerce St., Hedges St. / Martin Luther King Dr.	Rio Grande / S. Cherry	Central Business District	Revitalization
57101MF	S.COMMERCE TO M.L.K. (SAMF)	617B6	Commerce St., Hedges St. / Martin Luther King Dr.	Rio Grande / S. Cherry	Central Business District	Revitalization
57102	Denver Heights West of New Braunfels	617B7	Martin Luther King Dr. / Aransas Ave.	Anita St. / S. Walnut	Central Business District	Revitalization
57103	E. HOUSTON SO. TO HEDGES(SA)	617D5	E. Houston St. / Hedges St.	UPRR Tracks / N. New Braunfels Ave.	Central Business District	Revitalization
57104	I35 SO. TO E. HOUSTON (SA)	617E4	I-35 / E. Houston St.	UPRR Tracks / N. New Braunfels	Central Business District	Stability
57105	SPRINGVIEW	617E6	Del Rio St. / Hedges St.	Garcia St. / Rio Grande	Central Business District	Stability
57106	CORNERSTONE VILLAGE SUBD	649E1	THOMPSON PL / FRIO CITY RD	FRIO CITY RD / GENERAL HUDNELL DR	Central Business District	Stability
57108	Urban Townhomes on Olive	617B4	Olive	Burleson	Central Business District	Stability
57109	CLAY STREET TOWNHOMES	616D7	CLAY	PROBANDT	Central Business District	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
57110	Pearl District Townhomes	617B2	JOSEPHINE/IH35	PINE/IH37	Central Business District	Growth - New Construction
57111	ST. PHILLIPS SUB (SA)	617D6	Hedges St. / Dakota	S. Gevers St. / Polaris	Central Business District	Stability
57112	Townhomes on Presa	616F7	CLAUDIA / LOTUS	PRESA / ST MARY'S	Central Business District	Growth - New Construction
57113	CEDAR STREET TOWNHOMES	616F7	ALAMO ST	PEREIDA ST	Central Business District	Growth - New Construction
57114	THE DISTRICT LOFTS	617B3	MASON/IH35	OLIVE/HACKBERRY	Central Business District	Growth - New Construction
57115	SOHO COMMONS	616F2	N St. Marys St.	W Grayson St.	Central Business District	Growth - New Construction
57116	RIVER SOUTH	651A4	ROOSEVELT AVE	RIVERSIDE DR	SA ISD	Growth - New Construction
57117	PUCHOT SPRINGS ENCLAVE	651E5	HOTWELLS	IH 37 S	SA ISD	Growth - New Construction
57200	ROSILLO CREEK	619C5	N Foster Rd.	FM 1346	Southeast	Growth - New Construction
57201	KATY WAY SUB'D	619C5	N Foster Rd.	FM 1346	Southeast	Growth - New Construction
57202	ROSILLO RANCH	619D4	N FOSTER RD	I 10 E	Southeast	Growth - New Construction
57203	HOWARD CROSSING TOWNHOMES (SAISD)	582E6	US HWY 281 N	IH 10 W	SAISD	Growth - New Construction
57210	LOS ANGELES HTS-CENTRAL (SA)	582B5	Basse Rd. / Hildebrand	Blanco Rd. / I-10, West Ave	Central Business District	Stability
57211	OLMOS/SAN PEDRO PLACE (SA)	582D5	Basse Rd. on the North, Hildebrand Ave. on the South	San Pedro Ave. on the East and Blanco Rd. on the West	Central Business District	Revitalization
57212	OLMOS PARK TERRACE (SA)	582E5	W. Contour Dr. / Horace St.	McCullough Ave. / San Pedro	Central Business District	Revitalization
57213	PASADENA HEIGHTS I (SA)	582C6	Santa Anna / Pasadena	Blanco Rd. / Michigan Ave.	Central Business District	Stability
57214	OLMOS PK TERR HISTORIC	582E4	W. Contour Dr. / Horace St.	McCullough Ave. / San Pedro	Central Business District	Revitalization

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
57300	ACEQUIA MADRE NAT/LOC HIST (SA)	616E7	Alamo St.	S. St Marys St. / San Antonio River	Central Business District	Revitalization
57305	MADISON ST TWNHMS HISTORIC	616E7	BEAUREGARD ST / S ALAMO	S ALAMO / SAN ANTONIO RIVER	Central Business District	Stability
57315	LOS ANGELES HTS/KEYSTONE HISTORIC DISTRICT	582A7	1400-1500 block of W Rosewood and W Lynwood	I-10 / Brad	Central Business District	Revitalization
57320	TOBIN HILL HISTORIC DIST	616F2	Ashby/IH 35	N.St. Marys/McCullough	Central Business District	Revitalization
57321	BROWNSTONE TOWNHOMES	616F2	Dewey Pl. / I-35	N. St Marys / McCullough	Central Business District	Stability
57322	MISTLETOE BUNGALOW (SAISD)	616F1	MISTLETOE/MAGNOLIA	MCCULLOUGH/US281N	Central Business District	Growth - New Construction
57326	POPLAR PLACE CONDO (SA)	616E3				Growth - New Construction
57330	YUCCA SUBD	617E7	IH 37 S	IH10 E	SAISD	Growth - New Construction
57399	JT BRACKENRIDGE SUBD	616C6	GUADALUPE/LAREDO	COLORADO/BRAZOS	Central Business District	Growth - New Construction
57400	FRIO CITY RD S.E. TO IH35/90(SA)	616B8	Pendleton / Hwy 90	I-35 / Frio City Rd.	Central Business District	Stability
57401	S. LAREDO S.E. TO FRIO CITY RD(SA)	616A8	S. Laredo St./ Frio Ciy Rd.	S. Brazos St. / S. Calaveras, S. Navidad	Central Business District	Stability
57402	GUADALUPE S. TO LAREDO ST(SA)	616A6	Guadalupe Street on the north, S. Laredo Street on the south	S. Zarzamora on the west and IH-35 on the east	Central Business District	Stability
57403	COMMERCE S. TO GUADALUPE (SA)	616A5	W. Commerce St. / Guadalupe St.	N. Comal St. / S. Zarzamora	Central Business District	Stability
57404	W. MARTIN S. TO W. COMMERCE (SA)	616B4	W. Martin St. / W. Commerce St.	N. San Marcos / N. Zarzamora St.	Central Business District	Stability
57405	DELGADO S. TO W. MARTIN (SA)	616B3	Delgado St. / Martin St.	N. San Marcos / N. Zarzamora	Central Business District	Stability
57406	CULEBRA S. TO DELGADO (SA)	616A3	Culebra Rd. / Delgado St.	Colorado St. / N. Zarzamora St.	Central Business District	Stability
57407	UTOPIA HEIGHTS	651F6	IH 37 /Utopia	Goliad/Pecan Valley	Central Business District	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
57500	CHERRY MODERN SUBD	617A4	LAMAR ST / NOLAN ST	N HACKBERRY / UNION PACIFIC RR	Central Business District	Growth - New Construction
80008	BIG OAKS MHP	714E3	LOOP 410 / MEDINA RIVER	HWY 16 / SOMERSET RD	Southwest	Stability
80009	OAKCREST POINTE MHP	553D6	S WEIDNER RD	CRESTWAY RD	Northeast	Stability
80010	ZARZAMORA MHP, LLC	649F3	S ZARZAMORA	CULBERSON	Central Business District	Stability
80016	AZTEC ESTATES MHP	685B6	US HWY 181 S.	FOSTER RD	Southeast	Stability
80018	WESTWOOD ESTATES # 2 MHP	613F6	SHADY GROVE / MARBACH RD	PINN RD / MILITARY DR	Northwest	Stability
80019	A-1 MHP # 2 (RV PK)	553B5	N WEIDNER RD	I-35	Northeast	Decline
80020	WESTHILL TRAILER PARK	613F6	NORTH MARBACH ROAD	WEST W. MILITARY DR. / EAST PINN RD	Southwest	Stability
80022	LAKESIDE MHP	648C8	OLD PEARSALL RD / UNION PACIFIC RR	PEARSALL PARK / SW LOOP 410	Southwest	Stability
80027	LUNA MHP	648D8	DEMPSEY DR	HAYDEN DR	Southwest	Stability
80028	CAMINO CREEK MHP	646E2	KRIEWALD RD / HWY 90	MEDIO CREEK / PUE RD	Southwest	Stability
80031	NORTH BREEZE MHP	548A7	ECKHERT RD / MAVERICK OAK	BORDER MIST / ECKHERT RD	Southwest	Stability
80033	GARZA MHP (CLOSED)	555F4	FM1518	FM78	Northeast	Decline
80034	COUNTRY OAKS MHP	576E1	NORTH OLD FM 471 AND CULEBRA ROAD	FM 471 AND TALLEY	Southwest	Stability
80036	BUCKINGHAM VILLAGE MHP	554C1	IH 35 N AND LOOP 1604	PAT BOOKER RD	Northeast	Stability
80037	ABC RV & MHP	554E2	LOOKOUT	TOEPPERWEIN RD	Northeast	Stability
80039	RUSTIC OAKS PARK	751F3	S LOOP 1604	CAMPBELLTON	Southwest	Stability
80042	APPLEWHITE MHP	681D6	APPLEWHITE RD	HWY 16 S	Southwest	Stability
80043	MEDINA MOBILE ESTATES MHP	751B1	MARTINEZ LOSOYA // S LOOP 1604	LEAL RD.	Southwest	Stability
80044	DELGADO'S MHP	685E5	S FOSTER RD	HWY 181/HILDEBRANDT	Southeast	Stability
80046	PECAN GROVE MHP	555E2	FM1518 / FM 3009	FM78	Northeast	Stability
80049	COUNTRY AIR MHP	653D1	S FOSTER RD	HWY 87	Northeast	Stability
80053	COZY COVE MHP	553A6	RANDOLPH BLVD	CRESTWAY RD	Northeast	Stability
80054	KIRBY MHP	585A6	FM 78 / KIRBY HTS	GIBBS-SPRAWL RD	Northeast	Stability
80058	WESTWOOD ESTATES # 1 MHP	613F7	NORTH/ MARBACH RD,	WEST / W. MILITARY DR. EAST / PINN RD.	Southwest	Stability
80060	ROOSEVELT AVE MHP	650F4	ROOSEVELT AVE	E SOUTHCROSS BLVD	Central Business District	Stability

DRAFT

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80062	CONVERSE MEADOWS (PLACID)	586D2	UPPER SEGUIN RD / CRESTWAY	F.M. 1516 - MARTINEZ-CONVERSE	Northeast	Stability
80064	TRAVELER'S WORLD RV PARK	650F4	RIVERSIDE / E SOUTHCROSS BLVD	ROOSEVELT AVE / MISSION RD	Southwest	Stability
80066	RAMADA MHP	650F6	KELLY / E WHITE AVE	MISSION RD	Southwest	Stability
80067	MISSION TERRACE MHP	650F5	BELDEN AVE / E SOUTHCROSS BLVD	MISSION RD	Southwest	Stability
80068	RIVERSIDE TERRACE MHC	650F4	MISSION RD/ ROOSEVELT	STEVES AVE / SOUTHCROSS	Southwest	Stability
80071	JOHN MARSHALL MHP	548A8	MAVERICK OAK DR	ECKHERT RD	Southwest	Stability
80073	HARMONY VILLAGE MHP	685B8	DONOP DR	OLD CORPUS CHRISTI RD	Southeast	Stability
80078	BOSQUE DE LAS LOMAS COMMUNITY MHP	584B2	HARRY WURZBACH	RITTIMAN RD	Northeast	Stability
80081	MILITARY DR MHP # 2	649B6	PRICE / SW MILITARY DR	NEW LAREDO HWY / BYNUM AVE	Southwest	Stability
80083	CASTROVILLE RD MHP	615A7	MARBAUCH AVE / CASTROVILLE RD	SW 36TH ST / SW 37TH ST	Southwest	Stability
80084	DUNROVIN MHP	650F8	WARE BLVD	S FLORES ST	Southwest	Stability
80087	INDIAN HILLS II MHP	684B2	IH 37	GOLIAD RD	Southeast	Stability
80089	SADDLE CREST MHP	652F4	NEW SULPHUR SPRINGS RD	SOUTHCROSS RANCH RD	Southeast	Stability
80094	PIERCE RV & MOBILE HOME PARK (RV PK)	618D2	NWW WHITE RD	GEMBLER RD	Central Business District	Stability
80100	OAK TREE MOBILE HOME PARK	649C7	SW MILITARY DR / BRIGGS AVE	KELSEY AVE.	Southwest	Stability
80103	SOUTH SAN ANTONIO MHP	649B7	SW MILITARY RD / NEW LAREDO HY	NEW LAREDO HY / BYNUM AVE	Southwest	Stability
80110	CALTEX MHP	649A7	SW MILITARY DR	QUINTANA RD	Southwest	Stability
80111	LAZY ACRES TRAILER PARK	680F1	QUINTANA RD	NEW LAREDO HWY/IH 35 S	Southwest	Stability
80113	MC MULLEN MHP	649C1	WEIR AVE	S GENERAL MCMULLEN	Southwest	Stability
80115	PARK A HOME TRAILER PARK		BRIGGS AVE	KELSEY AVE	Southwest	Stability
80116	RANCHO SUNRISE LLC	685E4	HILDEBRANDT	S FOSTER RD	Southeast	Stability
80121	PURPLE SAGE MHP	584C1	AUSTIN HWY	LANARK DR	Northeast	Stability
80124	CRESTVIEW MH VILLAGE	580D4	EVERS/WURZBACH	NW LOOP 410	Southwest	Stability
80132	TWIN LANE ENTERPRISES RV PARK	581D4	FREDERICKSBURG RD/HILLCREST	BABCOCK	Central Business District	Stability
80137	CIRCLE B MHP	584B2	NORTH COMMERCIAL RENTAL BUSINESS/SOUTH EISENHAUER	EAST VACANT LAND IN FLOOD ZONE/ WEST CORINNE ROAD	Northeast	Stability
80140	RIVER CITY MHP	684E5	HWY 181/IH 37	S BLUE WING RD	Southeast	Stability
80141	STONEGATE MHP	684B1	SW LOOP 410/W MILITARY DR	MARBACH RD/HWY 90	Southwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
80144	BEYER MHP		BRISTOL AVENUE / COMPTON AVENUE	BRISTOL AVENUE	Southwest	Stability
80146	281 MHP	717B5	S HWY 281	FM 2537 // GUEST RD.	Southwest	Stability
80150	RIVERSIDE MHP	651A4	ROOSEVELT/PRESA	E SOUTHCROSS	Central Business District	Stability
80151	LAMPLIGHTER MHP	584E5	IH 35	RITTIMAN RD	Northeast	Stability
80152	LITTLE JOE'S MHP	679D4	OLD PEARSALL RD. ON THE SOUTH	OLD PEARSALL RD. / COVEL RD.	Southwest	Stability
80154	MOBILE HOME SERVICE	654E7	CROW RD	NEW SULPHUR SPRINGS RD	Southeast	Stability
80161	CIRCLE LANE MHP	647D1	SW LOOP 410	US HWY 90 W	Southwest	Stability
80163	SPRINGFIELD MEADOWS MHP	618E1	410/SPRNGFIELD RD	410/CORNER PKWY	Northeast	Stability
80166	DEEP ROCK MHP	651A7	LORITA DR. / E. HARDING DR.	ROOSEVELT AVE	Southwest	Stability
80172	RANCH HOUSE MHP (RV PK)	683A2	ASHLEY RD. / SAMS DR.	ROOSEVELT AVE.	Southwest	Stability
80174	BELAIRE PARK	650D8	PLEASANTON RD	WARE BLVD	SOUTHWEST	Stability
80180	GREEN TREE VILLAGE NORTH MHP	553A3	O'CONNOR RD	WURZBACH PKWY	Northeast	Stability
80190	HILLSIDE ACRES MHP (REMOVE)	648C7	OLD PEARSALL RD	RAY ELLISON BLVD	SOUTHWEST	Stability
80194	MUNDAHL MHP	584C1	NORTH AUSTIN HWY	EISENHAUER RD	Northeast	Stability
80197	RAMSEY MHP	512C6	BANDERA RD	ANTONIO DR	Northwest	Stability
80199	NORTH VALLEY MHP	579E2	BANDERA RD	GRISSOM RD	Southwest	Stability
80203	ECKHERT RD MHP	548A8	ACCESS FROM ECKHERT RD.	ACCESS FROM ECKHERT RD.	Southwest	Stability
80210	HORSESHOE BEND PARK	580D6	NORTH /OAK KNOLL, SOUTH /INGRAM ROAD	WEST / CALLAGHAN ROAD	Southwest	Stability
80220	HAYDEN MHP	648C8	HAYDEN DR. / SHERRY	VAN STREET	Southwest	Stability
80227	KNOX MHP	613C8	IH90 SOUTH BOUNDARY	410 WEST BOUNDARY	Southwest	Stability
80235	SOMERSET MH COMMUNITY	747B2	SOMERSET RD	JAMES ST	Southwest	Stability
80236	LAS SOMBRAS MHP	553A5	N WEIDNER RD	I-35	Northeast	Stability
80237	GUNN MHP	611D4	GROESENBACHER RD	POTRANCO RD	Southwest	Stability
80239	SERRANO MHP	652D2	S WW WHITE RD	RIGSBY AVE	Central Business District	Stability
80243	RUNNING SPRINGS MHP	618C7	S WW WHITE RD/ I10 E	E HOUSTON ST/ MARTIN LUTHER KING DR	Central Business District	Stability
80244	SPRING CROSSING MHP	653F7	S FOSTER RD	NEW SULPHUR SPRINGS RD	Southeast	Stability

DRAFT

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80248	HIDDEN LAKE MHP	619B6	N FOSTER RD	FM 1346	Central Business District	Stability
80250	LAKE VILLAGE MOBILE HOME COMMUNITY	684F5	HWY 181 S/SPUR 122	GREEN LAKE DR	Southeast	Stability
80251	SOUTHTON RD MHP	684D8	HWY 37	S BLUE WING RD/ DONOP RD	Southeast	Stability
80252	MARETH'S SUBD MHP	655F3	HWY 87/ LAVERNIA RD	FM 3465/ RAKOWITZ RD	Southeast	Stability
80253	RIDGECREST MHP	713B2	IH35	SWISD ACREAGE / PRIVATE ROAD	Southwest	Stability
80254	ADKINS COUNTRY VILLAGE	655A4	KIRKNER RD/HWY 87	STUART RD	Southeast	Stability
80255	SPEER SUBD	656A5	LOOP 107	LONE OAK LN/ FM 3465	Southeast	Stability
80280	LACKLAND MH VILLAGE & RV PARK	647D1	HWY 90 WEST IS TO THE SOUTH; SKOLOUT ST IS TO THE NORTH	GUNSMOKE DR IS TO THE WEST AND COLT DR IS THE EAST	Southwest	Stability
80285	GARDEN VALLEY MHP	681F2	W ACKARD PL./ W. ANSLEY BLVD.	ROCKWELL BLVD./ S. ZARZAMORA ST.	Southwest	Stability
80290	COVER RIDGE RANCH MHP	686D1	NEW SULPHUR SPRINGS RD	GARDNER RD/KNOWLTON RD	Southeast	Stability
80295	LAS PENITAS MHP	713B1	QUINTANA/ IH 35 S	W LOOP 1604 S/ BENTON CITY	Southwest	Stability
80296	VALLEY RIDGE MHP	679E1	LOOP 410	OLD PEARSAL RD	Southwest	Stability
80297	VAIL'S MHP # 7	650D3	Pleasanton Rd	Unity Ct	Southwest	Stability
80298	REGENCY VILLAGE MHP	553E8	NEW WORLD	MONTGOMERY DR	Northeast	Stability
80300	ELM VALLEY	576F8	Ray Lieck Road is to the north and Turtle Cross Road is to the south	Talley Road is to the east and Turtle Cross Rd and Medio Creek are to the west	Southwest	Stability
80301	CRESTON RIDGE MHP	553D1	JUDSON RD	INDEPENDENCE AVE	Northeast	Stability
80302	STONEBRIDGE MHP	578A2	Culebra Creek Park is to the north; Culebra Road/Taft High School is to the south	FM 1560 is to the west and Westwood Loop/Loop 1604 is to the east	Southwest	Stability
80303	BANDERA PASS MHP	579F2	ECKHERT ROAD IS TOO THE NORTH; REINDEER TRAIL IS TO THE SOUTH	BANDERA ROAD TO THE EAST; PENGUIN TRAIL TO THE WEST	Southwest	Stability
80304	SNOWFLAKE MHP	579E2	ECKHERT DRIVE TO THE NORTH AND SETTLERS RIDGE TO THE SOUTH	LEON CREEK TO THE WEST AND NORTHERN LIGHTS DRIVE TO THE EAST	Southwest	Stability
80305	WOODLAKE ESTATES	585D3	WALZEM RD	GIBBS SPRAWL RD	Northeast	Stability
80306	WOODLAKE TRAILS	585F6	SEGUIN RD/BINZ-ENGLEMAN RD	N FORSTER RD	Northeast	Stability

DRAFT

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80307	SUMMIT RIDGE	554A6	CRESTWAY RD/TOEPPER WEIN RD	KITTY HAWK RD	Northeast	Stability
80308	SOUTHERN STAR MHP	650F7	ROOSEVELT AVE	SW MILITARY DR	Southeast	Decline
80309	ROAD RUNNER MHP	720E4	HWY 181/ FM 327	LOOP 1604/KILOWATT RD	Southeast	Stability
80312	NORTHWEST TRAILS MHP	578B1	NORTH CRESTON GATE, SOUTH WESTWOOD LOOP AND CULEBRA	EAST LOOP 1604	Southwest	Stability
80314	WALZEM PARK	586A1	WALZEM RD	FM 1976/ SEGUIN RD	Northeast	Stability
80316	CRESCENT PLACE	653A3	RIGSBY AVE/NEW SULPHUR SPRINGS RD	S FOSTER RD/ SE LOOP 410	Southeast	Stability
80318	CRESTWOOD ESTATES MH COMMUNITY	681E8	APPLEWHITE ROAD	MAUERMANN ROAD	Southwest	Stability
80319	SANDSTONE MHP	685C8	HWY 181 / OLD CORPUS CHRISTI RD	DONOP RD	Southeast	Stability
80320	NEJON MHP	512E3	TOEPPERWEIN RD/ LOOP 1604	FM2252/ IH35 N	Northeast	Stability
80324	PALOMINOS MHP	614C6	151 FRWY/ OLD US HWY 90 WEST	S CALLAGHAN RD	Southwest	Stability
80326	HARVEST RIDGE MHP #326	556A4	E FM 1518 1	SCHAEFER RD	Northeast	Stability
80327	EMERALD ACRES		W GROSENBACHER RD	POTRANCO RD	NORTHSIDE ISD	Growth - New Construction
80328	HIGDON OAKS MHP		US HWY 181 S	S WW WHITE RD	EAST CENTRAL	Growth - New Construction
80329	RESERVE AT FLORES VALLEY		US HWY 281 S/FM 1937	FM 2537	SOUTHSIDE ISD	Growth - New Construction
80330	ROCKPORT TRAIL MOBILE HOME & RV	653A3	LOOP 1604	W ROCKPORT RD/BENTON CITY RD	SOUTHWEST	Growth - New Construction
85070	CONCEPT THERAPY IMP ONLY	447A7	Leon Creek is to the south and Basic Lane is to the north	Scenic Loop Road is to the west and Breeze Oak Lane is to the east	Northwest	Stability
90001	ARCADIA PLACE CONDO(AH)	583C5	GRANDVIEW PLACE/ ARCADIA PLACE	CLEVELAND CT./ BROADWAY	Northeast	Revitalization
90002	ASPEN VILLAGE CONDO (NS)	549B8	Datapoint Dr / Louis Pasteur Dr	Fredericksburg Dr / IH 10	Northwest	Stability
90003	CENTERO AT STONE OAK CONDOS	482F7	STONE OAK PKWY/HUEBNER	STONE OAK/ HARDY OAK	Northeast	Growth - New Construction
90004	BARCELONA CONDO (AH)	583D3	Eisenhaur Rd	Greenwich Blvd/Emporia	Northeast	Stability
90005	BARRINGTON CONDO (NE)	552B7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
90006	BITTERS BEND CONDO (NE)	516C6	BITTERS/STARCREST	HEIMER	Northeast	Stability
90007	BRIDGES CONDO (NS)	549B3	Vance Jackson Rd	Orsinger Ln	Northwest	Stability
90008	BRIGHTON SQUARE CONDO(AH	583C5	Eaton/Ausway	Austin Hwy/Fenimore	Northeast	Stability

DRAFT

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90009	BRIGHTWOOD PL CONDO(AH)	583C2	Calumet/Claywell	N.New Braunfels/Broadway	Northeast	Revitalization
90011	CALAIS VILLAS CONDO (NE)	550C3	BLANCO RD	PARLIAMENT DR	Northeast	Stability
90012	MIDWAY ON BABCOCK CNDO	548A3	BABCOCK RD	SPRING TIME DR	NW	Stability
90013	CALLAGHAN PL CONDO (SA)	581A3	Callaghan Rd.	NW Loop 410	Northwest	Stability
90014	CAMBRIDGE CONDO(AH)	583B5	Ogden Ln/Morse	Townsend/Arbustus	Northeast	Stability
90015	CAMBRIDGE PARK CONDO(NE)	550C2	BLANCO RD.	SIR WINSTON	Northeast	Stability
90016	CANYON CK VILL. CONDO(NE	516C4	BLANCO RD.	LOOP 1604	Northeast	Stability
90017	CAPISTRANO CONDO (NE)	516B8	BLANCO RD.	CHURCHILL ESTATES BLVD.	Northeast	Stability
90018	CARLYLE CONDO(AH)	583B2	Broadway	Corita	Northeast	Revitalization
90019	CASTLEWOOD CONDO (NS)	549B8	Fairhaven St	Medical Dr	Northwest	Stability
90020	CEDAR POINT CONDO (NS)	513E6	Loop 1604	Babcock Rd	Northwest	Stability
90021	CHARTER OAKS CONDO (NS)	549D5	Vance Jackson Rd	Wurzbach Pkwy	Northwest	Stability
90022	CHARTWELL CONDO (NS)	549C6	IH-10 / Powhatan	Colony Dr / Tioga	Northwest	Stability
90023	CHATEAU DIJON (AH)	583B2	North:Lorenz; South:Nottingham	East:Broadway; West:Peter Baque	Northeast	Revitalization
90024	CHERBOURG SQ CONDO (AH)	583C1	Knibbe Ave./Hilers	Peter Baque/Broadway	Northeast	Stability
90025	CHESAPEAKE CONDO (NE)	550B1	BLANCO RD	VISTA DEL NORTE	Northeast	Stability
90026	122 CHESTER (AH)	583C6	Hubbard/Pocco	Encino Ave./Broadway	Northeast	Stability
90027	CHICHESTER HILL (AH)	583C5	Bartlett/Grandview	Cleveland/N.New Braunfels	Northeast	Revitalization
90028	CHICHESTER PL CONDO (AH)	583C5	Ellwood/Grandview Pl	Austin Hwy/Cleveland Ct.	Northeast	Stability
90029	CHRISTOPHER HILL CNDO(AH	583C5	Broadway/Arcadia Place	Cleveland/New Braunfels	Northeast	Stability
90030	CIRCLE STREET CONDO (AH)	583C5	Montclair Av./Circle st.	Austin Hwy/Broadway	Northeast	Stability
90031	COLONIES VILLAGE (NS)	549C6	Powhatan	Hopecrest / Turtle Village	Northwest	Stability
90032	COPPERTREE / HERITAGE CONDO (NS)	578F3	Timber Path / Culebra Rd	Village Park	Northwest	Stability
90033	COUNTRY HOLLOW CONDO (NE	550F1	US 281 ACCESS ROAD	BITTERS RD	Northeast	Stability
90034	COVINGTON OAKS CONDO(NS)	514F8	De Zavala Rd	Brandeis / Railroad Tracks	Northwest	Stability
90035	CRAIG PLACE CONDO (SA)	616E1	Woodlawn/Russell	St. Mary's/McCullough	Central Business District	Stability
90036	CRAIG PLACE T/H CONDO(SA	616E1	Woodlawn / Craig	Howard / Belknap	Central Business District	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
90037	CROFTON CONDO (SA)	616E7	S Alamo/Stieren.	Wickes/Crofton	Central Business District	Stability
90038	CROWN MEADOWS W CONDO(NS	579C8	Reed Rd / Ingram Rd	Micron Rd	Northwest	Stability
90039	DEER OAKS CONDO (NS)	580E1	Babcock Rd	Rowley Rd / Wurzbach Rd	Northwest	Stability
90040	DEVONSHIRE CONDO (NE)	550A3	PHIL HARDBERGER PARK/ BRAESVIEW	LARKSPUR DR./ N.W. MILITARY HWY.	Northeast	Stability
90041	DIAMONDHEAD CONDO (NS)	580E1	Babcock Rd	Rowley Rd	Northwest	Stability
90042	DIJON NORTH CONDO (AH)	583B2	Lorenz/Nottingham	BROADWAY/Peter Baque rd.	Northeast	Stability
90043	EDGECLIFF CONDO (NS)	549A3	Vance Jackson Rd	Huebner Rd / Hobby Middle School	Northwest	Stability
90044	DEL DONORE CONDO (NS)	549B8	Donore Pl / Chambers	Oak Garden	Northwest	Stability
90045	SECLUDED OAK VILLAS CONDOS	549A7	Fredericksburg Rd / Gardendale	Wurzbach Rd	Northwest	Stability
90046	ELMWOOD CONDO (SA)	616E1	Magnolia/Mistletoe	McCullough/San Pedro	Central Business District	Stability
90047	ENCHANTED VILL CONDO(NE)	550D3	WEST AVE	W. RHAPSODY	Northeast	Stability
90048	EXETER HOUSE CONDO (NS)	581B1	Fredericksburg Rd	Callaghan Rd	Northwest	Stability
90049	ECKHERT PLACE CONDO	548B7	Huebner Rd / Eckhert Rd	Prue Rd	Northwest	Stability
90050	FRMINGTN CMMNS CONDO(NE)	583D2	NORTH ROBINHOOD PLACE / SOUTH EISENHAUER	EAST CITY PARK / WEST SINGLE FAMILY HOUSES ON KENILWORTH	Northeast	Stability
90051	FOUNTAINS CONDOS (NS)	581A3	Babcock Rd	Callaghan Rd	Northwest	Stability
90052	4001 N. NEW BRAUNFELS(SA	583C7	Hildebrand/Allensworth	New Braunfels/Broadway	Central Business District	Stability
90053	GALLERY CONDOS (AH)	583C1	Nacogdoches/Oakleaf	Woodbridge/New Braunfels	Northeast	Revitalization
90054	GDN CENTER MED. CONDO(NS	548E7	Hamilton Wolfe	Cinnamon Hill / Cinnamon Creek	Northwest	Stability
90055	GEORGIAN CONDOS (NE)	551C8	BROADWAY AND N NEW BRAUNFELS	LOOP 410	Northeast	Stability
90056	GROVE PLACE CONDOS (AH)	583C6	Grove Place/Cleveland Ct.	New Braunfels/Broadway	Northeast	Stability
90057	HAMPSHIRE HOUSE (AH)	583B2	Corita/Lorenz	Broadway/Dijon Ct.	Northeast	Revitalization
90058	HAMPTON HILL CONDO (NE)	551B2	JONES MALTSBERGER	STARCREST DR	Northeast	Stability
90059	HARMONY HILLS CONDO (NE)	550E4	WEST AVE	W. SILVER SANDS	Northeast	Stability
90060	HEATHER CONDO (NE)	552B7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
90061	HEIGHTS CONDOS (AH)	583C6	Kennedy/Hubbard	Broadway/Mayflower	Northeast	Stability
90062	HIDDEN CREEK CONDOS (NS)	549D7	Castledale Dr / Powhatan	Swandale / Turtle Village	Northwest	Stability
90063	SNOWDEN HGTS CONDO	580E1	Babcock Rd	Wurzbach Rd	Northwest	Stability

DRAFT

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90064	IDLEWOOD CONDO (NE)	552B7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
90065	IRA TOWNHOMES CONDO (SA)	617B1	Broadway St	Brackenridge	Central Business District	Revitalization
90066	KENSINGTON ROW CONDO(NS)	549A7	Wurzbach Rd	Fredericksburg Rd	Northwest	Stability
90068	166 LA QUINTA CONDO (AH)	583C6	N New Braunfels Ave	Elizabeth	Northeast	Stability
90069	185 LA QUINTA CONDO (AH)	583C6	N New Braunfels Ave	Terrell Rd	Northeast	Stability
90070	LA SOMBRA CONDO (AH)	583C3	Broadway St	Nacogdoches	Northeast	Revitalization
90071	LAS SOMBRAS CONDO (NE)	552A7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
90072	LAFAYETTE PL CONDO (NE)	581C1	CALLAGHAN RD	FREDERICKSBURG RD	Northeast	Stability
90073	LEFT BANK CONDO (SA)	616E4	St Mary's	E Martin	Central Business District	Stability
90074	LES CHATEAUX CONDO (AH)	583C1	Broadway St	N E Loop 410	Northeast	Stability
90075	MACARTHUR TH CONDO (NE)	551F6	NACOGDOCHES	BITTERS	Northeast	Stability
90076	MARK TWAIN CONDO (SA)	582D8	Blanco Rd	W Hildebrand Ave	Central Business District	Stability
90077	MEADOW POINTE CONDO (NS)	578E1	Dover Ridge	Gallery Ridge	Northwest	Stability
90078	MOCKINGBIRD POND CNDO(NS	581C1	Herizon Hill	Callaghan Rd	Northwest	Stability
90079	N. NEW BRNFLS CONDO (AH)	583C5	N New Braunfels Ave	Austin Hwy	Northeast	Stability
90080	NORTHERN HILLS CONDO(NE)	552D2	WETMORE & O'CONNOR RD/THOUSAND OAKS	NACOGDOCHES RD/UHR	Northeast	Stability
90081	N. POINTE VISTA CONDO(SA	581B3	Babcock Rd	N W Loop 410	Central Business District	Stability
90082	NORTHVIEW TOWER CONDO(NE	582D1	SAN PEDRO	OBLATE DR	Northeast	Stability
90083	OAK COURT CONDO (AH)	583C1	N New Braunfels Ave	N E Loop 410	Northeast	Stability
90084	OAK PARK CONDO (AH)	583C1	N New Braunfels Ave	N E Loop 410	Northeast	Stability
90085	OAKDELL MANOR CONDO(NS)	581A2	Louis Pasteur	Babcock Rd	Northwest	Stability
90086	CRAIG PLACE CONDO	616C1	BLANCO RD	W CRAIG PL	Northwest	Growth - New Construction
90087	OAKS CONDO (AH)	551D8	NACOGDOCHES	LOOP 410	Northeast	Revitalization
90088	OLMOS PARK TH CONDO (SA)	582E6	NORTH OF E. HILDEBRAND/ SOUTH OF BASSE RD.	WEST OF MC CULLOUGH ON VASSAR ST.	Central Business District	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
90089	OLMOS PARK GDNS CONDO(AH	582F7	NORTH OF E. HILDEBRAND	EAST OF MC CULLOUGH ON SHOOK ST.	Northeast	Stability
90090	PARK GARRATY TH CONDO(NE	583F6	NORTH GARRATY / SOUTH APARTMENTS ON TUTTLE	EAST HARRY WURBACH (FORT SAM HOUSTON GOLF COURSE)/WEST	Northeast	Stability
90091	GRANDVIEW CONDO	583C5	GRANDVIEW PLACE/ARCADIA PLACE	NEW BRAUNFELS/CLEVELAND	Northeast	Growth - New Construction
90092	ECO LOFTS CONDOMINIUM	618A5	Commerce St.	Coco-Cola Place	Central Business District	Growth - New Construction
90093	PASEO DEL RIO CONDO (SA)	616F5	NORTH OF E. COMMERCE/ SOUTH OF E. HOUSTON	EAST OF N. MAIN ON LOSOYA ST(DOWNTOWN)	Central Business District	Stability
90094	POINTE NORTH CONDO (NS)	549A7	Wurzbach Rd / Datapoint	Fredericksburg Rd	Northwest	Stability
90095	POST OAK CONDO (NS)	549D4	Vance Jackson Rd	Wurzbach Pkwy	Northwest	Stability
90096	100 EL PRADO CONDO (AH)	582E6	NORTH OF E. HILDEBRAND	EAST OF MC CULLOUGH ON W. EL PRADO	Northeast	Revitalization
90097	PROMENADE CONDO (NE)	583F2	LOOP 410/AUSTIN HWY	N NEW BRAUNFELS/HARRY WURZBACH RD	Northeast	Stability
90098	RAMPART CRSSNG CONDO(NE)	550E8	SAN PEDRO	W. RAMPART	Northeast	Stability
90101	STEEL HOUSE LOFT CONDOS	616D7	FLORES ST	PEDEN ALLEY	Central Business District	Stability
90102	RIVERVIEW CONDO (SA)	616E4	SOUTH OF N. PANAM EXPRESSWAY	WEST OF MC CULLOUGH ON NAVARRO ST (DOWNTOWN)	Central Business District	Stability
90103	ROYAL GEORGE CONDO (AH)	583C1	NORTH OF NACOGDOCHES/SOUTH OF N.E. LOOP 410.	EAST OF BROADWAY ON N. NEW BRAUNFELS	Northeast	Stability
90104	ENCLAVE AT ELM CREEK	549C4	Vance Jackson	WURZBACH RD	Northwest	Stability
90105	SHADY OAKS CONDO (NE)	551E6	BROADWAY / NACOGDOCHES	BITTERS RD	Northeast	Stability
90106	SHENANDOAH TH CONDO (NS)	549B4	Vance Jackson / I-10	Wurzbach / Huebner	Northwest	Stability
90108	SPRINGTREE TH CONDO (AH)	583C5	NORTH OF E. HILDEBRAND AVE.	WEST OF AUSTIN HWY EAST OF BROADWAY ON FENIMORE	Northeast	Stability
90109	SPYGLASS HILL CONDO (NS)	549B8	Fredericksburg Rd / Medical & Datapoint	Fredericksburg Rd / Donor Place	Northwest	Stability
90110	ST. DENNIS CONDO (AH)	583C5	NORTH OF E. HILDEBRAND	WEST OF BROADWAY ON ST. DENNIS AVE	Northeast	Stability
90111	ST DENNIS PRIV CONDO(AH)	583C5	NORTH OF E. HILDEBRAND	WEST OF BROADWAY ON ST. DENNIS AVE.	Northeast	Stability

DRAFT

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90112	STEEPLECHASE CONDO (NE)	552C5	NACO-PERRIN/WURZBACH PKWY	PERRIN BEITEL/NACOGDOCHES & WURZBACH PKWY	Northeast	Stability
90113	STONERIDGE TH CONDO (NE)	551F1	JONES MALTSBERGER AND WETMORE RD	THOUSAND OAKS	Northeast	Stability
90114	STRATFORD CONDO (AH)	583C6	NORTH OF E. HILDEBRAND AVE	WEST OF BROADWAY ON PATTERSON AVE	Northeast	Revitalization
90115	SUNBURST TH CONDO (NS)	549B2	UP RR / Vance Jackson Rd	Orsinger Ln / Huebner Rd	Northwest	Stability
90116	SUTTON PLACE CONDO (NE)	552B7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
90117	TERRELL RD TH CONDO (AH)	583C6	NORTH OF HILDEBRAND/ SOUTH OF ELIZABETH PL.	WEST OF N. NEW BRAUNFELS/ EAST OF BROADWAY	Northeast	Stability
90118	1000 OAKS RCQT CLUB (NE)	517D5	THOUSAND OAKS / LOOP 1604	JONES MALTSBERGER / US HWY 281	Northeast	Stability
90119	TOWNSEND CONDO (AH)	583B5	ABISO AVE / NORMANDY AVE	JONES MALTSBERGER / BROADWAY	Northeast	Stability
90121	200 PATTERSON CONDO (AH)	583B6	OGDEN LN / E HILDEBRAND AVE (University of the Incarnate Word)	BROADWAY / US 281	Northeast	Revitalization
90122	VERSAILLES CONDO (AH)	583C2	KNIBBE AVE / E NOTTINGHAM	N NEW BRAUNFELS / BROADWAY ST	Northeast	Stability
90123	VILLA BORDEAUX CONDO(SA)	581E5	Fredericksburg Rd / Babcock Rd.	Williamsburg / Coyle Pl	Northwest	Stability
90124	VILLA DEL SOL CONDO (SA)	581E5	Vance Jackson/I-10	Gardina St.	Northwest	Stability
90125	VILLA PAREE CONDO (AH)	583C6	GARRATY RD / ELIZABETH RD	N NEW BRAUNFELS AVE / BROADWAY ST	Northeast	Stability
90126	VILLA TANGLEWOOD (AH)	583D3	Eisenhauer Rd / Austin Hwy	Greenwich Blvd / N New Braunfels	Northeast	Stability
90127	VILL AT WOODLAKE C.C.(JD	585F5	Seguin Rd / Golf Vista Blvd	Walzem Rd / Rittiman Rd	Northeast	Stability
90128	WHISPER HOLLOW CONDO(NS)	549C4	UP Railroad / Tioga	Wellsprings Dr / Yorktown	Northwest	Stability
90129	WINDSOR COURT CONDO(AH)	583C1	E SUNSET / E TERRA ALTA	N NEW BRAUNFELS / BROADWAY	Northeast	Revitalization
90130	WINDMILL OAKS CONDO(NS)	549A3	Huebner Rd	Expo Blvd / Vance Jackson	Northwest	Stability
90131	WILLIAMSBURG SQ CONDO(AH	583C1				Revitalization
90132	WOODBRIDGE CONDO (NE)	583F3	KNIGHT ROBIN / AUSTIN HWY	HARRY WURZBACH / N VANDIVER	Northeast	Stability
90133	WOODSIDE CONDO (NS)	548F7	FREDERICKSBURG RD / FLOYD CURL	CINNAMON CREEK / TOM SLICK	Northwest	Stability
90134	WOODBURY SQ CONDO (NE)	551E7	BITTERS RD / LOOP 410	NACOGDOCHES / BROADWAY	Northeast	Stability
90136	WOODMONT TH CONDO (NE)	552B6	WURZBACH PKWY / LOOP 410	PERRIN BEITEL / NACOGDOCHES RD	Northeast	Stability
90137	WOODS CONDOS (NS)	549B7	IH 10 / Fredericksburg Rd.	Wurzbach / Medical Dr.	Northwest	Stability
90138	7701 WURZBACH CONDO (NS)	580F1	Fredericksburg Rd / Babcock Rd	Hamilton Wolfe / Medical Dr	Northwest	Stability
90139	6721 BROADWAY CONDOS (AH)	583B3	CASTANO AVE / LAMONT AVE	BROADWAY / ALAMO HEIGHTS 2	Northeast	Stability

DRAFT

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90140	ROANOKE CONDO (NS)	548D8	HAMILTON WOLFE / MEDICAL DR	BABCOCK RD	Northwest	Stability
90141	ONE TOWER PARK LN (SA)	583E7	RITTIMAN RD / HARRY WURZBACH	E HATHAWAY DR / HARDEE	Central Business District	Stability
90142	HIGHLANDS CONDOS (NE)	519C8	NACOGDOCHES RD / LOOKOUT RD	TOEPPERWEIN / O'CONNOR RD	Northeast	Stability
90143	CHICHESTER-CLEV CT.(AH)	583C5	AUSTIN HWY / E HILDEBRAND	N NEW BRAUNFELS / BROADWAY ST	Northeast	Stability
90144	ROANOKE VILLA CONDO	548D8	Babcock Rd / Celtic	Hamilton Wolfe / Medical Dr	Northwest	Growth - New Construction
90145	WYNNWOOD CONDOS (NS)	548D7	Babcock Rd	Eckhert Rd	Northwest	Stability
90146	CHARLES COURT CONDO (AH)	616F5	Market St / Commerce St	Navarro St	Central Business District	Stability
90147	VILLAS SANTIAGO	548C7	HEB ON BABCOCK / WHITBY	HEB ON BABCOCK / CLIFFS ON WHITBY APPARTMENTS	Northwest	Stability
90149	KATHERINE CT (AH)	583C6	Harrigan Ct / Burr Rd	N New Braunfels Ave / Broadway St	Northeast	Stability
90151	LA VILLITA HEIGHTS (AH)	583C5	N NEW BRAUNFELS AVE / BROADWAY ST	AUSTIN HWY	Northeast	Stability
90152	133 TERREL ROAD CONDO (AH)	583C6	AUSTIN HWY / E HILDEBRAND	N NEW BRAUNFELS AVE / BROADWAY ST	Northeast	Growth - New Construction
90153	CLAY STREET HOMES CONDO	616E8	S Alamo St / UP RR	Probandt St / S Flores St	Central Business District	Stability
90154	ELLWOOD PLACE (AH)	583C5	AUSTIN HWY / E HILDEBRAND AVE	N NEW BRAUNFELS AVE / BROADWAY ST	Northeast	Stability
90155	LOS ENCINOS CONDOS(AH)	583C5	OGDEN LN / PATTERSON AVE	BROADWAY ST / JOLIET	Northeast	Stability
90156	OLMOS TOWER CONDOS (SA)	583A7	E Hildebrand Ave / N St Mary's	US-281 / McCullough Ave	Northeast	Stability
90157	CLOISTERS (AH)	583C6	BROADWAY ST / US-281	OGDEN LN / PATTERSON AVE	Northeast	Stability
90158	LAS ESTANCIAS (AH)	583C6	BARILLA PL / TERRELL RD	N NEW BRAUNFELS AVE / BROADWAY ST	Northeast	Stability
90159	SONTERRA VILLAS (NE)	516E1	HUEBNER RD / LOOP 1604	STONE OAKS PKWY / BLANCO RD	Northwest	Stability
90160	MAYFAIR CONDOS (SA)	616E1	W Hildebrand Ave / IH-35	N St Mary's / San Pedro Ave	Northeast	Stability
90161	LOS ARBOLES OAK PARK CONDOS (AH)	583C1	Loop 410 / Nacogdoches Rd.	N New Braunfels Ave / Broadway St	Northeast	Stability
90162	KING WILLIAM LOFTS CONDOS (SA)	616E6	Ceasar Chavez / Guenther St	S St Mary's / S Flores St	Central Business District	Stability
90163	CLAY STREET COMPOUND(SA)	616E8	S Alamo St / UP RR	Probandt St / S Flores St.	Central Business District	Stability

DRAFT

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90164	TERRELL HEIGHTS	583C6	AUSTIN HWY / E HILDEBRAND AVE	N NEW BRAUNFELS AVE / BROADWAY ST	Northeast	Stability
90165	ANDALUSIA CONDOS	616E4	Lexington Ave.	Augusta Ave	Central Business District	Stability
90166	ELIZABETH PLACE CONDOS	583C6	BARILLA PL / TERRELL RD	N NEW BRAUNFELS AVE / BROADWAY ST	Northeast	Stability
90167	TERRA ALTA TOWNHOUSES	583B2	W Sunset Rd / W Nottingham	Broadway St / US-281	Northeast	Stability
90168	VILLA MONTE VISTA CONDOS	582E8	Hildebrand Ave / Woodlawn	McCullough Ave / Belknap	Northeast	Stability
90171	TRAVIS PARK LOFTS	616E5	E Martin St / E Commerce St	St. Mary's St./ Navarro St.	Central Business District	Stability
90172	KING WILLIAM TOWNHOMES	616E7	Cesar Chavez / S Alamo St	S Flores St / S St Mary's St	Central Business District	Stability
90174	CASA LINDA	583C5	N New Braunfels Ave / Austin Hwy	Routt St / Chichester Pl	Northeast	Stability
90175	LA CASCADA	616E6	W Market St / Cesar E Chavez Blvd	S Alamo St / S Main St	Central Business District	Stability
90176	CAMP STREET	616D7	Cesar E Chavez Blvd / S Alamo St	S Flores St / IH-10/35	Central Business District	Stability
90179	CHARTER OAKS B	549D4	UP RR / Vance Jackson Rd	Callaghan Rd / Wurzbach Rd	Northwest	Stability
90180	TERRELL VIEW CONDOS	583F3	Woodcrest / Austin Hwy	Harry Wurzbach Rd / N Vandiver Rd	Northeast	Stability
90181	MADISON CONDOS	616E6	Cesar Chavez / S Alamo St	S St Mary's / S Flores St	Central Business District	Stability
90184	PINNACLE AT OAK HILLS	581A2	Floyd Curl / Babcock Rd	Louis Pasteur / Oak Manor	Northwest	Stability
90185	TOWER POINT CONDOS	581B1	IH-10 / Fredericksburg Rd	Callaghan Rd / Medical Dr	Northwest	Stability
90186	JOLIET LOFTS CONDOMINIUMS	583C5	Broadway	Joliet St.	Northwest	Stability
90187	AMOROSA CONDOMINIUMS (JD)	484E3	Amorosa Way / Evans Rd	TPC Parkway / Fossil Ridge	Northeast	Growth - New Construction
90188	ORO CREEK AT VANCE JACKSON CONDOS	549B3	UP RR/VANCE JACKSON RD	ORSINGER LN/HUEBNER RD	NORTHWEST	Growth - New Construction
90190	TURTLE CREEK VILLAGE PHASE 1	549D7	Vance Jackson Rd / IH-10	Callaghan Rd / Wurzbach Rd	Northwest	Stability
90191	TURTLE CREEK VILLAGE PHASE 2	549C6	Vance Jackson Rd / IH-10	Callaghan Rd / Wurzbach Rd	Northwest	Stability
90192	TURTLE CREEK VILLAGE PHASE 3	549C6	Vance Jackson Rd / IH-10	Callaghan Rd / Wurzbach Rd	Northwest	Stability
90193	TURTLE CREEK VILLAGE PHASE 4	549D6	Vance Jackson Rd / IH-10	Callaghan Rd / Wurzbach Rd	Northwest	Stability

DRAFT

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90194	TURTLE CREEK VILLAGE PHASE 5	549C6	Vance Jackson Rd / IH-10	Callaghan Rd / Wurzbach Rd	Northwest	Stability
90195	TURTLE CREEK VILLAGE PHASE 6	549C6	Vance Jackson Rd / IH-10	Callaghan Rd / Wurzbach Rd	Northwest	Stability
90196	TURTLE CREEK VILLAGE PHASE 7	549C6	Vance Jackson Rd / IH-10	Callaghan Rd / Wurzbach Rd	Northwest	Stability
90197	202 CHICHESTER PLACE CONDOS	583C5	AUSTIN HWY / E HILDEBRAND	N NEW BRAUNFELS / BROADWAY ST	Northwest	Stability
90198	VILLAS AT SUNSET PLACE CONDOS	583C1	E Lawndale Dr / E Terra Alta	N New Braunfels / Broadway St	Northwest	Stability
90199	SOUTH END LOFT CONDO	616D7	Flores	W Penden Alley	Central Business District	Growth - New Construction
90200	ALTEZA RESIDENCE CONDO	616F5	COMMERCE / CESAR E CHAVEZ	US 281 / ALAMO ST	Central Business District	Stability
90201	LA CASCADA RESORT	616E6	W Market St / Cesar E Chavez Blvd	S Alamo St / S Main St	Central Business District	Stability
90202	PARKWOOD NORTH CONDO	550E8	W Rector / Oblate Dr	McCullough Ave / San Pedro Ave	Northeast	Stability
90203	VIDORRA CONDO	617A5	E HOUSTON ST / E COMMERCE ST	S HACKBERRY ST / HWY-281	Central Business District	Stability
90205	VILLAS DIJON CONDO	583B2	LOOP 410 / E BASSE RD	BROADWAY ST / HWY 281	Northwest	Stability
90207	RESIDENCE AT HARRIGAN CT	583C6	AUSTIN HWY / E HILDEBRAND AVE	N NEW BRAUNFELS AVE / BROADWAY ST	Northeast	Stability
90209	CALDER'S PARK CONDOS	517E4	Thousand Oaks / Starcrest Dr	Jones Maltsberger Rd / Bulverde Rd	Northeast	Stability
90210	THE BROADWAY SA CONDO	583C7	Geneseo Rd / Pershing Ave	N New Braunfels Ave / US-281	Central Business District	Stability
90211	LAS HACIENDAS TWNHS CONDO	483A3	Wilderness Oak / Stone Oak Pkwy	US-281 / Canyon Golf Rd	Northeast	Stability
90212	210 ARCADIA CONDO	583C6	AUSTIN HWY / E HILDEBRAND AVE	N NEW BRAUNFELS AVE / BROADWAY ST	Northeast	Stability
90213	ST BENEDICT'S CONDOS (SA)	616E7	W Cesar E Chavez Blvd / S Alamo St	S Alamo St / S Flores St	Central Business District	Stability
90214	FLORENCE TNHM CONDO	616D7	Cesar E Chavez Blvd / S Alamo St	S Main Ave / S Flores St	Central Business District	Stability
90215	REFLECTION LAKE CONDO	552C1	UP RR / Thousand Oaks Dr	Perrin Beitel / Wetmore Rd	Northeast	Stability
90216	SONOMA VERDE CONDO	513C2	Plum Valley Dr / Sonoma Ridge	Babcock Rd / Kyle Seale Pkwy	Northwest	Stability
90217	BURR ROAD CONDO	583C7	Austin Hwy / E Hildebrand Ave	N New Braunfels Ave / Broadway St	Northeast	Stability
90218	DURANGO MIDRISE CONDO	616F6	E Cesar E Chavez Blvd / Carolina St	IH-37 / S Alamo St	Central Business District	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
90219	Judson Candy Factory Condo	616D6	W Cesar E Chavez Blvd / S Alamo St	S Flores St / IH-35	Central Business District	Stability
90220	LA NORMANDIE CONDO	580D1	Babcock Rd / Evers Rd	Hamilton Wolfe / Wurzbach Rd	Northwest	Stability
90221	PARK PLACE CONDO(SA)	616F2	E Ashby Pl / IH-35	N St Mary's / McCullough Ave	Central Business District	Stability
90222	Shavano Park Villas Condo	549B1	Lockhill Selma	Huebner Rd	Northwest	Stability
90223	1109 SOUTH CONDOS	616D7	W Cesar E Chavez Blvd / S Alamo St	S Alamo St / S Flores St	Central Business District	Stability
90224	SIMEON OF OLMOS PARK	582E7	E OLMOS DR / E HILDEBRAND AVE	HWY 281 / SAN PEDRO AVE	Northwest	Stability
90225	EATON ST RESIDENCES CONDO	583C5	MONTCLAIR AVE	AUSTIN HWY / BROADWAY ST	Northeast	Decline
90226	BELLA FONTANA CONDOS	583C5	MONTCLAIR AVE	AUSTIN HWY / BROADWAY ST	Northeast	Growth - New Construction
90227	Tradition at Katherine Crt Condos	583C6	Terrell Rd/ Hildebrand Ave	New Braunfels/Broadway	Northeast	Growth - New Construction
90229	SOJO CONDOMINIUMS (SA)	617A2	E Josephine / E Grayson	Karnes / Avenue A	Central Business District	Stability
90230	EAST MEADOW CONDO (SA	617D4	Lamar/Hays	St. Martin/Gevers	Central Business District	Growth - New Construction
90231	Farmers Building Condo (SA)	616E6	South St. Mary's Street	E. Nueva / E Cesar Chavez Blvd	Central Business District	Stability
90232	CASA BLANCA LOFTS CONDOS (SA)	617A3	ALAMO ST	CASA BLANCA	Central Business District	Growth - New Construction
90233	LUMA CONDOS (SA)	617B1	Broadway	Mulberry/Brackenridge	Central Business District	Growth - New Construction
90234	COTTAGES AT CASTLE HILLS CONDOS	550A4	NW Military HWY	West Ave.	Northwest	Growth - New Construction
90235	ECKHERT CONDOS (NS)	548D8	Huebner/Babcock	Eckhert Blvd.	Northwest	Stability
90236	MARICA PLACE (AH)	583C6	Grove Pl./Elizabeth Pl.	Broadway/New Braunfels	Northeast	Growth - New Construction
90237	ARTS CONDOS (SAISD)	616F4	N St Mary's/SA River	Lexington/Richmond	CENTRAL BUSINESS DISTRICT	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
90238	THE GARRISON (NS)	548F5				Growth - New Construction
90239	ENCLAVE AT WHITBY	548C7	BABCOCK RD	HUEBNER RD	NORTHWEST	Growth - New Construction
90240	CREST AT ELM CREEK CONDO	549C4	VANCE JACKSON	WURZBACH	NORTHWEST	Growth - New Construction
90241	TERRAZAS AT ALAMO HEIGHTS (AH)	583B1	BROADWAY	W LAWNDALE DR	CENTRAL BUSINESS DISTRICT	Growth - New Construction
90242	EVERGREEN CONDOS (SAISD)	616E2	PARK AVE/ EVERGREEN ST	MCCULLOUGH AVE/ PARK AVE		Growth - New Construction
90243	CYPRESS TRAILS CONDO (NISD)	548A4	BABCOCK RD	PRUE RD	NORTHWEST	Growth - New Construction
90244	OAKS AT DIAL IKE CONDO (NEISD)	585C1				Growth - New Construction
90245	SOUTHLAKE CONDOS (SA)	683E1	KENNEDY HILL	SIDNEY BROOKS		Growth - New Construction
90246	THE DECO CONDO (SA)	582A8	DONALDSON/GRAMMERCY	ELMENDORF/FREDRICKSBURG	NE	Growth - New Construction
90247	IRA AVE LOFT CONDO (SA)		IRA	NATALEN		Growth - New Construction
90248	VILLAMANTA CONDOMINIUMS	548D7				Growth - New Construction
90250	MOSS BROOK CONDO	513E4				Growth - New Construction
90251	GRAYSON HOUSE CONDO					Growth - New Construction
90252	COVINGTON CONDO (EC)	652D5				Growth - New Construction
90253	1502 S WALTERS (SAISD)	617D8	DENVER/ESSEX	WALTERS/SAN SALVADOR		Growth - New Construction
90254	VILLAS AT PRESIDIO CONDOS (NISD)	514D6	PRESIDIO PARKWAY	VANCE JACKSON		Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
90255	MORNINGSIDE CONDO	584A4				Growth - New Construction
90256	VAN CLEAVE MODERN CONDO	579F7				Growth - New Construction
90257	THE COVE AT WESTOVER HILLS CONDO	612B2				Growth - New Construction
90258	ROSE HILL CONDOS	548A3	BABCOCK RD	SPRING TIME DR	NORTHSIDE ISD	Growth - New Construction
90259	UNIVERSITY VILLAGE CONDOS	514C7	UNIVERSITY PASS	W HAUSMAN RD	NORTHSIDE ISD	Growth - New Construction
90260	CEDAR HEIGHTS CONDOMINIUM	581A7	W QUILL DR/RIMROCK DR	EARLY TRAIL DR/HILCREST DR		Growth - New Construction
90261	MEADOWS AT OAK CREEK CONDOS	612B3	POTRANCO RD/ W MILITARY DR	W LOOP 1604 N/ ROUSSEAU		Growth - New Construction
90262	SOUTH HAUSMAN CONDOMINIUM	547B4	BANDERA RD/N LOOP 1604W	BIERING LN/S HAUSMAN RD		Growth - New Construction
90300	RICCHI LUXURY CONDOS	514D2	AT THE RIM IH10	IH10	Northwest	Stability
90501	TERRA FALLS CONDOMINIUM	479F7				Growth - New Construction
90970	VILLAS AT LUCKEY RANCH CONDOS	645E5				Growth - New Construction
92201	ALAMO HEIGHTS AREA 1	583B5	TUXEDO/PATTERSON	JONES MALTSBERGER/BROADWAY	Northeast	Revitalization
92202	ALAMO HEIGHTS AREA 2	583B4	Alamo Heights Blvd., NS Inslee, NS Rosemary/SS Blue Bonnet, Ogden Viesca	New Braunfels/Alamo Heights Blvd., Viesca	Northeast	Revitalization
92203	ALAMO HEIGHTS AREA 3(AH)	583C3	BRIGHTWOOD PL / CASTANO AVE	NEW BRAUNFELS / BROADWAY	Northeast	Revitalization
92204	ALAMO HEIGHTS AREA 4(AH)	583C5	NS Albany/Burr	New Braunfels/Broadway	Northeast	Revitalization
92206	KATHERINE COURT TNHMS	583C6	Terrell Rd/ Hildebrand Ave	New Braunfels/Broadway	Northeast	Stability
92211	MONTCLAIR TOWNHOMES	583C5	NS Albany/Burr	New Braunfels/Broadway	Northeast	Stability
92212	ELIZABETH PL TOWNHOMES	583C6	Hildebrand Ave/ Barilla Pl	Broadway/New Braunfels	Northeast	Stability
92213	MADELLENE TERRACE TNHM	583C6	NS Albany/Burr	New Braunfels/Broadway	Northeast	Stability
92214	COUNTRY CLUB HTS	583C6	NS Albany/Burr	New Braunfels/Broadway	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
92300	BALCONES HEIGHTS (SA/NE)	581D4	Gentleman Road/Babcock Road, Balcones Heights Road	Fredericksburg Road/Hillcrest Drive	Northeast	Stability
92401	CASTLE HILLS SEG 1 & 2	550B6	LOCKHILL SELMA RD / JACKSON KELLER	BLANCO RD/ T & NORR TRACKS	Northeast	Stability
92403	CASTLE HILLS SEG 3	550C8	N.W. LOOP 410	BLANCO RD./ JACKSON KELLER	Northeast	Stability
92404	CASTLE HILLS SEG 4	550B8	N. W. LOOP 410	JACKSON KELLER RD/ HONEYSUCKLE LANE	Northeast	Stability
92405	CASTLE HILLS SEG 5	582C1	JACKSON KELLER ROAD	BLANCO RD,	Northeast	Stability
92406	CASTLE GARDENS	550B5	WEST AVE.	N.W. MILITARY HWY / LOCKHILL-SELMA RD.	Northeast	Stability
92409	LUNDBLADE LANE	550C8	BLANCO ROAD	LUNDBLADE LANE	Northeast	Stability
92410	CASTLE HILLS NORTH (NE)	550A5	OFF FOX HALL LANE TO N.W MILITARY HWY.	WEST AVE.	Northeast	Stability
92411	WEST OAKS AT CASTLE HILLS	550A6	HIBISCUS / NW LOOP 410	FOX HALL LN. / WEST AVE.	Northeast	Stability
92412	OAKS OF CASTLE HILLS(NE)	582C1	BLANCO ROAD	JACKSON KELLER ROAD	Northeast	Stability
92602	CONVERSE - OLD TOWN (JD)	554D7	1604E	FM78	Northeast	Decline
92603	CONVERSE -WILLOW DR.(JD)	554D8	W LEGION DR / SCHOOL ST	FM 78 /	Northeast	Revitalization
92604	RANDOLPH VALLEY EST.(JD)	586E1	just east of FM 1516	South of Schaefer	Northeast	Stability
92605	LAKEAIRE AREA (JD)	586E2	just east of FM 1516	North of Donalan	Northeast	Stability
92606	PLACID PARK AREA (JD)	586D2	just east of HWY 78 / CRESTWAY	FM 1516 / CRESTWAY	Northeast	Stability
92607	MEADOW HLL/CIMRRN VLY(JD	554C6	E Loop 1604 N	FM 1976	Northeast	Stability
92608	QUAIL RDG/CONVRS HLLS(JD	554C7	KITTY HAWK RD/FM 1976	TOEPPERWEIN RD/CRESTWAY RD	Northeast	Stability
92609	ROLLING CREEK (JD)	554C6	TOEPPERWEIN RD & OLD CIMARRON TRAIL	KITTY HAWK RD & MF 1976	Northeast	Growth - New Construction
92610	JUDSON VALLEY	586E2	FM1516	FM 78	Northeast	Growth - New Construction
92611	HANOVER COVE UT 1&2	554E6	1604 & JOHN E PETERSON BLVD	ROCKET LN & FM 78	Northeast	Growth - New Construction
92612	COPPERFIELD (JD)	586F1	Schaefer - Rocket Lane	Lowr Seguin - Thorton - Loop 1604	Northeast	Stability
92613	AUTUMN RUN (JD)	586F2	Loop 1604	northwest of Graytown road - Autumn Run off 1604	Northeast	Stability
92615	SHADOW CREEK (JD)	554E8	FM 1976/ ROCKET LN	FM 78/ LOOP 1604	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
92617	MEADOWS OF COPPERFIELD	586F2	Coppergate just west of Loop 1604	Thornton	Northeast	Growth - New Construction
92618	BRIDGEHAVEN/HIGHTOP RIDGE	586D2	FM 1516 N	FM 78	Southeast	Growth - New Construction
92619	CIMARRON LANDING	554D6	FM 1976	LOOP 1604	Northeast	Growth - New Construction
92620	CIMARRON II (JD)	554B6	TOEPPERWEIN RD/CRESTWAY RD	KITTY HAWK RD/FM 1976	Northeast	Stability
92621	CIMARRON COUNTRY (JD)	554A6	TOPPERWEIN RD & CRESTWAY RD	KITTY HAWK RD	Northeast	Stability
92622	CIMARRON TRAILS(JD)	554A5	TOPPERWEIN RD	IH 35 N	Northeast	Stability
92623	SILVERTON VALLEY (JD)	554A5	TOEPPERWEIN RD/CRESTWAY RD	KITTY HAWK RD/FM1976	Northeast	Stability
92625	MEADOW RIDGE	554C7	Kitty Hawk Road to the north and Gibbs-Sprawl Road to the south	Right of of Toepperwein Road	Northeast	Stability
92626	MIRAMAR	554F7	LOOP 1604	ROCKET LANE & FM 78	Northeast	Stability
92627	GARDENS OF CONVERSE	554C7	TOEPPERWEIN RD/ CRESTWAY RD	KITTY HAWK RD/ FM 1976	Northeast	Growth - New Construction
92628	MACARTHUR PARK	587B2	Loop 1604	Lower Seguin Rd	Northeast	Growth - New Construction
92630	LOMA ALTA ESTATES	554B6	TOEPPERWEIN RD.	KITTY HAWK RD	Northeast	Growth - New Construction
92631	JUDSON HEIGHTS	586D2	SEGUIN RD	FM 1516 TO EAST & WALZEM TO WEST	Northeast	Growth - New Construction
92905	HILL CNTRY VILL (NE)	516E5	Hollywood Park north border / Bitters Rd. south border	281 east border / Blanco west border	Northeast	Stability
93001	HOLLYWOOD PARK AREA 1	516F4	US HWY 281 / VOIGHT DR.	MECCA DR. / DONELLA DR.	Northeast	Stability
93002	HOLLYWOOD PARK AREA 2	517A3	US HWY 281 / VOIGHT DR.	MECCA DR. / DONELLA DR.	Northeast	Stability
93003	HOLLYWOOD PARK AREA 3	516E3	LOOP 1604/RUA DE MATA (HOLLYWOOD PARK AREA 3)	US HWY 281/CANADA VERDE (THE CLUB AT SONTERRA GOLF COURSE)	Northeast	Stability
93004	GARDENSOF HOLLYWOOD PARK	517A4	US HWY 281	MECCA DR. / THOUSAND OAKS DR.	Northeast	Stability
93005	THE ENCLAVE/HLLYWD PK(NE	517A5	US HWY 281	THOUSAND OAKS DR. / BITTERS RD.	Northeast	Stability
93101	KIRBY TERRACE (JD)	619A1	East of Loop 410- West of Ackerman	South of Binz Engleman - North of IH-10	Northeast	Revitalization
93102	KIRBY - OLD TOWN (JD)	585A6	FM 78	ACKERMAN RD	Northeast	Revitalization

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
93103	SPRINGFIELD MANOR (JD)	584F8	Buzz Aldrin / Ackerman Road	Binz Engleman --just east of Loop410/HWY 78 split	Northeast	Revitalization
93104	KIRBY/HICKORY HILL (JD)	585B6	BINZ-ENGLEMAN RD	ACKERMAN RD	Northeast	Stability
93105	KIRBY MANOR (JD)	585A7	OLD SEQUIN RD	BINZ ENGLEMAN	Northeast	Stability
93110	SPRINGFIELD MANOR DPLX	584E8	BINZ ENGLEMAN	SPRINGFIELD	Northeast	Stability
93201	SENECA ESTATES (NS)	580B3	Poss Rd/Wurzbach Rd	Evers Rd/Bandera	Northwest	Revitalization
93202	LEON VALLEY/CANTERFIELD	580B1	Huebner Rd/Poss Rd	Evers Rd/Bandera Rd	Northwest	Stability
93203	LEON VALLEY/LINKWOOD	579F1	Eckhert Rd/Huebner Rd	Linkway/Bandera Rd	Northwest	Stability
93205	OLD MILL (TU56)	579F3	Leon Creek / Grissom Rd	Bandera Rd / Timberhill Dr	Northwest	Revitalization
93206	LEON VALLEY RMNS(NS)	580E5	Eckhert Rd / NW Loop 410	Eckhert Rd / Leon Creek	Northwest	Stability
93207	FOREST MEADOWS (NS)	580C2	Huebner Rd/Wurzbach Rd	Babcock Rd/Evers Rd	Northwest	Stability
93208	CANTERFIELD II (NS)	580B1	Huebner Rd/Wurzbach Rd	Babcock Rd/Evers Rd	Northwest	Stability
93209	LEON VALLEY TH'S (NS)	580B4				Stability
93210	LEON VALLEY/GRASS VALLEY SUB	580A2	Heubner Rd	Evers	Northwest	Stability
93211	LEON VALLEY/SUN VALLEY SUB	580B2	Fernmoss	Evers	Northwest	Stability
93212	SENECA ESTATES II	580B4	SENECA DR / THISTLE	BANDERA RD / SAMARITAN DR	Northwest	Stability
93213	LEON VALLEY/SHADOW MIST SUB'D	579F4	Grissom rd on the north and Wurzbach rd to the far south	Bandera rd on the east and Timberhill dr. to the west	Northwest	Stability
93214	RIDGE AT LEON VALLEY	580B4	Grass Hill Dr / Wurzbach Dr	Bandera Rd / Crystal Bow	Northwest	Growth - New Construction
93215	LEON VALLEY/BRISA EST	580B4	WATERCRESS	BLACKBERRY DR	Northwest	Growth - New Construction
93216	TRILOGY AT HUEBNER CREEK (LEON VALLEY)	580B2	BANDERA RD	NW LOOP 410	NORTHSIDE ISD	Growth - New Construction
93301	TRUMBAL TOWNHOMES	554A1	E LOOP 1604 N	PAT BOOKER RD	Northeast	Stability
93302	LIVE OAK VILLAGE (JD)	554A3	PAT BOOKER RD/KITTY HAWK RD	IH 35 NORTH/TOEPPERWEIN RD	Northeast	Revitalization
93303	BRENTWOOD OAKS (NE)	553F3	JUDSON RD/TOEPPERWEIN RD	RANDOLPH BLVD	Northeast	Stability
93304	BRENTWOOD OAKS TH (NE)	553F3	JUDSON RD	TOEPPERWEIN RD	Northeast	Stability
93305	WOODCREST 1	553F4	Judson/O'Conner	Toepperwein/RandolphBlvd	Northeast	Stability
93306	HIDDEN VILLAGE (JD)	554A1	Pat Booker Rd/Toepperwein Rd	Loop 1604/IH 35 N	Northeast	Stability
93307	MIRCOM SUB (NE)	553E3	JUDSON	FIDDLERS GREEN	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
93309	RETAMA HOLLOW (NE)	553E3	JUDSON RD/TOEPPERWEIN RD	RANDOLPH BLVD	Northeast	Stability
93310	WOODCREST / AUBURN HILLS @	553E4	Judson/O'Conner	Toepperwein/RandolphBlvd	Northeast	Stability
93311	VISTA RIDGE	553E3	Judson Rd.	O'Connor Rd.	Northeast	Growth - New Construction
93312	LIVE OAK TOWNHOMES	553F3	Toepperwein Rd.	Avery Rd.	Northeast	Growth - New Construction
93313	SKYBROOKE	553E4	IH35 N	O'CONNOR RD	Northeast	Growth - New Construction
93401	OLMOS PARK AREA 1(AH/SA)	582F6	East Contour Drive, Park Drive/Hildebrand Avenue	East Contour Drive, US 281/McCullough Avenue	Northeast	Revitalization
93402	93402 OLMOS PARK AREA 1(AH)	582E6	Olmos Dr/Hildebrand Rd	McCullough/IH37	Northeast	Stability
93403	PARK PLACE II (TH)	582F6	McCullough Avenue - Shook Avenue	E. Olmos Drive - E. Hildebrand Avenue	Northeast	Growth - New Construction
93502	SELMA PARK EST-STD (JD)	520B6	Retama Pkwy/Old Austin Rd	North IH35/Lookout Rd	Northeast	Growth - New Construction
93504	CREEKSIDE RIDGE/SUNRISE VILLAGE	520B4	LOOKOUT RD/ IH35	EVANS/LOOP 1604	Northeast	Growth - New Construction
93505	SATURN SUB (JD)	520E7	I-35 N	FM 1518	Northeast	Stability
93506	RETAMA RIDGE	520B6	LOOKOUT ROAD/I-H35	OLYMPIA PARKWAY	Northeast	Stability
93507	RETAMA SPRINGS	520A5	FM 2252	LOOP 1604	Northeast	Growth - New Construction
93508	RETAMA PARK/RETREAT	520C4	N Loop 1604 E	Lookout Rd. & I35	Northeast	Growth - New Construction
93509	CREEKSIDE GARDENS	520A6	RAILROAD / LOOKOUT RD	LOOP 1604	Northeast	Growth - New Construction
93510	THE RESERVE AT RETAMA	520C5	LOOKOUT RD/IH 35 N	N EVANS RD/LOOP 1604	Northeast	Growth - New Construction
93601	SHAVANO PARK AREA 1 / DE ZAVALA	515B5	1604 ON THE NORTH AND HUEBNER ON THE SOUTH	NW MILITARY ON THE EAST AND LOCKHILL-SELMA ON THE WEST	Northwest	Stability
93602	SHAVANO PARK AREA 2	515C5	LOOP 1604 ON THE NORTH AND HUEBNER ON THE SOUTH	SALADO CREEK ON THE EAST AND NW MILITARY ON THE WEST	Northwest	Stability
93603	SHAVANO PARK AREA 3	515D7	DE ZAVALA ON THE NORTH AND HUEBNER ON THE SOUTH	NW MILITARY ON THE EAST AND LOCKHILL-SELMA ON THE WEST	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
93604	BENTLEY MANOR COTTAGE EST. (NS)	515B6	LOCKHILL-SELMA RD	DE ZAVALA RD	Northwest	Stability
93605	BENTLEY MANOR EST. (NS)	515B6	LOCKHILL-SELMA RD	DE ZAVALA	Northwest	Stability
93610	SHAVANO PARK AREA 4	515B4	Pond Hill Rd	NW Military Hwy	Northwest	Growth - New Construction
93614	SHAVANO PARK AREA 5	515A5	Loop 1604 / De Zavala Rd	Lockhill-Selma Rd	Northwest	Growth - New Construction
93620	SHAVANO PARK AREA 6	515D4	Military Hwy	loop 1604	Northwest	Growth - New Construction
93621	POND HILL GARDEN VILLAS	515A4	Loop 1604	NW Military Dr	Northwest	Growth - New Construction
93901	TERRELL HILLS AREA 1	583D5	Rittiman Rd. / Burr Rd	Harry Wurzbach / New Braunfels	Central Business District	Stability
94001	PARKVIEW/NORTHVIEW(SC)	554F3	Pat Booker Rd	FM 78	Northeast	Revitalization
94002	OLD ROSE GARDEN(SC)	554F2	Pat Booker	FM 78	Northeast	Stability
94003	MEADOW OAKS/EMELIA (JD)	554D4	Kitty Hawk Rd	1604 N Loop/Old Cimmaron	Northeast	Stability
94004	CORONADO VILLAGE (JD)	554C2	Pat Booker/Kitty Hawk & Pat Booker/Palisades	1604/Kitty Hawk	Northeast	Stability
94005	ROSE GDN EST/RED HORSE(JD/SC)	554F1	KITTY HAWK	PAT BOOKER RD	Northeast	Stability
94006	GOLDEN POND ESTATES (JD)	555A2	GORDON A BLAKE HWY	PAT BOOKER RD	Northeast	Stability
94007	SUNRISE CANYON (JD)	554E1	IH35 / PAT BOOKER RD	FM 1518 / UNIVERSAL CITY BLVD	Northeast	Stability
94008	CIBOLO BLUFFS (SC)	555A1	Winn Ave	Silver Terrace	Northeast	Stability
94009	CORONADO VILLAGE TH'S (JD)	554C3	Pat Booker/1604 N	Kitty Hawk	Northeast	Stability
94010	SPRINGWOOD	554D5	1604 & OLD CIMARRON TRAIL	KITTY HAWK RD & FM 1976	Northeast	Stability
94011	ROSE GARDEN EST	554E2	Kitty Hawk Rd	Pat Booker Rd	Northeast	Stability
94012	GOLDEN OAKS SUB	554E2	KITTY HAWK	PAT BOOKER RD.	Northeast	Stability
94013	ROSE GARDEN TERRACE	554E2	Universal City	El Dorado	Northeast	Stability
94014	KB CIMARRON TRAIL SUBD (JD)	554D4	KITTY HAWK / FM78	LOOP 1604 / OLD CIMARRON	Northeast	Growth - New Construction
94015	CIMARRON (JD)	554C5	FM 1604	KITTY HAWK	Northeast	Stability
94016	OLD CIMARRON TRAIL SUBD	554C4	OLD CIMARRON/TOPPERWEIN RD	KITTY HAWK/FM 78	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
94017	CIMARRON TRAIL PULTE	554D5	KITTY HAWK / GIBBS SPRAWL	LOOP 1604 N / TOEPPERWEIN	Northeast	Growth - New Construction
94018	KITTY HAWK	554C4	FM 1604	KITTY HAWK	Northeast	Growth - New Construction
94019	OLYMPIA OAKS	554C1	Universal City Blvd	Pat Booker/ Coronado	Northeast	Stability
94020	OLYMPIA (JD)	520C8	IH-35N / PAT BOOKER RD	UNIVERSAL CITY BLVD / E LOOP 1604	Northeast	Stability
94021	ORO DE CORONADO (JD)	554C1	CORONADO	PAT BOOKER	Northeast	Stability
94022	OLYMPIA ESTATES I (JD)	520D8	Universal City/Pheonix	East Spartan Terrace	Northeast	Stability
94023	OLYMPIA HILLS (JD)	554C1	Universal City Rd/Forum	Athena	Northeast	Stability
94024	HERITAGE HILLS (JD)	554C1	Universal City/Coronado	Forum	Northeast	Revitalization
94025	FORUM CREEK (JD)	520C8	Athenian/Collingwood	Forum/Oak Meadows	Northeast	Stability
94026	PARK OLYMPIA (JD)	554C1	PAT BOOKER RD	UNIVERSAL CITY BLVD	Northeast	Stability
94027	OLYMPIA ESTATES II (JD)	520D8	Mt Olympus/Gothic	Phoenix/Universal City	Northeast	Stability
94028	OLYMPIA ESTATES III (JD)	520C7	Olympia	Phoenix	Northeast	Stability
94029	HERITAGE HILLS II (JD/UC)	554C1	GOTHIC RD / PAT BOOKER RD	UNIVERSAL CITY BLVD	Northeast	Stability
94030	OLYMPIA SUB UT-6B	520C8	OLYMPIA PKWY	PHEONIX AVENUE	Northeast	Stability
94032	SCHEEL GARDENS	554D5	OLD CIMARRON TRL	FM 1976	Northeast	Growth - New Construction
94033	CIBOLO CROSSING	554E1	E FM 1518 N	KITTY HAWK RD	NORTHEAST	Growth - New Construction
94035	MATHOM LANDING SUBD	554E5	LOOP 1604/OLD CIMARRON TRAIL	KITTY HAWK RD/ FM 1976	Northeast	Stability
94040	OLYMPIA/THE SUMMIT	520E8	Universal City Blvd	Mount Olympus/Gothic Dr	Northeast	Growth - New Construction
94048	MEADOW OAKS - 4 PLEX	554D4	Meadowland & Plaza Dr.	E Loop 1604 N	Northeast	Stability
94101	WINDCREST SEG1/2	553A7	CRESTWAY/WALZEM RD	MIDCROWN/IH35	Northeast	Stability
94103	WINDCREST SEG 3	553B8	CRESTWAY/WALZEM RD	EAGLECREST/IH35	Northeast	Stability
94104	WINDCREST SEG 4	553B6	NORTHGAP/CRESTWAY	EAGLECREST/WINDBORO	Northeast	Stability
94105	WINDCREST AREA 5	553C7	CRESTWAY/MONTGOMERY	LITTLEPORT/EAGLECREST	Northeast	Stability
94106	WINDCREST GDN HOMES	553C8	WINDROCK/MONTGOMERY	WINDROCK/EAGLECREST	Northeast	Stability
94107	WINDCREST PATIOGP2(NE)	553A8	WINDWAY OR PATRIOT DRIVE	WALZEM RD	Northeast	Stability
94108	WINDCREST TH	552F7	CRESTWAY/CROSSWIND	IH 35 TO THE WEST.	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
94109	WINDCREST RM	553B8	WALZEM RD.	EAGLECREST BLVD.	Northeast	Stability
94110	WINN BROOK ESTATES	553C7	WEIDNER / EAGLECREST BLVD	CRESTWAY RD	Northeast	Stability
94111	WINDCREST GARDEN HMS II	553B6	JIM SEAL DR OR WINDBORO	CRESTWAY	Northeast	Stability
94115	WINDCREST GDN HM GP2 SPL	552F7	CRESTWAY/WEATHERCOCK LN	WILLOW WAY TO THE WEST	Northeast	Stability
94116	WINDCREST/GARDENS OF	553A7	RANDOLPH BLVD.	CRESTWAY RD.	Northeast	Stability
94200	Judson Duplexes Misty/Crestway	553F6				Growth - New Construction
94300	CHANDLER CROSSING	587B3	Chandler Crossing	Graytown Road	Northeast	Stability
94301	LAURA HEIGHTS/THE RESERVE AT SCHERTZ	587D4	WARE - SEGUIN RD/HALLIE HEIGHTS	LOOP 1604	Northeast	Growth - New Construction
94302	SUMMERHILL	587B3	Waverunner	Graytown Road	Northeast	Stability
94303	THE CROSSVINE	555F7	LOWER SEGUIN RD / WARE SEGUIN RD	FM 1518 / LOOP 1604	Northeast	Growth - New Construction
94304	PALOMA SUBD	587B7	Weichold Road	Rosalina	Northeast	Growth - New Construction
94305	WILLOW GROVE SUB (SC)	555E5	SCHAEFER RD	FM 1518	Northeast	Growth - New Construction
94306	HUNTERS WAY SUB'D	588E5	South of I-10 off of 1518	I-1O East	Northeast	Growth - New Construction
94307	HALLIES COVE	588C3	E FM 1518 N	IH 10 E	Southeast	Growth - New Construction
94308	MILLICAN GROVE	587C6	N Graytown Rd.	IH 10 E	Southeast	Growth - New Construction
94309	SAVANNAH PLACE	587D8	N GRAYTOWN RD	I10E	Southeast	Growth - New Construction
94310	SEDONA	555F7		Lower Seguin Rd	Northeast	Stability
94311	WILLOW VIEW	587C3	Boeing Dr	N Graytown Rd	Northeast	Growth - New Construction
94312	GRAYTOWN	587B3	E LOOP 1604 N	N GRAYTOWN RD	Northeast	Growth - New Construction
94315	RHINE VALLEY	556A5	FM 1518	LOWER SEGUIN RD	Northeast	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
94316	SADDLEBROOK RANCH	556A5	E FM 1518 N	IH 10 E	SCHERTZ-CIBOLO ISD	Growth - New Construction
94317	CARMEL RANCH SUBD	556B6	E FM 1518 N	LOWER SEGUIN RD	SCHERTZ-CIBOLO ISD	Growth - New Construction
95000	RIDGECREST VILLAS/CASINAS	551B8	NORTH: LOOP 410 / SOUTH: THE QUARRY	WEST: HWY 281 / EAST: BROADWAY	Northeast	Growth - New Construction
95001	LINCOLN HEIGHTS	583A3	The Quarry Golf Course / Tuxedo Ave.	Nacogdoches Rd / Forestshire	Northeast	Stability
95002	CROWNHILL PARK (AH/NE)	550E6	East Ramsey / SS Marquis Lane	US 281 / Jones Maltzberger	Northeast	Stability
95003	CROWNHILL ACRES	551B8	Empire St, Ridgecrest Dr / Sunset Rd, Lorenz Dr	Everest Rd / Broadway Ave	Northeast	Stability
95004	NORTHWOOD (AH)	583D1	Loop 410 / SS Rockhill	Kenilworth Blvd / Nacogdoches Rd	Northeast	Revitalization
95005	TERRELL HEIGHTS	583E3	Eisenhauer Rd / Rittiman Rd	Vandiver / Greenwich Blvd	Northeast	Revitalization
95006	SPRING HILL TH'S (AH)	583E3	Spring Bend	Spring Briar	Northeast	Stability
95007	RIDGEVIEW EAST (NE/AH)	551A8	Chulie / Sunset Rd	US 281, Union Pacific RR Tracks / Jones Maltzberger	Northeast	Stability
95008	MEADOWWOOD ESTATES	583D3	Eisenhauer / Woodmen	Scottsdale / New Braunfels	Northeast	Revitalization
95010	LINCOLN HEIGHTS (AH)	583B3	W. Sunset Rd. / Tuxedo Ave.	Treeline, Nacogdoches Rd. / Jones Maltzberger	Northeast	Stability
95011	NORTHWOOD GDN HMS (AH)	583B2	Dijon Court	Lorenz	Northeast	Revitalization
95012	NORTHRIDGE PARK (AH)	583D2	Nacogdoches Rd, Blanton / SS Brightwood, Eisenhauer	Kenilworth Blvd / Nacogdoches Rd.	Northeast	Revitalization
95013	GLENDALOUGH/TOFTREES(/SUNSET CTAH)	583C2	Nacogdoches Rd	New Braunfels	Northeast	Stability
95014	OAK PARK/ROYAL OAKS (AH)	551D8	Loop 410 / Lorenz	Nacogdoches Rd / Broadway, New Braunfels	Northeast	Stability
95015	SUNSET RD. AREA (AH)	551C8	Loop 410 / Nacogdoches	New Braunfels / Broadway	Northeast	Stability
95016	SCOTTSHILL TH'S (AH)	583B1	Ridgecrest / Lawndale	Scottshill	Northeast	Stability
95017	CORITA DR TOWNHOMES	583B1	Corita Dr	Broadway / Ashyia Way	Northeast	Revitalization
95018	THE GREEN AT LINCOLN HTS	583A2	Sunset Rd./ Basse Rd.	Quarry Golf Course/ Treeline Dr.	Northeast	Stability
95019	LOS CASTILLOS VILLAS	583C1	East Sunset	Broadway/New Braunfels	Northeast	Stability
95020	SUNSET RD. AREA II (AH)	583C1	Lawndale/Sunset	Broadway/New Braunfels	Northeast	Stability
95021	LINCOLN HEIGHTS TOWNHOMES	583A3	US HWY 281 N	E Basse Rd..	Central Business District	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
95100	SAPPHIRE MEADOWS	654A6	SE LOOP 410	NEW SULPHUR SPRINGS RD	ECISD	Growth - New Construction
95101	LAKESIDE - PATIO	653B3	FOSTER RD	HWY 87 @ LAKE MEADOW OUTSIDE LOOP 410/	Northeast	Stability
95102	LAKESIDE - STD	653B2	Lake Meadow and Lake Front run south from Hwy 87	Hwy 87 is the north border	Northeast	Stability
95103	PEACH GROVE	652D5	WW WHITE/CHANDLER	WW WHITE/RED HAVEN	Northeast	Stability
95104	CRESTLAKE (EC)	653C3	LAKE VICTORIA/BEAR BRANCH	FOSTER MEADOWS/EAGLE CREEK	Northeast	Stability
95105	HIGHLAND FOREST	652B8	Copinsay/S.E. Military	Dumbarton/Shetland	Northeast	Stability
95106	FOSTER MEADOWS	653C2	Bear Meadow/Blind Meadow	Foster Meadow/Spice Meadow	Northeast	Growth - New Construction
95107	SOUTHCROSS RANCH	653A4	ABILENE TRAIL/FIRESTAR TRAIL	EAST RANCH RD/SOUTHCROSS RANCH RD	Northeast	Stability
95108	GREENWAY	685A5	Green Nook/Green Hollow	Green Manor/Green Mist	Northeast	Stability
95109	MONTE VIEJO SUB	652C8	SOUTHEAST MILITARY DRIVE	FAIRLAWN	Northeast	Growth - New Construction
95110	MARY HELEN (EC/SA)	652D2	Rigsby/Theis	Bonair/S WW White	Southeast	Stability
95111	HERITAGE OAKS PH I UT 1	683F5	Shane Rd. / Engleman Oak	Southton / Villamain	Southeast	Growth - New Construction
95112	HERITAGE OAKS TOWNHOMES	683F5	SHANE RD / ENGLEMAN OAK	SOUTHTON RD / VILLAMAIN	Northeast	Stability
95114	GREENWAY TERRACE	684F5	GREEN LAKE DR	HWY 181	Northeast	Stability
95115	IDA CREEK	652E4	WW WHITE	IDA CREEK	Northeast	Stability
95116	BUTTERFIELD RANCH	720A2	CASSIANO RD	RICHTER RD	Northeast	Stability
95117	SOUTHTON VILLAGE	718E1	Union Pacific RR / Southton	IH 37 / Southton	Southeast	Growth - New Construction
95118	SOUTHTON MEADOWS/SOUTHTON LAKE	718E1	IH 37S	SOUTHTON RD	Southeast	Growth - New Construction
95119	GREEN LAKE MEADOW	685A5	IH 37 S	HIGDON RD	Southeast	Growth - New Construction
95120	BLUE ROCK SPRINGS	653C5	S Foster Rd.	New Sulphur Springs	Southeast	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
95121	THEA MEADOWS	652D5	S W W WHITE RD	SE MILITARY DR	Southeast	Growth - New Construction
95122	RUBY CROSSING	751E3	RED FOREST LN	S LOOP 1604 E	Southeast	Growth - New Construction
95123	LONESOME DOVE	752B3	IH 37 S	S LOOP 1604 E	Southeast	Growth - New Construction
95124	PECAN VALLEY	652C4	Springview/Valleyfield	Roland/Pecan Grove	Southeast	Stability
95125	PECAN VALLEY HEIGHTS (EC)	652D4	E SOUTHCROSS	S WW White	Southeast	Stability
95126	PECAN VALLEY EST.	652D3	Roland	Greco	Southeast	Stability
95127	PECAN VALLEY GATE	652C3	ROLAND	GRECO	Northeast	Stability
95129	REPUBLIC OAKS	652D7	S.E. Military Dr./Loop 410	WW White Rd./Republic Golf Course	Southeast	Growth - New Construction
95130	SOUTHERN HILLS SUBD	653C3	Sinclair Rd/Lake Victoria	Southern Bluff/Foster Meadows	Southeast	Stability
95131	REPUBLIC CREEK	652E8	SE Loop 410	S WW White Rd.	Southeast	Growth - New Construction
95132	SOUTHTON COVE (EC)	718F2	IH 37 S	SOUTHTON RD	Southeast	Growth - New Construction
95133	BLUE RIDGE RANCH (EC)	653B5	S FOSTER RD	NEW SULPHUR SPGS	Southeast	Growth - New Construction
95134	FOSTER ACRES	653C4	Foster Meadows	Channel	Southeast	Growth - New Construction
95135	FOSTER MEADOWS II	653C3	FOSTER MEADOWS	LAKE VICTORIA	Northeast	Growth - New Construction
95136	BROOKSIDE-IMPROVED	684B3	LEBANON / SE LOOP 410	Goliad Rd/South Presa	Southeast	Stability
95137	SALADO CREEK (EC)	652D7	SE LOOP 410	S WW WHITE RD	SOUTHEAST	Growth - New Construction
95138	BROOKSIDE-NEW DEV	684B3	Juniper / SE LOOP 410	Goliad / Siluria	Southeast	Stability
95140	CHURCHVIEW ACRES (EC)	622F7	FM 1346	FM 1346 / PITTMAN	Southeast	Stability
95141	QUAIL CREEK	622F2	STAPPER / GRAYTOWN	MILLER RD / FM 1518	Southeast	Stability
95142	CATALINA	586E8	E LOOP 1604 N	IH 10 E	Southeast	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
95143	RANDOLPH CROSSING (EC)	621A2	SCHUWURTH RD	E LOOP 1604 N	SOUTHEAST	Growth - New Construction
95144	ANNABELLE RANCH / EVERLY ESTATES	654E4	STAURT RD	US HWY 87	SOUTHEAST	Growth - New Construction
95145	KEY LARGO SUBD	586D7	Binz-Engleman / IH-10	FM 1518 N / Binz Engleman Rd.	Northeast	Growth - New Construction
95146	PRESA POINT	685A6	IH 37 S	US HWY 181	SOUTHEAST	Growth - New Construction
95147	RED HAWK LANDING I (EC)	685B2	S WW WHITE RD	HILDEBRANDT	SOUTHEAST	Growth - New Construction
95148	HICKORY RIDGE (EC)	720E6	US HWY 181 S	S LOOP 1604 E	SOUTHEAST	Growth - New Construction
95149	SPANISH TRAILS VILLAS	652E3	SE LOOP 410	SINCLAIR RD	SOUTHEAST	Growth - New Construction
95150	STUART ESTATES	687A8	BERNHARDT RD / LOOP 1604	LOOP 1604 / STUART RD	Southeast	Stability
95151	RIPOSA VITA	653A3	ESPADA FALLS	SINCLAIR RD.	Southeast	Growth - New Construction
95152	HEATHERS / ASHER PLACE	588E5	FM 1518	ABBOTT RD	Southeast	Growth - New Construction
95153	STONEGATE	653B2	Foster Meadows	Sinclair Rd.	Southeast	Growth - New Construction
95154	LAKEVIEW RANCH	721A1	BERNHARDT RD/ E LOOP 1604 S	LEEWARD LANE/STUART RD	Southeast	Growth - New Construction
95155	ESCONDIDO/PARC AT	586D7	FM 1516	Hays Parc	Northeast	Growth - New Construction
95156	HERITAGE OAKS	683F5	SOUTHTON RD	ENGELMANN OAK	Southeast	Stability
95157	NOTTING HILL	586D6	WEICHHOLD RD	FM 1516 N	Southeast	Growth - New Construction
95158	ESCONDIDO II/PARC AT	586E7	Weichold RD & I10 to the South	Diversy / FM 1516	Northeast	Growth - New Construction
95159	KNOX RIDGE	586E6	Loop 1604	IH10 E	Southeast	Growth - New Construction
95160	QUIET CREEK SUBD	587A4	N Gray Town Rd. / Scenic Lake Dr.	E Loop 1604 / Boenig	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
95161	HERITAGE OAKS II	683F5	Southton Rd.	SE Loop 410	Southeast	Growth - New Construction
95162	HALLIES RANCH	588E5	E FM 1518 N	N Abbott Rd.	Southeast	Growth - New Construction
95163	COBALT CANYON/HUNTERS PLACE/ SCOTT HOLLOW	588C7	E FM 1518 N	Abbott Rd	Southeast	Growth - New Construction
95164	SAGE MEADOWS	588E5	E FM 1518 N	N ABBOTT RD	Southeast	Stability
95165	KNOX RIDGE NORTHWEST	586E6	E LOOP 1604 N	BINZ-ENGLEMAN RD	Southeast	Growth - New Construction
95166	ABBOTT PLACE	588E5	E FM 1518 N	N ABBOTT RD	Southeast	Growth - New Construction
95167	SUTTON FARMS	653A2	SE LOOP 1604	SINCLAIR RD	SOUTHEAST	Growth - New Construction
95168	AVINEDA/HUNTERS RIDGE	588B6	FREUDENBURG RD	IH 10 E	SOUTHEAST	Growth - New Construction
95169	KATZER RANCH (EC)	587D8	N GRAYTOWN RD	GREEN RD	SOUTHEAST	Growth - New Construction
95170	SPRING GROVE (EC)	588C7	N ABBOTT RD		SOUTHEAST	Growth - New Construction
95171	FLORA MEADOWS	587F5	PFEIL RD	IH 10 E	ECISD	Growth - New Construction
95172	ROSE VALLEY	621F2	FREUDENBURG RD	N GRAYTOWN RD	ECISD	Growth - New Construction
95173	THE WILDER/LUENSMANN SUBD	621A2	E LOOP 1604 S	FM 1346	ECISD	Growth - New Construction
95174	AGAVE SUBD	652B2	S WW WHITE RD	SE LOOP 410	ECISD	Growth - New Construction
95175	VISTA REAL	621A3	E LOOP 1604 N	SCHUWIRTH RD	ECISD	Growth - New Construction
95176	ABBOTT RUN	588C7	FM 1518	ABBOTT RD	ECISD	Growth - New Construction
95177	PRAIRE GREEN	587D8	GREEN RD	E LOOP 1604 N	ECISD	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
95178	SIENNA LAKES	620C6	E LOOP 1604 N	FM 1346	ECISD	Growth - New Construction
95179	WINDBORNE/GRAYTOWN	587C5	E LOOP 1604 N	IH 10 E	EAST CENTRAL ISD	Growth - New Construction
95180	HIGDON CROSSING	685A5	S WW WHITE RD	HIGDON RD	ECISD	Growth - New Construction
95181	SAPPHIRE GROVE	654B7	SE LOOP 410	NEW SULPUR SPRINGS RD	ECISD	Growth - New Construction
95182	PUNTA VERDE	621A1	E LOOP 1604 N	IH 10 E	EAST CENTRAL ISD	Growth - New Construction
95183	RED HAWK LANDING II (EC)	685B2	SE LOOP 410	HILDREBRANDT	ECISD	Growth - New Construction
95184	SERENO SPRINGS	621B3	E LOOP 1604 N	IH 10 E	EAST CENTRAL ISD	Growth - New Construction
95185	LEGACY AT GREEN	621C1	GREEN RD	E LOOP 1604 N	EAST CENTRAL ISD	Growth - New Construction
95186	GRACE GARDENS UT-1	685A2	US 281 S/S WW WHITE RD	IH 37 S/HILDERBRANDT	ECISD	Growth - New Construction
95187	FISCHER GARDENS	621D1	FREUDENBURG RD	N GRAYTOWN RD	EAST CENTRAL ISD	Growth - New Construction
95188	HICKORY RIDGE II (EC)	720E6	US HWY 181 S	S LOOP 1604 E	ECISD	Growth - New Construction
95190	STONE GARDEN	719E3	OLD CORPUS CHRISTI RD	RICHTER RD	ECISD	Growth - New Construction
95194	GARDEN GROVE/GATES SUBD	654C3	S FOSTER RD	US HWY 87 E	EAST CENTRAL ISD	Growth - New Construction
95197	BLUE WING TRAILS	684D7	IH 37 S	SOUTHTON RD	ECISD	Growth - New Construction
95198	GREENSFIELD SUBD	684A6	SOUTHTON RD	FARM RD	ECISD	Growth - New Construction
95201	ARROYO VISTA (ED)	614F4	Commerce / Joe Blanks	NW 39th St / Capehart	Northwest	Stability
95210	LOMA AREA 1b (ED)	614F3	Groff & Ruiz / W Commerce St.	Griggs & ACME / General McMullen	Northwest	Stability
95211	LOMA AREA 1 (ED)	614F2	Culebra Rd. / W Commerce St.	Griggs Ave. / NW 36TH ST	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
95212	LOMA AREA 1a (ED)	614E3	Culebra Rd. / W Commerce	Callaghan Rd. / Hortencia St.	Northwest	Stability
95220	EDGEWOOD AREA 7	649D1	US HWY 90 W	SW 36TH ST / CUPPLES	Southwest	Stability
95230	LOMA AREA 2 (ED)	615C2	Culebra Rd. / W Commerce St.	NW 36TH St. / N General McMullen	Northwest	Stability
95233	PROSPECT AREA 3 (ED)	615D2	Culebra Rd. / W Commerce St.	N General McMullen / NW 26TH St.	Northwest	Stability
95240	WEST LAWN AREA 5	615B6	W Commerce & Enrique M Barrera PKWY / Castroville Rd.	SW 36TH St. / SW 24TH St.	Northwest	Stability
95244	GARDENDALE AREA 8 (ED)	615B7	Castroville Rd. / US HWY 90 W	SW 36TH St. / Cupples Rd.	Northwest	Stability
95246	MARISOL HOMES (ED)	615D5	SW 29TH	EL PASO	Southwest	Stability
95250	EDGEWOOD AREA 10 (ED)	649D2	US HWY 90 W / GENERAL HUDNELL DR	SW 34TH ST / CUPPLES RD	Southwest	Growth - New Construction
95252	EDGEWOOD AREA 9 (ED)	615A8	US HWY 90 W / W THOMPSON PLACE	STATE HWY 151 / BARCLAY ST	Southwest	Stability
95260	LOS JARDINES AREA 4 (ED)	614F5	W Commerce St. / Castroville Rd.	S Callaghan Rd. / SQ 36TH St.	Northwest	Stability
95265	LENWOOD HEIGHTS (ED)	614E4	Commerce / HWY 151	ACME / Callaghan	Northwest	Growth - New Construction
95266	MESETA SUBD (ED)	614E5	S ACME Rd.	W Commerce/Enrique M Barrera PKWY	Central Business District	Growth - New Construction
95301	WALKER SUBD (Har)	682F4	ROOSELVELT AVE	SE LOOP 410	HARLANDALE ISD	Growth - New Construction
95302	RAVEN HILL (Har)	650F6	Pron / Military Dr.	Roosevelt /Curtis	Southeast	Revitalization
95303	BELLAIRE (Har)	682E1	VESTAL / ANSLEY	S FLORES / PLEASANTON	Southwest	Revitalization
95304	KINGSBOROUGH (Har)	682E3	ASHLEY / SW LOOP 410	ROOSEVELT / MOURSUND	Southwest	Revitalization
95305	HARLANDALE NE	650E6	SOUTHCROSS / SW Military Dr	SAN ANTONIO RIVER / Pleasanton Rd	Southwest	Stability
95306	HARLANDALE SE	682F2	SW Military Dr / Ashley Rd	Roosevelt Ave / PLEASANTON	Southwest	Stability
95307	HARLANDALE SW	650C8	MILITARY / FORMOSA	PLEASANTON / IH 35	Southwest	Stability
95308	HARLANDALE NW	650C5	DIVISION / SW Military Dr	Pleasanton Rd / IH 35	Southwest	Revitalization
95309	HARLANDALE NE II	650E4	OCTAVIA PL / SOUTHCROSS	MISSION / PLEASANTON	Southwest	Stability
95310	Las Bougainvilleaus (Har)	682E2	HEATHER COURT	DALTON COURT	Southwest	Stability
95311	HARLANDALE SW II	682C1	FORMOSA/LOOP 410	MOURSUND / S ZARZAMORA	Southwest	Stability
95312	HARLANDALE NW II	650A4	DIVISION / SOUTHCROSS	IH35 / SOMERSET	Southwest	Stability
95313	HARLANDALE NW III	650A6	STONEWALL / MILITARY	IH35 / SOMERSET	Southwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
95314	LOMA MESA (Har)	683A3	Ashley Rd / SE Loop 410	Roosevelt Ave / VACANT ACREAGE LOT	Southwest	Growth - New Construction
95315	PLEASANTON FARMS (Har)	682E4	VILALRET / SW LOOP 410	WALHALLA / PLEASANTON	Southwest	Growth - New Construction
95316	VILLARET ESTATES III (Har)	682B3	GILLETTE / VILLARET	RAIL ROAD TRACKS / ROCKWELL	Southwest	Growth - New Construction
95317	THE ROCKWELL ENCLAVE (HAR)	682A2	ROCKWELL BLVD	W ANSLEY BLVD	Southwest	Growth - New Construction
95318	THE GRAINARY (Har)	682F3	ASHLEY RD/ SE LOOP 410	ROOSEVELT AVE/ VACANT AC LOT	SOUTHWEST	Growth - New Construction
95325	ASHLEY HEIGHTS (Har)	682F2	BELLAIRE PARK / ASHLEY RD	S FLORES ST / BASCUM BLVD	Southwest	Growth - New Construction
95398	DOVER I	586C3	Hwy 78 / FM 1516	Crestway/Walzem	Northeast	Stability
95400	WOODLAKE BLUFFS ENCLAVE/ENCLAVE AT CANDLEMEADOW	585E5				Growth - New Construction
95401	WOODLAKE MEADOWS	585E4	Gibbs Sprawl Rd./FM 78	Woodlake	Northeast	Growth - New Construction
95402	WOODLAKE (JD)	585E6	FM 78/BINZ-ENGLEMAN RD	Woodlake/Foster Rd.	Northeast	Revitalization
95403	WOOD LAKE RM'S	585E5	FM 78/LAKEVIEW DR	WOODLAKE PARKWAY/Foster Rd.	Northeast	Stability
95404	WOODLAKE PARK (JD)	585F6	FM 78/BINZ ENGLEMAN	WOODLAKE	Northeast	Stability
95405	WOODLAKE CC EST/MISSION	586A4	FM 78/BINZ-ENGELMAN	WALZEM/WOODLAKE	Northeast	Stability
95406	WOODLAKE GOLF VILLAS (JD)	585F4	FM 78/BINZ-ENGELMAN	WALZEM/WOODLAKE	Northeast	Stability
95407	WOODLAKE-FAIRWAYS(JD)	585F3	WALZEM/ FM 78	WALZEM/WOODLAKE	Northeast	Stability
95408	FIRESTONE PKWY GDN HMS (JD)	586A4	FM 78/BINZ/ENGELMAN	WALZEM/WOODLAKE	Northeast	Stability
95409	HIGHLAND FARMS TWO(JD)	585C6	FM 78/ SUMMER FEST	N FOSTER RD/SUMMER FEST	Northeast	Stability
95410	SUNRISE	585C7	FM 78/BINZ-ENGLEMAN RD	FOSTER RD/ACKERMAN RD	Northeast	Stability
95411	HIGHLAND FARMS (JD)	585C6	FM 78/ SUMMER FEST	FOSTER/ SUMMER FEST	Northeast	Stability
95412	CANDLEWOOD PARK	585C8	BINZ-ENGLEMAN/IH-10	FOSTER RD/ACKERMAN	Northeast	Stability
95413	NORTHEAST CROSSING	585D3	EISENHAUER/GIBBS SPRAWL RD	WOODLAKE/EAST OF IH-35	Northeast	Stability
95414	NORTHEAST CROSSING TIF 2	585C2	EISENHAUER/GIBBS-SPRAWL	WOODLAKE/ EAST OF IH-35	Northeast	Growth - New Construction
95415	PARK VILLAGE (JD)	584F3	EISENHAUER/RITTIMAN	Raybon/Fratt Rd	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
95416	PARK VILLAGE TH	585B3	MIDCROWN/RITTIMAN	CASTLE CROSS/ RAY BON	Northeast	Stability
95417	EAST VILLAGE (JD/NE)	585B4	MIDCROWN//GIBBS SPRAWL/RITTIMAN	WOODLAKE PARKWAY/RAYBON DR	Northeast	Revitalization
95418	WOOD GLEN (JD)	585A5	RITTIMAN RD/GIBBS-SPRAWL RD	CASTLE CROSS/ KAEPA	Northeast	Stability
95419	HIGHLAND FARMS 3	585C6	FM 78/ Summer Fest	N Foster Rd/Summer Fest	Northeast	Stability
95420	VENTURA/SPRING MEADOW	586B2	GIBBS-SPRAWL/FM 78 RD	SEGUIN RD/WALZEM RD	Northeast	Stability
95421	VENTURA-OLD	586A3	Walzem /FM 78	WALZEM/ WOODLAKE FURTHER WEST	Northeast	Stability
95422	DOVER II	586D3	Hwy 78 / FM1516	Walzem further west	Northeast	Stability
95423	MEADOW BROOK (JD)	586B3	FM 78 RD/ BINZ ENGELMAN FURTHER SOUTH	CRESTWAY/WALZEM RD	Northeast	Stability
95424	BRENTFIELD (JD)	586B4	FM 78 RD/BINZ ENGELMAN FURTHER SOUTH	WALZEM RD/WOODLAKE	Northeast	Stability
95425	NORTHHAMPTON	586C1	GIBBS-SPRAWL RD/FM 78	SEGUIN RD/WALZEM FURTHER WEST	Northeast	Stability
95426	ESCONDIDO CREEK	586C7	TEXAS PALM	BINZ-ENGLEMAN	Northeast	Revitalization
95427	ESCONDIDO MEADOWS SUBD	586C6	Binz-Engleman	SPOTTED OWL	Northeast	Stability
95428	WORTHAM OAKS	485B4	BEXAR COUNTRY LINE / EVANS RD	HANGING OAK / ANGUSTURA	Northeast	Stability
95429	ESCONDIDO NORTH	586C6	BINZ ENGLEMAN RD	TEXAS PALM DR	Northeast	Stability
95430	MILLER'S POINT	553F5	MILLER RD / KITTY HAWK	SPRUCE RIDGE / MILLER RD	Northeast	Stability
95431	CROWNWOOD TH (JD)	554A8	SERENCE RIDGE / GIBBS-SPRAWL RD	CRESTWAY / MILLER RD	Northeast	Stability
95432	CENTURY OAKS ESTATES (JD)	485B3	BEXAR COUNTY LINE EVANS	HANGING OAK / CIBOLO VISTA	Northeast	Stability
95433	BRADBURY COURT	585F2	GIBBS-SPRAWL RD / WALZEM PARK MHP	PARADISE / WALZEM	Northeast	Stability
95434	WALZEM FARMS	585D2	WALZEM/GIBBS SPRAWAL RD	WALZEM/WOODLAKE PARKWAY	Northeast	Stability
95435	CAMELOT II-SEVILLE(JD/NE	585E1	MONTGOMERY / WALZEM RD	GLENMONT RD / NEW WORLD	Northeast	Stability
95436	ROLLING MEADOWS	520F5	Nacogdoches Rd / LOOKOUT RD	Loop 1604 / LARGE ACREAGE TRACT	Northeast	Growth - New Construction
95438	GLENLOCH FARMS	586A7	BINZ-ENGLEMAN // SOUTH I-10	EAST FM 1516 // LARGE VACANT ACREAGE	Northeast	Growth - New Construction
95439	WOODLAKE GVH	585F3	Gibbs-Sprawl Rd / Seguin Rd	FORMERLY WOODLAKE GOLF COURSE / WOODLAKE HILLS MIDDLE SCHOOL	Northeast	Stability
95440	GARDENS OF WOODLAKE (JD)	585E7	LAKEVIEW - BINZ ENGLEMAN RD	WOODLAKE / FOSTER RD	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
95441	WOODLAKE / Walzem area Duplexes	585F5	FM 78 / WOODLAKE TRAILS MHP	GOLF VISTA / WOODLAKE PKWY	Northeast	Stability
95442	THE LANDING AT KITTY HAWK	553F6	MILLER RD / MILLER	KITTY HAWK / MILLER	Northeast	Stability
95443	CROSSING AT WINDCREST	553E6	MILLER RD / CRESTWAY	MILLER RD / MILLERS RIDGE	Northeast	Growth - New Construction
95444	CANYON CREST	484C1	Esparanza Way	E Evans Rd.	Northeast	Growth - New Construction
95445	WINDFIELD (Arbor Series Plans)	585E7	BINZ-ENGLEMAN / WAGNER HIGH SCHOOL	LARGE VACANT ACREAGE / FOSTER RD	Northeast	Stability
95446	WINDFIELD (Rio Series Plans)	585D8	BINZ-ENGLEMAN RD - WAGNER HIGH SCHOOOL	LARGE ACREAGE LOTS / FOSTER	Northeast	Stability
95447	NOPALITO SUBD	585D2	Gibbs Sprawl Rd.	Walzem Rd.	Northeast	Stability
95448	KENDALL BROOKS/LIBERTE VENTURA	586B4	Walzem Rd.	FM 78	Northeast	Growth - New Construction
95449	ACKERMAN GARDENS	585F7	JOSEPHS RUN	BINZ-ENGLEMAN	Northeast	Growth - New Construction
95450	MILLER RANCH	619C1	BINZ-ENGLEMAN / IH-10	FOSTER RD / ACKERMAN	Northeast	Growth - New Construction
95451	WINDING CREEK SUB'D	585E3	Gibbs Sprawl Rd.	Walzem	Northeast	Growth - New Construction
95452	RAINTREE GARDENS	554A6	VASSO	KITTY HAWK	Northeast	Stability
95453	WINTERFELL SUBD	585F7	Woodlake PKWY	Binz-Engleman Rd.	Northeast	Growth - New Construction
95454	LANGDON / CIBOLO CANYONS	484E4	TPC PKWY	E Evans Rd.	Northeast	Growth - New Construction
95455	BRIDLEWOOD PARK	519F8	LOOKOUT RD / IH-35	LOOP 1604 / TOPPERWEIN	Northeast	Growth - New Construction
95456	AVILA	585F5	WOODLAKE PKWY	FM 78	Northeast	Growth - New Construction
95459	MUSTANG VALLEY	586A6	BINZ-ENGLEMAN RD	SUNVALLEY RD	Northeast	Stability
95460	HORIZON POINTE	585E8	Wood Lake Pkwy	IH-10 East	Northeast	Stability
95461	HORIZON POINT-PREMEIR PLUS	585F8	Wood Lake Pkwy	SIERRA SUNSET	Northeast	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
95462	HORIZON POINTE AREA 3	619D1	WAGNER HIGH SCHOOL / IH 10	WOODLAKE / FOSTER RD	Northeast	Growth - New Construction
95463	ESTRELLA ON RITTIMAN	585C5	RITTIMAN RD	FM 78	Northeast	Growth - New Construction
95443	CROSSING AT WINDCREST	553E6	MILLER RD / CRESTWAY	MILLER RD / MILLERS RIDGE	Northeast	Growth - New Construction
95464	LIBERTE VENTURE	586D4	FM 1516 N	CRESTWAY RD	Northeast	Stability
95465	ELM TRAILS SUB'D	586A2	WALZEM RD	FM 78	NORTHEAST	Growth - New Construction
95466	PRESERVE AT CANDLEMEADOW	585C8	NE LOOP 410	IH 10 E	JUDSON ISD	Growth - New Construction
95470	CAMPANAS	484D3	CIBOLO CANYON / EVANS	TPC PKWY / FOSSIL RIDGE	Northeast	Stability
95471	CIBOLO CANYONS/AMOROSA	484E4	RESORT PKWY / EVANS	TPC PARKWAY / TPC GOLF COURSE	Northeast	Growth - New Construction
95472	MONTEVERDE	484C1	TPC Parkway & Monteverde Hts	Marriott	Northeast	Growth - New Construction
95473	ESTANCIA at Cibolo Canyons	484C2	TPC GOLF COURSE / MARRIOT PKWY	JW MARRIOT / BULVERDE GREEN	Northeast	Growth - New Construction
95474	CRESTWAY HEIGHTS	586B1	Crestway	FM 78	Northeast	Growth - New Construction
95501	CREEKSIDE COURT	549E6	NW LOOP 410	IH 10 W	NORTHEAST ISD	Stability
95502	THE LIMERICK 18 DZ	583F3	AUSTIN HWY/EISENHAUER RD	RAINBOW DR/HARRY WURZBACH	NEISD	Growth - New Construction
95520	JUNG TRACT	518C7	JUNG RD	N LOOP 1604 E	NORTHEAST ISD	Growth - New Construction
95600	VILLAS AT BELLA VISTA (BTR)	610F5	STATE HWY 211 S	POTRANCO RD	NORTHSIDE ISD	Growth - New Construction
95601	LANDON RIDGE	610C5	STATE HWY 211 S	POTRANCO RD	NORTHSIDE ISD	Growth - New Construction
95603	BANDERA LANDING	579C1	BANDERA RD	GRISOM RD	NORTHSIDE ISD	Stability
95801	PALO ALTO HEIGHTS (SS)	681C3	Palo Alto Elementary School / Loop 410	Palo Alto Rd / IH-35	Southwest	Stability
95802	PATTON TAREYTON TEMPO AREA (SS)	681F1	W HUTCHING PLACE / GADDIS	ZARZAMORA / ANSLEY	Southwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
95803	SOMERSET TRAILS	681B3	SOMERSET RD	IH35 S	Southwest	Growth - New Construction
95804	PALO ALTO AREA 1 (SS)	681D2	IH 35 S / SW LOOP 410	POTEET JOURDANTON FWY / S ZARZAMORA ST	Southwest	Stability
95805	SOMERSET GROVE	681A3	IH 35 S	SOMERSET RD	Southwest	Growth - New Construction
95806	ROW AT ZARZAMORA	681F4	S ZARZAMORA ST	SW LOOP 410	SOUTHWEST	Growth - New Construction
95807	LACKLAND CITY A 1(SS/SW)	648A8	RAY ELLISON / MILLERS POND PARK	ALLEN B SHEPARD MIDDLE SCHOOL / SW LOOP 410	Southwest	Stability
95808	LACKLAND CITY A 2(SS/SW)	647F6	MEDINA BASE RD / RAY ELLISON	FIVE PALMS DR / LOOP 410	Southwest	Stability
95809	FAIRMEADE (SS)	648B7	Ray Ellison Blvd / Old Pearsall Rd	SHEPARD MIDDLE SCHOOL / Five Palms Dr	Southwest	Stability
95810	VALLEY FOREST (SS)	648B6	Medina Base Rd / Ray Ellison Blvd	HOLM RD / FIVE PALMS DR	Southwest	Stability
95811	SOMERSET MEADOWS/SOMERSET GROVE	681B2	SOMERSET RD	IH 35 S	SOUTH SAN ISD	Growth - New Construction
95812	GATEWAY TERRACE (SS)	648B5	ROYAL GATE DRIVE	KNOLL KREST DRIVE	Southwest	Stability
95813	ELM VALLEY (SS)	648A6	MEDINA BASE RD / RAY ELLISON	FIVE PALMS / DRAINAGE EASMENT	Southwest	Growth - New Construction
95815	RAYBURN AREA (SS)	649E6	MAYFIELD RD / MILITARY	RAILROAD TRACKS / SOMERSET RD	Southwest	Stability
95816	FOUNTAIN PARK (SS)	649D8	Navajo St / IH-35	BARLITE / Palo Alto Rd	Southwest	Stability
95817	VILLARET AREA (SS)	681F3	GILLETE / SW Loop 410	Hwy 16 / S Zarzamora	Southwest	Stability
95818	LACKLAND CITY III (SS)	648A5	MILITARY / MEDINA BASE RD	FIVE PALMS / LACKLAND AFB	Southwest	Stability
95819	TRINIDAD SUB (SS)	648B6	YUCCA VALLEY	MEDINA BASE	Southwest	Stability
95820	QUINTANA/SOUTH SAN AREA (SS)	649B6	FAY AVE / SW MILITARY DR	SOMERSET RD / QUINTANA RD	Southwest	Stability
95824	Dove Valley Subd (SS)	648A7	RAY ELLISON / LARK VALLEY	BROOK VALLEY / APPLE VALLEY	Southwest	Stability
95825	SAGE VALLEY (SS)	648C6	Old Pearsal Rd.	W Military Dr.	Central Business District	Growth - New Construction
95830	LAGO VISTA SUB (SS)	681E2	IH-35 / SUNBEND FALLS	ZARZAMORA / HWY-16	Southwest	Growth - New Construction
95835	PARK SOUTH SUBD (SS)	648B7	FIVE PALMS	CAMPUS PARK	Southwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
95838	FREEDOM HILL (SS)	647F7	RAY ELLISON / LARK VALLEY	SW LOOP 410	Southwest	Growth - New Construction
95840	VISTA POINT (SS)	648B7	ELM VALLEY / RAY ELLISON	HOLM RD / GIVE PALMS	Southwest	Growth - New Construction
95845	PATTON HEIGHTS 2 (SS)	681E1	W. HUTCHINS PLACE/	ZARZAMORA ST / W. ANSLEY BLVD	Southwest	Growth - New Construction
95850	MEADOW POINTE (SS)	647F6	ELM VALLEY / RAY ELLISON	WALNUT VALLEY DR. / RAY ELLISON DR.	Southwest	Growth - New Construction
95900	ROOSEVELT LANDING	717B2	US HWY 281 S	SE LOOP 410	SOUTHSIDE ISD	Growth - New Construction
95901	SONORA	717C3	US HWY 281 S	SE LOOP 410	SOUTHSIDE ISD	Growth - New Construction
95902	VILLA CORONADO(SO)	683B4	LOOP 410 SOUTH	ROOSEVELT	Southwest	Stability
95911	HACIENDA	682F4	ROOSEVELT AVE	SE LOOP 410	Southeast	Growth - New Construction
95912	ESPADA TRACT	683C4	ROOSEVELT AVE	SE LOOP 410	SOUTHSIDE ISD	Growth - New Construction
95913	LUCERO	682F5	ROOSEVELT AVE	SE LOOP 410	SOUTHSIDE ISD	Growth - New Construction
95940	MISSION DEL LAGO	683A7	Loop 410/Mission Grande	Roosevelt/IH281//Pleasanton Rd further west	Southwest	Growth - New Construction
95941	MISSION DEL LAGO NORTH	683A6	SE LOOP 410 & MISSION GRANDE	ROOSEVELT AVE & PLEASANTON RD	Southwest	Stability
95942	MISSION DEL LAGO WEST	682F7	south of loop 410	Roosevelt/Pleasanton Rd	Southwest	Growth - New Construction
95943	MISSION DE LAGO SOUTH	638A8	US HWY 281 S	SE Loop 410	Southwest	Growth - New Construction
95944	JORDANS RANCH/MONTERRA HEIGHTS	750D4	PLEASANTON RD	S LOOP 1604 W	SOUTHEAST	Growth - New Construction
96101	FAIR OAKS (LG AC.)(BO)	447C1	DIETZ ELKHORN	RALPH FAIR/IH-10	Northwest	Stability
96103	FAIR OAKS SECURITY (B0)	413C8	Bexar/Comal County line / Dietz Elkhorn Rd	Fair Oaks Parkway	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
96105	ARBORS AT FAIR OAKS RANCH	413F7	Dietz Elkhorn Rd.	Ralph Fair Rd.	Northwest	Growth - New Construction
96106	FAIR OAKS-GOLF	413F8	Bexar/Comal county line , Dietz Elkhorn Rd	Ralph Fair Rd / Fair Oaks Pkwy	Northwest	Stability
96107	JACKSON WOODS (NS)	447E5	Fair Oaks Ranch is to the north	Ralph Fair Rd & Camp Stanley is to the immediate east/IH10 to the west	Northwest	Stability
96108	COUNTRY BEND (BO/NS)	446E5	Boerne Stage Rd to the south/Comal county line to the north	IH10 to the east/Boerne Stage Rd to the west	Northwest	Stability
96109	WINDWOOD EST. (BO)	446E2	BALCONES CRK/BOERNE STAGE RD FURTHER SOUTH	IH-10/Boerne Stage Rd	Northwest	Stability
96110	ENCHANTED OAKS (BO)	413B8	Comal county line further north/Dietz Elkhorn Rd	Fair Oaks/Old Fredricksburg Rd	Northwest	Stability
96111	BLACKJACK ESTATES (BO)	413C7	Fair Oaks Ranch Golf Course / Dietz Elkhorn Rd	Bexar County line on east and west side	Northwest	Stability
96112	FAIR OAKS/CHARTWELL SUB	447F1	Dietz Elkhorn Rd/Pimlico	Ralph Fair Rd/Preakness	Northwest	Stability
96113	FAIR OAKS/WINDEMERE SUB	447D1	Dietz Elkhorn Rd / PIMLICO	PREAKNESS / Fair Oaks Pkwy	Northwest	Stability
96114	FAIR OAKS GOLF II (B0)	413D8	FAIR OAKS PKWY/DIETZ ELKHORN	FAIR OAKS PKWY/RALPH FAIR RD	Northwest	Stability
96115	FAIR OAKS/OAKWOOD HGTS	413D8	DIETZ ELKHORN/RAINTREE WOODS	FAIR OAKS PKWY/ALYDAR	Northwest	Stability
96116	THRESHOLD RANCH	446C2	I10	BOERNE STAGE RD	Northwest	Growth - New Construction
96117	FRONT GATE (BO)	447A1	Deitz Elkhorn Rd /Fair Oaks Parkway	IH 10/KALKALLO DR	Northwest	Growth - New Construction
96118	ELKHORN RIDGE (BO)	413A8	Balcones Creek to the North / Dietz Elkhorn Rd to the South	Fair Oaks Pkwy to the East / Old Fredericksburg Rd to the West	Northwest	Stability
96119	ROW at DIETZ ELKHORN	413A8				Growth - New Construction
96120	HIGHLANDS RANCH (BO/NS)	446F5	BOERNE STAGE RD/IH 10	IH 10/BOERNE STAGE RD	Northwest	Growth - New Construction
96125	RIDGE CREEK (BO)	447C4	NAPA LANDING	IH 10/WOODLAND GREEN	Northwest	Growth - New Construction
96130	VILLAGE GREEN (BO)	447D3	Fair Oaks Parkway / Old Fredricksburg Rd	IH-10 West / Ralph Fair Rd (FM 3351)	Northwest	Growth - New Construction
96135	NAPA OAKS	447B3	Fair Oaks Pkwy	IH-10	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
96140	THE WOODS (BO)	447B2	Fair Oaks Parkway	Interstate - 10	Northwest	Stability
96141	GREENWOOD SUBD PUD	447C3	FAIR OAKS PKWY	IH 10	Northwest	Stability
96145	LIMESTONE RANCH	447A3	Interstate - 10	Fair Oaks Pkwy / Ranchland View	Northwest	Growth - New Construction
96150	FOUNTAINS OF FAIR OAKS RANCH	447D1	Dietz Elkhorn Rd	Fair Oaks Pkwy	Northwest	Growth - New Construction
96152	MIRABEL	447D7	RALPH FAIR RD	IH 10/RALPH FAIR RD	Northwest	Growth - New Construction
96153	LOST CREEK/BLUFFS OF	447E4	RALF FAIR RD	RALPH FAIR RD/IH 10	Northwest	Growth - New Construction
96155	SABLECHASE	447D5	OLD FREDERICKSBURG RD	RALPHRAIR RD / IH 10	Northwest	Growth - New Construction
96156	BALCONES CREEK UT-1A	446D1	BALCONES CREEK	IH-10 to the East / Boerne Stage Rd to the West	Northwest	Growth - New Construction
96157	BALCONES CREEK RANCH	446D1	BALCONES CREEK	IH-10 to the East / Boerne stage Rd. to the West	Northwest	Growth - New Construction
96159	FOX FALLS	412D8	BOERNE STAGE RD	HADDOCK WAY	NORTHWEST	Growth - New Construction
96160	FALLBROOK	447C5	OLD FREDERICKSBURG/BOWMANS	SABLE RUN / IH-10	Northwest	Growth - New Construction
96161	WINDSONG SUBD	446D4	BOERNE STAGE RD	IH 10 W	BOERNE ISD	Growth - New Construction
96170	LEON CREEK ESTATES (BO)	446D5	Balcones Creek / Boerne Stage Rd.	Boerne stage Rd / Toutant Beauregard	Northwest	Growth - New Construction
96171	CALIZA RESERVE	446C3	BOERNE STAGE RD	IH10 W	BOERNE ISD	Growth - New Construction
96301	CANYON SPRINGS COVE	451A7	OVERLOOK PARKWAY	CANYON GOLF	Northeast	Stability
96302	VILLAS @ CANYON SPRINGS	451B8	Overlook Parkway	CANYON GOLF	Northeast	Stability
96303	LAKESIDE @ CANYON SPRGS	451A6	OVERLOOK/SILVERADO	CANYON GOLF/US HWY 281	Northeast	Growth - New Construction
96304	CANYON SPRINGS/ENCLAVE @	451A7	WALDEN OAK/OVERLOOK	CANYON GOLF	Northeast	Stability
96307	CANYON SPRINGS/SUMMIT AT	451A7	CANYON GOLF RD	OVERLOOK PKWY	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
96308	CANYON SPRINGS/BOULDERS	451A7	CANYON GOLF RD	OVERLOOK PKWY	Northeast	Stability
96309	CANYON SPRINGS/BLUFFS	451A7	OVERLOOK PKWY	CANYON GOLF RD	Northeast	Growth - New Construction
96312	WOODLAND HILLS NORTH(CM)	450D2	BORGFELD RD	BLANCO RD	Northeast	Growth - New Construction
96315	TRINITY OAKS I	451E5	TRINITY PARK/BULVERDE RD	US HWY 281	Northeast	Growth - New Construction
96316	TRINITY OAKS II	451E5	TRINITY PARK	US HWY 281	Northeast	Growth - New Construction
96319	ESTS OF LOOKOUT CRK CANYON	451C7	OVERLOOK PKWY	US HWY 281	Northeast	Growth - New Construction
96320	OLIVER RANCH 2	451C7	OVERLOOK PKWY	US HWY 281	Northeast	Stability
96321	OLIVER RANCH SUB	451C7	OVERLOOK PKWY	US HWY 281 (TO THE EAST), CANYON GOLF RD (TO THE WEST)	Northeast	Stability
96322	RIDGE AT LOOKOUT CANYON	451B7	OVERLOOK PKWY	CANYON GOLF	Northeast	Growth - New Construction
96323	LOOKOUT CANYON / STONECREST @	451B7	OVERLOOK PKWY	GOLF CANYON	Northeast	Growth - New Construction
96324	LOOKOUT CANYON 2 (CO)	451B7	OVERLOOK PKWY	US HWY 281/CANYON GOLF	Northeast	Growth - New Construction
96325	EST. AT STONEGATE(CM)	451B6	OVERLOOK PKWY	US HWY 281/CANYON GOLF	Northeast	Stability
96326	ROYAL OAK ESTATES	451C5	ESTATE GATE	US HWY 281	Northeast	Growth - New Construction
96327	HIGHLAND ESTATES	451B3	BORGFELD RD	BULVERDE RD	Northeast	Growth - New Construction
96330	CANYON RANCH ESTATES	450E3	BORGFELD RD	BLANCO RD	Northeast	Growth - New Construction
96332	SILVERADO HILLS / SPRINGS OF	450F4	BORGFELD RD	Canyon Golf RD	Northeast	Growth - New Construction
96333	SILVERADO HILLS / RIDGE OF	450F4	BORGFELD RD	CANYON GOLF	Northeast	Growth - New Construction
96334	SILVERADO HILLS/VILLAS	450F5	BORGFELD RD	CANYON GOLF	Northeast	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
96335	TUSCAN OAKS	451E6	BULVERDE RD/	US HWY 281	Northeast	Growth - New Construction
96337	INDIAN SPRINGS NORTHWEST	451F7	WILDERNESS OAK	BULVERDE/SMITHSON VALLEY	Northeast	Growth - New Construction
96338	INDIAN SPGS - PRESERVE I	452B7	SMITHSON VALLEY RD.	BULVERDE RD	Northeast	Stability
96339	INDIAN SPGS- PRESERVE II	452B7	SMITHSON VALLEY RD. / TPC PKWY	WILDERNESS OAK	Northeast	Growth - New Construction
96340	INDIAN SPGS- PRESERVE III	452B8	PRESERVE	WILDERNESS OAK	Northeast	Stability
96342	INDIAN SPRGS - THE COLONY @	451F8	WILDERNESS OAK	BULVERDE RD	Northeast	Growth - New Construction
96343	INDIAN SPRGS EST	452A7	WILDERNESS OAK	BULVERDE RD	Northeast	Growth - New Construction
96345	BELTERRA	451E7	BULVERDE RD	BULVERDE RD/US HWY 281	Northeast	Growth - New Construction
96346	VENADO CREEK MCMILLIN	450C3	BORGFELD	BLANCO RD.	Northeast	Growth - New Construction
96348	SMITHSON VALLEY SUBD (CM)	452C2	SMITHSON VALLEY RD	US HWY 281	Northeast	Growth - New Construction
96349	BULVERDE 3/ VILLAGES OF	452A8	BULVERDE RD/WILDERNESS OAK	WILDERNESS OAK	Northeast	Growth - New Construction
96350	COUNTRY PLACE (CM)	451F3	BULVERDE RD	US HWY 281	Northeast	Stability
96351	RIATA RANCH (CO)	452C4	SMITHSON VALLEY RD / RIATA RANCH DR.	US HWY 281	Northeast	Growth - New Construction
96352	VERDE MOUNTAIN ESTATES (CO)	452C1	SMITHSON VALLEY RD. / BULVERDE RD.	SMITHSON VALLEY RD./ US 281 N HWY ACCESS	Northeast	Growth - New Construction
96353	CLEAR SPRINGS PRK (CM)	451F6	SMITHSON VALLEY RD. / BULVERDE RD.	SMITHSON VALLEY RD	Northeast	Growth - New Construction
96354	CLEMENTSON RANCH	450B6	BORGFELD RD	BLANCO RD	Northeast	Growth - New Construction
96355	TIMBERWOOD PARK AREA 1	450F6	BORGFELD RD	CANYON GOLF/BLANCO RD	Northeast	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
96356	TIMBERWOOD PARK AREA 2	450E7	WILDERNESS OAK/BORGFELD RD	CANYON GOLF RD	Northeast	Growth - New Construction
96357	TIMBERWOOD PARK AREA 3	450C7	BORGFELD RD	BLANCO RD	Northeast	Growth - New Construction
96358	TIMBERWOOD PARK AREA 4	450D5	BORGFELD RD	BLANCO RD	Northeast	Growth - New Construction
96359	TIMBERWOOD PARK AREA 5	450C5	BORGFELD RD	BLANCO RD	Northeast	Growth - New Construction
96360	TIMBERWOOD PARK AREA 6	450B7	BORGFELD RD	BLANCO RD	Northeast	Stability
96361	VILLAS @ TIMBERWOOD	450E6	BORGFELD RD	BLANCO RD	Northeast	Stability
96363	KINDER RANCH SETTLERS RIDGE	451B1	BORGFELD RD	BULVERDE RD	Northeast	Growth - New Construction
96364	KINDER RANCH HASTINGS RDG	451C2	BORGFELD RD	BULVERDE RD	Northeast	Growth - New Construction
96365	KINDER RANCH PROSPECT CRK	451C1	BORGFELD RD	BULVERDE RD	Northeast	Growth - New Construction
96366	WILLIS RANCH	451D2	BORGFELD	BULVERDE	Northeast	Growth - New Construction
96367	Tivoli Subdivision	450A7	BOBBINS RDG./ SYMPHONIC HILL	BOBBINS RDG./ BLANCO RD.	Northeast	Growth - New Construction
96368	STERLING RIDGE	450C4	Blanco Rd.	Borgfeld Rd.	Northwest	Growth - New Construction
96369	ESTANCIA RANCH	416D8	BLANCO RD	SPECHT RD	NORTHEAST	Growth - New Construction
96370	VALENCIA TERRACE	450C3	W. BORGFELD RD	US HWY 281/BLANCO RD	Northeast	Growth - New Construction
96375	VALENCIA PARK ENCLAVE	450C3	BORGFELD RD	US HWY 281/BLANCO RD	Northeast	Growth - New Construction
96380	VISTA BELLA	451A8	WILDERNESS OAK	CANYON GOLF RD	Northeast	Growth - New Construction
96400	CLEARWATER CREEK	589B5	FM 2538	IH10 E	SCUCISD	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
96800	STONEHILL	644C4	STATE HWY 211 S	US HWY 90 W	MEDINA VALLEY ISD	Growth - New Construction
96801	GERONIMO FOREST (MD)	544B6	Culebra Rd	Medina County Line / SH 211	Northwest	Stability
96802	FALCON LANDING	544B7	CULEBRA RD./ GERONIMO DRIVE.	CULEBRA RD./ CATALINA PORT	Northwest	Growth - New Construction
96803	SILOS SUBD	644F5	Masterson Rd./State HWY 211	US HWY 90 W	Southwest	Growth - New Construction
96804	HOOTEN	576E1	TALLEY RD	OLD FM 471 W	Northwest	Growth - New Construction
96805	CHAMPIONS PARK	612A8	MARBCAH RD	LOOP 1604	Northwest	Growth - New Construction
96806	PRESERVE AT CULEBRA	544D8	STATE HWY 211	CULEBRA RD	Northwest	Growth - New Construction
96807	MORGAN HEIGHTS	576C5	TALLEY RD	GALM RD	NORTHWEST	Growth - New Construction
96808	JUNGMAN TRACT	644D7	JUNGMAN RD	HENNERSBY WAY	SOUTHWEST	Growth - New Construction
96809	VILLAS AT BRIGGS RANCH	645B2	ROUNDUP PASS	HWY 211	Northwest	Growth - New Construction
96810	TRAILS OF BRIGGS RANCH (MD)	645A1	HWY 90 W/POTRANCO	HWY 211	Northwest	Growth - New Construction
96811	MOUNTAIN LAUREL RANCH	611E8	GROSENBACHER RD	Grosenbacher Rd	Northwest	Growth - New Construction
96812	HORIZON RIDGE	645A4	STATE HWY 211	US HWY 90 W	SOUTHEAST	Growth - New Construction
96813	ECHTLE	644F7	MASTERSON RD	US HWY 90 W	MEDINA VALLEY ISD	Growth - New Construction
96814	CIUDAD DE LAS PALOMAS	576C5	STATE HWY 211 N	CULEBRA RD	MEDINA VALLEY ISD	Growth - New Construction
96815	SPRING CREEK/DICKERSON SUBD	611D7	W LOOP 1604 S	W GROSENBACHER RD	MEDINA VALLEY ISD	Growth - New Construction
96816	TRES LAURELS	645D2	STATE HWY 211 S	US HWY 90 W	MEDINA VALLEY ISD	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
96817	MESQUITE RIDGE	644D5	STATE HWY 211 S	US HWY 90 W	MEDINA VALLEY ISD	Growth - New Construction
96818	TRES LAURELS II	645d2	STATE HWY 211 S	US HWY 90 W	MEDINA VALLEY ISD	Growth - New Construction
96819	PROMINENCE/BRIGGS RANCH NORTH	610E8	STATE HWY 211 S	US HWY 90 W	MEDINA VALLEY ISD	Growth - New Construction
96820	CHAMPIONS MANOR	646A1	MARBACH RD	LOOP 1604	Northwest	Growth - New Construction
96821	WHISPER FALLS	645B5	State HWY 211 S	US HWY 90 W	Northwest	Growth - New Construction
96822	OLSON RANCH	645C5	State HWY 211 S	US HWY 90 W	Southwest	Growth - New Construction
96823	BRIGGS RANCH	654A4	STATE HWY 211 S	US HWY 90 W	MEDINA VALLEY ISD	Growth - New Construction
96825	WEST POINTE GARDENS	646A3	HWY 90	LOOP 1604	Northwest	Growth - New Construction
96826	HARLACH FARMS/REMINGTON RANCH	646A3	Grosenbacher Rd.	US HWY 90 W	Northwest	Growth - New Construction
96827	LAUREL VISTAS/OLSON	611F8	HWY 90 N/Potranco Rd S	1604 E/Grosenbacher Rd W	Northwest	Growth - New Construction
96828	STONEY CREEK	645E1	W LOOP 1604 S	US HWY 90 W	Northwest	Growth - New Construction
96829	BLUE SKIES	645C3	State HWY 211 S	US HWY 90 W	Northwest	Growth - New Construction
96830	FELDER RANCH / LADERA ENCLAVE	610D8	GROSENBACHER RD/POTRANCO	HWY 211	Northwest	Growth - New Construction
96831	LADERA LAUREL HOLLOW	644D1	STATE HWY 211 S	W GROSENBACHER RD	SOUTHWEST	Growth - New Construction
96832	HIGHPOINT	610D8	STATE HWY 211 S	W GROSENBACHER RD	NORTHWEST	Growth - New Construction
96834	TEXAS RESEARCH PARK	610C7	POTRANCO/HWY 90 W	HWY 211	Northwest	Growth - New Construction
96835	MILLBROOK/LADERA HILLS PH-II	644D1	STATE HWY 211 S	US HWY 90 W	MEDINA VALLEY ISD	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
96835BTR	MILLBROOK/LADERA HILLS	644D1	STATE HWY 211 S	US HWY 90 W	MEDINA VALLEY ISD	Growth - New Construction
96836	HUNTERS RANCH	610B7	STATE HWY 211 S	LAMBDA DR	NORTHSIDE ISD	Growth - New Construction
96850	BLOSSOM RANCH	645F8	WT MONTGOMERY	US HEY 90 W	MEDINA VALLEY ISD	Growth - New Construction
97200	PALO ALTO POINTE	714F8	STATE HWY 16 S	S LOOP 1604 W	SOMERSET ISD	Growth - New Construction
97230	VERDIN	714E6	STATE HWY 16S	S LOOP 1604 W	SOMERSET ISD	Growth - New Construction
97301	PALO ALTO TERRACE	681C4	LOOP 410/IH 35	POTEET JOURDANTON HWY	Southwest	Stability
97302	PALO ALTO VILLAGE	681C6	LOOP 410	STATE HWY 16	Southwest	Stability
97303	HILLSIDE ACRES	648C8	MILITARY DR/LOOP 410	OLD PEARSALL RD	Southwest	Stability
97304	INDIAN CREEK	680C1	PEARSALL RD/QUINTANA	OLD PEARSALL RD	Southwest	Stability
97305	SKY HARBOR GARDENS	680B2	OLD PEARSALL RD/QUINTANA	LOOP 410	Southwest	Stability
97306	SKY HARBOR	680B2	QUINTANA RD/OLD PEARSALL RD	LOOP 410	Southwest	Stability
97307	BIG COUNTRY	646C1	Marbach Rd / HWY-90	Medio Creek / Loop-1604	Southwest	Stability
97308	BIG COUNTRY MH	612B8	MARBACH RD	LOOP 1604	Northwest	Stability
97309	INDIAN CREEK TH'S	648C8	OLD PEARSALL RD	LOOP 410	Northwest	Stability
97310	BIG COUNTRY/VILL. AT (SW	612B8	MARBACH RD/HWY 90 W	LOOP 1604	Northwest	Stability
97311	HEATHER'S COVE	647E5	SW LOOP 410	MEDINA BASE	Southwest	Stability
97312	BIG COUNTRY GDN HMS	612C8	LOOP 1604 S / MARBACH RD	PUE RD	Northwest	Stability
97315	LA VENTANA	647E5	SW Loop 410	Medina Base Rd.	Southwest	Stability
97316	SOLANA RIDGE SUBD UT-1A	647E8	Soltrace	Ray Ellison	Southwest	Growth - New Construction
97317	SUNFLOWER VALLEY	648C8	Raindance	War Cloud	Southwest	Growth - New Construction
97318	PRESERVE AT MEDINA	714F3	State HWY 16	Watson Rd.	Southwest	Growth - New Construction
97319	RANCHO CARLOTA (HABITAT FOR HUMANITY)	714C2	STATE HWY 16 S	WATSON RD	Southwest	Growth - New Construction
97320	HALLIE HEIGHTS	647E6	Hallie Place	Ray Ellison	Southwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
97321	HALLIE HEIGHTS GARDEN	647E6	Hallie Ridge	Paradise Valley	Southwest	Growth - New Construction
97322	MAGNOLIA VILLAGE	646C6	W LOOP 1604 S	FM 143	SOUTHWEST ISD	Growth - New Construction
97323	SUMMER HILLS SUBD	678E7	W LOOP 1604 S	PEARSALL RD	SOUTHWEST ISD	Stability
97324	MAGNOLIA NORTH ENCLAVE	646C6	W LOOP 1604 S	US HWY 90 W	SOUTHWEST ISD	Growth - New Construction
97325	97325 Palo Alto Unit 1-Habitat	681B3	Maria Isabel	Aragon	Southwest	Growth - New Construction
97328	HILLCREST SUBD UT-1	646B2	Loop 1604	Big Mesa	Northwest	Growth - New Construction
97330	LACKLAND HEIGHTS SUBS (SW/SS)	647F5	Loop 410	Medina Base	Southwest	Revitalization
97331	MEDINA LANDING	646C6	W LOOP 1604 S	FM 143	Southwest	Growth - New Construction
97332	APPLEWOOD	646C6	W LOOP 1604 S	FM 143	Southwest	Growth - New Construction
97333	CINCO LAKES/WESTLAKES	646C6	W Loop 1604 S	FM 143	Southwest	Growth - New Construction
97334	CANYON CROSSING	646A4	Cagnon Rd.	US HWY 90 W	Southwest	Stability
97335	Luckey Ranch	645E6	WT Montgomery	US HWY 90 W	Southwest	Growth - New Construction
97336	AMBER CREEK / MELISSA RANCH	646D2	Pue Rd.	US HWY 90 W Access Rd. / Kriewald Rd.	Northwest	Growth - New Construction
97337	TIMMS SUBD (SW)	680B8	SOMERSET RD	FISCHER RD	SOUTHWEST	Growth - New Construction
97338	HERITAGE PARK SOUTHWEST(SW)	646C1	PUE RD	Ravenfield Dr.	Northwest	Stability
97339	MEDINA CROSSING (SW)/TMM SOMERSET	680D8	SOMERSET RD	WATSON RD	SOUTHWEST	Growth - New Construction
97340	WOLF CREEK	612B7	LOOP 1604	DESERT WOLF	NORTHWEST	Stability
97341	CRESCENT HILLS (SW)	679E2	SW LOOP 410	OLD PEARSALL RD	SOUTHWEST	Stability
97342	MISSIONES SUBD (SW)	681C5	State Highway 16 S	SW Loop 410	SOUTHWEST	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
97343	VALLE SOL	680A7	IH 35 S	FISCHER RD	SOUTHWEST ISD	Growth - New Construction
97345	CARMONA HILLS SUBD	679E1	SW LOOP 410 ACCESS RD	CARMONA PASS / PALOMINO BAY	SOUTHWEST	Growth - New Construction
97346	HABITAT IN COLEMAN RIDGE	679E2	Old Pearsall Rd.	SW Loop 410 / Old Pearsall Rd.	SOUTHWEST	Growth - New Construction
97347	LEGACY POINT	680D8	SOMERSET RD	SW LOOP 410	SOTHWEST ISD	Growth - New Construction
97348	TIERRA LINDA	680D8	STATE HWY 16 S	SW LOOP 140	SOUTHWEST ISD	Growth - New Construction
97349	VERANO FARMS	680D8	IH35 S	WATSON RD	SOUTHSIDE ISD	Growth - New Construction
97350	HUNTERS POND PHASE I	681E5	HUNTERS POND	BLACK BASS	SOUTHWEST	Stability
97351	Hunters Pond Phase 2	681E5	HUNTERS POND	SW LOOP 410 ACCESS RD	Southwest	Growth - New Construction
97352	VIDA SAN ANTONIO	681F5	ZARZAMORA	SW LOOP 410	Southwest	Growth - New Construction
97353	VIDA TOWNHOMES	681F5	S ZARZAMORA	SW LOOP 410	SOUTHWEST ISD	Growth - New Construction
97354	SMILEY TRACT	681E6	S ZARZAMORA ST	SW LOOP 410	SOUTHWEST ISD	Growth - New Construction
97355	TESORO HILLS SUBD	680D1	TESORO HILLS	BIG CREEK DR	SOUTHWEST	Stability
97356	APPLEWHITE MEADOWS	681E5	STATE HWY 16 S	APPLEWHITE RD	Southwest	Growth - New Construction
97360	HABITAT IN PALO ALTO VILLAGE	681C6	GAYLORD	LANCREST	SOUTHWEST	Growth - New Construction
97361	PALO ALTO COVE (MF)	681C6	STATE HWY 16 S	SW LOOP 410	SOUTHWEST ISD	Growth - New Construction
98002	DELLVIEW (NE/SA)	581E2	VANCE JACKSON RD.	CHERRY RIDGE DR.	NORTHWEST	Stability
98003	GREENHILL VILLAGE	581F1	WEST AVE / VANCE JACKSON RD	INGLESIDE / SARATOGA	NORTHWEST	Stability
98004	WONDER HOMES (NE/SA)	581F3	WEST AVE / VANCE JACKSON RD	SARATOGA / FREILING	NORTHWEST	Stability
98005	BRKHAVEN/STARLIT/GRN Meadow	582B3	BLANCO RD (TO THE EAST), OLYMPIA (TO THE WEST)	CANDLELIGHT / BASSE	NORTHWEST	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
98007	EAST SHEARER HILLS	582E2	SAN PEDRO / MC CULLOUGH	PINEWOOD / JACKSON KELLER	NORTHWEST	Stability
98008	STARLIT HLS/N.SHEARERHLS	582D2	BLANCO RD. / SAN PEDRO AVE.	OBLATE / JACKSON-KELLER RD.	NORTHWEST	Stability
98009	RIDGEVIEW	582F1	MC CULLOUGH AVE / JONES MALTSBERGER RD	OBLATE DR. / LOOP 410	Northeast	Stability
98010	LAZYWOOD PUD	582D2	AVA MARIA (TO THE EAST) / BLANCO RD (TO THE WEST)	BURWOOD (TO THE SOUTH) /JACKSON KELLER RD (TO THE NORTH)	Northeast	Stability
98012	NORTHCREST HILLS	550D8	BLANCO RD (TO THE WEST), SAN PEDRO AVE (TO THE EAST)	RECTOR	Northwest	Stability
98013	TIMBER OAKS N	482C1	BLANCO RD (TO THE WEST) , ROCKBEND (TO THE EAST)	W OAK ESTATES	Northwest	Stability
98014	HUNTER'S HILL/DEER CREEK	482B1	BLANCO RD	W OAK ESTATES	Northwest	Stability
98015	OAK MOSS NORTH	450D8	BLANCO RD (TO THE WEST)	W OAK ESTATES	Northwest	Stability
98020	RM'S IN ALFA AREA	582B1	VANCE JACKSON / WEST AVE. / BLANCO RD. / SAN PEDRO AVE.	BASSE RD. / OBLATE DR. / JACKSON KELLER RD. / NW LOOP 410	Northwest	Stability
98021	NORTHCREST HILLS TH'S	550D8	SAN PEDRO / BLANCO	THAMES	Northwest	Stability
98025	CRESTHAVEN (NE)	582A3	WEST AVE, (SOUTH OF JACKSON KELLER) AND (NORTH OF BASSE RD)	BASSE RD	Northwest	Stability
98052	KINGS GRANT FOREST (NE)	549E5	VANCE JACKSON RD	KINGS GRANT / VERNILYN DR	Northwest	Stability
98054	GREENBRIAR	549E8	CALLAGHAN RD	WOODCLIFF (BETWEEN CALLAGHAN AND MOSSROCK)	Northwest	Stability
98055	COLONIAL HILLS	549E7	CALLAGHAN AND VANCE JACKSON RD	KERRYBROOK	Northwest	Stability
98056	COLONIAL OAKS	549F6	VANCE JACKSON RD	CALLAGHAN RD	Northwest	Stability
98057	SLEEPY COVE/PARMAN PL	549E6	OFF VANCE JACKSON RD & NORTH OF JACKSON KELLER RD	SLEEPY COVE, LAZY HOLLOW, PARMAN PLACE., CALLAGHAN RD	Northwest	Stability
98058	DREAMLAND OAKS	549F4	DREAMLAND	LOCKHILL SELMA RD.	Northwest	Stability
98059	DREAMLAND OAKS #2	549E5	DREAMLAND	LOCKHILL SELMA/ VANCE JACKSON RD	Northwest	Stability
98060	OAK GLEN PK /CASTLE PK	550C6	BLANCO RD	LOCKHILL-SELMA	Northwest	Stability
98061	MT MICHELLE DR	550C5	MT MICHELLE	MT RIGA	Northwest	Stability
98062	KING O HILL	550C5	BLANCO and WEST AVE	MOREY PEAK / MT CAPOTE	Northwest	Stability
98063	NORTH STAR HILLS (NE)	550D5	BLANCO ROAD AND LORENE	W. RAMSEY	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
98064	HARMONY HLLS/ENCHNT FOR.	550D4	SAN PEDRO / US HWY 281 N	RAMSEY	Northwest	Stability
98065	COLEMAN SUB	550B5	WEST AVE	LOCKHILL SELMA	Northwest	Stability
98066	YOSEMITE OAKS	550B4	WEST AVENUE NORTH OF LOCKHILL SELMA	MT. TIPTON / SPANISH OAKS	Northwest	Stability
98070	HARMONY HILLS RM'S	550C4	BLANCO RD / WEST AVENUE / SAN PEDRO AVE.	RHAPSODY	Northwest	Stability
98074	OAK GLEN PARK	550C4	BLANCO RD / WEST AVE	PATRICIA / MT PERKINS	Northwest	Stability
98075	ENCHANTED FOREST	550D3	BLANCO RD & WEST AVE.	SILVER SANDS	Northwest	Stability
98140	JUDSON CROSSING	519A5	JUDSON RD	STAHL RD	Northeast	Stability
98170	SALADO BLUFFS (NE)	515E7	HUEBNER RD	EMERALD HILL	Northwest	Stability
98171	VISTA VIEW TH	550B3	VISTA NOGAL	BRAESVIEW / PATRICIA	Northwest	Stability
98173	CHURCHILL EST GH II	515F6	HUEBNER RD and BLANCO RD	CHURCHILL ESTATES	Northeast	Stability
98180	CASTLE WOOD FOREST	549D1	LOCKHILL SELMA RD & N.W. MILITARY HWY.	GEORGE RD.	Northwest	Stability
98181	HUNTERS CREEK NORTH	515D8	HUEBNER RD	HUEBNER AT LOCKHILL-SELMA	Northwest	Stability
98189	SUMMERFIELD TOWNHOUSES	549F1	N.W. MILITARY HWY	WURZBACH PKWY	Northwest	Growth - New Construction
98191	CHURCHILL EST (NEW)	515F6	HUEBNER RD.	CHURCHILL ESTATES	Northwest	Stability
98192	PARK AT VISTA DEL NORTE	550C2	VISTA DEL NORTH/PARLIAMENT	VISTA VALET	Northwest	Stability
98193	CADILLAC LAKE ESTATES	516A6	CADILLAC DR	BLANCO RD and HUEBNER RD.	Northwest	Stability
98195	SUMMERFIELD GDN HMS (NE)	550A1	N.W. MILITARY HWY. to the east, BLANCO RD to the west	ORCHARD RIDGE DR.	Northwest	Stability
98196	CHURCHILL VILLAGE (NE)	550A3	MILITARY HWY	LARKSPUR	Northwest	Stability
98197	CADILLAC DRIVE (NE)	516A6	BLANCO RD	CADILLAC DR	Northwest	Stability
98198	WALKER RANCH (NE)	516C8	BLANCO RD. EAST OF PROPERTY	BITTERS RD.	Northwest	Stability
98199	HUNTERS CREEK GDN HMS(NE	549D1	NW MILITARY HWY / LOCKHILL-SELMA RD	GEORGE RD / HUEBNER RD	Northwest	Stability
98200	LARKSPUR ESTATES (NE)	550B4	WEST AVE	LARKSPUR DR	Northwest	Stability
98201	LOCKHILL EST. RM'S	550A4	WEST AVE.	LOCKHILL-SELMA	Northwest	Stability
98202	LOCKHILL EST - STD	550B4	WEST AVENUE	LOCKHILL-SELMA	Northwest	Revitalization
98204	HUNTERS CREEK	549D1	HUEBNER RD & GEORGE RD.	LOCKHILL-SELMA RD.	Northwest	Stability
98205	WARWICK FARMS	515E8	MILITARY HWY	HUEBNER AND GEORGE RD	Northwest	Stability
98206	OAK MEADOW	515E7	NW MILITARY HWY TO THE SOUTH	EMERALD HILL / CEDAR CANYON	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
98207	GEORGIAN OAKS	549D2	LOCKHILL SELMA / N.W. MILITARY HW.	GEORGE RD.	Northwest	Stability
98208	KINGWOOD	549D2	LOCKHILL-SELMA RD	GEORGE RD	Northwest	Stability
98209	CASTLE HILLS FOREST	515F8	GEORGE RD.	NW MILITARY HWY	Northwest	Stability
98210	N. CASTLE HILLS	550A2	VISTA	BRAESVIEW & VISTA VIEW.	Northwest	Stability
98211	SUMMERHILL/VISTA VIEW	550A3	BRAESVIEW / PATRICIA	LARKSPUR	Northwest	Stability
98212	CHURCHILL FOREST	516A8	BLANCO RD	WURZBACH PKWY	Northwest	Stability
98213	SUMMERFIELD (NE)	549F1	N.W. MILITARY HWY	WURZBACH PKWY	Northwest	Stability
98214	CHURCHILL EST/CAS FOREST	516A7	BLANCO RD. / HUEBNER RD.	CHURCHILL ESTATES BLVD	Northwest	Stability
98215	CHURCHILL EST. GDN HMS	515F7	CHURCHILL ESTATES	BLANCO RD / HUEBNER RD.	Northwest	Stability
98216	VISTA DEL NORTE/OAKS	550C1	BLANCO RD / VISTA DEL NORTE	VISTA DEL NORTE / WURZBACH PKWY	Northwest	Stability
98217	BLUFFVIEW HEIGHTS	516E8	WEST AVE.	BITTERS RD.	Northwest	Stability
98218	VISTA DEL NORTE	516B8	BLANCO RD	WURZBACH PKWY ACCESS	Northwest	Stability
98219	CAMINO REAL/WOODLANDS	516E8	WEST AVE.	BITTERS RD.	Northwest	Stability
98220	CAMINO REAL/BLUFFVIEW	516D8	WEST AVE.	WURZBACH PKWY ACCESS	Northwest	Stability
98221	VILLAS OF BLUFFVIEW	550E1	WEST AVE	WOOD VALLEY / INTERPARK	Northwest	Stability
98222	CAMINO REAL/RIVER BEND	516C7	OLD BITTERS	BITTERS RD.	Northwest	Stability
98223	CAMINO REAL/RAQUET CLUB EST.	516C7	BLANCO RD.	BITTERS RD.	Northwest	Stability
98224	HIDDEN HEIGHTS PUD	516D6	BLANCO RD	BITTERS RD	Northwest	Stability
98225	HIDDEN FOREST I (NE)	516C6	BITTERS RD	BLANCO RD/HWY 281	Northeast	Stability
98226	HIDDEN FOREST GDN HMS(NE	516C6	BITTERS RD	PARTRIDGE/BLANCO RD	Northeast	Stability
98227	BLANCO BLUFFS (NE)	516B3	LOOP 1604/BITTERS RD	BLANCO RD/HUEBNER RD	Northeast	Stability
98228	BLANCO WOODS TH'S (NE)	516B4	LOOP 1604 W/BITTERS RD	BLANCO RD/HUEBNER RD	Northeast	Stability
98229	BLANCO WOODS	516B4	BITTERS RD/LOOP 1604 W	BLANCO RD/HUEBNER RD	Northeast	Stability
98230	CANYON CREEK / VALLEY VIEW HEIGHTS (NE)	516C3	LOOP 1604 W	BLANCO RD/HWY 281	Northeast	Stability
98231	BLUFFVIEW GREENS (NE)	516D6	BITTERS RD/WURZBACH PKWY	BITTERS RD/BLANCO RD	Northeast	Stability
98232	CANYON CREEK BLUFF (NE)	516B3	LOOP 1604 W/BITTERS RD	BLANCO RD/HUEBNER RD	Northeast	Stability
98233	MISSION RIDGE	516D4	LOOP 1604/BITTERS RD	BLANCO RD/HWY 281	Northeast	Stability
98234	HIDDEN FOREST II (NE)	516D6	BITTERS RD/LOOP 1604	BLANCO RD/HWY 281	Northeast	Stability
98235	DEERFIELD	516A4	LOOP 1604/BITTERS RD	BLANCO RD. and HUEBNER RD.	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
98236	DEERFIELD GDN HOMES	516B5	BITTERS RD/LOOP 1604	BLANCO RD/HUEBNER RD	Northeast	Stability
98237	DEERFIELD/THE WOODS	516A3	LOOP 1604	HUEBNER RD and W.BITTERS RD.	Northeast	Stability
98238	DEERWOOD (NE)	516A5	W. BITTERS RD.	HUEBNER and BLANCO	Northeast	Stability
98239	DEERFIELD/THE FOUNTAINS	516A3	LOOP 1604 W	HUEBNER RD. and W. BITTERS RD.	Northeast	Stability
98240	OAKWOOD/DEER HOLLOW(NE)	516A4	LOOP 1604	HUEBNER RD. and W. BITTERS RD.	Northeast	Stability
98241	DEERFIELD/THE PARK	516B3	LOOP 1604/BITTERS RD	HUEBNER RD/BLANCO RD	Northeast	Stability
98242	DEERFIELD/THE WATERS	516B3	N LOOP 1604 E	HUEBNER RD/BLANCO RD	Northeast	Stability
98243	DEERFIELD/THE GARDENS	516A4	W. BITTERS RD.	HUEBNER ROAD	Northeast	Stability
98244	INWOOD VILLAGE (NE)	515F3	LOOP 1604/PRUE RD	LOOP 1604	Northeast	Stability
98245	RM'S IN 'C' AREA	550B2	HUEBNER RD/LOOP 1604 W	BITTERS RD./HUEBNER RD	Northeast	Stability
98246	THE HEIGHTS(NE)	515F4	LOOP 1604	HUEBNER/W BITTERS RD	Northeast	Stability
98247	DEERFIELD/THE RIDGE AT	516B6	BITTERS RD	BITTERS RD./BLANCO RD	Northeast	Stability
98248	ROSEWOOD GARDENS (NE)	515F6	HUBNER RD./LOOP 1604	MILITARY HWY/BITTERS RD	Northeast	Stability
98249	REGENCY PARK (NE)	515F5	HUEBNER RD.	BITTERS RD.	Northeast	Stability
98250	CAMINO REAL/RACQUET CLUB - STD (NE)	516C6	BITTERS RD	BLANCO RD/BITTERS RD	Northeast	Stability
98251	CAMINO REAL/RACQUET CLUB -GDN(NE)	516C7	BITTERS RD	BLANCO RD/BITTERS RD	Northeast	Stability
98252	BLANCO WOODS GARDEN HOMES	516B4	LOOP 1604	BLANCO RD	Northeast	Stability
98253	DEERFIELD/RESERVE @	516B6	N 1604/ S BITTERS	BITTERS RD/BLANCO RD	Northeast	Stability
98255	INVERNESS SUB (NE)	549E2	WURZBACH PKWY	N.W. MILITARY HWY / LOCKHILL-SELMA RD	Northeast	Growth - New Construction
98257	WOODS OF ALON	549F3	WURZBACH PKWY	MILITARY HWY/LOCKHILL-SELMA RD	Northeast	Growth - New Construction
98258	BITTERS POINT VILLAS	516B6	BITTERS RD	BLANCO RD	Northeast	Growth - New Construction
98259	THE ELMS	549D2	WURZBACH PKWY	LOCKHILL SELMA RD/MILITARY HWY	Northeast	Growth - New Construction
98260	GARDENHILL	550B3	SUMMER PARK LN./ PATRICIA DR	PATRICIA @ SUMMER PARK LN.	Northeast	Stability
98261	CASTLE HILLS ENCLAVE	550A4	LOCKHILL SELMA/WEST AVE	MILITARY HWY/BLANCO RD	Northeast	Growth - New Construction
98300	CHURCHILL GARDENS SUB	550A4	Braesview / Lockhill Selma	Larkspu / NW Military	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
98301	ESTATES OF ALON	549E3	LOCKHILL-SELMA RD	NW MILITARY HWY/ WURZBACH PKWY	Northeast	Growth - New Construction
98305	SHOLOM(55)	515E8	HUEBNER RD	MILITARY HWY	Northeast	Stability
98329	ENCLAVE AT SILVERHORN	516D7	BITTERS / WURZBACH RD	BITTERS / BLANCO	Northeast	Stability
98330	BLUFFVIEW ESTATES (NE)	516D7	WURZBACH PKWY	W. BITTERS RD./ SILVERHORN GOLF COURSE	Northeast	Stability
98331	CIBOLO CANYON ENCLAVE	482C2	US HWY 281 N	TPC PKWY	NORTHEAST ISD	Stability
98332	Dutch Myrtle Townhomes	551A1	Brook Hollow / Bitters Rd	Jones Maltsberger / US Hwy 281	Northeast	Stability
98333	HEIMER GARDENS	517A8	HEIMER RD	US HWY 281/	Northeast	Stability
98334	MESSINA	484A2	BULVERDE RD	TPC PKWY	Northeast	Growth - New Construction
98335	CIBOLO CANYON/VENTANAS @	484A2	TPC PKWY/BULVERDE OAKS	BULVERDE RD	Northeast	Growth - New Construction
98336	CIBOLO CANYON/SUENOS @	484A2	TPC PKWY/BULVERDE GREEN	BULVERDE GREEN	Northeast	Growth - New Construction
98337	CIBOLO CANYON/VALLITAS @	484A3	TPC PKWY/EVANS RD	BULVERDE RD	Northeast	Stability
98338	CIBOLO CANYON/CIELOS @	484B2	TPC PKWY	BULVERDE GREEN / BULVERDE RD.	Northeast	Growth - New Construction
98339	CIBOLO CANYON/PALACIOS @	484C2	TPC PKWY	BULVERDE GREEN	Northeast	Stability
98341	GARDENS AT BROOK HOLLOW (NE)	517B8	BROOK HOLLOW/BITTERS	JONES MALTSBERGER/US HWY 281	Northeast	Stability
98342	THE RIDGE AT CANYON SPRINGS	482E2	WILDERNESS OAK	CANYON GOLF RD. / BLANCO RD	Northeast	Growth - New Construction
98343	MESAS AT CANYON SPRINGS	482F2	WILDERNESS OAK /	CANYON GOLF RD. / HARDY OAK	Northeast	Growth - New Construction
98346	ARBOR AT BLOSSOM HILLS GDN HMS	551C2	JONES MALTSBERGER (TO THE SOUTH), HEIMER RD (TO THE NORTH)	BROOK HOLLOW (TO THE EAST), BITTERS (TO THE WEST)	Northeast	Stability
98349	PARK AT HERITAGE OAKS(NE)	551C1	BROOKHOLLOW/BITTERS-STARCREST	JONES MALTSBERGER/US HWY 281	Northeast	Stability
98350	BLUFF CREEK (NE)	551A2	JONES MALTSBERGER	BITTERS RD/WURZBACH PKWY	Northeast	Stability
98352	COUNTRYSIDE	551A1	BITTERS/WURZBACH PKWY	US HWY 281/JONES MALTSBERGER	Northeast	Stability
98353	THE ENCLAVE (NE)	551A2	STARCREST DR/WURZBACH PKWY	US HWY 281/JONES MALTSBERGER RD	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
98354	DEVONSHIRE	551B2	STARCREST DR/WURZBACH PKWY	JONES MALTSBERGER RD/BITTERS RD	Northeast	Stability
98355	CHURCHILL BLUFFS	551A2	BITTERS RD/WURZBACH PKWY	JONES MALTSBERGER/US HWY 281	Northeast	Stability
98356	BLOSSOM HILLS/THE ARBOR	551B1	WURZBACH PKWY/BROOKHOLLOW	US HWY 281/STARCREST	Northeast	Stability
98357	HILL COUNTRY VILLAS	517A8	HEIMER	BITTERS RD	Northeast	Stability
98358	SANTA FE	517B8	BROOK HOLLOW/STARCREST DR	US HWY 281/JONES MALTSBERGER RD	Northeast	Stability
98359	BRNG TREE/HERITAGE OAKS	517C8	HEIMER RD/JONES MALTSBERGER RD	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98360	HERITAGE PARK EST.(NE)	517C8	BROOKHOLLOW/STARCREST	JONES MALTSBERGER RD/HEIMER	Northeast	Stability
98361	BARCLAY EST/HLLYWD HILLS	517A7	BITTERS RD/BROOK HOLLOW	US HWY 281/HEIMER	Northeast	Stability
98362	CANYON PARKE	517B8	BROOKHOLLOW/BITTERS-STARCREST	JONES MALTSBERGER/US HWY 281	Northeast	Stability
98363	BROOK HOLLOW (NE)	517B7	BROOKHOLLOW/BITTERS RD	US HWY 281/HEIMER	Northeast	Stability
98364	OAK HOLLOW/THE GARDENS	517D8	(S) BROOK HOLLOW	(E) JONES MALTSBERGER	Northeast	Stability
98365	HOLLOW OAKS (NE)	517C7	THOUSAND OAKS/ BROOKHOLLOW	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98366	COURTYARDS (US HOMES)	517D7	THOUSAND OAKS/ BROOK HOLLOW	JONES MALTSBERGER/ HENDERSON PASS	Northeast	Stability
98367	OAK HOLLOW ESTATES (NE)	517D7	THOUSAND OAKS/ BROOK HOLLOW	JONES MALTSBERGER/ HENDERSON PASS	Northeast	Stability
98368	SAN PEDRO HILLS	517C6	THOUSAND OAKS/ BROOKHOLLOW	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98369	SAN PEDRO HILLS DPLX	517A7	BROOK HOLLOW/BITTERS RD	US HWY 281 / JONES MALTSBERGER RD.	Northeast	Stability
98370	OAK HOLLOW PK (NE)	517E7	(N) THOUSAND OAKS	(E) JONES MALTSBERGER	Northeast	Stability
98371	WHISPER HOLLOW	517D7	THOUSAND OAKS/ BURNING TRAIL	JONES MALTSBERGER/ HENDERSON PASS	Northeast	Stability
98372	PEBBLE FOREST	517E6	(S) THOUSAND OAKS/HENDERSON PASS	(E) JONES MALTSBERGER	Northeast	Stability
98373	TIERRA DEL SOL TH'S	517D5	LOOP 1604/THOUSAND OAKS	HWY 281N/HENDERSON PASS	Northeast	Stability
98374	THOUSAND OAKS/SCATT. OAK	517E5	N LOOP 1604/ THOUSAND OAKS	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98375	LIBERTY HILL TH	517D4	1604/ THOUSAND OAKS	HENDERSON PASS/ US HWY 281	Northeast	Stability
98376	TURKEY CREEK TH	517D5	THOUSAND OAKS DR	HENDERSON PASS	Northeast	Stability
98377	CANYON OAKS	517D4	1604/THOUSAND OAKS	HENDERSON PASS/281	Northeast	Stability
98378	CANYON OAKS ESTATES	517D4	N LOOP 1604/ THOUSAND OAKS	HENDERSON PASS/REDLAND	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
98379	OAKHAVEN HTS/KENTWOOD MA	517C4	THOUSAND OAKS/HENDERSON PASS	US HWY 281/HENDERSON PASS	Northeast	Stability
98380	GOLD CANYON (NE)	517D3	LOOP 1604/ HENDERSON PASS	REDLAND RD/ GOLD CANYON (281)	Northeast	Stability
98381	PALLATIUM VILLAS TH/GDN HMS	517F6	THOUSAND OAKS/REDLAND	JONES MALTSBERGER/HENDERSON PASS	Northeast	Stability
98382	PEBBLE OAK (NE)	517E5	HENDERSON PASS/JONES MALTSBERGER RD	THOUSAND OAKS/LOOP 1604	Northeast	Stability
98384	SHADY HILLS/HOLLYWOOD OA	517B6	US HWY 281 N	THOUSAND OAKS/BROOK HOLLOW	Northeast	Stability
98385	SCATTERED OAKS SUB(NE)	517F5	Loop 1604/ Thousand Oaks	Jones Maltsberger/ US HWY 281	Northeast	Stability
98386	LAS BRISAS TH'S(NE)	517A6	BETWEEN PASO DEL NORTE AND BROOK HOLLOW (OFF US HWY 281)	ON EAST SIDE OF US HWY 281 ACROSS FROM HILL COUNTRY VILLAGE	Northeast	Stability
98387	SAN PEDRO TH	517B7	NORTH SIDE OF BROOKHOLLOW	EAST SIDE OF ENCINO GRANDE	Northeast	Stability
98388	SAN PEDRO N. MH PARK	517B5	THOUSAND OAKS/BROOK HOLLOW	US HWY 281	Northeast	Revitalization
98389	CARDIGAN HIILL AT THOUSAND OAKS	517C5	HENDERSON PASS/THOUSAND OAKS	JONES MALTSBERGER/281	Northeast	Stability
98390	TURKEY CREEK GDN HMS(NE)	517D5	THOUSAND OAKS (NORTH)	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98391	THOUSAND OAKS TH'S(NE)	517C5	ON THOUSAND OAKS	HALF MILE EAST OF 281	Northeast	Stability
98392	THOUSAND OAKS GDN HMS(NE	517D5	ON THOUSAND OAKS (NORTH SIDE)	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98393	OAK HOLLOW VILLAGE	517D8	THOUSAND OAKS/ BROOK HOLLOW	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98394	BLUFFS OF HENDERSON PASS	517D5	THOUSAND OAKS	HENDERSON PASS/ US HWY 281	Northeast	Stability
98396	HUEBNER VILLAGE	515F5	HUEBNER RD. / NW MILITARY HWY.	HUEBNER RD.	Northeast	Stability
98401	BLOSSOM PARK THS(NE)	551C3	JONES MALTSBERGER RD	STARCREST DR	Northeast	Stability
98402	BLOSSOM PARK	551C2	JONES MALTSBERGER RD	STARCREST DR	Northeast	Stability
98403	NORTH PARK TH	551C2	JONES MALTSBERGER RD	STARCREST DR	Northeast	Stability
98404	PARKSIDE PUD	551C2	JONES MALTSBERGER	BUDDING BLVD, PERENNIAL (TO THE SOUTH IS STARCREST)	Northeast	Stability
98405	BURNING WOOD/MEADOWWOOD	517E8	THOUSAND OAKS/ MCALLISTER PARK	MCALLISTER PARK/ JONES MALTSBERGER	Northeast	Stability
98406	SUMMERWOOD PUD (NE)	517F7	JONES MALTSBERGER	THOUSAND OAKS	Northeast	Stability
98407	PARKSIDE (NE)	551C2	JONES MALTSBERGER	THOUSAND OAKS	NORTHEAST	Stability
98408	BLOSSOM HOLLOW (NE)	551C2	JONES MALTSBERGER RD	STARCREST DR TURNS INTO WURZBACH PKWY & BITTERS RD	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
98409	STONERIDGE	551F1	WETMORE RD	RIDGE COUNTRY (1000 OAKS TO THE NORTHEAST)	Northeast	Stability
98410	STONERIDGE DPLXS	552A2	THOUSAND OAKS/WURZBACH PKWY	WETMORE RD/JONES MALTSBERGER RD	Northeast	Stability
98411	BROOKSTONE	517F8	JONES MALTSBERGER	THOUSAND OAKS	Northeast	Stability
98412	STONERIDGE/THE PARK (NE)	551F1	JONES MALTSBERGER RD (TO THE NORTH), WETMORE RD (TO THE SOUTH)	THOUSAND OAKS (TO THE NORTHEAST)	Northeast	Stability
98413	LEGACY OAKS	517E7	THOUSAND OAKS DR / NA	THOUSAND OAKS DR / JONES MALTSBERGER RD	Northeast	Stability
98414	MAVERICK SHARP	552A2	THOUSAND OAKS/WURZBACH PKWY	WETMORE RD/JONES MALTSBERGER RD	Northeast	Stability
98415	LIBERTY HILL/GARDEN PATIO	517D4	N LOOP 1604/ HENDERSON PASS	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98416	BRISTOW BEND	552C1	Stahl Rd and Thousand Oaks	Northern Hills Golf Course and Wetmore Rd.	Northeast	Stability
98417	GRAYSON PARK TWNHS	517D6	Thousand Oaks and Bluffridge	Henderson Pass and Stoneleigh Apts.	Northeast	Stability
98418	TANGLEWOOD OAKS	551C1	BUCK RIDGE LANE/ CENTURY OAK TRAIL	MONEY TREE RD/ CENTURY OAK TRAIL	Northeast	Stability
98420	HUNTERS MILL (NE)	551F1	WETMORE RD	THOUSAND OAKS DR	Northeast	Stability
98426	PARK HILLS COMMONS (NE)	518C6	BULVERDE RD	JUNG RD	NORTHEAST	Growth - New Construction
98427	KNOLL CREEK HILL/BLUFF AREA	518C6	CLASSEN RD	JUNG/KNOLL CREEK	Northeast	Stability
98428	OAK RIDGE VILLAGE GDN (NE)	552A1	THOUSAND OAKS/WURZBACH PKWY	WETMORE RD/JONES MALTSBERGER RD	Northeast	Stability
98429	HIDDEN OAKS NORTH (NE)	518C4	CLASSEN RD	LOOP 1604	Northeast	Stability
98430	FALL CREEK	517F6	N/S BOUND - JONES MALTSBERGER	E/W BOUND - THOUSAND OAKS	Northeast	Stability
98432	MORNING GLEN	517F7	JONES MALTSBERGER	THOUSAND OAKS	Northeast	Stability
98433	PRESTON HOLLOW (NE)	518A7	PRESTON HOLLOW	THOUSAND OAKS	Northeast	Stability
98434	EDEN/SEVEN OAKS	518B8	WETMORE	THOUSAND OAKS	Northeast	Stability
98435	OAK RIDGE VILLAGE (NE)	552A1	THOUSAND OAKS/WURZBACH PKWY	WETMORE RD/JONES MALTSBERGER RD	Northeast	Stability
98436	GREEN SPRINGS VALLEY	518A6	BULVERDE RD	GREEN SPRING DR	Northeast	Stability

DRAFT

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98437	GREEN SPRG VALLEY GDN HM	518B7	CLOSE TO 1604 / NA	BULVERDE RD / GREEN SPRINGS	Northeast	Stability
98438	EDEN ROCK	518C5	CLASSEN RD	LOOP 1604	Northeast	Stability
98439	HIDDEN OAKS (NE)	518D5	CLASSEN RD	JUNG RD/KNOLL CREEK	Northeast	Stability
98440	KNOLL CREEK/CLASSEN RIDG	518D6	CLASSEN RD	KNOLL CREEK	Northeast	Stability
98441	KNOLL CREEK NORTH(NE)	518C6	CLASSEN RD	JUNG/KNOLL CREEK	Northeast	Stability
98442	KNOLL CREEK VILL. (NE)	518D6	MORGANS RUN	CLASSEN RD.	Northeast	Stability
98443	HERITAGE HILL	518C7	BULVERDE RD	CHIMMNEY SPRINGS	Northeast	Stability
98444	BRIARWICK	518C7	BULVERDE RD	BRIARCREST DR	Northeast	Stability
98445	LONGS CREEK	518D4	CLASSEN RD	KNOLL CREEK	Northeast	Stability
98446	OAKVIEW HEIGHTS	518E5	CLOSE TO 1604 / KNOLL CREEK	O'CONNOR RD. / CLASSEN RD.	Northeast	Stability
98447	WETMORE HEIGHTS (NE)	518C8	BULVERDE RD	WETMORE RIDGE	Northeast	Stability
98448	VISTA	519A4	JUDSON RD	LOOP 1604	Northeast	Stability
98449	CEDAR GROVE K & B	518E4	1604 / STUEBING RANCH SUBD.	CLOSE TO JUDSON RD. OR O'CONNOR RD	Northeast	Stability
98450	STEUBING RANCH PREMIER	518E4	1604 / NBHD PARK AND REC AREA	JUDSON RD. OR O'CONNOR RD.	Northeast	Stability
98451	STAFFORD HEIGHTS S. (NE)	552C1	STAHL RD/THOUSAND OAKS	NACOGDOCHES RD/WETMORE RD	Northeast	Stability
98452	NORTHERN HILLS	518E8	HIGGINS RD/NACOGDOCHES RD	O'CONNOR RD & /STAHL RD	Northeast	Stability
98453	NORTHERN HILLS PAT/HMS	518D8	BULVERDE RD	THOUSAND OAKS	Northeast	Stability
98454	NORTHERN HILLS GOLF GDN	552D1	HIGGINS RD/NACOGDOCHES RD	O'CONNOR RD & /STAHL RD	Northeast	Stability
98455	BRITISH COMMONS (NE)	518E7	HIGGINS RD	STAHL RD	Northeast	Stability
98456	CLEARCREEK / MADERA / STAHL	518E7	HIGGINS RD	STAHL RD	Northeast	Growth - New Construction
98457	SKYLINE PARK	552E1	UHR/NACOGDOCHES RD (RUN PARALLEL)	NACOGDOCHES RD/UHR (RUN PARALLEL)	Northeast	Stability
98458	NORTHERN HEIGHTS (NE)	552E1	UHR & HIGGINS/UHR & THOUSAND OKS	NACOGDOCHES/UHR	Northeast	Stability
98459	NACOGDOCHES NORTH	552E1	HIGGINGS/THOUSAND OAKS	NACOGDOCHES RD/UHR	Northeast	Stability
98460	STEUBING RANCH LEGACY	518F4	1604 / KNOLLCREEK	JUDSON / O'CONNER	Northeast	Stability
98461	STEUBING RANCH HERITAGE	518F4	KNOLL CREEK / Vacant Land	Elementary School / OCONNER RD	Northeast	Stability
98462	EL CHAPARRAL	518F8	HIGGINS RD	NACOGDOCHES RD	Northeast	Stability

DRAFT

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98463	EL CHAPPARAL DPLX	518F7	O'CONNOR RD / HIGGINS RD	STAHL RD / NACODOCHES RD.	Northeast	Stability
98464	KNOLL CREEK TOWNHOUSES	518F3	JUDSON RD	KNOLLCREEK /1604	Northeast	Growth - New Construction
98465	FERTILE VALLEY	518E7	HIGGINS RD	STAHL RD	Northeast	Stability
98467	PEPPERRIDGE	518E6	O'CONNOR RD	STAHL RD	Northeast	Stability
98468	ROSE MEADOWS	519A7	O'CONNOR RD/JUDSON RD	STAHL RD/NOCOGDOCHES RD	Northeast	Stability
98469	VILLAS OF SPRING CREEK (NE)	518F6	O'CONNOR RD	STAHL RD	Northeast	Stability
98470	RANCHLAND HILLS	518F7	O'CONNOR RD	NACOGDOCHES RD	Northeast	Stability
98471	SPRING CREEK FOREST II (NE)	519B6	JUDSON RD	STAHL RD	Northeast	Stability
98472	SPRING CREEK FOREST	519A6	JUDSON RD	NACOGDOCHES RD	Northeast	Stability
98473	SPG CK FOR/WOOD CK PATIO	519A7	JUDSON RD	NACOGDOCHES RD	Northeast	Stability
98474	STAHL RD/PHEASANT RIDGE	519A5	STAHL RD	JUDSON RD/O'CONNOR RD	Northeast	Stability
98475	HIGH COUNTRY EST.	519B6	JUDSON RD	STAHL RD	Northeast	Stability
98476	HIGH COUNTRY	519B4	JUDSON RD	STAHL RD	Northeast	Stability
98477	HIGH COUNTRY GDN HOMES	519A5	JUDSON RD	STAHL RD	Northeast	Stability
98478	GREEN MT. RD SUB (NE)	519C4	STAHL RD	N GREENMOUNTAIN	Northeast	Stability
98479	FOX RUN	519D5	NACOGDOCHES RD AND STAHL RD	JUDSON RD	Northeast	Stability
98480	ELMWOOD	519A6	Stahl Rd	Judson Rd.	Northeast	Stability
98481	PARK PLACE / MUSTANG OAKS	517F5	JONES MALTSBERGER	REDLAND RD and THOUSAND OAKS	Northeast	Stability
98482	REDLAND OAKS	518A5	BULVERDE RD	REDLAND RD	Northeast	Stability
98483	REDLAND RANCH EST. (NE)	517F5	N/S BOUND - JONES MALTSBERGER	E/W BOUND - REDLAND RD	Northeast	Stability
98484	REDLAND SPRINGS	518A5	BULVERDE RD	REDLAND RD	Northeast	Stability
98485	AUTRY TRACT	518A4	BULVERDE RD	JONES MALTSBERGER RD	NORTHEAST	Stability
98486	REDLAND ESTATES (NE)	517E3	(N) 1604	(E) REDLAND	Northeast	Stability
98487	MADISON HEIGHTS	518E6	O'CONNOR RD	N STAHL PARK	Northeast	Growth - New Construction
98490	CHAMPIONS VILLAGE	483B4	WILDERNESS OAK/STONE OAK PKWY	HWY 281/CANYON GOLF RD	Northeast	Stability
98500	QUARRY AT IRON MOUNTAIN	483A8	Hardy Oak Blvd	Sonterra Blvd.	Northeast	Growth - New Construction
98501	TERRA BRIGGS	552D4	PERRIN BEITEL	NACO-PERRIN	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
98502	PARK NORTH/OLD FARM	552D4	THOUSAND OAKS/LOOP 410	WURZBACH PKWY/PERRIN BEITEL	Northeast	Stability
98505	CREEKWAY SUBD	519B6	JUDSON RD.	STAHL RD.	Northeast	Stability
98506	THE HILLS/SIERRA NORTH	552E3	PERRIN BEITEL & LEONHARDT/WURZBACH PKWY	WURZBACH PKWY/PERRIN BEITEL	Northeast	Stability
98508	MEADOW GROVE (NE)	519C7	JUDSON RD	NACOGDOCHES RD	NORTHEAST	Growth - New Construction
98509	LOOKOUT BLUFF	519C6	Nacogdoches Road	Vigil View	Northeast	Stability
98510	VALENCIA (NE)	552F1	NACOGDOCHES & O'CONNOR RD/WURZBACH PKWY & THOUSAND OAKS	O'CONNOR RD/THOUSAND OAKS	Northeast	Stability
98511	EL DORADO (NE)	552F2	NACOGDOCHES & EL SENDERO/THOUSAND OKS	WURZBACH PKWY & O'CONNOR RD/NACOGDOCHES RD	Northeast	Stability
98514	LARKSPUR	553A1	O'CONNOR RD	WURZBACH PKWY	Northeast	Stability
98515	LARKDALE/O'CONNOR SUBD	553A1	O'CONNER RD.	LOOKOUT RD. / NACOGDOCHES RD.	Northeast	Growth - New Construction
98516	VALLEY FORGE	553C2	JUDSON RD	RANDOLPH BLVD	Northeast	Stability
98517	FALCON CREST	519C6	NACOGDOCHES	JUDSON RD/TOEPPERWEIN	Northeast	Stability
98518	FEATHER RIDGE	553C1	JUDSON RD	FEATHER RIDGE/CRESTON LOOP	Northeast	Stability
98519	WOODSTONE	519B8	JUDSON RD	NACOGDOCHES RD	Northeast	Stability
98520	STONEWOOD(NE)	519C8	NACOGDOCHES RD/LOOKOUT RD	JUDSON RD/TOEPPERWEIN	Northeast	Stability
98521	FALCON HEIGHTS	553D2	JUDSON RD	INDEPENDENCE AVE	Northeast	Stability
98522	GREEN RIDGE NORTH	519D7	NACOGDOCHES	JUDSON RD/TOEPPERWEIN	Northeast	Stability
98523	WOODSTONE SQUARE DPLX	519C7	JUDSON RD / TOEPPERWEIN RD	NACOGDOCHES RD / LOOKOUT RD	Northeast	Stability
98524	RAINTREE/ANTONIO HGHLNDS	519E7	Toepperwein Road	Raintree Path	Northeast	Stability
98525	MONTERREY VILLAGE	553D1	Independence Dr	Judson Road	Northeast	Growth - New Construction
98526	RAINTREE/ANTONIO HGHLNDS II	519E7	LOOKOUT RD	TOEPPERWEIN AND JUDSON RD	Northeast	Stability
98527	ARBORSTONE	519C8	Judson Rd and Lookout Rd.	Judson Rd and Toepperwein Rd	Northeast	Stability
98528	LOMA VISTA	553E1	TOEPPERWEIN RD/JUDSON	IH-35	Northeast	Stability
98529	COMANCHE RIDGE	519D7	TOEPPERWEIN RD	NACOGDOCHES RD	Northeast	Growth - New Construction
98530	TOEPPERWEIN BLUFFS ENCLAVE	519D7	TOEPPERWEIN RD	MIA WAY	Northeast	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
98540	TESORO RIDGE/RANDOLPH PARK ESTATES	519D8	JUSDON RD	LOOKOUT RD	Northeast	Growth - New Construction
98551	FOREST OAKS EST.(NE)	551F7	NACOGDOCHES	LOOP 410	Northeast	Stability
98552	NORTHEAST PARK	551E6	BROADWAY AND NACOGDOCHES	BITTERS RD/LOOP 410 ACCESS RD	Northeast	Stability
98554	MCARTHUR TERRACE/REGENCY PLACE	551F5	WURZBACH PKWY/ BITTERS	NACOGDOCHES/ WETMORE	Northeast	Stability
98555	TOWN LAKE	552A5	WURZBACH PKWY/NACOGDOCHES RD	WETMORE RD/NACOGDOCHES RD	Northeast	Stability
98556	OAK GROVE	552A4	WURZBACH PKWY/NACOGDOCHES RD	WETMORE RD/NACOGDOCHES RD	Northeast	Stability
98557	OAK GROVE QUADS	552A5	NACOGDOCHES RD	WURZABACH PKWY	Northeast	Stability
98558	FOREST OAKS	551E7	NACOGDOCHES RD	LOOP 410	Northeast	Stability
98559	ST. CHARLES TH	552A7	N/S BOUND - HARRY WURZBACH	E/W BOUND - LOOP 410	Northeast	Stability
98560	MARYMONT	552B7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
98561	MARYMONT ESTATE LOTS	552A7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
98562	OAK MONT/VILL N./PERRIN	552C7	WURZBACH PKWY/LOOP 410	NACOGDOCHES RD/PERRIN BEITEL	Northeast	Stability
98563	BRENTWOOD COMMONS TH	552B7	NACOGDOCHES RD AND WURZBACH PKWY/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
98564	GARDEN CT EAST/SUNGATE	552D6	PERRIN BEITEL/IH 35	WURZBACH PKWY/LOOP 410	Northeast	Stability
98565	MARYMONT GARDENS	552B7	NACOGDOCHES RD AND WURZBACH PKWY/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
98566	MARYMONT TH'S (NE)	552B7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
98568	THE SANCTUARY DUPLEXES	552D3	PERRIN BEITEL	THOUSAND OAKS DR	Northeast	Stability
98569	NORTH POINT QUADPLEXES	553F8	GLENMONT DR	MONTGOMERY DR	Northeast	Decline
98570	MONTGOMERY-GM	553F8	GLEN MONT DR	MONTGOMERY DR	NORTHEAST	Growth - New Construction
98600	UPTOWN URBAN CREST	583F1	HARRY WURZBACH	URBAN CREST	Northeast	Stability
98601	GRANBURG PLACE (NE)	584A1	NORTH OAKWELL FARMS PKWY / SOUTH WESTERLEIGH SECTION	EAST OAKWELL FARMS PKWY / WEST COMMERCIAL BUSINESSES	Northeast	Stability
98602	OAKWELL FARMS	584B1	NORTH IRA LEE / SOUTH GREENBELT	EAST IRA LEE / WEST HARRY WURZBACH	Northeast	Stability
98603	OAKWELL FARMS ESTATES	584B2	NORTH WESTERLEIGH / SOUTH BITTERBLUE AND GREENBELT	EAST RENWICK AND GREENBELT/ WEST GREENBELT	Northeast	Stability
98604	OAKWELL FARMS TH	584A2	NORTH OAKWELL FARM PARKWAY/ SOUTH GREENBELT	EAST BITTER BLUE / WEST SALISBURY	Northeast	Stability

DRAFT

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98605	FAIRFIELD/VILLAGE NORTH -SOUTH	552B8	IH 35/PERRIN BEITEL	LOOP 410	Northeast	Stability
98606	NORTHWOOD NORTHEAST	583E2	NORTH URBAN CREST/ SOUTH EISENHAUER	EAST ROBIN REST / WEST KENLIWORTH	Northeast	Stability
98607	NORTH ALAMO HEIGHTS	584D1	NORTH WALZEM / SOUTH LANARK	EAST IH 35 / WEST AUSTIN HWY	Northeast	Stability
98608	TERRELL HILLS NE (NE)	583F5	Rittiman Rd. /Burr Rd.	Harry Wurzbach / Beverly Rd	Northeast	Stability
98609	EAST TERRELL HILLS (NE)	584D2	NORTH LANARK ST. / SOUTH ELEMENTARY SCHOOL	EAST IH 35 / WEST BROADCASTING BUSINESS	Northeast	Stability
98610	CAMBRIDGE VILLAGE	584C4	RITTIMAN RD	HOLBROOK	Northeast	Stability
98612	FAIRDALE TH	584D4	NORTH APARTMENTS / SOUTH COMMERCIAL BUSINESS	EAST APARTMENTS / WEST FAIRDALE	Northeast	Stability
98613	NORTHWOOD LOOP 410	583E1	NORTH ROYAL OAKS / SOUTH FOREST HILL	EAST HARRY WURZBACH HWY / WEST KENILWORTH	Northeast	Stability
98614	NORTHWOOD TH	583F2	NORTH DOVE MOUNTAIN / SOUTH THRUSH GARDEN	EAST HARRY WURZBACH HWY / WEST NBHD 98606	Northeast	Stability
98615	BELL MEADE SUB.(NE/SA)	583E7	NORTH CITY OF TERRELL HILLS/ SOUTH FORT SAM HOUSTON	EAST HARRY WURBACH & FSH GOLF COURSE/WEST FORT SAM HOUSTON	Northeast	Stability
98618	REMOUNT AREA	584E3	NORTH COMMERCIAL WAREHOUSES / SOUTH PAPER STREET HITT DR.	EAST FRATT / WEST IH35	Northeast	Stability
98620	EAST TERRELL HEIGHTS (NE)	584D4	NORTH JUDIVAN & NBHD 98609 / SOUTH RITTIMAN	EAST FAIRDALE / WEST WALZEM CREEK & NBHD 98610	Northeast	Stability
98621	WILSHIRE PARK/ESTATES (NE)	584D4	NORTH RITTIMAN / SOUTH PARKWOOD	EAST RITTIMAN PLAZA / WEST HOLBROOK	Northeast	Stability
98622	BEVERLY/RAVEN ESTATES (NE)	584D5	NORTH NBHD 98621/ SOUTH GREENBELT	EAST RITTIMAN PLAZA/ WEST HOLBROOK AND SALADO CREEK	Northeast	Stability
98629	TOWNHOMES UN_NAMED CENTRAL	583F3	DEERWOOD/CLOUDHAVEN	RAINBOW/CLOUDHAVEN	Northeast	Growth - New Construction
98630	WILSHIRE TERRACE (NE)	584B4	NORTH BOUNDARY EISENHAUER / SOUTH BOUNDARY RITTIMAN	EAST BOUNDARY SALADO CREEK / WEST BOUNDARY CORINNE	Northeast	Stability
98631	WILSHIRE VILLAGE (NE)	583F4	NORTH - AUSTIN HWY. COMMERCIAL ZONE / SOUTH- RITTIMAN	EAST - HARRY WURZBACH / WEST - VANDIVER	Northeast	Stability
98632	AUSTIN HWY HEIGHTS SUB(NE)	583F3	NORTH EISENHAUER / SOUTH AUSTIN HWY	EAST COMMERCIAL PROPERTY OM THRUSH VIEW/WEST VANDIVER	Northeast	Stability

DRAFT

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98633	PROMONTORY RESERVE	482C5	WILDERNESS OAK, BLANCO RD (TO THE WEST)	HUEBNER RD (TO THE SOUTH), HARDY OAK BLVD (TO THE NORTHEAST)	Northeast	Stability
98634	PROMONTORY POINTE 2	482D7	Knights Cross to the North / Huebner Rd to the South	Winderness Oak to the West / Stone Oak Pkwy to the East	Northeast	Stability
98636	MOUNTAIN LODGE/THE VILLAS @	483D2	US HWY 281	MOUNTAIN LODGE / WILDERNESS OAK	Northeast	Stability
98649	INWOOD PLACE	553D5	O'CONNOR RD	CRESTWAY RD	Northeast	Stability
98650	BRYCE PLACE	585A2	MIDCROWN DR	EISENHAUER RD	Northeast	Stability
98651	CAMELOT I TH'S (NE)	585B1	MIDCROWN DR	WALZEM & EISENHAUER RD	Northeast	Stability
98652	CAMELOT I	584F2	WALZEM/EISENHAUER RD	WALZEM & EISENHAUER RD/IH 35	Northeast	Stability
98653	NORTHVIEW MOBILE HOMES	553D8	EAGLECREST/NEW WORLD	MONTGOMERY DR	Northeast	Stability
98655	CAMELOT II TH (JD/NE)	585E1	NEW WORLD DR	MONTGOMERY DR	Northeast	Stability
98656	WOODBRIDGE DPLX	585A1	MIDCROWN DR. / RAY BON DR	WALZEM RD	Northeast	Stability
98658	THE GLEN (JD/NE)	585F1	O'CONNOR RD/MILLER RD	CRESTWAY RD	Northeast	Revitalization
98659	THE GLEN TH	585F2	GLEN MONT DR/GIBBS-SPRAWL RD	EISENHAUER RD/WALZEM	Northeast	Stability
98660	KING'S CROWN / ROBARDS	553D4	O'CONNER RD / JUDSON	RANDOLPH BLVD	Northeast	Stability
98662	king crwn robards paper st	553C6	O'CONNER RD	CRESTWAY RD	Northeast	Stability
98663	ROYAL RIDGE GDN HMS--NEWER	553B5	RANDOLPH BLVD	CRESTWAY RD	Northeast	Stability
98664	ROYAL RIDGE	553C5	O'CONNOR RD	RANDOLPH BLVD	Northeast	Stability
98665	ROYAL RIDGE TH	553B5	RANDOLPH BLVD	ROYAL RIDGE	Northeast	Stability
98666	CROWNRIDGE TH	553C4	O'CONNOR RD	ROYAL RIDGE	Northeast	Stability
98667	ROYAL RIDGE GDN HMS(NE)	553C5	RANDOLPH BLVD	S WEIDNER	Northeast	Stability
98668	MORNINGSIDE PK/PAN AM	553A5	RANDOLPH BLVD	O'CONNOR RD	Northeast	Stability
98669	BRISTOL PLACE	553A6	RANDOLPH BLVD	SHERRI ANN/S WEIDNER RD	Northeast	Stability
98670	CHEYENNE VALLEY--LEGACY HMS	553C6	Eaglecrest Blvd	South Weidner Rd	Northeast	Stability
98671	CROWNWOOD (JD/NE)	554A7	GIBBS-SPRAWL RD	CRESTWAY RD	Northeast	Stability
98672	AVENUE HOMES SUB	518C6	BULVERDE RD	JUNG RD	Northeast	Stability
98673	BULVERDE VILLAGE	484B1	NORTH VALENCIA PEAK / SOUTH LONGHORN CREEK	EAST BULVERDE GREEN / WEST BULVERDE ROAD	Northeast	Growth - New Construction
98677	CHEYENNE VALLEY--FIELDSTONE HOMES	553B6	Eaglecrest Blvd	South Weidner Rd	Northeast	Stability

DRAFT

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98679	MIDDLETON SUBD	585C1	WALZEM RD	EISENHAUER RD	Northeast	Growth - New Construction
98680	BROOKWOOD/CRESTWOOD(JDNE	553E6	O'CONNOR RD/MILLER RD	CRESTWAY RD	Northeast	Stability
98681	ROYAL CREST	553C5	EAGLECREST BLVD/S WEIDNER RD	CRESTWAY	Northeast	Growth - New Construction
98682	CAMELOT II-SCOTTSWOOD	585D1	O'CONNOR RD/MILLER RD	CRESTWAY RD AND MONTGOMERY RD	Northeast	Stability
98683	TERRA BELLA	482C2	WILDERNESS OAK	HARDY OAK BLVD	Northeast	Stability
98685	CRESTRIDGE (NE)	553D6	O'CONNOR RD/MILLER RD	CRESTWAY RD	Northeast	Stability
98686	ROYAL CREST (Paper St)	553D5	EAGLECREST BLVD/S WEIDNER RD	CRESTWAY	Northeast	Stability
98690	WINDSOR OAKS QUADS	585D1	MONTGOMERY DR/WALZEM	FM 1976/WALZEM	Northeast	Revitalization
98702	ROGERS RANCH (NE)	515E1	LOOP 1604 TO THE SOUTH	ROGERS RANCH TO THER WEST	Northeast	Stability
98704	ROGER RANCH EST. (NE)	515E2	ROGERS RANCH/LOOP 1604	ROGERS RANCH/SALADO DRAW & IVORY CREEK	Northeast	Stability
98705	THE VINEYARD (NE)	516B1	HUEBNER RD / BLANCO RD	LOOP 1604	Northeast	Stability
98706	THE RENAISSANCE	516A2	Huebner Road	Loop 1604	Northeast	Growth - New Construction
98707	THE PROVINCE/VINEYARD	516A1	HUEBNER RD.	LOOP 1604	Northeast	Stability
98708	TUSCANY HILLS/VINEYARD	516A1	HUEBNER RD.	LOOP 1604	Northeast	Stability
98709	ENCLAVE AT VINEYARD (NE)	516B1	HUEBNER RD.	LOOP 1604	Northeast	Stability
98711	GREYSTONE/GARDENS AT	482B8	BLANCO RD	HUEBNER RD	Northeast	Growth - New Construction
98712	GREYSTONE COUNTRY ESTATES I	516B1	BLANCO RD.	GREYSTONE RIDGE	Northeast	Stability
98713	GREYSTONE COUNTRY ESTTES II	481F8	BLANCO RD.	GREYSTONE RIDGE	Northeast	Stability
98715	SONTERRA/THE WOODS	516C1	Sonterra golf course to North and 1604 to the south	Blanco rd to West and Golf course to the East	Northeast	Stability
98718	SONTERRA/LA CIERRA @	516C1	SONTERA GOLF COURSE/MADERA PKWY (LOOP 1604)	BLANCO RD/SONTERA GOLF COURSE	Northeast	Stability
98720	SONTERRA/THE SEVENTH	516C1	SONTERA GOLF COURSE / MADERA PRKWY	BLANCO RD / SONTERA GOLF COURSE	Northeast	Stability
98722	SONTERRA/WATERS OF(NE)	516D1	SONTERRA GOLF COURSE / SONTERRA PLACE	SONTERRA GOLF COURSE / STONE OAK PKWY	Northeast	Stability

DRAFT

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98724	SONTERRA/ESTATES	516D1	SONTERRA GOLF COURSE / SONTERRA PLACE	BLANCO / STONE OAK PKWY	Northeast	Stability
98725	SONTERRA/GREENSVIEW	516E1	SONTERRA GOLF COURSE / SONTERRA BLVD	SONTERRA GOLF COURSE / STONE OAK	Northeast	Stability
98728	SONTERRA/THE ENCLAVE	516D1	HUEBNER-SONTERRA GOLF COURSE /LOOP 1604-SONTERRA GOLF COURSE	KRISTEN WAY	Northeast	Stability
98729	ESCALERA SUBDIVISION PUD	519C5	STAHL / NACOGDOCHES RD	JUDSON / LOOP 1604	Northeast	Growth - New Construction
98730	SONTERRA/MIDLANDS-REG	482C8	hUEBNER / LOOP 1604	BLANCO RD / STONE OAK	Northeast	Stability
98732	SONTERRA/THE FAIRWAYS	482D8	HUEBNER / LOOP 1604	HUEBNER / STONE OAK	Northeast	Stability
98733	SONTERRA/THE MEADOWS AT	482D8	HUEBNER / LOOP 1604	HUEBNER RD. / STONE OAK	Northeast	Stability
98734	SONTERRA/THE GARDENS	482E8	HUEBNER / SONTERRA GOLF COURSE-SONTERRA	STONE OAK PKWY	Northeast	Stability
98737	SONTERRA/THE HIGHLANDS	482D7	KNIGHTS CROSS / HUEBNER	BLANCO / HUEBNER RD.	Northeast	Stability
98738	SONTERRA/ VISTAS OF	482C8	HUEBNER / SONTERRA GOLF COURSE	BLANCO RODF / STONE OAK	Northeast	Stability
98739	SONTERRA / THE OAKS OF	482C8	WILDERNESS OAK / HUEBNER RD	BLANCO RD / STONEOAK PKWY	Northeast	Revitalization
98740	SAN MIGUEL	483A1	CANYON SPRINGS GOLF COURSE / WILDERNESS OAK	CANYON GOLF RD / PLAYER OAKS	Northeast	Growth - New Construction
98741	RETREAT AT HEIGHTS OF STONE OAK	482C1	OAK ESTATES DR / HARDY OAK BLVD	BLANCO RD / HEIGHTS BLVD	Northeast	Stability
98742	THE PINNACLE (NE)	482C7	WILDERNESS OAK / HUEBNER RD	BLANCO / STONE OAK	Northeast	Growth - New Construction
98743	STONE OAK PARKE (NE)	482B7	WILDERNESS OAK / HUEBNER	BLANCO RD. / MESSINA	Northeast	Stability
98744	STONE VALLEY PUD (NE)	482B7	WILDERNESS OAK / HUEBNER RD	BLANCO RD / STONE OAK	Northeast	Stability
98745	STONE OAK MEADOWS (NE)	482B7	WILDERNESS OAK / HUEBNER RD	BLANCO RD / STONE OAK	Northeast	Stability
98746	STONE OAK VILLAS (NE)	482B5	WILDERNESS OAK TO SOUTH	BLANCO RD WITH WILDERNESS OAK TO EAST	Northeast	Stability
98747	WATERFORD HEIGHTS	482E1	BLANCO RD / CANYON GOLF RD	LEGEND BREEEZE / WILDERNESS OAK	Northeast	Growth - New Construction
98748	THE BREEZES OF SONTERRA	482D7	KNIGHTS CROSS / HUEBNER RD	BLANCO RD / STONE OAK	Northeast	Stability
98749	PROMONTORY HEIGHTS	482C5	BLANCO RD / WILDERNESS OAK	HARDYOAK BLVD WILDERNESS OAK	Northeast	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
98750	MT. ARROWHEAD (NE)	482D6	WILDERNESS OAK / KNIGHTS CROSS DR	WILDERNESS OAK / STONE OAK	Northeast	Stability
98751	ARROWHEAD/EST. AT	482D6	HARDY OAK / KNIGHTS CROSS	WILDERNESS OAK / STONE OAK	Northeast	Stability
98752	CRESCENT OAKS (NE)	482D6	WILDERNESS OAK / CRESCENT OAK	WILDERNESS OAK / HUEBNER	Northeast	Stability
98753	ARROWHEAD	482E5	WILDERNESS OAK / HARDY OAK	WILDERNESS OAK / STONE OAK	Northeast	Stability
98754	STONE MOUNTAIN/RIDGEWOOD	482D5	WILDERNESS OAK / STONE OAK	WILDERNESS OAK / HARDY OAK	Northeast	Stability
98755	STONE OAK/THE SUMMIT	482D4	WILDERNESS OAK / STONE OAK	WILDERNESS OAK / HARDY OAK	Northeast	Stability
98756	STONE OAK/PROMONTORY PT.	482D5	WILDERNESS OAK / HUEBNER	WILDERNESS OAK / STONE OAK PKWY	Northeast	Stability
98757	MESA VISTA (NE)	482E4	HARDY OAK BLVD / STONE OAK BLVD	WILDERNESS OAK / HARDY OAK	Northeast	Stability
98758	HIDDEN MESA (NE)	482F5	WILDERNESS OAK / STONE OAK PKWY	HARDY OAK / CANYON GOLF	Northeast	Stability
98759	PARK AT WILDERNESS POINTE	482D4	BLANCO RD / WILDERNESS OAK	HARDY OAK BLVD / WILDERNESS OAK	Northeast	Stability
98760	STONE OAK/FOREST AT (NE)	482C4	LEGEND BREEZE / WILDERNESS OAK	BLANCO RD / WILDERNESS OAK	Northeast	Stability
98761	STONE OAK/THE OVERLOOK(NE)	482C3	HARDY OAK / WILDERNESS OAK	BLANCO RD / WILDERNESS OAK	Northeast	Stability
98762	MESA VERDE (NE)	482E4	WILDERNESS OAK / STONE OAK	HARDY OAK / CANYON GOLF	Northeast	Stability
98764	STONE OAK/HEIGHTS AT-AC,(N/E)	482E2	WILDERNESS OAK / STONE OAK	HARDY OAK / CANYON GOLF	Northeast	Stability
98765	PROMONTORY POINTE II/REMINGTON HTS	482D4	WILDERNESS OAK / KNIGHTS CROSS	WILDERNESS OAK / HARDY OAK	Northeast	Stability
98766	PANTHER CREEK (NE)	482B3	OAK ESTATES / WILDERNESS OAKS	BLANCO RD / WILDERNESS OAK	Northeast	Stability
98767	STONE OAK/RIDGE AT	482F6	STONE OAK PKWY / HUEBNER	STONE OAK PKWY / EVANS	Northeast	Stability
98768	STONE OAK/THE HILLS	482F7	STONEOAK PKWY / HARDY OAK BLVD	STONE OAK PKWY HUEBNER RD	Northeast	Stability
98769	STONE OAK/THE GLEN (NE)	482F7	STONE OAK PKWY / HUEBNER	STONE OAK / HARDY OAK	Northeast	Stability
98770	KNIGHTS CROSS SUB (NE)	482E7	STONE OAK PARKWAY	KNIGHTS CROSS	Northeast	Stability
98771	STONE CANYON	482E7	STONE OAK PARKWAY / HUEBNER	STONE OAK / HARDY OAK	Northeast	Stability
98772	STONE OAK/LAS LOMAS AT	482E6	STONE OAK PKWY / HUEBNER	STONE OAK PKWY / HARDY OAK	Northeast	Stability
98773	STONE OAK/THE HEIGHTS AT GDN HMS(NE	482C3	HARDY OAK / WILDERNESS OAK	BLANCO RD / WILDERNESS OAK	Northeast	Stability
98774	BENT TREE	482C3	HARDY OAK / WILDERNESS OAKS	BLANCO RD / WILDERNESS OAK	Northeast	Growth - New Construction
98775	STONE OAK/THE SPRINGS	483A5	STONE OAK PKWY/ EVANS	EVANS / STONE OAK	Northeast	Stability
98776	CHAMPION SPRINGS (NE)	483A6	STONE OAK PKWY / HUEBNER	STONE OAK PKWY / US 281	Northeast	Stability
98777	STONE OAK/PALISADES AT (NE)	482D2	OAK ESTATES / HARDY OAK	BLANCO / HEIGHTS	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
98778	VILLAGE AT CHAMPIONS RIDGE	482F3	HARDY OAK / CANYON GOLF	WILDERNES OAK / STONE OAK	Northeast	Stability
98779	CANYONS AT STONE OAK	483C4	STONE OAK PKWY TO THE NORTH, LOOP 1604 TO THE SOUTH	US 281 N TO THE EAST, STONE OAK PKWY TO THE WEST	Northeast	Stability
98780	VIL ON THE GLEN/BIG SPGS	483C6	STONE OAK / LOOP 1604	HARDY OAK / WHY 281	Northeast	Stability
98781	VIL CACTUS BLFFS/BIG SPG	483C6	EVANS RD / SONTERRA PKWY	HARDY OAKS / HWY 281	Northeast	Stability
98782	VIL IN THE HILLS/BIG SPG	483C6	STONE OAK PKWY/LOOP 1604	HWY 281/CANYON GOLF RD & EVANS RD	Northeast	Growth - New Construction
98783	MESA GRANDE SUB	482E3	NORTH SABLE HEIGHTS / SOUTH GREENBELT	EAST SABLE VALLEY / WEST HARDY OAK BLVD	Northeast	Stability
98784	PEAK AT PROMONTORY	482C7	WILDERNESS OAK	BLANCO RD (TO THE WEST)	Northeast	Stability
98786	STONE OAK/CHAMP.RUN/EST.	483A3	WILDERNESS OAK/STONE OAK PKWY	HWY 281/CANYON GOLF RD	Northeast	Stability
98787	CHAMPIONS ESTATES,U2(NE)	483A4	WILDERNESS OAK/STONE OAK PKWY	HWY 281/CANYON GOLF RD	Northeast	Stability
98788	LAREDO SPRINGS (NE)	483C2	HWY 281	WILDERNESS OAK / MOUNTAIN LODGE	Northeast	Stability
98789	THE PARK AT HARDY OAK	482E3	LOOP 1604 TO THE SOUTH	HARDY OAK BLVD TO THE WEST, CANYON GOLF RD TO THE EAST	Northeast	Stability
98790	NORTHWIND EST. (NE)	483D3	STONE OAK PKWY	HWY 281/CANYON GOLF RD	Northeast	Growth - New Construction
98792	THE OAKLANDS PUD (NE)	483C3	MOUNTAIN LODGE/STONE OAK PKWY	HWY 281/CANYON GOLF RD	Northeast	Growth - New Construction
98793	IRON MOUNTAIN RANCH	483A8	STONEOAK PKWY TO THE NORTH, LOOP 1604 TO THE SOUTH	HWY 281 TO THE EAST	Northeast	Stability
98794	ESTANCIA HTS @ SO POD E U1	482E1	HEIGHTS BLVD	WILDERNESS OAK	Northeast	Growth - New Construction
98795	SUMMERGLEN SUB (NE)	483C1	HWY. 281	WINDING VIEW	Northeast	Growth - New Construction
98796	CANYON SPRINGS (NE)	451A8	CANYON GOLF RD	OVERLOOK PKWY/WILDERNESS OAK	Northeast	Stability
98797	CANYON SPRINGS ESTATES (NE)	482F1	NORTH GREENBELT / SOUTH GOLFCOURSE	EAST FAIRWAY SPRINGS / WEST GOLF COURSE	Northeast	Growth - New Construction
98798	CANYON SPRINGS TRAILS (NE)	483A1	OVERLOOK PKWY/LOOP 1604	BLANCO (CLOSEST MAIN STREET)/HWY 281	Northeast	Stability
98799	LINKS AT CANYON SPRINGS	451A8	CANYON GOLF RD.	OVERLOOK PKWY/WILDERNESS OAK	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
98800	ALTAMIRA	483C2	WILDERNESS OAK/STONE OAK	HWY 281/CANYON GOLF	Northeast	Stability
98801	REDLAND RIDGE (NE)	517D1	REDLAND/ LOOP 1604	REDLAND/ US HWY 281	Northeast	Stability
98803	REDLAND HEIGHTS	517E2	GOLD CANYON/ LOOP 1604	REDLAND RD/ US HWY 281	Northeast	Stability
98806	REDLAND WOODS	517E2	REDLAND	GOLD CANYON	Northeast	Stability
98807	MOUNTAIN LODGE	483B3	WILDERNESS OAK/STONE OAK PKWY	HWY 281/CANYON GOLF RD	Northeast	Growth - New Construction
98810	CORONADO	483C3	WILDERNESS OAK/STONE OAK PKWY	CANYON GOLF RD/US HWY 281	Northeast	Stability
98812	HIDDEN CANYON	482F4	Wilderness Oaks / Stone Oak Pkwy	Champions Run / Hardy Oak Blvd	Northeast	Growth - New Construction
98813	CANYON VIEW	482E5	HARDY OAK	CANYON VIEW RD	Northeast	Growth - New Construction
98814	ENCHANTED & LEGEND OAKS	482D1	CANYON GOLF RD	WILDERNESS OAK	Northeast	Stability
98815	MAJESTIC OAKS	482D1	BLANCO RD. / CANYON GOLF RD.	WILDERNESS OAK / STONE OAK PKWY	Northeast	Stability
98816	STATELY OAKS	482D2	HARDY OAK	WILDERNESS OAK	Northeast	Stability
98817	RESERVE/THE	482E2	HARDY OAK BLVD	WILDERNESS OAK	Northeast	Growth - New Construction
98786	STONE OAK/CHAMP.RUN/EST.	483A3	WILDERNESS OAK/STONE OAK PKWY	HWY 281/CANYON GOLF RD	Northeast	Stability
98820	EMERALD FOREST PUD (NE)	518A2	BULVERDE RD.	LOOP 1604	Northeast	Stability
98821	EMERALD FOREST GDN HMS (NE)	518B2	BULVERDE RD	EMERALD RIDGE	Northeast	Stability
98822	ROSEHEART SUB	484C8	E EVANS RD TO THE NORTH, LOOP 1604 TO THE SOUTH	BULVERDE RD TO THE WEST	Northeast	Stability
98823	BULVERDE CREEK / WOODSVIEW AT	484C7	E EVANS/LOOP 1604	BULVERDE RD	Northeast	Stability
98824	BULVERDE CREEK / ENCLAVE AT	484C6	E EVANS RD/LOOP 1604	BULVERDE RD	Northeast	Stability
98828	BULVERDE GARDENS	518B2	off Bulverde Rd. outside Loop 1604	between Redland Rd. and Judson Rd.	Northeast	Stability
98829	ENCINO RIDGE	483E5	US HWY 281 at TPC PARKWAY	US HWY 281	Northeast	Growth - New Construction
98830	ENCINO PARK	483E7	E EVANS/REDLAND RD	BULVERDE RD/HWY 281	Northeast	Stability
98831	SIENNA SUBD	517E1	REDLAND RD	GOLD CANYON RD	Northeast	Growth - New Construction
98832	ENCINO PARK EST.	483F8	E EVANS RD/REDLAND RD	BULVERDE RD/HWY 281	Northeast	Stability
98835	ENCINO FOREST	483F6	E EVANS RD/REDLAND RD	BULVERDE RD/HWY 281	Northeast	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
98836	CALIZA SPRINGS	484A6	BULVERDE RD	CALIZA DR	Northeast	Growth - New Construction
98837	ENCINO CREEK (NE)	484A6	BULVERDE RD	CALIZA	Northeast	Stability
98839	ENCINO BLUFF	484A5	BULVERDE RD	SALANO ST (ENTRANCE TO SUBDIVISION) SOUTH OF EVANS RD	Northeast	Stability
98840	ENCINO PARK, VISTAS OF	484A5	CALIZA/BULVERDE RD	EVANS RD	Northeast	Stability
98841	ENCINO PARK,, VILLAGE AT (NE)	483E6	Evans Rd / Encino Rio	Encino Cedros / IH 281 N	Northeast	Stability
98842	ENCINO PARK, TERRACES AT (NE)	484A5	CALIZA DR (BULVERDE RD TO THE EAST)	E EVANS RD	Northeast	Stability
98843	ENCINO/CALIZA (ENCINO MESA) (NE)	483F6	Evans Rd/Caliza	Encino Rio/Terrrace Pass	Northeast	Stability
98844	ENCINO RIO (NE)	483F6	E EVANS RD/CALIZA RD	TERRACE PASS/ENCINO RIO	Northeast	Stability
98845	EVANS RANCH (NE)	483F5	TPC PKWY /E EVANS RD	BULVERDE RD/HWY 281	Northeast	Stability
98846	CAVALO CREEK (NE)	483E5	TPC PKWY/EVANS	281/BULVERDE	Northeast	Stability
98847	STONE OAK/ VILLAGES	483A5	Stone Oak Pkwy/Evans Rd	Canyon Golf Rd/Kings Canyon	Northeast	Growth - New Construction
98848	LA FONTANA VILLAS	483E6	TPC PKWY/EVANS	ENCINO COMMONS/EVANS	Northeast	Growth - New Construction
98849	HARPER OAKS	484B7	CANYON PARKWAY	BULVERDE RD	Northeast	Growth - New Construction
98850	NORTHWOOD HILLS (NE)	484B5	NORTH EVANS ROAD / SOUTH PRIVATE RANCH	DUSTY CANYON/BULVERDE	Northeast	Stability
98851	FOX GROVE--HALLMARK	484E5	EVANS/ FOX GROVE CLASSIC	EVANS	Northeast	Growth - New Construction
98852	FOX GROVE--CLASSIC	484E7	EVANS RD	BULVERDE RD/EVANS	Northeast	Growth - New Construction
98853	WINDING OAKS	485B6	EVANS RD/GREEN MOUNTAIN	EVANS/DUSTY CANYON	Northeast	Growth - New Construction
98854	SORRENTO	484B6	BULVERDE/EVANS	BULVERDE/SORRENTO	Northeast	Growth - New Construction
98855	PINON CREEK SUB	483F4	EVANS RD	ROAN PARK/BULVERDE	Northeast	Stability
98856	VALENCIA HILLS PH-1	518B1	GOLD CANYON/ 1604	BULVERDE RD	Northeast	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
98857	IRONWOOD AT CRESTWAY	553D6	O'CONNOR RD/MILLER RD	CRESTWAY DR/KITTY HAWK	Northeast	Growth - New Construction
98858	RAVELLO	484B6	BULVERDE/EVANS	BULVERDE	Northeast	Growth - New Construction
98860	FOSSIL CREEK (NE)	484B4	Bulverde Rd.	E. Evans Rd.	Northeast	Stability
98861	FOSSIL RIDGE	484C3	TPC PKWY/ EVANS	TPC PKWY/BULVERDE	Northeast	Growth - New Construction
98865	TUSCANY HEIGHTS	483D1	US HWY 281 NORTH	MOUNTAIN LODGE RD	Northeast	Stability
98866	BROOK STONE CREEK	485B6	TPC PKWY	E EVANS RD	NORTHEAST	Growth - New Construction
98870	ENCINO RANCH (NE)	484A4	BULVERDE RD	E EVANS RD	Northeast	Revitalization
98875	SONTERRA / THE HILLS OF	482D7	STONE OAK PKWY	HUEBNER	Northeast	Stability
98879	SADDLE MOUNTAIN	483B6	STONE OAK/EVANS	CANYON GOLF RD/281 N	Northeast	Growth - New Construction
98880	WINCHESTER HILLS (NE)	483E3	MARSHALL RD/TPC PKWY	BULVERDE RD/HWY 281	Northeast	Stability
98882	CLIFFS AT CIBOLO	483E3	MARSHALL RD/TPC PKWY	BULVERDE RD/281	Northeast	Growth - New Construction
98886	STONE OAK/PARK HILL HTS	482E2	WILDERNESS OAK	CANYON GOLF RD/BLANCO	Northeast	Stability
98887	HEIGHTS @ STONE OAK TWNHMS	482D2	HEIGHTS/WILDERNESS OAKS	HEIGHTS	Northeast	Growth - New Construction
98889	STONE OAK REFLECTIONS GDN HMS	482D1	HEIGHTS BLVD/WILDERNESS OAK	HARDY OAK BLVD	Northeast	Stability
98890	SENDERO RANCH (NE)	483F1	BULVERDE/MARSHALL RD	BULVERDE RD/HWY 281	Northeast	Stability
99001	WESTERN HILLS	513E4	Babcock Rd/Loop 1604	Chase Hill Blvd/Moss Brook Dr	Northwest	Stability
99002	HILLS AND DALES	513E5	High Mountain Rd/Loop 1604	Babcock Rd/Kyle Sealy Pkwy	Northwest	Stability
99003	COLLEGE PARK	513E7	Loop 1604/W Hausman Rd	Babcock Rd/Loop 1604	Northwest	Stability
99004	DELL OAK	513F7	UTSA Blvd / W Hausman Rd	Loop 1604 / Babcock Rd	Northwest	Stability
99005	HUNTERS CHASE	547E1	W Hausman Rd/Hunters Land	Babcock Rd/Woller Rd	Northwest	Stability
99007	RIDGE HAVEN	514B8	Eastwind / DeZavala Rd	North Run / Bristlecone	Northwest	Stability
99008	DEZAVALA TRAILS	548B1	Amble Trail/DeZavala Rd	Valle DeZavala/ Wandering Trail	Northwest	Stability
99009	UNIVERSITY OAKS	514F8	Olmos Creek/DeZavala Rd	RR tracks/Vance Jackson Rd	Northwest	Stability
99010	WOODS OF SHAVANO	515A7	Loop 1604/DeZavala Rd	Lockhill Selma Rd/RR tracks	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99011	WOODS OF SHAVANO TH	515A7	Center Oak Woods / DeZavala Rd	Indian Woods / Mission Woods	Northwest	Stability
99012	INWOOD(ESTATE LOTS)	515E5	Salado Creek to the north / Huebner Rd to the south	Rogers Wood to the east / Salado Creek to the west	Northwest	Stability
99013	BABCOCK PLACE	548A3	Babcock Rd / Prue Rd	Babcock Rd / Spring Rain Dr	Northwest	Stability
99014	TANGLEWOOD	548B2	DeZavala Rd / Prue Rd	Silicon Dr / Babcock Rd	Northwest	Stability
99016	COUNTRY VIEW	547F4	Prue Rd/Pembroke Rd	Babcock Rd/Leon Creek	Northwest	Stability
99017	INWOOD (STD LOTS)	515E5	Loop 1604/Huebner Rd	Bitters Rd/Salado Creek	Northwest	Stability
99018	ELM RIDGE	548B7	Whitby Rd / Eckhert Rd	Huebner Rd / Abe Lincoln	Northwest	Stability
99019	WELLESLEY MANOR	548B6	Hollyhock Rd/Whitby Rd	Babcock Rd/Wellesley Manor Dr	Northwest	Stability
99020	MARSHALL MEADOWS	547F8	Whitby Rd / Eckhert Rd	Eckhert Rd / John Marshall	Northwest	Stability
99021	WILDWOOD I	547E7	Hetherington / Bristlecone	Leon Creek / Bandera Rd	Northwest	Stability
99022	MONTE ROBLES	580A1	Bluebird Lane / Thunderbird Dr	Huebner Rd / Eckhert RD	Northwest	Stability
99023	WOODLAND MANOR	549B2	Huebner Rd/Orsinger Lane	UP RR tracks/Vance Jackson Rd	Northwest	Stability
99024	PARK FOREST	549C1	Huebner Rd/Orsinger Rd	Lockhill Selma Rd/ UP RR track	Northwest	Stability
99025	ELM CREEK/OLD WICK	549C2	Orsinger Dr/Elm Creek Rd	Lockhill Selma Rd/UP RR tracks	Northwest	Stability
99026	MISSION TRACE	549C3	Orsinger Lane/Wurzbach Pkwy	UP RR tracks/Vance Jackson Rd	Northwest	Stability
99027	SHENANDOAH	549B4	Huebner Rd / Wurzbach Pkwy	Vance Jackson Rd / IH 10W	Northwest	Stability
99028	THE SUMMIT	549B4	Pinebluff / Wurzbach Pkwy	Vance Jackson Rd / IH 10W	Northwest	Stability
99029	RIVER OAKS	549C4	River North Dr/ Wurzbach Pkwy	UP RR track/Vance Jackson Rd	Northwest	Stability
99030	WHISPERING OAKS	549E4	Wurzbach Pkwy/Dreamland	Lockhill Selma Rd/UP RR track	Northwest	Stability
99031	COLONIAL VILLAGE	549D4	Wurzbach Pkwy/Scenic Lane	UP RR track/Vance Jackson Rd	Northwest	Stability
99032	CHARTER OAKS	549D5	Charterville/Dreamland	UP RR track/Vance Jackson Rd	Northwest	Stability
99033	COLONIES NORTH	549D5	Wurzbach Pkwy / Litchfield	Vance Jackson Rd / IH 10W	Northwest	Stability
99034	HIDDEN CREEK	549D6	Litchfield/Callaghan Rd	Vance Jackson Rd/Powhatan Dr	Northwest	Stability
99035	THE FOOTHILLS	549D7	Rockmoor/Callaghan Rd	Rock Creek Run/IH 10W	Northwest	Stability
99036	LOCHWOOD EST.	548A5	Sandyglen/Kitchener Rd	Stonykirk Rd/Abe Lincoln	Northwest	Stability
99037	MT. LAUREL	549B6	Bluemel Rd / Wurzbach Pkwy	IH 10W / Gardendale	Northwest	Stability
99038	DONORE SQUARE	549B8	Medical Dr/Donore Pl	Horizon Hill/Fredricksburg Rd	Northwest	Stability
99039	SONGBIRD	581B1	Mockingbird Lane/chambers Rd	PLEASURE HILL/Fredricksburg Rd	Northwest	Stability
99040	OAK HILLS	581B2	Louis Pasteur/Callaghan Rd	Fredricksburg Rd/Babcock Rd	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99041	GLENOAKS PARK	580F3	Babcock Rd/NW Loop 410	Callaghan Rd/Summit Pkwy	Northwest	Stability
99042	DREAMHILL EST.	580F2	Wurzbach Rd/Beverly Mae Dr E	Babcock Rd/Newcome Rd	Northwest	Stability
99043	GLENOAKS	580D3	Wurzbach Rd/Glen Ridge	Babcock Rd/Evers Rd	Northwest	Stability
99044	OAKHILLS TERRACE	580D2	CRAB ORCHARD/Wurzbach Rd	Babcock Rd/Evers Rd	Northwest	Stability
99045	CANTERBURY SUB	614D2	Culebra Rd / W Commerce St	N Acme Rd / Callaghan Rd	Northwest	Growth - New Construction
99046	ROLLING RIDGE	580F4	NW Loop 410/Callaghan Rd	SUMMIT/Evers Rd	Northwest	Stability
99047	SUNSET HILLS	580F5	Callaghan Rd/Hillcrest Dr	Babcock Rd/Evers Rd	Northwest	Stability
99048	INSPIRATION HILLS	581A5	ARROWHEAD/Hillcrest Dr	Babcock Rd/Bandera Rd	Northwest	Stability
99049	BROADVIEW/QUILL (NS/SA)	580F7	Bandera Rd/Ingram Rd	HILLCREST/Callaghan Rd	Northwest	Stability
99050	MARIPOSA PARK	580D6	Callaghan Rd/Ingram Rd	Bandera Rd/Callaghan Rd	Northwest	Stability
99051	THUNDERBIRD VILLAGE	580E7	Silvertip Dr/Ingram Rd	Stardust St/Majestik	Northwest	Revitalization
99052	THUNDERBIRD HILLS	580C6	Sundance/Ingram Rd	Callaghan Rd/NW Loop 410	Northwest	Stability
99053	TORIAN VILLAGE	613D4	SW LOOP 410	STATE HWY 151	NORTHWEST	Growth - New Construction
99054	ALAMO HILLS	614C1	Viva Max / Culebra Rd	Callaghan Rd / Oakhill Rd	Northwest	Stability
99055	CULEBRA PARK	614D1	Ingram Rd/Culebra Rd	Callaghan Rd/Oakhill Dr	Northwest	Stability
99056	LOMA TERRACE	614E2	Culebra Rd/Rubidoux Dr	Griggs/Laven	Northwest	Revitalization
99057	WINDSOR PLACE	614D2	Culebra Rd / Stiffkey	Laven / CANTERBURY	Northwest	Stability
99058	MAYO SUB	614C6	Mayo/Old US Hwy 90 W	S Callaghan Rd/Rodriguez County Park	Northwest	Stability
99059	WESTWOOD PARK	614A5	Hwy 151 / Marbach Rd	W Military Dr / Pinn Rd	Northwest	Stability
99060	MEADOW VILLAGE I	613D5	HWY 151/Marbach Rd	W Military Dr/SW Loop 410	Northwest	Stability
99061	EBONY/FALCON (NS)	580E6	OAKWOOD/SILVERTIP	Majestic / Benrus	Northwest	Stability
99062	MEADOWCLIFF ADDN	614A7	Hwy 90 / Old Hwy 90	WESTPLAIN/ARVIL	Northwest	Stability
99063	VALLEY HI (NS/SW)	647D5	NEW VALLEY HI/RAY ELLISON	Loop 410 to the East/ Ray Ellison Blvd. to the West	Northwest	Stability
99064	VALLEY HI NORTH	647C3	Hwy 90/New Valley High	Ray Ellison/Loop 410	Northwest	Revitalization
99065	RAINBOW HILLS	613B8	Marbach Rd / Hwy 90	Hunt Ln / Loop 410	Northwest	Stability
99066	MEADOW VILLAGE II	613B7	Marbach Rd / Demya	Hunt Ln & Woodranch / Loop 410	Northwest	Stability
99067	ADAMS HILL	612F7	Marbach Rd	S Ellison Dr / Hunt Ln	Northwest	Revitalization

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99068	STABLEWOOD FARMS UT-1	647C2	Hwy 90/Threadneedle	Ray Ellison/Loop 410	Northwest	Stability
99069	TARA	613B1	Potranco Rd	Richland Hills Dr	Northwest	Stability
99070	DORAL I	579C8	Reed Rd	Micron Dr / Culebra Rd	Northwest	Stability
99071	TIMBERIDGE	579B7	Reed Rd	Culebra Rd	Northwest	Stability
99072	PIPERS MEADOW I	579D6	Grissom Rd/Ingram	Culebra Rd	Northwest	Stability
99073	TWIN CREEK	579F5	Grissom Rd / Wurzbach Rd	Timberhill Dr	Northwest	Stability
99074	WOOD GLEN	579A6	Culebra Rd	Westover Hills Blvd	Northwest	Stability
99075	MEADOW TRACE	579C5	Grissom Rd	Timber Path	Northwest	Stability
99076	MISTY OAKS	579D5	great northwest and other neighborhoods to the north, grissom rd to the south	leon valley to the east, and tezel road to the west.	Northwest	Revitalization
99077	TIMBER CREEK EST.	579E4	Bandera Rd / Grissom Rd	Leon Valley / Leon Creek	Northwest	Stability
99078	ONE PLACE NORTH	579E3	Leon Creek and bandera rd to the north, Grissom rd to the south	Leon Creek to the west, and bandera rd to the east.	Northwest	Stability
99079	LOST LANE	579F4	bandera rd and leon creek to the north, grissom to the south.	Timberhill and leon creek to the west, shadow mist and bandera rd to the east.	Northwest	Stability
99080	SILVER CREEK	579B3	Grissom to the south, and other developments to the north.	Culebra/tezel to the west, and bandera rd to the east.	Northwest	Stability
99081	MEADOW VALLEY	579A3	Grissom Rd	Tezel Rd	Northwest	Stability
99082	RIDGE CREEK	578F3	Culebra Rd / Timber Path	Rdigebrook / Tezel Rd	Northwest	Stability
99083	VILLAGE NORTHWEST	578F3	More development to the north, culebra to the south. 151 further to the south.	1604 farther to the west, tezel to the east.	Northwest	Stability
99084	EMERALD VALLEY	578E2	culebra to the south, 151 further south. more development to the north.	1604 further to the west, tezel and more development to the east.	Northwest	Stability
99085	PIPERS MEADOW II	579D7	Culebra Rd	NW Loop 410 / Ingram Park Mall	Northwest	Stability
99086	NORTH CHASE	579A2	Mainland / Grissom	Tezel	Northwest	Growth - New Construction
99087	STERLING OAKS	579B1	bandera and Guilbeau to the north, and culebra/grissom to the south.	Tezel Road to the West, bandera rd and leon vally to the east further.	Northwest	Stability
99088	NORTHWEST PARK	579B1	Mainland / Grissom	Tezel / Bandera Rd	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99089	QUAIL CREEK	579C1	Mainland road to the north, grissom to the south after some development.	Leon creek and bandera road to the east, Tezel road and then 1604 to the west.	Northwest	Stability
99090	WILDWOOD II	547D8	guilbeau to the north and krueger moore road to the south.	Bandera road to the east and guilbeau/tezel intersection to the west.	Northwest	Stability
99091	VILLAGE IN THE WOODS	547C8	Guilbeau road to the north, and Mainland road to the south.	Tezel road to the west, and Bandera road to the east.	Northwest	Stability
99092	NEW TERRITORIES	546E7	culebra/grissom to the south, new guilbeau to the north	1604 to the west, and tezel to the east.	Northwest	Stability
99093	GUILBEAU PARK	546E7	1604 and Braun road to the North, Culebra/Grissom to the South.	1604 to the West, and Tezel road to the East.	Northwest	Stability
99094	BRAUN STATION WEST	547A6	Braun road to the North, Guilbeau to the South.	1604 to the West, and Tezel to the East.	Northwest	Stability
99095	BRAUN STATION EAST	547C6	Braun road to the North and Guilbeau to the South	Tezel and 1604 to the West, and Bandera rd to the East.	Northwest	Stability
99096	CONCORD	547C7	Guilbeau to the South, and Braun to the North	Tezel and 1604 to the West and Bandera to the East.	Northwest	Stability
99097	WOODS END	547C6	Braun road to the immediate North, Guilbeau to the South.	Bandera road and Mystic Park to the East, Tezel and 1604 to the West.	Northwest	Stability
99098	BRAUN OAKS	547B5	Braun road to the South and Bandera rd & 1604 to the North	1604 and Tezel to the West, Bandera rd to the East.	Northwest	Stability
99099	OAK GROVE	546F6	Braun rd to the North, New Guilbeau to the South.	1604 to the West and Tezel road to the East.	Northwest	Stability
99100	AUTUMN RIDGE	546F5	1604 to the North, and Braun rd to the South	1604 to the West development and Tezel rd to the east.	Northwest	Stability
99101	FRENCH CREEK VILLAGE	547E6	Schnabel park and Prue rd to the North, bandera and Guilbeau to the south.	bandera rd to the west, development and then babcock to the east.	Northwest	Stability
99102	VERDE HILLS	547D4	Prue Rd / O.P.Schnabel Park	Bandera Rd	Northwest	Stability
99103	N. SAN ANTONIO HILLS	577F6	Culebra Rd /West Military	Loop 1604 & HWY 151	Northwest	Stability
99104	MOUNTAIN VIEW	578C4	Culebra to the North, 151 to the south	Rogers rd and 1604 to the west	Northwest	Stability
99105	HIDDEN MEADOWS	578D3	Culebra Rd	Loop 1604	Northwest	Stability
99106	OAK CREEK - OLD	578B8	Wiseman Blvd / W Military Dr	Loop 1604 / Sea World	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99107	OAK CREEK - NEW	612B3	Old Hills Lane to the north and Potranco Road to the south	Northwest Loop 1604 to the west and Bobcat Creek Rd/Cougar Chase Rd to the east	Northwest	Stability
99108	WELLESLEY MANOR TH	548C6	BABCOCK RD	WELLES	Northwest	Stability
99109	WELLESLEY MANOR DPLXS	548B7	North Prue/South Eckhert Rd	East Babcock/West Abe Lincoln	Northwest	Stability
99110	COLONIES NORTH GDN HMS	549D7	North Vance Jackson/South Callaghan	West I-H 10	Northwest	Stability
99113	WHISPERING OAKS TH	549E3	Wurzbach Pkwy	Lockhill-Selma Rd	Northwest	Stability
99114	WHSPERING OAKS GDN HMS	549E3	Wurzbach Pkwy	Lockhill-Selma Rd	Northwest	Stability
99116	BABCOCK ACRES	548D7	Huebner Rd	Babcock Rd	Northwest	Growth - New Construction
99117	BRAUN HEIGHTS	547B7	Braun Rd / Guilbeau Rd	Tezel Rd	Northwest	Stability
99118	OAKHILL TERRACE TH	580C3	Wurzbach Rd	Evers Rd	Northwest	Stability
99119	GLEN HEATHER-REG LOTS	548C6	Babcock Rd/Whitby	Maggie Ct / Wellies Way	Northwest	Stability
99120	SHAVANO OAKS U1A	515A7	De Zavala Rd	Indian Woods	Northwest	Stability
99121	INWOOD U A&B	515F4	W Bitters Rd	Huebner Rd	Northwest	Stability
99122	INWOOD HOLLOW (56)	515E4	Loop 1604 to the north / Huebner Rd to the south	W Bitters Rd to the east / Salado Creek to the west	Northwest	Stability
99123	FOOTHILLS II (NS)	549D7	Rockmoor/Fallen Leaf	Rock Creek Run/IH 10W	Northwest	Stability
99124	BABCOCK PLACE TH II	547F2	Babcock Road is to the north: Sunset Village/Spring Haven Streets are to the south	A greenbelt is on the western border while Spring Shadow Street is on the east	Northwest	Stability
99125	ELM CREEK/ELM MANOR	549D2	ORSINGER ON THE NORTH AND WURZBACH ON THE SOUTH	LOCKHILL-SELMA ON THE EAST AND RR TRACKS ON THE WEST	Northwest	Stability
99126	WESTCREEK/WILLOW BROOK	611E3	Westcreek Oaks / Potranco Rd	W Military Dr	Northwest	Stability
99127	WESTCREEK/QUAIL MEADOW	611E2	Sage Run / W Military Dr	Westcreek Oaks	Northwest	Stability
99128	WESTCREEK/ROYAL OAKS	611F2	W Military Dr	Westcreek Oaks / Loop 1604	Northwest	Stability
99129	WESTCREEK/THE OAKS	611F2	W Military Dr / Westcreek Oaks	W Military Dr / Saxonhill Dr	Northwest	Stability
99130	DORAL II	613D1	Potranco Rd	Culebra Rd / Micron Dr	Northwest	Stability
99131	OAK BLUFF	547E4	Prue Rd	Cedar Park / Leon Creek	Northwest	Stability
99132	SHAVANO RIDGE	515A8	De Zavala Rd	Lockhill-Selma Rd	Northwest	Stability
99133	CAMINO BANDERA	547C5	Bandera Rd/Braun Rd	Bandera Rd/Tezel Rd	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99134	VILLAGE GREEN(NS)	514F8	De Zavala Rd / Syracuse	Brandeis	Northwest	Stability
99135	HIDDEN MEADOWS NORTH(NS)	578D2	Culebra Rd	Loop 1604	Northwest	Stability
99136	BRAUN OAKS II	547B4	bandera	tezel	Northwest	Stability
99137	TWIN CREEK II	579E5	Timberhill	Grissom	Northwest	Stability
99138	HERITAGE PARK (NS/SW)	612E8	ELLISON/HWY 90	LOOP 1604/HUNT	Northwest	Growth - New Construction
99142	MYSTIC PARK SUB	547D7	BANDERA RD/GUILBEAU	MYSTIC PARK	Northwest	Stability
99143	GRANDVIEW	513C5	Sonoma Pkwy	Kyle Seale	Northwest	Growth - New Construction
99144	HEIGHTS OF WESTCREEK PH 1	611E2	To the north is a greenbelt while to the south is West Military Drive	To the east is Westcreek Oaks Drive and to the west is a greenbelt/Medio creek	Northwest	Stability
99145	MEADOWS OF CARRIAGE HILLS	547E2	Babcock	Carriage Tree	Northwest	Stability
99146	HEIGHTS OF CARRIAGE HILLS	547E2	BAMBERGER/CARRIAGE	BABCOCK/MAPLEPARK	Northwest	Stability
99147	VILLAS AT BABCOCK PUD (NS)	548D7	BABCOCK	HUEBNER	Northwest	Stability
99148	KENTON PLACE IV (NS)	548E7	FREDERICKSBURG	GUS ECKHERT	Northwest	Stability
99149	KENTON PLACE III (NS)	548F6	Fredricksburg Rd	Huebner Rd	Northwest	Stability
99150	KENTON PLACE II (NS)	548F6	Fredricksburg Rd	Huebner Rd	Northwest	Stability
99151	KENTON PLACE (NS)	548E7	Babcock Rd	Huebner Rd	Northwest	Stability
99153	PEMBROKE PLACE	548B5	North Prue Rd/South Eckert	East Babcock	Northwest	Stability
99154	LINCOLN PARK	548A6	North Prue Rd / South Eckert	East Babcock	Northwest	Stability
99155	WOODSTONE TH/ WOODSTONE HEIGHTS TH	548F2	North Vance Jackson / South Woodstone	West I-H 10	Northwest	Stability
99156	NORTHAMPTON PUD	548B7	North Prue/South Eckhert	East Babcock/West Abe Lincoln	Northwest	Stability
99157	PARKWOOD II (NS)	547E2	South Prue Rd	East Babcock/West Bandera & 1604	Northwest	Stability
99158	PARKWOOD	547D3	North Babcock / South Prue Rd	East 1604	Northwest	Stability
99159	WEST CREEK/WOODS OF	611F2	North W Military Dr/South Potranco	East 1604	Northwest	Stability
99160	SHAVANO PARK EST/CREEK	515C8	LOCKHILL-SELMA	DE ZAVALA	Northwest	Stability
99161	WRIGHTWAY SUBD (NS)	547F7	North Prue	East Rochelle Rd/West Bandera	Northwest	Stability
99162	TEZEL OAKS III	579A2	South Grissom	Tezel Rd	Northwest	Stability
99163	WEST CREEK GARDENS	611E3	South Potranco	West Talley/East 1604	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99164	SILVER CREEK TH	579B3	North Timber Ranch / South Grissom	West Tezel / East Timberhurst	Northwest	Stability
99165	PARKWOOD VILLAGE GDN HMS	547E4	Cedar Park	Prue Rd	Northwest	Stability
99166	HERITAGE PARK (NS/SW) II	646D1	Kreiwald Rd. to the South/Raven Field Dr. to the North	Pue Rd. to the West/ Hunt Lane to the East	Northwest	Growth - New Construction
99167	TEZEL RD SUB	579A2	TEZEL	RIDGE PATH	Northwest	Stability
99168	TEZEL OAKS II (NS)	579A3	tezel rd	timberpath	Northwest	Stability
99169	MISTY OAKS II	579D4	heath rd	grissom rd	Northwest	Stability
99170	SILVER CREEK II (NS)	579A3	TEZEL	CULEBRA	Northwest	Stability
99171	KINGSWOOD HEIGHTS (NS)	579C2	tezel	silent oaks	Northwest	Stability
99172	CROSSING AT QUAIL CK(NS)	579D1	Mainland	Coral Springs	Northwest	Stability
99173	ECKHERT CROSSING (NS)	548B8	Babcock Rd	Eckhert Rd	Northwest	Stability
99174	HUNTERS CHASE II (NS)	513E8	Babcock Rd / Woller Rd	W Hausman Rd	Northwest	Stability
99175	OAKLAND HEIGHTS (NS)	514E8	BECKWITH ON THE NORTH AND DE ZAVALA ON THE SOUTH	VANCE JACKSON ON THE EAST AND IH10 ON THE WEST	Northwest	Stability
99176	THE VILLAS OF NORTHGATE	548D8	OAKDELL WAY / NBHD 13670	NORTH KNOLL / OAKDELL WAY	Northwest	Stability
99178	WESTCREEK BLUFFS (NS)	612A3	MILITARY DR. WEST / POTRANCO	LOOP 1604	Northwest	Stability
99179	GREENWOOD HEIGHTS (NS)	581A3	OAK HILLS GOLF COURSE / CALLAGHAN RD	FREDERICKSBURG RD / BABCOCK RD	Northwest	Stability
99180	OAK HILLS CNTRY CLUB(NS)	581B1	CLIFF OAKS / OAK HILLS GOLF COURSE	FREDERICKSBURG RD / OAK HILLS GOLF	Northwest	Stability
99181	HIGH RIDGE TH'S (NS)	581B2	OAKHILLS COUNTRY / CALLAGHAN	FREDERICKSBURG RD / MIDVALE	Northwest	Stability
99182	FREDRICKSBURG RD SUB(NS)	581B1	North Fredricksburg	East Louis Pastuer/West Fredricksburg	Northwest	Revitalization
99183	OAK HILLS/THE VILLAGE	581B2	North Greensbora/South Via Finita	East Callaghan	Northwest	Stability
99184	LA TERRASE/WOODLAND PL	549B3	North Rustic/South Orsinger	East Sandstone	Northwest	Stability
99185	OAK STAR	549B8	South Fredricksburg/North Horizon Hill	East Callaghan/West Medical	Northwest	Stability
99186	JACKSON COURT PUD	549C4	North Rive /South (SW) Vance Jackson	West Wellsprings	Northwest	Stability
99187	HONEYHILL TH	580E3	North (NW) Wurzbach/South Glenridge	East New Forst	Northwest	Stability
99188	CRANBERRY HILL DPLXS	547B7	South Gilbeau	East Rolling Stone/West Tezel	Northwest	Stability
99189	MID ACRES	549D5	Sinsonte rd / Litchfield dr / Nantucket dr	Broadripple dr / Vance Jackson rd	Northwest	Stability
99169	MISTY OAKS II	579D4	heath rd	grissom rd	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99190	DEER LEDGE	549E6	Roman Place dr / Callaghan rd	Stonehaven Dr / Vance Jackson rd	Northwest	Stability
99191	WILSON GARDENS	549E6	Whitson rd / Callaghan rd	Stonehaven dr / Stoneland dr	Northwest	Stability
99192	RETREAT AT GLEN HEATHER	548C6	Babcock Rd	Glen Heather	Northwest	Stability
99193	WHISPER CREEK GDN HOMES	548B6	Hollyhock Rd	Stonykirk Rd	Northwest	Stability
99194	LOST OAKS	548B6	Hollyhock rd is to the north and Whitby rd is to the south	Abe Lincoln rd is to the west and Brookway dr is to the east	Northwest	Stability
99195	ECHO CREEK TH	548B7	Whitby rd is to the north and Eckhert rd is to the south	Huebner Creek Park is to the west and Huebner rd is to the east	Northwest	Stability
99196	SWANDALE	549D7	Powhatan dr is to the south and Stonehaven dr is to the north	Swandale dr is to the west and Stevenwood Lane is to the east	Northwest	Stability
99197	HIDDEN CRK NEW	549E6	Sinsonte rd is to the north and Whitson rd is to the south	Vance Jackson rd is to the east and Stonehaven dr is to the west	Northwest	Stability
99198	JACKSON HILL/CARRNGTN PL	549E6	Whitson rd is to the north and Deer Ledge rd is to the south	Vance Jackson rd is to the east and Masset Way dr is to the west	Northwest	Stability
99199	SHAVANO VILLAGE	514F7	Loop 1604 is to the north and De Zavala rd is to the south	Olmos creek flows to the east; Railroad tracks run to the west of the nbhd	Northwest	Stability
99200	FOREST HILLS (NS)	580E8	Ingram rd is to the north; Rushhill dr and Witt dr are to the south	Zarzamora creek runs to the west of the nbhd; Benrus rd is to the east	Northwest	Revitalization
99201	SCIENCE PARK (NS)	580C8	Hemphill rd is to the south and Ingram rd is to the north	Zarzamora creek is to the east and Callaghan rd is to the west	Northwest	Stability
99202	MAGNOLIA FIG GDNS(NS/SA)	614E1	Ingram rd is to the north and Culebra rd is to the south	West Broadview dr is to the east; Fairburn rd and Laven rd are to the west	Northwest	Stability
99203	SHAVANO HEIGHTS (NS)	515B8	Shavano Peak dr is to the north and Texas Elm dr is to the south	Lockhill-Selma rd is to the east and The Longhorn rock quarry is to the west	Northwest	Stability
99204	PEMBROKE FOREST (NS)	548B5	Pembroke Rd / Pemwoods Dr	Babcock Rd / Thornton Elememtary School	Northwest	Stability
99205	QUAIL CREEK GDN HMS (NS)	579D2	Silent Sunrise Dr / Heathcircle Dr	French Creek Winds / Heath Circle Dr	Northwest	Stability
99206	COUNTRY VIEW VILLAGE(NS)	548A4	Prue Rd / Rudder Middle School	Horn Blvd	Northwest	Stability
99207	OAKMONT	548B1	De Zavala Rd / Babcock Rd	De Zavala Rd / Stable Ridge Dr	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99208	AUBURN OAKS (NS)	548E3	The northern border is Format Drive while the southern border is Prue Road	The eastern border is Network Blvd while the western border is Quail Rise Street	Northwest	Stability
99209	QUAIL CREEK ESTATES (NS)	579C3	Timber Glen/Heathcircle Drive to the north; Misty Cove/Clyde Dent Drive to the south	Timber Trace drive the west and Heath Road to the east	Northwest	Growth - New Construction
99210	BRAUN STATION THS	547A6	Braun rd is to the north and Wickersham dr is to the south	Brigadoon dr is to the west and Tezel rd is to the east	Northwest	Stability
99211	OAKMONT ESTATES(NS)	548B1	De Zavala rd is to the north and Sunset Haven dr is to the south	Capeswood dr is to the east and Stable Pass dr is to the west	Northwest	Stability
99212	HART RANCH SUB (NS)	548C1	De Zavala rd is to the north and Merrimac Cove dr is to the south	Autumn Vista dr is to the west; Mountain Air dr and Spectrum dr are to the east	Northwest	Stability
99213	BABCOCK PLACE TH I	548A3	Spring Rose dr to the south; Spring Time dr/ Boone Elementary School to the north	Spring Trail dr to the east and Spring Time dr to the west	Northwest	Stability
99214	HUNTINGTON PLACE (NS)	548F2	Woodstone dr is to the south; De Zavala rd and Clark High School is to the north	IH 10 West is to the west and Olmos creek and railroad tracks are to the east	Northwest	Stability
99215	WOODRIDGE GDN HOMES	548C3	Northwest Pkwy is to the north; Woodridge Forest dr and Cedar Cove dr is to the south	Sunset Crest dr is to the west and Network Blvd is to the east	Northwest	Stability
99216	SHAVANO FOREST (NS)	549B1	Shavano Heights subdivision is to the north and Huebner rd is to the south	Texas Elm dr is to the east and Railroad tracks and Vance-Jackson rd is to the west	Northwest	Stability
99217	FINESILVER (NS)	547A5	Braun Rd / Windward Trace Dr	Wilderness Sun Dr / Sandbrook Hill	Northwest	Stability
99218	WOLLER CREEK (NS)	547D1	Sandpiper Park dr is to the south; West Hausman rd is to the north	Woller rd is to the east; Stinson Middle School and Skyhawk dr is to the west	Northwest	Stability
99219	VALLEY HI II (NS)	647D2	Valley Hi dr is to the south and HWY 90 West is to the north	Lackland AFB is to the east and SW Loop 410 is to the west	Northwest	Stability
99220	VALLEY HI III (NS)	647E4	Valley Hi dr is to the north; Medina Base rd and Indian Creek Park are to the south	Lackland AFB is to the east and SW Loop 410 is to the west	Northwest	Stability
99221	BABCOCK TH III (NS)	548A3	Boone Elementary School is to the north and Spring Hurst dr is to the south	Spring Time dr is to the west and Spring Trail dr is to the east	Northwest	Stability
99222	PEMBROKE VILLAGE(NS)	548B4	Horn Blvd / Pembroke Dr	Rudder Middle School / Babcock Rd	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99223	ORSINGER LANE GDN HMS(NS	549B2	Orsinger rd is to the south; Huebner rd and Orsinger County Park are to the north	Orsinger Hill dr is to the east; Sleepy Hollow dr and railroad tracks are to the west	Northwest	Stability
99224	ORSINGER LANE EST.(NS)	549B2	Morgans Ridge / Huebner rd	Chateau Forest / Sleepy Hollow Dr	Northwest	Stability
99225	ELM CREEK/MILL ROCK	549D3	ORSINGER ON THE NORTH AND WURZBACH ON THE SOUTH	LOCKHILL-SELMA ON THE EAST AND THR RR TRACKS ON THE WEST	Northwest	Stability
99227	OVERLOOK AT CARRIAGE HILLS	547E1	West Hausman rd is to the north and De Zavala rd is to the south	Maple Park dr is to the west and Babcock rd is to the east	Northwest	Stability
99228	WYNWOOD PLACE AT WESTCREEK	611C4	Tally Rd	Westcreek View	Northwest	Stability
99229	GDN HMS AT SHAVANO RIDGE	515A8	The Longhorn Rock Quarry / Shavano Peak Rd	Lockhill-Selma Rd / Clark High School	Northwest	Stability
99230	OAKRIDGE POINT (NS)	547B3	Stuebing Elementary School / Prue Rd	Bandera Rd (HWY 16) / Rocky Trail Dr	Northwest	Stability
99231	FIELDSTONE (NS)	547C1	De Zavala rd / French creek	South Hausman rd / Woller rd	Northwest	Stability
99232	CREEKVIEW ESTATES	547C3	Fieldstone subd / Prue rd	South Hausman rd / Kyle Seale Parkway	Northwest	Stability
99233	SIERRA VISTA (NS)	547D4	Verde Hills subdivision is to the south and Prue rd is to the north	French creek runs to the west of the nbhd and Lost Bluff dr is to the east	Northwest	Stability
99234	ROWLEY GARDENS SUBD	580D1	WURZBACH RD	BABCOCK RD	Northwest	Stability
99235	EMERALD PLACE SUBD	612F3	Potranco Rd	Dugas Rd / Emerald Glade	Northwest	Stability
99236	COPPER CANYON SUBD	579E4	HEATH RD	SYLHET VIEW	Northwest	Stability
99237	CORAL SPRINGS	579C2	GRISSOM RD OFF HEATH CIR DR & LOW BID LN	BANDERA RD	Northwest	Stability
99238	MEADOW WAY	613D6	Meadow Trail dr is to the north and Marbach rd is to the south	Meadow way dr is to the west and Jay High School is to the east	Northwest	Stability
99239	BRAUN OAKS U-8	547B5	Rustling Breeze dr / Braun rd	Silverbrook subdivision / Tezel rd	Northwest	Growth - New Construction
99240	BRAUN HOLLOW (NS)	547C8	Guilbeau rd is to the north and Winter Park dr is to the south	Olde Village rd is to the west and Wickersham rd is to the east	Northwest	Stability
99241	COUNTRY COMMONS (NS)	547C7	Guilbeau rd to the north and Braun Bend rd to the south	French creek runs to the east of the nbhd and Creek Trail rd is to the west	Northwest	Stability
99242	FINESILVER II (NS)	546F5	Silver Park Dr / Braun Rd	Silverbrook Place Dr / Spring Harvest Dr	Northwest	Stability
99243	SILVERBROOK (NS)	547A5	Elmstone Dr / Edgecreek Dr	Quiet Lake Dr / Branwood Dr	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99244	HUNTER'S GLENN	547C2	1604/Bandera	Hausman is to the west	Northwest	Growth - New Construction
99245	GLEN OAKS MULTI'S(NS)	580F3	Newcombe Rd	Baywater Dr / Cambray Dr	Northwest	Stability
99246	ROLLING RIDGE VIL TH	580E5	North 410/South Bandera	East Evers Rd	Northwest	Stability
99247	ROSEMONT HILL PUD	547B4	W Loop 1604 N	Bandera Rd	Northside	Growth - New Construction
99248	INSPIRATION HILLS SOUTH (NS)	581A6	South Bandera	East Hillcrest/West Callaghan	Northwest	Stability
99249	INSPIRATION TH'S	581A6	South Bandera	East Hillcrest/West Callaghan	Northwest	Stability
99250	CYPRESS HOLLOW	548B8	Eckhert Rd / Blue Bird	Huebner	Northwest	Stability
99251	PLAZA ON WHITBY TH'S	548B7	Huebner Rd	Whitby Rd	Northwest	Stability
99252	T-BIRD HILLS TH	580C6	North Loop 410/South Callaghan	East Callaghan	Northwest	Stability
99253	VILLAS AT INGRAM HILLS (NS)	580A5	WURZBACH ROAD / GRISSOM ROAD	BANDERA ROAD / CRYSTAL RUN	Northwest	Stability
99254	LINCOLN PARK II(NS)	547F6	North Prue Rd / South Whitby	East Rochelle Rd / Bandera Rd	Northwest	Stability
99255	OAKS OF FRENCH CREEK (NS)	547E6	North OP Schnable Park / South Bandera	West Bandera	Northwest	Stability
99256	WESTFIELD SUB (NS)	547F4	Prue Rd	Leon Creek / Country Dawn	Northwest	Stability
99257	KRIEWALD RD UT-1	646E1	KRIEWALD RD	LOOP 1604	Northwest	Growth - New Construction
99258	AMBERWOOD	646E2	South Kriewals	East 1604-W	Northwest	Stability
99259	BETTY LEVY TH (Some EXEMPT)	613F4	North 151 St Hwy/South Brownleaf	East W Military/West Pinn Rd	Northwest	Stability
99260	THE HILLS @ RIVER MIST	547C2	Prue Rd	Bandera Rd	Northwest	Stability
99261	TERRA VIEW TOWNHOMES	547F4	Prue Rd	Horn Blvd	Northwest	Stability
99262	KRIEWALD PLACE	646E1	Sienna Park subdivision is to the north and Amber Breeze Drive is to the south	Fisher Elememtary School is to the west and Medio Creek is to the east	Northwest	Growth - New Construction
99263	PRUE BEND	547E4	North Prue Rd	West Lost Bluff/East Western Sun	Northwest	Growth - New Construction
99264	LIBERTY VILLAGE	647C4	RAY ELLISON DR	VALLEY HI DR	Northwest	Growth - New Construction
99265	CAMBRIDGE	513D8	North UTSA Blvd/South Hauseman	East Babcock Rd/West Loop 1604	Northwest	Stability
99266	ENCLAVE AT RIVER MIST	547D2	Loop 1604 / Prue Rd	Kyle Seale Pkwy / Huntsman Rd	Northwest	Stability
99267	EAGLES BULFF	513E8	BABCOCK RD	EAGLE LEDGE	Northwest	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99268	HERITAGE FARM TH	612F6	North Palatte Tr/South Marbach Rd	West S Ellison/East Ingram Rd	Northwest	Stability
99269	HERITAGE FARMS TH II(NS)	612F5	North Palette Trail/Soth Prescott	West S Ellison	Northwest	Stability
99270	HERITAGE FARMS TH III(NS	612F6	Marbach Rd	Ingram Rd	Northwest	Stability
99271	TIMBER PATH PARK	579B4	North Timberwilde/South Northwest Trails	East Timberpath/West Fenwood	Northwest	Growth - New Construction
99272	HIDDENWOODS EST SUB	579C4	North Roy/South Misty	West Timber Trace/East Heath	Northwest	Stability
99273	LINDSEY PLACE (NS)	579D6	North Grissom	East Timberhill / West Culebra	Northwest	Stability
99274	WOOD GLEN GDN HOMES	579B6	North Village/South Rimrock	East Culebra	Northwest	Stability
99275	RED ROBIN U-1	513D5	LOOP 1604	BETWEEN KYLE SEALE PKWY & BABCOCK RD	Northwest	Stability
99276	GRISSOM TRAILS	579C6	Culebra Rd / Old Grissom Rd	Culebra Rd / Timber View	Northwest	Growth - New Construction
99277	HUMMINGBIRD ESTATES	646E2	Kriewald Rd	Pue Rd	Northwest	Growth - New Construction
99278	LOMA BELLA	580D8	Ingram is to the North/Ivanhoe to the South	Lake Louis to the East/ Darwin to the West	Northwest	Growth - New Construction
99279	Woods of Shavano Duplexes	515A7	De Zavala Rd / Parksite Woods Rd	Lockhill-Selma Rd / Bitternut Woods Rd	Northwest	Stability
99280	HEARTHSTONE	546A3	FM 1560 / PALONA	SUNSET WOODS / PAYNES GRAY	Northwest	Stability
99281	AVALON SUBD	547C4	Prue Rd/Bandera	Old Prue Rd is east	Northwest	Stability
99282	MARBACH VILLAGE	612E7	Marbach to the North	Hunt Ln & 410 to the East/ 1604 to the West	Northwest	Growth - New Construction
99283	YORKSHIRE PUD	548B6	STONEYKIRK DR / BROOKWAY DR.	ABE LINCOLN / STONEYKIRK	Northwest	Stability
99284	PECAN HILL ON WHITBY RD	548C7	Whitby Rd / Eckhert Rd	Huebner Rd / East Jolie Court	Northwest	Stability
99285	NW CROSSING DUPLEXES	546E8	North Trendwood/South Dover Ridge	East Gallery Ridge	Northwest	Stability
99286	ENCLAVE IN THE WOODS	547B8	Mainland Rd / Guilbeau Rd	Tezel Rd / Olde Village	Northwest	Stability
99287	VICKERY GROVE	547C3	Hausman Rd	E Bandera Rd	Northwest	Growth - New Construction
99288	BELCARA 2 SUBD (TH)	548F5	USAA BLVD / GUS ECKERT	BLVD AT MEDICAL CENTER / MESA RIDGE APPARTMENTS	Northwest	Growth - New Construction
99290	BRAUN WILLOW (NS)	546F7	NEW GUILBEAU RD/BRAUN RD	W LOOP 1604 N/OLD TEZEL RD	Northwest	Stability
99291	BRAUN WILLOW II	546F5	North Braun/South Autumn Dew	West Single Spur	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99292	NEW TERRITORIES GDN HMS	546D7	North Potranco	West Grossbacher/East 1604	Northwest	Stability
99293	AMHURST SUBD	611F6	POTRANCO ROAD TO THE NORTH/CARDINAL SKY DRIVE TO THE SOUTH	SILVERMAPLE DRIVE TO THE WEST/ LOOP 1604 TO THE EAST	Northwest	Growth - New Construction
99294	AMERICAN LOTUS SUBD	611F6	LEMONMINT PKWY/MTN LAUREL RANCH NBHD	GROSENBACHER RD/ DOVE CREEK SUBDIVISION	Northwest	Stability
99295	CRIPPLE CREEK	579B1	Old Tezel Rd / Tezel Rd	North Fork Dr / Mainland	Northwest	Stability
99296	CRIPPLE CREEK DUPLEXES	547B8	Guilbeau Dr / Old Tezel Rd	Tezel Rd / Old Tezel rd	Northwest	Stability
99297	AMHURST III PREMIERE SERIES	611F5	Potranco Rd to the North	Loop 1604 to the East/Silvermaple Dr to the West	Northwest	Stability
99298	GROSENBACHER RANCH	611E6	POTRANCO	GROSENBACHER RD	Northwest	Growth - New Construction
99299	OVERLOOK AT MEDIO CREEK	612D7	Marbach	Rivercrest	Northwest	Growth - New Construction
99300	ESTONIA SUBD	613B1	REED AND MILITARY	POTRANCO	Northwest	Growth - New Construction
99301	THE HILLS / CARRIAGE HILLS	547A8	North Bowen/South Dover Ridge	West Valley Trails/East Tezel	Northwest	Stability
99302	SUMMER POINT (NS)	579A1	North Dover Rige	East Tezel / West Valley Trails	Northwest	Stability
99303	MILLS RUN (NS)	578F1	North Dover Ridge/South Ridge Post	East Gallery Ridge	Northwest	Stability
99304	AUTUMN WOODS (NS)	578F1	North Points Edge/South Shadow Run	West Bowens Crossing/East Tezel Rd	Northwest	Stability
99305	WEBWOOD (NS)	578E1	North Dover Ridge	East Shadow Run / Gallery Ridge	Northwest	Stability
99306	GRAND JUNCTION (NS)	578E1	North Dover Ridge/	East Hardesty/West Webbwood	Northwest	Stability
99307	MEADOWS (NS)	578D1	1604/CULEBRA	TEZEL/ 1604	Northwest	Stability
99308	MILL RUN II (NS)	546D8	North Southbend/South Brandyridge	Alverstone Way/Bowens Crossing	Northwest	Stability
99309	NW TOWN HOMES (NS)	579A1	North Harvest/South Thornbury	East Wilder/West Sidbury	Northwest	Stability
99310	NW DUPLEXS (NS)	578F1	North Dover Ridge/South Coolbrook	East Valley Trails/West Misty Brook	Northwest	Stability
99311	CEDAR POINT (NS)	513E6	North Loop 1604/South University Row	East Babcock	Northwest	Stability
99312	REGENCY MEADOW (NS)	514B8	W Hausman Rd	Babcock Rd / IH-10	Northwest	Stability
99313	OXBOW (NS)	547F3	North Babcock/South Prue	East Babcock	Northwest	Stability
99314	NORTHWEST MEADOWS(NS)	578E1	Dover Ridge	Weybridge / Gallery Ridge	Northwest	Stability
99315	BRIDGEWOOD SUB (NS)	546B8	SHAENFIELD RD	LESLIE RD	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99316	HUNTERS BEND SUB (NS)	513E8	Hausmann to the North, development until De Zavala to the South	Huntsman to the West, Babcock to the East	Northwest	Stability
99317	SHAENFIELD PLACE	546B7	Shaenfield Rd	Loop 1604	Northwest	Stability
99318	VILLAS AT BRIDGEWOOD	546A8	Shaenfield Rd	Loop 1604	Northwest	Stability
99319	MEADOWS AT BRIDGEWOOD	578A1	Shaenfield Rd	Loop 1604	Northwest	Growth - New Construction
99320	WESTOVER MEADOWS (NS)	612E2	Hwy 151 / Wolf Point	Dugas Dr	Northwest	Stability
99321	WESTOVER HEIGHTS (NS)	578E5	Wiseman Blvd	Westover Hills Blvd	Northwest	Stability
99322	BRIDGEWOOD ESTATES	546C8	Shaenfield Rd	Loop 1604	Northwest	Stability
99323	LANDING AT FRENCH CREEK ENCLAVE	547C4	BANDERA RD	PRUE RD	Northwest	Stability
99324	ELM CREEK GDN HMS	549C2	ORSINGER ON THE NORTH AND WURZBACH ON THE SOUTH	LOCKHILL-SELMA ON THE EAST AND THE RR TRACKS ON THE WEST	Northwest	Stability
99325	ELM CREEK TH	549C2	ORSINGER ON THE NORTH AND WURZBACH ON THE SOUTH	LOCKHILL-SELMA ON THE EAST AND THR RR TRACKS ON THE WEST	Northwest	Stability
99326	MISSION OAKS PUD (NS)	549C3	Vance Jackson Rd	Wurzbach Pkwy	Northwest	Stability
99328	THE PARK @ UNIVERSITY HILLS	514C8	W Hausman Rd	IH 10	Northwest	Stability
99329	WELLSPRINGS (NS)	549C4	Vance Jackson Rd	Wurzbach Pkwy	Northwest	Stability
99330	CREEKSIDE (NS)	578F5	Culebra Rd	Westover Hills	Northwest	Stability
99331	POINTE WEST (NS)	579B4	Timber Path / Grissom Rd	Timberwilde / Nortwest Trails	Northwest	Revitalization
99332	CREEKSIDE GDN HMS (NS)	578E4	Culebra Rd	Senisa Springs	Northwest	Stability
99333	WESTOVER VALLEY	578E4	Wiseman Blvd	Hwy 151	Northwest	Stability
99334	WESTOVER HILLS, EST. OF(NS)	578E5	Wiseman Blvd	Westover Hills Blvd	Northwest	Stability
99335	WESTOVER ELMS	579B6	Culebra Rd	Westover Hills Blvd	Northwest	Stability
99336	MILLER VALLEY	613C7	Flint Valley / Stimmel	Horal Dr / Loop 410	Northwest	Stability
99337	CULEBRA CROSSING	579B5	Grissom Rd / Culebra Rd	Timber Path	Northwest	Stability
99339	TROPHY RIDGE	612B5	Potranco Rd	Loop 1604	Northwest	Growth - New Construction
99340	SUNSET HILLS II (NS)	580F5	Bandera & Evers Rds / Clearview Dr	Callaghan Rd / Cloudcroft Dr	Northwest	Revitalization
99341	RUE ORLEANS (NS)	580D1	Crab Orchard	Danny Way	Northwest	Stability
99342	LAMB RD-THE VILLAGE (NS)	580D1	Oakdell Way / Babcock Rd	Lamb Rd	Northwest	Stability
99343	RETREAT AT OAK HILLS (NS)	580D1	Oakdell Way / Babcock Rd	Danny Kaye	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99344	ROCKWELL VILLAGE	580D1	ROWLEY RD / DANNY KAYE RD	BABCOCK RD / BOGART DR	Northwest	Stability
99345	KELIAN COURT AT ELM CREEK	549D3	Westelm Dr	Elm Creek Rd	Northwest	Stability
99346	OAK CREEK, VILLAS OF (NS)	580E2	Wurzbach Rd	Snowden Rd	Northwest	Stability
99348	CREEKSIDE GLEN PUD	580E2	Wurzbach Rd	Snowden Rd	Northwest	Stability
99349	CANTERBURY COURT	614C2	Culebra Rd	Callaghan Rd / Canterbury Dr	Northwest	Growth - New Construction
99350	AUBURN RIDGE (NS)	514A7	UTSA Blvd	Babcock Rd / Valero Way	Northwest	Stability
99351	WOODTHORN SUB (NS)	514A8	W Hausman Rd	Regency Bend	Northwest	Stability
99352	MAVERICK SPRINGS	513F7	UTSA Blvd / W Hausman Rd	Babcock Rd / Roadrunner Way	Northwest	Stability
99353	RIVER MIST U-1	547D3	Prue Rd	Kyle Seale Pkwy	Northwest	Stability
99354	PROVINCIA VILLAS SUBD	548A3	Prue Rd	Springtime Dr / Babcock Rd	Northwest	Stability
99355	MOCKINGBIRD/ TUPELO HTS (NS)	549B8	WURZBACH / CALLAGHAN	IH 10 / FREDRICKSBURG	Northwest	Stability
99356	VAN DE WALLE ACRES SUBD	614C7	Old US Hwy 90	Jerome Rd / Callaghan Rd	Northwest	Stability
99357	STEUBING FARM	548A1	W Hausman	JV Bacon Pkwy	Northwest	Growth - New Construction
99358	CHESTNUT SPRINGS	613A4	Vista West Dr / Lakeside Pkwy	Hunt Ln / Ingram Rd	Northwest	Stability
99359	PRESERVE @ PARK VISTA (NS)	579B1	Mainland Dr	Tezel Rd	Northwest	Growth - New Construction
99360	MAINLAND OAKS (NS)	547B8	Mainland	Tezel Rd	Northwest	Stability
99361	TIMBERWILDE SUBD	579A4	Grissom Rd / Timber Path	Tezel Rd / Timberwilde	Northwest	Stability
99362	WESTLAKES SUBD	613B5	Water Edge Dr / Garden Brook	Cable Ranch Rd / Horal Rd	Northwest	Stability
99363	ENCLAVE @ LAKESIDE	613B5	Waters Edge Dr	Cable Ranch Rd / Ingram Rd	Northwest	Growth - New Construction
99364	LAUREL CANYON SUBD U-1	546C3	Leslie Rd / FM 1560	Braun Rd	Northwest	Growth - New Construction
99365	BRAUNRIDGE	546D4	Braun Rd	Leslie Rd	Northwest	Growth - New Construction
99366	ENCLAVE AT WESTOVER HILLS PH I	613A1	Military/Hwy 151	Hunt Ln/Butler	Northwest	Growth - New Construction
99367	LANTANA OAKS	546B4	Leslie Rd. / FM 1560	Braun Rd.	Northwest	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99368	PRESERVE AT RESEARCH ENCLAVE	548E4	PRUE/HUEBNER	SOUTHWELL/RESEARCH	Northwest	Growth - New Construction
99369	NORTHCHASE - NORTHCHASE COVE	579A2	Mainland Rd/Silent Oaks	Tezel Rd/Silent Sunset	Northwest	Growth - New Construction
99371	POMONA PARK	547D3	CEDAR PARK	PRUE RD	Northwest	Growth - New Construction
99372	CARMEN HEIGHTS PUD	549B3	VANCE JACKSON RD	HUEBNER RD/WURZBACH RD	Northwest	Stability
99373	BABCOCK RIDGE/CASINAS AT PRUE CROSSING	548A3	PRUE RD	BABCOCK RD	Northwest	Growth - New Construction
99374	NORTH OAK MEADOWS	547B8	TEZEL RD	MAINLAND	Northwest	Stability
99375	OAK CREST SUB (NS)	579B2	Silent Sunrise/Timber Ranch	Tezel Rd / Timber Trace	Northwest	Stability
99376	QUAIL RIDGE (NS)	579C2	Patty Ln	Heath Circle Dr / Timber Trace	Northwest	Stability
99378	BABCOCK TERRACE SUBD	513E6	N LOOP 1604 W	BABCOCK RD	Northwest	Growth - New Construction
99379	MIRA VISTA PARK (NS)	614C1	Culebra Rd / Mira Vista	Callaghan Rd/El Centro	Northwest	Growth - New Construction
99380	TOWNVIEW I (NS)	580C8	INGRAM ROAD TO THE NORTH; VIVA MAX RD TO THE SOUTH	CALLAGHAN RD TO THE EAST; NW HWY LOOP 410 TO THE FAR WEST	Northwest	Stability
99381	TOWNVIEW II (NS)	580B7	Ingram Rd	Oakhill Rd / Callaghan Rd	Northwest	Stability
99382	TOWN VIEW III (NS)	580B7	Ingram Rd to the north and Linus Drive to the south	Holmes high School to the west and Oakhill rd to the east	Northwest	Stability
99383	ROBBINS POINTE SUB'D	612D6	MARBACH RD	S ELLISON DR/W LOOP 1604 S	Northwest	Growth - New Construction
99384	LAMB SUBDIVISION	580D1	BABCOCK RD	LAMB RD	Northwest	Growth - New Construction
99385	CARDINAL RIDGE	613B5	HORAL DR	MARBACH	Northwest	Growth - New Construction
99386	TARASCO GARDENS SUBD	613C8	SW LOOP 410	US HWY 90 W	NORTHSIDE ISD	Growth - New Construction
99387	BRIARWOOD OAKS	611F5	W LOOP 1604S	POTRANCO RD	NORTHSIDE ISD	Growth - New Construction
99390	NW CROSSING(U40)(NS)	578F2	Campton Farms / Ridge Post	Shadow Run / Valley Trails	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99391	GARDENS AT THE SUMMIT	580E3	Honey Hill Dr / Cambray Dr	Summit Parkway / Newcome Dr	Northwest	Growth - New Construction
99392	NAMAMI SAI SUBD	547E1	BABCOCK RD	BAMBERGER WAY	NORTHSIDE ISD	Growth - New Construction
99393	GARDEN BROOK EST/HORAL COVE	613B6	Waters Edge / Garden Brook	Cable Ranch Road / Hunt Lane	Northwest	Growth - New Construction
99394	CROWN RIDGE MANOR	513F2	BABCOCK RD	CAMP BULLIS RD	NORTHSIDE ISD	Growth - New Construction
99395	CROWNRIDGE/HGTS OF	513E1	Luskey Blvd / Babcock Rd	Kyle Seale/Camp Bullis Rd	Northwest	Stability
99396	VISTAS OF LA CANTERA	514A2	CAMP BULLIS/LA CANTERA PKWY	BABCOCK RD/IH 10 W	Northwest	Growth - New Construction
99397	CANTERA MANOR (ENCLAVE)	514A2	BABCOCK RD	CAMP BULLIS RD	Northwest	Growth - New Construction
99398	DOVE CREEK II (NS)	612A5	W LOOP 1604	POTRANCO RD	Northwest	Growth - New Construction
99401	PARK PLACE PHASE II U-1	612C5	Potranco Rd/Marbach Rd	Loop 1604 / S Ellison Dr	Northwest	Growth - New Construction
99402	MAGNOLIA HEIGHTS II	612D2	W Military Dr/Magnolia River	N Ellison Dr / Dugas Dr	Northwest	Stability
99403	MAGNOLIA HEIGHTS	612D2	Potranco Rd / W Military Rd	N Ellison Rd / Dugas Dr	Northwest	Stability
99404	BRYCEWOOD	612F3	Potranco Rd / Hwy 151	Tisbury Pkwy / Amber Knoll	Northwest	Stability
99405	PARK PLACE (NS)	612C4	Potranco Rd / Marbach Rd	Loop 1604 / Ellison	Northwest	Stability
99406	SPRING VISTAS (NS)	612C3	W Military Dr / Potranco Rd	Loop 1604 / N Ellison Dr	Northwest	Stability
99407	OAK CREEK III (NS)	612B2	W Military and sea world to the North, Potranco to the South	1604 to the West, and Ellison to the East	Northwest	Stability
99408	WESTOVER PLACE	612F3	Hwy 151/Potranco Rd	Dugas Rd/Hunt Ln	Northwest	Stability
99409	WESTOVER CROSSING PUD	612D3	Military/Potranco Rd	N Ellison Rd/Rattler Bluff	Northwest	Stability
99410	HERITAGE FARM S I	612F5	Potranco rd to the North with marbach rd to the South	1604 further to the west and Hunt Ln to the East.	Northwest	Stability
99411	HERITAGE FARMS II	612D4	Potranco rd to the north and Dugas dr to the south	North Hunt Lane to the east and Arrowhead Trail dr to the west	Northwest	Stability
99412	HERITAGE FARMS III	612E5	Potranco rd is to the north and Marbach rd is to the south	Fillmore dr is to the west and the Heritage subdivision is to the east	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99413	HUNT CROSSING	613A6	INGRAM RD	HUNT RD	Northwest	Stability
99414	TRAILS OF SANTA FE	613A3	Potranco Rd / Marbach	Hunt Ln	Northwest	Stability
99415	SILVER OAKS	545E8	FM 1560 and 1604 to the South,	Shaenfield to the East, Culebra to the West	Northwest	Growth - New Construction
99416	MESA CREEK	646D2	Pue rd to the North, 90W to the South	1604 to the West, Hunt Ln further to the East after some development	Northwest	Growth - New Construction
99417	SILVER OAKS II	545E6	FM 1560 and 1604 to the South,	Shaenfield/Galm to the East, Culebra to the West	Northwest	Growth - New Construction
99418	WESTCOVE VILLAGE PUD	612D2	West Military Drive is to the north and Westover Crossing subdivision is to the south	Coral Bay Drive is to the west and South Ellison Drive is to the east	Northwest	Stability
99419	SILVER OAKS III	545E7	FM 1560 and 1604 to the South,	Shaenfield to the East, Culebra to the West	Northwest	Growth - New Construction
99420	TRIBUTE RANCH	545F7	SHAENFIELD RD	FM 1560	Northwest	Growth - New Construction
99421	LOS REYES CANYONS (NS)	512B5	Iron Horse / San Antonio Ranch	Bandera Rd / Government Canyon State natural area	Northwest	Growth - New Construction
99422	THE VIEW AT POTRANCO	612D3	POTRANCO RD	N ELLISON DR/ W LOOP 1604 N	Northwest	Growth - New Construction
99424	CROSS CREEK	545F8	Culebra Rd	FM 1560	Northwest	Growth - New Construction
99425	AVIARA SUBD	578F7	Westover Hills Blvd	N Hunt Ln	Northwest	Growth - New Construction
99426	AVIARA ENCLAVE	578F7	Westover Hills Blvd	N Hunt Ln	Northwest	Stability
99427	STADIUM POINTE	547C1	KYLE SEALE PKWY	N LOOP 1604 W	Northwest	Growth - New Construction
99428	ARCHER OAKS	547C1	KYLE SEALE PKWY	N LOOP 1604 W	Northwest	Growth - New Construction
99429	BRAUN LANDINGS	547B4	BANDERA RD	PRUE RD	Northwest	Growth - New Construction
99430	EL SENDERO AT WESTLAKES (NS)	613A4	Potranco and 151 to the north Marback to the South.	Hunt Ln to the West and Ingram to the East.	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99431	LAKEVIEW	613A5	INGRAM RD TO THE NORTH/ GARDEN BROOK RD TO THE SOUTH	NORTH HUNT LANE TO THE WEST/WATERS EDGE DRIVE TO THE EAST	Northwest	Growth - New Construction
99432	WATERS EDGE	613B5	CABLE RANCH	WATERS EDGE	Northwest	Growth - New Construction
99433	WESTLAKES II UT-19	613B5	INGRAM RD	LAKESIDE PKWY	Northwest	Growth - New Construction
99434	S HAUSMAN SUBD	547B3	S HAUSMAN RD	PRUE RD	Northwest	Growth - New Construction
99435	THE VILLAGE	578F4	Culebra Rd	Village Park	Northwest	Stability
99436	HUNT VILLAS	613A5	Hunt Lane	Heritage Farm	Northwest	Growth - New Construction
99437	SUMMERWOOD PARK	580D2	WURZBACH RD TO THE FAR SOUTH/LAMB RD TO THE NORTH	BABCOCK RD TO THE FAR EAST/DESILU DR TO THE WEST	Northwest	Growth - New Construction
99438	PIEDMONT	547B3	W LOOP 1604 N	BANDERA RD	NORTHSIDE ISD	Growth - New Construction
99440	WURZBACH HGTS TNHS	580B5	Crystal Run dr to the south and Crystal Bow dr. to the north	Wurzbach Dr to the east and Crystal Bow dr to the west	Northwest	Stability
99450	WESTWARD POINTE 2	612C6	Marbach Rd	Rivercrest	Northwest	Growth - New Construction
99460	TRIANA	512C4	SPRINGCROFT/NEWCROFT	BANDERA RD/	Northwest	Growth - New Construction
99461	TRAILS AT HELOTES	512C5	FAR REACHES LN	BANDERA RD	Northwest	Growth - New Construction
99462	BANDERA OAKS	546F1	FM 1560 N	BANDERA RD	Northwest	Growth - New Construction
99480	THE PARK @ CIMARRON ENCLAVE	576E7	Talley Rd. to the northeast	Medina Co. line to the west	Northwest	Growth - New Construction
99489	ARCADIA RIDGE II	610F6	HWY 211	POTRANCO	NORTHWEST	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99490	TALLEY GVH SUB	576F6	Talley rd to the south, farmland and eventually Culebra to the North	1604 a ways to the east, proposed research pkwy 211 and medina county to the west.	Northwest	Stability
99491	ARCADIA RIDGE I	610F6	HWY 211	POTRANCO	Northwest	Growth - New Construction
99492	RIVERSTONE	576F6	GALM RD	TALLEY RD	NORTHSIDE ISD	Growth - New Construction
99493	BEAR CREEK/THOMAS TRACT SUBD	576D3	TALLEY RD	EMERIO DR	NORTHWEST	Growth - New Construction
99494	VERANDAS at THE RIM	480D7	IH10 WEST	CAMP BULLIS RD	NORTHSIDE ISD	Growth - New Construction
99495	TEZEL RD THS (NS)	547B6	Braun rd is to the north and Wickersham street is to the south	Tezel rd is to the west and Guilbeau rd is to the east	Northwest	Stability
99497	SUNDANCE SQUARE I	611A6	Potranco Rd to the north and The Trails of Briggs Ranch nbhd to the south	Sundance Ridge subdivision to the west and Coolcrest subdivision to the east	Northwest	Growth - New Construction
99498	SUNDANCE SQUARE II	611A6	Potranco Rd to the north and The Trails of Briggs Ranch nbhd to the south	Sundance Ridge subdivision to the west and Coolcrest subdivision to the east	Northwest	Growth - New Construction
99499	ALTAIR/SCENIC LOOP AREA	478E5	WEST SIDE OF SCENIC LOOP	JUST NORTH OF BACOCK	Northwest	Stability
99500	THE RANCH @ IRON HORSE II	546A1	IRON HORSE WAY / HELOTES RANCH NBHD	WALKING HORSE / GOVERNMENT CANYON STATE PARK	Northwest	Growth - New Construction
99501	OAKLAND ESTATES (NS)	548D5	Prue rd is to the north and Huebner rd is to the south	Fredericksburg rd is to the east and Babcock rd is to the west	Northwest	Stability
99502	ALAMO FARMSTEADS (NS)	548A5	Country Field / Eckhert Rd	Babcock Rd / French Creek Village	Northwest	Stability
99503	TRAILWOOD (NS/BO)	447A5	Ranchland View dr is to the north and Country Estates subdivision is to the south	IH 10 is to the east and Boerne Stage rd is to the west	Northwest	Stability
99504	CHIMNEY CREEK (NS)	477F7	Chimnea creek is to the north while Banders rd or Hwy !6 is to the south	Chimnea creek is to the east; Large vacant acreage and Los Reyes creek to the west	Northwest	Stability
99505	ROLLING OAKS (NS)	611A4	Potranco rd. / Elm Forrest	Talley rd / the proposed TX Research Pkwy	Northwest	Stability
99506	HILLTOP ACRES	611B1	Point Crossing rd / Jaybar Ranch	Talley rd /Sage Run dr / Medio creek	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99507	JAY BAR RANCH (NS)	577A6	Culebra Rd to the North - Talley Rd to the South	North San Antonio Hills to the East - Ravens Ranch Rd/Gage Crossing Rd to the West	Northwest	Stability
99508	COOLCREST (NS)	611D5	Potranco Rd / Grapevine Dr	Grosenbacher Rd / NW Loop 1604	Northwest	Revitalization
99509	SERENE HILLS (NS)	446D7	Boerne Stage rd to the north and Scenic View Dr to the south	Toutant Beauregard rd to the west and Boerne Stage rd to the east	Northwest	Growth - New Construction
99511	BEVERLY HILLS (NS)	546A4	Donkey Flat / Galm rd & FM 1560	Sunset Hill rd / FM1560 & Hollowridge rd	Northwest	Stability
99512	STAGECOACH HILLS (NS)	479B1	Big Oak Estates to the north and Cross Mountain Ranch to the south	Scenic Loop rd to the west and Boerne Stage rd to the east	Northwest	Stability
99513	HELOTES CK RANCH (NS)	512E5	Menchaca rd to the north and Rafter S trail to the south	Scenic Loop rd to the west and Sonoma Ranch to the east	Northwest	Stability
99514	WESTBROOK I,II,III(NS)	478E1	Toutant Beauregard rd to the north and Leon creek to the south	Anaqua Springs to the west and Scenic Loop rd to the east;	Northwest	Stability
99515	BIG OAK EST. (NS)	479A1	Boerne-Stage rd to the north and Stage Coach Hills to the south	Scenic Loop rd to the west and Broad Oak Trail dr to the east	Northwest	Stability
99516	SCENIC OAKS (NS)	447C8	Country Estates to the north and Stage Run to the south	IH 10 west to the east and Triangle Loop rd/Hardind Blvd to the west	Northwest	Stability
99517	SUMMIT OAKS (NS)	479D4	Cielo Vista	Cielo Vista/ IH 10 W	Northwest	Stability
99518	HELOTES RNCH AC I (NS)	546A2	Hunters Way dr to the south; Walking Horse dr/Black Horse dr to the north	Government Canyon State Park to the west; FM 1560 to the east	Northwest	Stability
99519	PARRIGIN RD SUB	546C1	Parrigin rd / Ashwell dr / Black Horse dr	Iron Spring dr / FM 1560	Northwest	Stability
99520	SCENIC HILL EST.(NS)	446D8	Serene Hills Estates is to the north and Toutant Beauregard rd is to the south	Scenic Loop rd is to the east and Anaqua Springs is to the west	Northwest	Stability
99521	SAN ANTONIO RANCH A (NS)	512A4	Ranch Creek / Ranch Parkway Dr	Bandera rd (Hwy 16) / Gov't Canyon State Park	Northwest	Stability
99522	CROSS MOUNTAIN RNCH(NS)	479A3	Stage Coach Hills is to the north and Babcock rd is to the south	Scenic Loop rd is to the west and Cielo Vista dr is to the east	Northwest	Stability
99523	FOREST CREST (NS)	480D6	The Dominion / Camp Bullis Rd	IH 10 / Camp Bullis Military Reservation	Northwest	Stability
99524	HELOTES PARK EST.(NS)	512E7	Scenic Loop rd to the north and FM 1560 to the south	Fossil Springs Ranch to the east and HWY 16/Bandera rd to the west	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99525	EVANS VALLEY ACRES(NS)	513A8	FM 1560 / Cedar Springs subdivision	Western Oak Dr / FM 1560	Northwest	Stability
99526	CEDAR SPRINGS (NS)	546F1	Circle S dr / Bandera rd	FM 1560 / NW Loop 1604	Northwest	Stability
99527	HELOTES PARK TERRACE(NS)	512E8	Helotes Creek Ranch subdivision to the north and FM 1560 to the south	Flying W trail rd to the west and The Park at French Creek nbhd to the east	Northwest	Stability
99528	STAGCOACH HILLS EST(NS)	479B5	Cross Mountain Ranch is to the north and Cielo Vista dr is to the south	Babcock rd is to the west and Cielo Vista dr is to the east	Northwest	Stability
99529	DOMINION/ORIGINAL EST. (NS)	480A3	Boerne Stage on the north and Camp Bullis on the south	Camp Bullis on the east and IH 10 on the west	Northwest	Stability
99531	DOMINION/THE GARDENS	480A2	Boerne Stage on the north and Camp Bullis on the south	Camp Bullis on the east and IH10 on the west	Northwest	Stability
99532	DOMINION RMNS (NS)	480B5	Boerne Stage on thye north and Camp Bullis on the south	Camp Bullis on the east and IH10 on the west	Northwest	Stability
99533	DOMINION/COTTAGE ESTATES(NS	480B4	Boerne Stage on the north and Camp Bullis on the south	Camp Bullis on the east and IH10 on the west	Northwest	Stability
99534	DOMINION/CLOISTERS(NS)	480B5	Boerne Stage on the north and Camp Bullis on the south	Camp Bulliis on the east and IH 10 on the west	Northwest	Stability
99535	HUNTERS RIDGE (NS)	546A3	Bandera Rd / Braun Rd	FM 1560	Northwest	Stability
99536	WYNSTONE ESTATES	546B2	Bandera Rd / Brain Rd	FM 1560	Northwest	Stability
99537	LGND HLLS/CRWN RDG(NS)	514A2	Camp Bullis Rd	IH-10 / Babcock Rd	Northwest	Stability
99538	WALDEN MEA/CRWN RDG(NS)	514A1	Camp Bullis Rd	IH-10 / La Cantera Golf Club	Northwest	Stability
99539	WALDEN HTS/CROWNRIDGE(NS	514A1	Crownridge and The Dominion to the north, Camp Bullis Road to the south	I-10 to the east, La Cantera Golf Course to the west	Northwest	Stability
99540	CEDAR CREEK (NS)	513C1	Cedar Creek Golf Course / Babcock Rd	Kyle Seale Pkwy	Northwest	Stability
99541	DOMINION/THE NEW ESTATES	480B4	Boerne Stage on the north and Camp Bullis on the south	Camp Bullis on the east and IH10 on the west Dominion Dr. on the east	Northwest	Stability
99542	DOMINION/GOLF EST. (NS)	480A3	Boerne Stage on the north and Camp Bullis on the south	Camp Bullis on the east and IH10 on the west	Northwest	Stability
99543	DOMINION/CC VILLAS (NS)	480A4	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH 10 ON THE WEST	Northwest	Stability
99544	DOMINION/LEGENDS AT (NS)	480B5	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 O0N THE WEST ALSO BRENTONHURST	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99545	DOMINION/THE RENAISSANCE	480B5	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST ALSO BRENTONHURST	Northwest	Stability
99546	DOMINION GOLF GDN HMS(NS	480A3	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST	Northwest	Stability
99547	DOMINION/THE VINEYARD ESTATES (NS)	480B2	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST	Northwest	Stability
99548	DOMINION/THE CRESCENT(NS)	480B2	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST	Northwest	Stability
99549	DOMINION/THE SANCTUARY	480B6	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH ALSO BRENTONHURST	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST	Northwest	Stability
99550	STONEWALL RANCH PUD	479E4	Steeple Park in Steeple Brook sub on the north	10 W on the east	Northwest	Stability
99551	SAN ANTONIO RANCH B (NS)	512A3	BANDARA RD OR HWY16 ON THE NORTH AND EAST	RANCH CREEK ON THE SOUTH AND WEST	Northwest	Stability
99552	SHADOW CANYON	511D3	HWY 16 (Bandera Rd) / Government Canyon State Park	Government Canyon State Park / Los Reyes Creek	Northwest	Growth - New Construction
99553	ARBOR AT SONOMA RANCH	513B7	Sonoma Pkwy / FM 1560 (Hausman Rd)	Loop 1604 / Kyle Seale Pkwy	Northwest	Stability
99554	STAGE RUN	479D1	I-10 to the north, and Boerne Stage rd to the south.	I-10 to the east, and Boerne Stage to the West.	Northwest	Stability
99555	HILLS AT IRON HORSE CANYON	546C1	BANDERA RD/ FM1560	ANTONIO DR	Northwest	Stability
99556	ESTATES AT IRON HORSE CANYON	512A7	FM 1560 / Los Reyes Canyons	Bandera Rd / Government Canyon State Natural Area	Northwest	Growth - New Construction
99557	SPRINGS AT SONOMA RANCH	513C6	Kyle Seale Pkwy	Sonoma Pkwy	Northwest	Stability
99558	SONOMA RANCH/SUMMIT I	513B6	-----/LOOP 1604	=====/KYLE SEALE PKY	Northwest	Stability
99559	SONOMA RANCH	513C5	Ruidosa Downs	Kyle Seale Pkwy	Northwest	Stability
99560	COUNTRY ESTATES (NS)	447C6	Buckskin Dr / Hazy Hollow Dr	IH-10	Northwest	Stability
99561	CROWN RIDGE/LEGEND HOLL.	514B1	CAMP BULLIS / Loop 1604	Interstate Hwy 10	Northwest	Stability
99562	CROWNRIDGE/WALDEN CK (NS	514B1	North Camp Bullis Rd/South La Cantera Pkwy	East I-H10	Northwest	Stability
99563	SPRINGS AT BOERNE STAGE RD	479C3	Boerne Stage Rd/Babcock Rd	Ih 10 W	Northwest	Growth - New Construction

DRAFT

99564	STEEPLE BROOK (NS)	479F4	North Cielo Vista	East I-H 10	Northwest	Stability
NBHD Code	**NBHD Name**	**Map Area**	**North/South Boundaries**	**East/West Boundaries**	**Quadrant**	**Life Cycle**
99565	LEON SPRINGS ESTATES	479E3	North Boerne Stage Rd	South Babcock	Northwest	Stability
99566	WILDHORSE	546B5	BRAUN RD	LOOP 1604 AND 1560	Northwest	Stability
99567	CEDAR CREEK SOUTH	513B4	South Hauseman	West Kyle Seale Pkwy	Northwest	Growth - New Construction
99568	DOMINION ENCLAVE	480B4	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST AT INTERSECTION OF DOMINION DR. AND BRENTONHURST	Northwest	Stability
99569	SONOMA RANCH UNIT 5A	513B6	LOOP1604	KYLE SEALE PKWY, SONOMA PARKWAY	Northwest	Stability
99570	WOODLAND PARK (NS)	514E8	North UTSA Blvd	West Vance Jackson	Northwest	Stability
99571	SONOMA RANCH II PREMIER	513B7	LOOP1604	KYLE SEALE PKWY	Northwest	Stability
99572	SONOMA RANCH II LEGACY	513B8	LOOP 1604	KYLE SEALE PKWY	Northwest	Stability
99573	ANAQUA SPRINGS RANCH U-1 PUD	446A8	TOUTANT BEAUREGARD RD TO THE NORTHEAST	A COUPLE MILES WEST OF BOERNE STAGE, SCENIC LOOP INTERSECTION	Northwest	Growth - New Construction
99574	DOMINION/THE RENAISSANCE COURT	480B5	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST	Northwest	Growth - New Construction
99575	DOMINION/THE COTTAGES II	480A4	BOERBE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST OFF AMBASSDOR LN.	Northwest	Growth - New Construction
99576	LAS VENTANAS TH'S	514A1	CAMP BULLIS RD	BABCOCK RD	Northwest	Growth - New Construction
99577	DOMINION/THE RESERVE	479F1	Boerne Stage on the and Camp Bullis on the south and Dominion Dr.	Camp Bullis on the east and IH10 on the west and Aue Dr.	Northwest	Growth - New Construction
99578	DOMINION/THE CHATEAUX AT	480A2	Boerne Stage on the north and Camp Bullis on the south Dominion Dr.	Camp Bullis on the east and IH10 on the west	Northwest	Growth - New Construction
99579	WALNUT PASS @ BOERNE STG U-1	479C2	BOERNE STAGE RD	IH 10	Northwest	Stability
99580	TAMARON (NS)	576B5	North Talley Rd	East Talley Rd / West 211 (Texas Research Pkwy)	Northwest	Stability
99581	ADOBE RANCH ACRES (NS)	512C8	------/FM 1560-	-----/BANDERA RD antonio Dr.	Northwest	Stability
99582	STABLEWOOD @ IRON HORSE CANYON	512C8	BANDERA RD/1560	ANTONIO DR	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99583	THE RANCH @ IRON HORSE I	512B8	------/FM 1560	------;/BANDERA RD	Northwest	Growth - New Construction
99584	HILLS @ BOERNE STAGE II	479B4	BABCOCK - SCENIC LP NBHD / STAGCOACH HILLS EST NBHD	BABCOCK - SCENIC LP NBHD / BABCOCK - SCENIC LP NBHD	Northwest	Growth - New Construction
99585	CANYON PARKE ESTATREMUDA RNCH	545B5	North Government Canyon State Natural Area	East Galm Rd/West Culebra	Northwest	Stability
99586	HELOTES CANYON	511C1	Bandera Rd. / Government Canyon State Park	HWY 211	Northwest	Growth - New Construction
99587	SONOMA/VISTAS AT	513C4	Kyle Seale	Kyle Seale	Northwest	Growth - New Construction
99588	SONOMA RANCH/SPRINGS II	513C6	Sonoma Parkway	Kyle Seale Pkwy	Northwest	Stability
99589	SONOMA RANCH/SUMMIT II	513B5	KYLE SEALE PARKWAY	RUIDOSO DOWNS	Northwest	Growth - New Construction
99590	ESTANCIA	479A5	-----/BABCOCK	SCENIC LOOP RD/-----	Northwest	Growth - New Construction
99591	FOREST CREST/ESTATES	480C7	Camp Bullis is to the south	IH 10 is to the west	Northwest	Stability
99592	STONEWALL ESTATES	479E5	IH 10	Milsa Dr	Northwest	Growth - New Construction
99593	SONOMA VERDE/THE ESTATES	513D1	Babcock Rd	Kyle Seale Pkwy	Northwest	Stability
99594	TWO CREEKS AREA 3	447D8	IH-10	BOERNE STAGE RD	Northwest	Growth - New Construction
99595	ACADIA HEIGHTS EST	512F7	LAZY J TRAIL/FM 1560	BANDERA RD/-----	Northwest	Stability
99596	TWO CREEKS/THE BLUFFS	479C1	Baywater tage & Boerne Stage	IH10 to the East	Northwest	Growth - New Construction
99597	LOST CREEK	447E7	Old Fredericksburg Rd and Ralph Fair Rd	Ralph Fair	Northwest	Growth - New Construction
99598	TWO CREEKS/CROSSING	479C1	North Baywater Stage/South Boerne Stage Rd	East I-H10	Northwest	Stability
99599	WINDGATE RANCH I	544C6	North Government Canyon State Natural Area/South Culebra (FM 471)	West 211 (Texas Research Pkway)	Northwest	Growth - New Construction
99600	TANGLEWOOD TH'S	548B2	SPRINGTIME/-PRUE RD	BABCOCK/-----	Northwest	Stability
99601	WOODRIDGE VILLAGE (NS)	548C3	SPRING TIME/PRUE RD	BABCOCK/WOODRIDGE BLUFF	Northwest	Stability
99602	JADE OAKS (NS)	548B3	SPRING TIME DR / PRUE RD	BABCOCK Rd / WOODRIDGE BLUFF	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99603	WOODRIDGE STD LOTS I (NS)	548C3	----/PRUE RD	BABCOCK/WOODRIDGE BLUFF	Northwest	Stability
99604	WOODRIDGE ESTATE LOTS (NE)	548C3	-----/PRUE RD	BABCOCK/WOOD RIDGE BLUFF	Northwest	Stability
99605	WOODRIDGE STD LOTS II (NS)	548D3	Prue Rd	Woodridge Bluff	Northwest	Stability
99606	CHELSEA CREEK (NS)	547F3	Spring Garden / Prue Rd	Springtime	Northwest	Stability
99607	KALLISON RANCH SUBD	544D7	Culebra Rd / Old FM 471	Wind Gate Pkwy / Talley Rd	Northwest	Growth - New Construction
99608	CANTERA VILLAGE PUD	514E7	UTSA Blvd / De Zavala Rd	Vance Jackson	Northwest	Growth - New Construction
99609	WINDGATE RANCH II	544C5	Culebra Rd to the South	Kallison Bend/Galm/1604 to the East/Texas Research Pkwy (211) to the West	Northwest	Growth - New Construction
99610	DEZAVALA GARDENS (NS)	514C8	W HAUSMAN RD/DE ZAVALA	-----/IH 10	Northwest	Stability
99611	PEMBROKE FARMS (NS)	548C6	Babcock Rd	Hollyhock Rd / Huebner Rd	Northwest	Stability
99612	TEZEL HEIGHTS SUB	547A8	NEW GUILBEAU/OLD TEZEL RD	OLD TEZEL RD/TEZEL RD	Northwest	Stability
99613	BANDERA DERBY SUB	547E7	Bandera Rd	Bristlecone	Northwest	Growth - New Construction
99614	THE GARDENS AT OAKLAND ESTATES	548C4	OAKLAND ESTATES	PRUE RD.	Northwest	Growth - New Construction
99615	APPLE CREEK I (NS)	580C1	NORTH HUEBNER/ SOUTH CRAB ORCHARD	WEST DASHWOOD/EAST JOHN CHAPMAN	Northwest	Stability
99616	APPLE CREEK II (NS)	548C8	HUEBNER RD AND ECHKERT/----	----/BABCOCK	Northwest	Stability
99617	PHEASANT CREEK (NS)	580B1	Canterfield Subd / Huebner Rd	Huebner Rd / Apple Creek Subd	Northwest	Stability
99618	BLUFFS AT WESTCHASE	547F8	Bandera Rd / Woodchase Dr	Westchase Dr / Leon Creek	Northwest	Stability
99619	PARKLANDS SUB (NS)	547C8	MAINLAND	TEZEL RD	Northwest	Stability
99620	PAVONA PLACE (NS)	580A1	---/EVERS	-----/HUEBNER	Northwest	Stability
99621	PALO BLANCO (NS)	547E8	GUILBEAU RD/MAINLAND	DAWN WOOD/BANDERA RD	Northwest	Stability
99622	CROWN MEADOWS (NS)	579D8	REED ROAD/POTRANCO	MICRON/PIPERS CREEK	Northwest	Stability
99623	MAINLAND SQUARE (NS)	579C1	GUILBEAU RD/MAINLAND DR	MAINLAND DR/KRUEGER MOORE RD	Northwest	Stability
99624	CROWN MEADOWS WEST (NS)	579C8	Reed Rd / Ingram Rd	Micron Dr	Northwest	Stability
99625	WESTCHASE (NS)	547F8	Woodchase / Bandera Rd	Westchase / Eckhert Rd	Northwest	Stability
99626	VILLAS OF CROWN MEADOWS(NS)	579C8	Reed Rd	Micron Dr	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99627	FOSSIL SPRINGS RANCH(LOS CEDROS)	513A7	FM 1560 (Hausman Road)	Loop 1604	Northwest	Stability
99628	FOSSIL SPRINGS SUB (NS)	513A7	FM 1560 (Hausman Road)	LOOP 1604	Northwest	Stability
99629	SADDLEBROOK FARMS (NS)	546E5	Braun Rd	Loop 1604	Northwest	Stability
99630	GUILBEAU GARDENS (NS)	546E6	New Guilbeau Rd	Loop 1604	Northwest	Stability
99631	BRAUN POINT (NS)	546E5	Braun Rd	Loop 1604	Northwest	Stability
99632	STAGECOACH RUN (NS)	546E6	New Guilbeau	Loop 1604	Northwest	Stability
99633	HELOTES CROSSING (NS)	546F2	Bandera Rd (Hwy 16)	Leslie Rd / Loop 1604	Northwest	Stability
99634	STANTON RUN (NS)	546F2	Bandera Rd (Hwy 16)	Loop 1604	Northwest	Stability
99635	GUILBEAU OAKS (NS)	546F7	New Guilbeau / Roquefort	New Guilbeau / Rue De Lis	Northwest	Stability
99636	STONEFIELD (NS)	546F4	Bandera Rd	Loop 1604 / Stonecroft	Northwest	Stability
99637	VALLECITO RIDGE (NS)	546F8	Bowen Rd / Arborwood	Valley Trails / Old Tezel Rd	Northwest	Stability
99638	STONEFIELD/OAKS OF (NS)	547A4	Stonecroft / Bandera Rd	Stonefield Pl / Loop 1604	Northwest	Stability
99639	THE HEIGHTS AT HELOTES (NS)	546F3	Bandera Rd / Braun Rd	Leslie Rd / Loop 1604	Northwest	Stability
99640	VILLAGE NORTHWEST II(NS)	578F3	Woodland Hills / Timber Path	Cliff Path / Ridge Pl	Northwest	Stability
99641	SELENE SUB (NS)	578E3	Culebra Rd	Les Harrison Dr / Cliffbrier	Northwest	Stability
99642	TURTLE CREEK PARK TH	549B6	Wurzbach Dr / Datapoint Dr	Gardendale Dr / Parkdale Dr	Northwest	Stability
99643	KINGSBURY SUBD	547F8	Woodchase Dr	Westchase Dr / Eckhert Dr	Northwest	Stability
99644	THE TRAILS AT PROVIDENCE	548C4	OAKLAND ESTATES	PRUE	Northwest	Growth - New Construction
99645	PARK AT FRENCH CREEK	512F7	Hausman Rd	Magnolia Way / Rehm Dr	Northwest	Stability
99646	MEHAR GARDENS	514E8	VANCE JACKSON RD	BECKWITH BLVD	Northwest	Growth - New Construction
99647	CONCEPT THERAPY	447A8	SCENIC LOOP RD	BOERNE STAGE RD	Northwest	Stability
99648	RIVER ROCK RANCH	447A7	Boerne Stage Rd to the south and Classic Oaks Ln to the North	Limestone Ridge Dr to the East and Triangle Loop Rd to the west	Northwest	Growth - New Construction
99649	WATERWHEEL/WATERWHEEL HILLTOP	554C5	TALLEY RD	CULEBRA RD	Northwest	Growth - New Construction
99650	SILENT PARK EST. (NS)	579D3	Shooting Quail / Roy Ln	Heath Circle Dr	Northwest	Stability
99651	CROWN HAVEN RESIDENTIAL	579D8	CULEBRA RD	POTRANCO RD	Northwest	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99652	KALLISON WINDGATE	544D7	STATE HWY 211	CULEBRA RD	Northwest	Growth - New Construction
99653	THE PRESERVE AT THE DOMINION	479F5	STONEWALL PKWY	MILSA DR	Northwest	Growth - New Construction
99654	KALLISON RANCH II	544F7	Culebra Rd / Old FM 471	Wind Gate Pkwy / Talley Rd	NORTHWEST	Growth - New Construction
99655	WILDHORSE VISTA	546B6	Shaenfield Rd	FM 1560 / Loop 1604	Northwest	Growth - New Construction
99656	TAUSCH FARMS	546C7	Braun Rd / Shaenfield Rd	Loop 1604 / FM 1560	Northwest	Growth - New Construction
99657	ENCLAVE AT HAUSMAN	513B8	Fm 1560 / W Hausman Rd	Loop 1604 / Western Oak	Northwest	Stability
99658	THE PARK AT TWO CREEKS	479C1	TWO CREEKS	BOERNE STAGE RD/BAYWATER STAGE	Northwest	Stability
99659	POSS LANDING SUBD	580A2	HUEBNER RD	BANDERA RD	NORTHSIDE ISD	Growth - New Construction
99660	SUNSET (NS)	612D8	Marbach Rd / Ravenfield Dr	Pue Dr	Northwest	Revitalization
99661	WESTBURY PLACE SUBD	613A6	Marbach Rd	Hunt Ln	Northwest	Stability
99662	THE HILLS OF SHAENFIELD SUBD	546A6	Shaenfield Rd	Loop 1604/FM 1560	Northwest	Stability
99663	WESTBURY HEIGHTS	612F6	S ELLISON RD	MARBACH RD	Northwest	Growth - New Construction
99664	ALAMO RANCH UT 9 & 10	577C4	Rockwall Mill to the North, and Red Maple Way to the South	Alamo Parkway to the East and Roft to the West	Northwest	Growth - New Construction
99665	ALAMO RANCH	577D2	Rockwall Mill to the North, and Red Maple Way to the South	Alamo Parkway to the East and Roft to the West	Northwest	Growth - New Construction
99666	ALAMO RANCH/ENCLAVE	577D7	Cottonwood / Hwy 151 / Lonestar PKWY	Loop 1604 /	Northwest	Growth - New Construction
99668	ALAMO RANCH AREA 3	577C4	151 to the North, and Potranco/nothing to the South	Alamo parkway to the East, and Nothing to the West	Northwest	Growth - New Construction
99669	ALAMO RANCH AREA 4	577D5	151 to the North, and Volunteer PKWY to the South	1604 to the east, and Alamo PKWY to the West	Northwest	Stability
99672	ALAMO RANCH AREA 7	577E5	Volunteer PKWY	Lonestar PKWY / Volunteer PKWY	Northwest	Stability
99673	ALAMO RANCH AREA 8	577C6	Alamo Ranch	Alamo Parkway	Northwest	Growth - New Construction

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99677	ALAMO RANCH AREA 12	577C7	Alamo Ranch Pkwy / Wiseman Blvd	Alamo Pkwy	Northwest	Growth - New Construction
99680	ALAMO RANCH/HILL COUNTRY RETREAT	577C5	DELL WEBB BLVD	ALAMO RANCH	Northwest	Growth - New Construction
99681	ALAMO RANCH 13B	577F5	ALAMO RANCH PKWY/ EL BOSQUE	LONE STAR PARKWAY	Northwest	Growth - New Construction
99690	WESTCREEK OAKS (NS)	611E1	Westcreek Oaks	W Military Dr	Northwest	Stability
99691	CARACOL CREEK (NS)	611F3	Quailbrook / Potranco Rd	Talon Ridge / Territory Oak	Northwest	Stability
99692	WESTCREEK/THE HILLS AT (NS)	612A3	Westcreek Oaks/Bronze Sand	Creek Corner/Creek Cabin	Northwest	Stability
99693	STONEY FARMS	548A5	Stonykirk Rd/Kitchener Rd	Kirk Pond/Kirk Path	Northwest	Stability
99694	VISTAS AT WESTCREEK	611C4	POTRANCO RD	LOOP 1604	Northwest	Stability
99695	VILLAS OF WESTCREEK	611D4	POTRANCO RD	GROSENBACHER RD	Northwest	Stability
99696	HIGHPOINT WESTCREEK U-1	611C3	W Military Dr, Westcreek View / Potranco Rd	Talley Rd /N Grossenbacher Rd	Northwest	Stability
99697	WESTCREEK/PARK@	611D3	WEST MILITARY DR / SONNI FIELD DR	N. GROESENBACHER RD / PINAFORE ST	Northwest	Growth - New Construction
99698	WESTCREEK/RESERVE@	611D3	JACOBS POND DR TO THE NORTH AND POTRANCO RD TO THE SOUTH	N. GROESENBACHER RD TO THE WEST AND PINAFORE ST TO THE EAST	Northwest	Growth - New Construction
99700	LEGACY TRAILS I /RETREAT(NS)	578F7	WESTOVER HILLS/MILITARY DR W	HUNT LANE/---	Northwest	Stability
99701	LEGACY TRAILS II /FAIRWAYS(NS)	578F8	Westover Hill Blvd / W Military Dr	N Hunt Ln / Rogers Rd	Northwest	Stability
99702	LEGACY TRAILS III/GREENS (NS)	612E1	W Military Dr	Rogers Rd / Hwy 151	Northwest	Stability
99703	RESERVE AT WESTOVER HILLS	578F7	Westover Hills Blvd	N Hunt Ln	Northwest	Stability
99704	ROGERS RANCH (NS)	515D2	Point Bluff Dr / Salado Creek & Loop 1604	Salado Creek / Falling Brook Dr	Northwest	Growth - New Construction
99705	TARA WEST (NS)	613A1	MILITARY DR W / POTRANCO RD	HUNT LANE / ROLAND HILLS DR	Northwest	Stability
99706	POINT BLUFF AT ROGERS RANCH	515D2	N LOOP 1604 W	NW MILITARY HWY	NORTHSIDE ISD	Stability
99707	ROGERS RANCH GDN HOMES	515D1	WILDERNESS OAK& PRIVATE SAWS RD/LOOP 1604	CROSSPRAIRIE/SALADO CANYON	Northwest	Stability
99708	SEALE SUBD	611F7	Loop 1604	Marbach / Loop 1604	Northwest	Stability
99709	DOVE MEADOW	611F6	DOVE BEND/WLOOP 1604 S--BETWEEN POTRANCO / MARBACH	CREEK EAGLE	Northwest	Stability

DRAFT

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99710	WESTWOOD LAKE VILLAGE(NS	613E5	TIMBER CREEK / HICKORY GROVE	CANYON RIDGE / STARHAVEN PLACE	Northwest	Stability
99711	WESTWOOD VILLAGE TH(NS)	613E5	---/TIMBER CREEK	CANYON RIDGE/---	Northwest	Stability
99712	SHAVANO HIGHLANDS	515C2	SHAVANO RANCH	NORTH LOOP 1604 W	Northwest	Growth - New Construction
99715	WESTOVER HILLS/RESERVE TERRACE	579A8	---/REED	MILITARY DR / SLIPPERY ROCK	Northwest	Stability
99716	WESTOVER HILLS/RESERVE MEADOWS	579A8	MILITARY DR W/------	HUNT LANE/---	Northwest	Stability
99717	DOVE CANYON	612A6	JUST NORTH OF HWY 90 WEST	WEST OF LOOP 1604	Northwest	Growth - New Construction
99718	DOVE CREEK (NS)	612A6	DOVE CREEK / COVE LANDING NBHD	W 1604 / AMHURST NBHD	Northwest	Stability
99719	DOVE LANDING SUBD	612A6	Dove Canyon	Loop 1604	Northwest	Growth - New Construction
99720	CARLSON PARK AT WESTOVER HILLS (NS)	578D7	Westover Hills / Rogers Ranch	Hwy 151	Northwest	Stability
99725	WOODS @ WESTOVER PH VI	578F8	W Military Dr	N Hunt Ln	Northwest	Stability
99726	FOREST @ WESTOVER	578F8	MILITARY DR W/-------	-----/HUNT	Northwest	Stability
99728	WESTON OAKS	611C5	Potranco Rd	Grosenbacher Rd / Talley Rd	Northwest	Growth - New Construction
99729	WESTON OAKS II	611D5	POTRANCO RD	GROSENBACHER RD / TALLEY RD	NORTHWEST	Growth - New Construction
99730	ROGERS RANCH UT-P1 (NS)	515C1	Loop 1604	Bitters	Northwest	Growth - New Construction
99735	MONTICELLO RANCH SUBD	611B4	Potranco Rd	Talley Rd	Northwest	Growth - New Construction
99737	ASPEN PARK WEST	580C7	INGRAM RD/WAR ARROW DR	CALLAGHAN/RED RIVER	Northwest	Growth - New Construction
99738	MG ROAD HOMES PUD	613D1	Potranco	Micron	Northwest	Stability
99739	ASPEN PARK EAST	580C7	Ingram Rd / Farragut Dr	Callaghan Rd	Northwest	Growth - New Construction
99740	WESTWINDS EAST	577E4	Culebra Rd to the North, and 151 to the South	Alamo Ranch PKWY to the West, and Lonestar PKWY to the East	Northwest	Growth - New Construction
99745	BELLA SERA / THE ABBEY	547F2	Babcock Rd	Old Babcock Rd / De Zavala Rd	Northwest	Growth - New Construction

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NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99746	WESTWINDS LONESTAR	577F3	Culebra Rd (FM 471) / Alamo Ranch Pkwy	Lone Star Pkwy	Northwest	Growth - New Construction
99750	TERRA MONT	479B8	BABCOCK / NBHD 21041	TEXAS LAND FUND / MAVERICK SPRINGS	Northwest	Growth - New Construction
99755	BELLA VISTA VILLAGE	610F5	ROLLING OAKS ESTATES/POTRANO RD	BELLA VISTA NBHD 99756/ ROLLING OAKS LN	Northwest	Growth - New Construction
99756	BELLA VISTA COTTAGES	610F5	POTRANCO CREEK /POTRANCO DRIVE	BELLA VISTA PLACE DR /STEVENS PKWY DR	Northwest	Stability
99760	PRESIDIO HEIGHTS	515B3	Loop 1604	NW Military Hwy	Northwest	Stability
99763	PALMIRA/THE	478D3	Boerne Stage Rd / Scenic Loop	Toutant Beauregard / Scenic Loop	Northwest	Growth - New Construction
99764	CANTERA HILLS	478F3	BABCOCK	SCENIC LOOP RD	Northwest	Growth - New Construction
99765	BLOOMFIELD HILLS	479B6	CIELO VISTA/ BABCOCK	SCENIC LOOP/HEUERMANN RD.	Northwest	Growth - New Construction
99770	SUNDANCE RANCH	446C8	Toutant Beauregard Rd	Anaqua Springs	Northwest	Stability
99771	SCENIC CREST	446D7	SCENIC CREST BLVD	TOUTANT BEAUREGARD RD	NORTHWEST	Growth - New Construction
99775	STEVENS RANCH POD	610E4	Stevens Parkway / HWY 211	Potranco Rd (FM1957)	Northwest	Growth - New Construction
99780	SONOMA VERDE/RESERVE AT	513B2	Plum Valley Dr	Kyle Seale Pkwy	Northwest	Growth - New Construction
99781	SONOMA VERDE/THE RIDGE	513C2	Babcock Rd	Kyle Seale	Northwest	Growth - New Construction
99782	SONOMA VERDE/THE GARDENS	513D1	Babcock Rd	Kyle Seale	Northwest	Growth - New Construction
99783	SONOMA VERDE/ENCLAVE	513C3	Kyle Seale	Loop 1604	Northwest	Growth - New Construction
99790	THE SANCTUARY	511F2	BANDERA RD1.2 MILES NORTH OF HELOTES CITY LIMIT	BETWEEN SHADOW CANYON AND SAN ANTONIO RANCH	Northwest	Growth - New Construction
99792	MISSION VIEJO	512A2	Bander/Scenic Loop	Hill Top Bend	Northwest	Growth - New Construction

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NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99795	CRESTA BELLA	479F7	Heuermann Rd / Camp Bullis Rd	IH-10	Northwest	Stability
99796	FRIEDRICH HILLS	479F7	HEUERMANN RD	IH 10 W	NORTHSIDE ISD	Growth - New Construction
99800	LACKLAND TERRACE I (NS)	613D8	WESTSHIRE/HWY 90 W	SW LOOP 410/RAWHIDE	Northwest	Stability
99801	LACKLAND TERRACE II (NS)	613D7	MARBACH/BRONCO LANE	SW LOOP 410/S W MILITARY	Northwest	Stability
99802	LACKLAND TERRACE III(NS)	613E7	MARBACH/HWY 90 W	RAWHIDE/SW MILITARY DR	Northwest	Stability
99803	LACKLAND TERRACE IV/CABLE(NS)	613F7	MARBACH/HW 90 W	S. W. MILITARY/PINN RD	Northwest	Stability
99804	LACKLAND TERRACE V (NS)	613C8	BRONCO LANE/HWY 90	SW LOOP 410/GUNSMOKE	Northwest	Stability
99805	TUSCANY VILLAS	647C1	SW LOOP 410	US HWY 90 W	SOUTHWEST	Growth - New Construction
99810	MARBACH GARDENS(NS)	613D6	MARBACH / WESTSHIRE	WRANGLER / RAWHIDE	Northwest	Stability
99811	WIND GATE RUN	512E8	Huisache Way Dr/FM 1560	Magnolia Way Dr/Bandera Rd	Northwest	Growth - New Construction
99814	GRAMERCY VILLAGE (MF)	577A1	OLD FM 471 W	CULEBRA RD	NORTHSIDE ISD	Growth - New Construction
99815	WESTPOINTE NORTH	577A1	CULEBRA/WISEMAN	1604/TALLEY	Northwest	Growth - New Construction
99816	TALISE DE CULEBRA	545B8	Culebra	Galm	Northwest	Growth - New Construction
99817	MORGAN MEADOWS	576D2	TALLEY RD	CULEBRA RD	NORTHWEST	Growth - New Construction
99818	ALAMO ESTATES	576E1	TALLEY RD	OLD FM 471 W	NORTHWEST	Growth - New Construction
99819	PRESCOTT OAKS	545B6	GALM RD	CULEBRA RD	Northwest	Growth - New Construction
99820	STILLWATER RANCH	545D8	Culebra Rd / FM 471	Galm Rd / FM 1560	Northwest	Growth - New Construction
99821	STILLWATER RANCH 2	577E1	Culebra Rd	FM 1560	Northwest	Growth - New Construction
99822	STILLWATER RANCH 3	545C7	GALM/CULEBRA	SILVER SPOT/FM1560	Northwest	Growth - New Construction
99825	REMUDA RANCH SOUTH	545A7	Culebra	Galm	Northwest	Growth - New Construction

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NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99826	REMUDA RANCH NORTH	545B6	Culebra	Galm	Northwest	Growth - New Construction
99830	LAURA HEIGHTS PUD	545E5	Right off Galm Rd, nothing to the north but vacant land	Just west of 1560 and Galm	Northwest	Growth - New Construction
99831	ASHTON PARK / POTRANCO RUN	610B5	FM 1957 (Potranco Rd)	FM 211 (Texas Research Pkwy)	Northwest	Growth - New Construction
99832	BRICEWOOD/SAGEBROOKE	545E5	Bandera Rd to the North/Galm Rd to the South	Texas 211 to the West/FM 1560 to the East	Northwest	Growth - New Construction
99833	SILVER CANYON	545E4	Right off Galm Rd. To the north are Vacant lots	Galm Rd and Mill Park Rd	Northwest	Growth - New Construction
99834	DAVIS RANCH	545E5	FM 1560	GALM RD	Northwest	Growth - New Construction
99835	REDBIRD RANCH SUBD	610C4	Potranco Rd	Hwy 211	Northwest	Stability
99837	REDBIRD RANCH AREA 3	610B4	Potranco Rd	Hollimon Pkwy / Hwy 211 (Texqas Research Pkwy)	Northwest	Stability
99839	REDBIRD RANCH AREA 5	610A4	Potranco Rd	Loop 1604	Northwest	Stability
99840	MCCRARY TRACT [BTR]	545E5	FM 1560 N	GALM RD	NORTHSIDE ISD	Growth - New Construction
99841	REDBIRD RANCH AREA 7	610B4	Potranco Rd	Loop 1604	Northwest	Stability
99842	DAVIS MCCRARY TRACT SUB	545E5	FM 1560	GALM RD	NORTHSIDE ISD	Growth - New Construction
99843	REDBIRD RANCH AREA 9	610B3	Potranco Rd (FM 1957)	Medina County Line / Hwy 211	Northwest	Growth - New Construction
99844	SUMMERLIN/ WESTRIDGE SUBD	567B7	STATE HWY 211 N	POTRANCO RD	NORTHSIDE ISD	Growth - New Construction
99850	GORDON'S GROVE	611B3	Potranco Rd	Talley Rd	Northwest	Growth - New Construction
99851	WESTPOINTE EAST	611C1	LOOP 1604 , TALLEY	WISEMAN	Northwest	Growth - New Construction
99852	WESTPOINTE EAST II	611C1	TALLEY RD	WISEMAN BLVD	NORTHWEST	Growth - New Construction
99855	AFTON OAKS ENCLAVE	576F8	TALLEY	MEADOW LAKE	Northwest	Growth - New Construction

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NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99856	STOLTE RANCH	577A8	TALLEY RD	WISEMAN BLVD	Northwest	Growth - New Construction
99860	DOMINION/NEW GARDENS	480A2	Bordered by IH10 and Aue on the north and by Camp Bullis on the south	Dominion Dr.	Northwest	Growth - New Construction
99861	DOMINION/LUCCHESE VILLAGE	480B5	DOMINION DR	IH10 AND BRENTONHURST	Northwest	Growth - New Construction
99862	DOMINION/HOWELL	480C6	DOMINION DR	IH10 AND BRENTONHURTS	NORTHSIDE ISD	Growth - New Construction
99863	DOMINION/THE RENAISSANCE II	480B5	IH10 / CAMP BULLIS	CAMP BULLIS / IH10 AND BRETONHURST	Northwest	Growth - New Construction
99864	DOMINION/THE BLUFF ESTATES	479F2	IH-10	CAMP BULLIS RD AND AUE	Northwest	Growth - New Construction
99865	DOMINION/ ALTURAS @	480C5	IH-10	CAMP BULLIS RD AND BRENTON HURST	Northwest	Growth - New Construction
99866	DOMINION/THE BLUFFS AT	479F1	DOMINION DR. AND CAMP BULLIS	IH10	Northwest	Growth - New Construction
99868	DOMINION HILLTOPS AT	480C6	BRENTHURST LN / ACCESS ALONG GRAND TERRACE	BRENTHURST LN / ACCESS ALONG GRAND TERRACE	Northwest	Growth - New Construction
99869	DOMINION/ARAGON	480C5	RENAISSANCE CT. / BRENTHURST LN.	DOMINION REMAINS / RENAISSANCE CT.	Northwest	Growth - New Construction
99870	DOMINION PANHANDLE	480B6	BRENTHURST LN. / MISSION CEMETARY	IH-10 / TEXAS MILITARY INSTITUTE	Northwest	Growth - New Construction
99871	DOMINION HEIGHTS	480B4	BRENTHURST LN	DOMINION DR	Northwest	Growth - New Construction
99880	VALLEY RANCH	545A6	Culebra Rd (FM 471)	Kallison Ln / Galm Rd	Northwest	Growth - New Construction
99881	VALLEY RANCH ENCLAVE	544F7				Growth - New Construction
99882	COLUMBIA SQUARE	613C6	COLUMBIA SQ	MARBACH RD	Northwest	Growth - New Construction
99883	WATERFORD PARK	544F8	FM417 / OLD FM 471	TALLEY RD	Northwest	Growth - New Construction

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NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
99882	COLUMBIA SQUARE	613C6	COLUMBIA SQ	MARBACH RD	Northwest	Growth - New Construction
99883	WATERFORD PARK	544F8	FM417 / OLD FM 471	TALLEY RD	Northwest	Growth - New Construction
99884	LYNWOOD VILLAGE ENCLAVE	612D6	MARBACH RD	PUE RD	Northwest	Growth - New Construction
99886	VALLEY RANCH EXPRESS	545A6				Growth - New Construction
99888	ASTON PARK	544F8	CULEBRA RD	OLD FM 471 W	NORTHWEST	Growth - New Construction
99891	LEGACY AT OAK HILL	614B1	NORTH WEST LOOP 410	CULEBRA RD	NORTHSIDE ISD	Growth - New Construction
99895	SENECA TRAILS	580A5	NW LOOP 410	BANDERA RD	NORTHSIDE ISD	Growth - New Construction
99899	RAYBURN VALLY SUBD	647D3	SW LOOP 410	US HWY 90 W	NORTHSIDE ISD	Growth - New Construction
99901	MOSS BROOK ESTATES (NS)	513E3	PALMER GOLF COURSE/LOOP 1604	KYLE SEALE PKWY/BABCOCK	Northwest	Stability

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2025-2026 Reappraisal Plan

Revaluation Decision (Reappraisal Cycle) Extracted BOD Action Section Only

Per Board of Directors' Action September 10, 2024:

This plan does not require the reappraisal in the year following settlement of a contested value agreed to by the parties excepting only new construction, new improvements, or evidence of further reduction in value.

Per Board of Directors' Action September 16, 2024, the board clarified the following:

For the 2025 appraisal, the market value of 2024 protest resolutions will be the basis for the 2025 market value unless there is clear and convincing evidence under Tax Code Section 23.01 (e) to adjust it. (this is current practice) Beginning in appraisal year 2025, the market value for protests resolved in that year that are not appealed to arbitration, SOAH, or litigation will remain the market value for 2026 unless there is a physical change to the property including new construction, new value, new improvements, or evidence of further reduction in value. (This follows the directive passed Sept 10, 2024)

2027-2028 Proposed Reappraisal Plan

Revaluation Decision (Reappraisal Cycle)

For the 2027–2028 reappraisal cycle, BCAD will continue annual market analysis and appraisal maintenance, together with cyclical property inspection, review, and data verification.

For the 2027 appraisal year, qualifying values established through the final resolution of a 2026 protest will be reviewed in accordance with Section 23.01(e). When the property has not materially changed and the available evidence does not support a change, the prior determination may remain the appropriate basis for the 2027 market value. BCAD may adjust the market value based on new construction, remodeling, demolition, other physical or legal changes, corrected property information, evidence of a further reduction, or other reliable market evidence. Any increase governed by Section 23.01(e) must be reasonably supported by clear and convincing evidence. This provision does not apply while the protest determination remains subject to binding arbitration, review by the State Office of Administrative Hearings, or litigation.

The 2028 appraisal year will serve as the districtwide equalization year. BCAD will reappraise all taxable property as of January 1 in accordance with Chapter 23 of the Texas Property Tax Code, using current market data, verified property information, ratio-study results, and generally accepted appraisal methods and techniques. This review will identify and correct valuation inconsistencies, respond to changing market conditions, and maintain appraisal accuracy and uniformity.

Reappraisal and equalization under this plan do not limit the responsibilities imposed by Sections 23.01(a) and 25.18 or supersede any protection applicable under Section 23.01(e).

A Side-by-Side Analysis

Topic	2025–2026 Reappraisal Plan	Proposed 2027–2028 Reappraisal Plan
Overall approach	Focuses primarily on carrying forward values established through resolved protests.	Combines annual market analysis and appraisal maintenance with cyclical inspections, data verification, and districtwide equalization.
Relationship to reappraisal cycle	The board action creates a specific carry-forward policy for qualifying protest-resolved values.	States that BCAD's continuing appraisal and reappraisal responsibilities remain in effect while any applicable protections under §23.01(e) are preserved.
First appraisal year	A qualifying 2024 protest value will be the basis for the 2025 market value unless clear and convincing evidence supports an adjustment under §23.01(e).	A qualifying value established through final resolution of a 2026 protest will be reviewed under §23.01(e) for 2027.
Treatment of prior protest value	Uses mandatory language: the resolved value "will be the basis" for the following year.	States that the prior determination "may remain the appropriate basis" if the property has not materially changed and the evidence does not support a change.
Values resolved during first year	A qualifying 2025 resolved value "will remain" the 2026 value unless a listed exception applies.	Any §23.01(e) protection applicable to a qualifying value reduction finally determined in 2027 will be preserved during the 2028 districtwide equalization.
Property review or reappraisal	The September 10 directive states that the plan does not require reappraisal in the year following a qualifying contested-value settlement, except for specified circumstances.	Provides for continued property review and reappraisal using current information and applicable appraisal methods while preserving any protection provided under §23.01(e).
Permitted reasons for adjustment	New construction, new value, new improvements, or evidence of further reduction in value.	New construction, remodeling, demolition, other physical or legal changes, corrected property information, further reduction, or other reliable market evidence.
Use of current market evidence	The board action emphasizes preservation of the prior resolved value, subject to the stated exceptions and §23.01(e).	Expressly permits BCAD to use current property information, market evidence, ratio-study results, and applicable appraisal methods.

Topic	2025–2026 Reappraisal Plan	Proposed 2027–2028 Reappraisal Plan
Effect of §23.01(e)	Used as the standard for determining whether a qualifying prior-year value may be increased.	Preserves the clear-and-convincing-evidence standard for increases governed by §23.01(e), while recognizing BCAD's continuing appraisal and reappraisal responsibilities.
Evidentiary standard	Clear and convincing evidence is required under §23.01(e) for a qualifying increase.	An increase subject to §23.01(e) must be reasonably supported by clear and convincing evidence.
Pending appeals	The carry-forward provision excludes protests appealed to binding arbitration, SOAH, or litigation.	The provision does not apply while the protest determination remains subject to binding arbitration, SOAH review, or litigation.
Second appraisal year	Qualifying 2025 resolved values generally remain in place for 2026, subject to the listed exceptions.	The 2028 appraisal year is a districtwide equalization year in which all taxable property will be reappraised as of January 1.
Effect of 2028 equalization	No separate districtwide equalization year is identified in the extracted board action.	All property will be reviewed using current information, while §23.01(e) protections applicable to qualifying 2027 value reductions will be preserved.
Other statutory duties	Relies principally on the board directives and §23.01(e).	States that the plan does not limit BCAD's responsibilities under §§23.01(a) and 25.18 or supersede protections under §23.01(e).

The key policy distinction is:

The proposed plan more clearly aligns with statutory requirements by preserving the clear-and-convincing-evidence protection under §23.01(e), while also recognizing BCAD's continuing appraisal and reappraisal responsibilities under §§23.01(a) and 25.18. It distinguishes BCAD's authority to review and reappraise property using current information from its authority to increase a qualifying prior-year value. This allows BCAD to maintain accurate and uniform appraisals without overriding the taxpayer protections provided by §23.01(e).

RESOLUTION OF THE BOARD OF DIRECTORS
OF BEXAR CENTRAL APPRAISAL DISTRICT
RESOLUTION NO 2026-0004

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEXAR CENTRAL APPRAISAL DISTRICT ADOPTING THE WRITTEN PLAN FOR THE PERIODIC REAPPRAISAL OF ALL PROPERTY WITHIN THE BOUNDARIES OF THE BEXAR CENTRAL APPRAISAL DISTRICT FOR TAX YEARS 2027 AND 2028

WHEREAS, Sections 6.05(i) and 25.18 of the Texas Property Tax Code govern the periodic reappraisal of all property within each appraisal district of the State of Texas;

WHEREAS, the Board of Directors of the Bexar Central Appraisal District is responsible for approving a plan for the periodic reappraisal of all property within the boundaries of the Bexar Central Appraisal District to ensure adherence with generally accepted appraisal practices and to conform to the requirements of Section 25.18 of the Texas Property Tax Code;

WHEREAS, the Board of Directors of the Bexar Central Appraisal District conducted a public hearing on September 14, 2026, in conformity with Section 6.05(i) of the Texas Property Tax Code regarding the written plan for the periodic reappraisal of all property within the boundaries of the Bexar Central Appraisal District for Tax Years 2027 and 2028.

WHEREAS, the notices of the aforementioned hearing required to be sent to the presiding officer of the governing body of each taxing entity participating in the District were timely sent in conformity with Section 6.05(i) of the Texas Property Tax Code;

WHEREAS, Section 6.05(i) of the Texas Property Tax Code requires the Board of Directors to approve the aforementioned plan by September 15th of each even-numbered year;

WHEREAS, the Board of Directors declares that the reappraisal plan governing Tax Years 2027 and 2028 satisfies the requirements of law and will accomplish the goals of appraising all property within the Bexar Central Appraisal District's boundaries in an equal and uniform manner <u>and</u> according to market value standards.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Bexar Central Appraisal District that the attached Reappraisal Plan for Tax Years 2027 and 2028 is APPROVED and ADOPTED.

NOW, BE IT FURTHER RESOLVED that the aforementioned plan shall serve as the basis of the reappraisal activities of Bexar Central Appraisal District for Tax Years 2027 and 2028.

DULY PASSED, ADOPTED, and APPROVED on _____.

BEXAR CENTRAL APPRAISAL DISTRICT

BY:_____
Chairman, Board of Directors

ATTEST:_____
Secretary, Board of Directors

E

STAFF SUMMARY SHEET

ISSUE: Contract – Elections Department

The board of directors may discuss and/or vote to authorize by resolution the chief appraiser to enter into a contract with the Elections Department to conduct a joint election with other eligible governmental units inside Bexar County.

THE STATE OF TEXAS §
§ CONTRACT FOR ELECTION SERVICES
COUNTY OF BEXAR §

This Contract is entered into by and between the BEXAR COUNTY ELECTIONS ADMINISTRATOR ("ADMINISTRATOR") on behalf of Bexar County, a political subdivision of the State of Texas, and the BEXAR CENTRAL APPRAISAL DISTRICT ("BCAD")(also, individually, a "Party" or, collectively, the "Parties"), pursuant to Texas Election Code Section 31.092.

RECITALS

BCAD, by appropriate action of its governing body acting in accordance with all applicable laws, has called a GENERAL Election to be conducted by Bexar County on Tuesday, November 3, 2026 and desires that certain election services be provided by ADMINISTRATOR through her Elections Department.

ADMINISTRATOR has provided cost estimates for election services to be rendered by her office pursuant to the terms of this Contract that are set out on Exhibits "A" and "B," attached and incorporated into this Contract.

BCAD and ADMINISTRATOR want to enter into this Contract setting out the respective responsibilities of the Parties.

Accordingly, the Parties agree as follows:

ARTICLE I
PURPOSE

1.01. The Parties have entered into this Contract for election services described in Article II to be provided to BCADfor its election to be held on November 3, 2026.

ARTICLE II
SERVICES

2.01. ADMINISTRATOR agrees to provide to BCAD the following general services:

(A) Procure and distribute election supplies, including, but not limited to, the preparation, printing and distribution of ballots and sample ballots;

(B) Procure election judges and clerks for early voting and election day voting;

(C) Procure early voting polling places and election day vote centers, as ordered;

(D) Procure, prepare, and distribute adequate election equipment and transport equipment to and from the initial polling locations, including early voting

substations, for APPRAISAL BCAD;

(A) Distribute the lists of registered voters to be used in conducting the election, as provided by Bexar County Voter Registration pursuant to the request by APPRAISAL BCAD;

(B) Pay election day and early voting judges and clerks;

(C) Pay the judges for election night returns and early voting returns;

(D) Provide information for election officers;

(E) Provide general overall supervision of the election and advisory services;

(F) Prepare writ of election to election officers and notice of appointment to Presiding and Alternate judges, as required by law;

(G) Conduct early voting, in person and by mail, for APPRAISAL BCAD;

(H) Establish a Central Counting Station for the purpose of tabulating ballots;

(I) Provide such incidental related services as may be necessary to affect the election;

(J) Meet ADA requirements as the law relates to polling locations and voter assistance, etc; and

(0) Provide for Central Count Tabulation (s):

a. Preparation and programming of the ballots on the DS 450 and 850 Optical Scanner

b. Preparation and tabulation of votes from the Express Vote Voting System.

(Q) Provide Support as Custodian of Election Records as the law relates to conducting a Recount.

ARTICLE III
SCHEDULE FOR PERFORMANCE OF SERVICES

3.01. Specific services to be provided related to the general services identified in Article II will be performed in accordance with the time requirements set out in the Texas Election Code.

ARTICLE IV
SERVICES NOT PROVIDED BY COUNTY

4.01. ADMINISTRATOR shall have no responsibility for ensuring the passage of the appropriate Election Order by the APPRAISAL BCAD, posting the election notice as required by the Texas Election Code Section 4.003, or canvassing election results. ADMINISTRATOR shall have no responsibility as custodian of APPRAISAL BCAD'S election records.

ARTICLE V
TERM

5.01. Except as hereinafter set out, the term of this Contract will be from the time of execution until all items with respect to this Contract and the election held hereunder have been completed.

ARTICLE VI
COST OF SERVICE AND BILLING

6.01. In consideration for the services provided hereunder by ADMINISTRATOR, BCADshall pay ADMINISTRATOR the actual cost of performing the services, including any overtime incurred by ADMINISTRATOR'S employees. BCADshall deposit with ADMINISTRATOR $686,797.93 no later than October 11, 2026 to cover the estimated pro rata cost.

6.02. If the actual election costs exceed APPRAISAL BCAD'S deposit, the difference between the actual costs and the deposit will be paid by BCADwithin 30 days after receiving an itemized invoice from ADMINISTRATOR. Payment must be made by check payable to the Bexar County Clerk and mailed to:

Michele Carew
Bexar County Elections Administrator
1103 S. Frio St., Ste. 100
San Antonio, Texas 78207

6.03. Any monies remaining after the payment of all costs of elections bills, will be the property of the BCAD and returned to it.

ARTICLE VII
GENERAL PROVISIONS

7.01. This Contract will be construed under and in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Bexar County, Texas.

7.02. If any one or more of the provisions contained in this Contract is for any reason be held

to be invalid, illegal or unenforceable in any respect, that invalidity, illegality or unenforceability will not affect any other provision, and this Contract will be construed as if the invalid, illegal or unenforceable provision had never been contained in the Contract.

7.01. This Contract constitutes the sole and only agreement of the Parties and supersedes any prior understanding or written or oral agreement between the Parties respecting the written subject matter.

7.02. No amendment, modification, or alteration of this Contract will be binding unless it is in writing, dated after the date hereof and executed by the Parties.

ARTICLE VIII
BACKGROUND CHECKS

8.01 ADMINISTRATOR has conducted all criminal background checks required by Texas Election Code § 129.0Sl(g).

SIGNED this ____ day of _____, 2026.

ELECTIONS ADMINISTRATOR

BY: _____
MICHELE CAREW

BEXAR CENTRAL APPRAISAL BCAD

BY: _____
PRINT: _____
TITLE: _____

APPROVED AS TO LEGAL FORM:
JOE GONZALES
CRIMINAL COUNTY ATTORNEY BEXAR COUNTY, TEXAS

BY: _____
LARRY ROBERSON
ASSISTANT CRIMINAL DISTRICT ATTORNEY- CIVIL DIVISION

RESOLUTION OF THE BOARD OF DIRECTORS
OF BEXAR CENTRAL APPRAISAL DISTRICT
RESOLUTION NO 2026-0005

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEXAR CENTRAL APPRAISAL DISTRICT TO CONTRACT WITH BEXAR COUNTY FOR ELECTION SERVICES AND CONDUCT A JOINT ELECTION WITH OTHER ELIGIBLE GOVERNMENTAL UNITS INSIDE BEXAR COUNTY.

WHEREAS, Section 6.0301 of the Texas Property Tax Code mandates appraisal districts established in a county with a population of 75,000 or more elect three directors by majority vote at the general election for state and county officers;

WHEREAS, three appraisal district directors shall be elected to elective positions beginning with the election conducted on the uniform election date in November 2026;

WHEREAS, the Board of Directors authorized the Order of General Election on August 17, 2026;

WHEREAS, the Board of Directors authorized the chief appraiser to enter into a contract with the Bexar County Elections Department to administer the election on August 17, 2026; and

WHEREAS, all eligible governmental units inside Bexar County have affirmed they will be conducting an election on the uniform election date in November 2026.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Bexar Central Appraisal District that the chief appraiser is authorized to enter into a contract with the Bexar County Elections Department to administer the election on uniform election day of November 3, 2026 in the total amount of ____$686,797.93_____.

DULY PASSED, ADOPTED, and APPROVED on _____.

BEXAR CENTRAL APPRAISAL DISTRICT

BY: _____
Chairman, Board of Directors

ATTEST: _____
Secretary, Board of Directors

STAFF SUMMARY SHEET

ISSUE: Contract – Connect PSE-Relay Letter Opener/Software Integration

The board of directors may discuss and/or vote to authorize the chief appraiser to enter a contract for Connect PSE-Relay letter opener/software integration.

Bexar Central Appraisal District

Board of Directors
Summary Report for Approval
of Bids, Contracts and Agreements

DATE: 9/14/2026

TYPE:
- [ ] IFB - Invitation for Bid
- [ ] RFP - Request for Proposal
- [x] Contract/Agreement/Expenditure

SERVICE/PRODUCT: Connect PSE-Relay Letter Opener/Software Intergration

VENDOR NAME: Pitney Bowes

CONTRACT AMOUNT: 3 years at $74,060 per year
Total $222,180

LOWEST BID/PROPOSAL:
- [ ] Yes
- [ ] N/A
- [x] No. If not, why Buy Board #755-24 Best Value

PERIOD COVERED: December 1, 2026 - November 30, 2029

REFERENCES:
- [x] Yes

NUMBER OF BIDS: N/A

CURRENT VENDOR: Pitney Bowes

ORIGINATING DEPT.: Information Systems

REVIEWED/APPROVED BY:

Director

Finance Director

Chief Appraiser

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STAFF SUMMARY SHEET

ISSUE: Contract – Property/Casualty & Cyber Insurance

The board of directors may discuss and/or vote to authorize the chief appraiser to enter into an interlocal agreement with Texas Municipal League to participate in its cybersecurity insurance coverage.

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Bexar Central Appraisal District

Board of Directors
Summary Report for Approval
of Bids, Contracts and Agreements

DATE: 9/14/2026

TYPE:
- [ ] IFB - Invitation for Bid
- [ ] RFP - Request for Proposal
- [x] Contract/Agreement

SERVICE/PRODUCT: Property/ Casualty& Cyber Insurance

VENDOR NAME: TML Intergovernmental Risk Pool

CONTRACT AMOUNT: $120,000

LOWEST BID/PROPOSAL:
- [ ] Yes
- [x] N/A
- [ ] No. If not, why

ADDITIONAL INFO: TML is a purchasing coop, bids are not required
2026 Premiums $105,000

PERIOD COVERED: January 1, 2027 - December 31,2027

REFERENCES: [x] Yes

NUMBER OF BIDS: N/A

CURRENT VENDOR: TML Intergovernmental Risk Pool

BUDGETED AMOUNT: $120,000

ORIGINATING DEPT.: Executive Services

REVIEWED/APPROVED BY:

Finance Director

Chief Appraiser

STAFF SUMMARY SHEET

ISSUE: Investment Policy

The board of directors may discuss and/or vote to approve a resolution adopting an investment policy as required by Chapter 6 of the Texas Property Tax Code and Chapter 2256 of the Texas Government Code.

STAFF SUMMARY SHEET

ISSUE: Annual Approval of Investment Policy

CURRENT STATUS:

The current Investment Policy was approved in 2025. The proposed amendments are limited to updating the District's name and updating the financial reporting acronym from CAFR to ACFR.

STAFF RECOMMENDATION:

Therefore, staff recommends approval of the amendment to the *Investment Policy* to replace "Bexar Appraisal District" with "Bexar Central Appraisal District" on the cover page and the logo. To replace the "Bexar Appraisal District" With Bexar Central Appraisal District" on Page 2. Replace "Comprehensive Annual Financial Report" (CAFR) with "Annual Comprehensive Financial Report" (ACFR) on page 2 to reflect the updated terminology used by the Governmental Accounting Standards Board (GASB). Staff recommend approval of the amended *Investment policy*.

BEXAR CENTRAL APPRAISAL DISTRICT

Investment Policy

Last Amended: ~~4~~9/14/26/~~3/17~~

BEXAR CENTRAL APPRAISAL DISTRICT
INVESTMENT POLICY

I. POLICY

It is the policy of the ~~Bexar Appraisal District~~Bexar Central Appraisal District (District) that after allowing for the anticipated cash flow requirements of the District and giving due consideration to the safety and risk of investment, all available funds shall be invested in conformance with these legal and administrative guidelines, seeking to optimize interest earnings to the maximum extent possible.

Effective cash management is recognized as essential to good fiscal management. Investment interest is a source of revenue to District funds. The District's investment portfolio shall be designed and managed in a manner designed to maximize this revenue source, to be responsive to public trust, and to be in compliance with legal requirements and limitations.

Investments shall be made with the primary objectives of:

* **Safety** and preservation of principal
* Maintenance of sufficient **liquidity** to meet operating needs
* **Public trust** from prudent investment activities
* Optimization of **interest earnings** on the portfolio

II. PURPOSE

The purpose of this investment policy is to comply with Chapter 6 of the Texas Property Tax Code and Chapter 2256 of the Texas Government Code ("Public Funds Investment Act"), which requires each entity to adopt a written investment policy regarding the investment of its funds and funds under its control. The Investment Policy addresses the methods, procedures and practices that must be exercised to ensure effective and judicious fiscal management of the District's funds.

III. SCOPE

This Investment Policy shall govern the investment of all financial assets of the District. These funds are accounted for in the District's ~~Comprehensive~~ Annual Comprehensive Financial Report (~~C~~ACFR) and include:

- General Fund
- Trust and Agency Funds, to the extent not required by law or existing contract to be kept segregated and managed separately
- Any new fund created by the District, unless specifically exempted from this Policy by the Board of Trustees (Board) or by law.

This Investment Policy shall apply to all transactions involving the financial assets and related activity for all the foregoing funds. However, this policy does not apply to the assets administered for the benefit of the District by outside agencies under deferred compensation programs.

IV. INVESTMENT OBJECTIVES

The District shall manage and invest its cash with four primary objectives, listed in order of priority: **safety, liquidity, public trust, and yield, expressed as optimization of interest earnings.** The safety of the principal invested always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with state and local law.

The District shall maintain a comprehensive cash management program, which includes collection of account receivables, vendor payments in accordance with invoice terms, and prudent investment of available cash. Cash management is defined as the process of managing monies in order to ensure maximum cash availability and maximum earnings on short-term investment of idle cash.

Safety

Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective will be to mitigate credit and interest rate risk.

- Credit Risk – The District will minimize credit risk, the risk of loss due to the failure of the issuer or backer of the investment, by:
  - Limiting investments to the safest types of investments
  - Utilizing the financial institution selected by the most current depository contract to ensure collateralization of funds
  - Utilizing local government investment pools that comply with all Texas statutes and other regulations for the allowable investment of public funds

- Interest Rate Risk – the District will manage the risk that the interest earnings and the market value of investments in the portfolio will not fall excessively due to changes in general interest rates by limiting the maximum maturity of the investment portfolio to 365 days. The District will, in addition,:
  - Structuring the investment portfolio so that investments mature to meet cash requirements for ongoing operations, thereby avoiding the need to liquidate investments prior to maturity.
  - Investing operating funds primarily in certificates of deposit, shorter-term securities, money market mutual funds, or local government investment pools functioning as money market mutual funds.
  - Diversifying maturities and staggering purchase dates to minimize the impact of market movements over time.

Liquidity

The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that investments mature concurrent with cash needs to meet anticipated demands. Because all possible cash demands cannot be anticipated, a portion of the portfolio will be invested in shares of money market mutual funds or local government investment pools that offer same-day liquidity.

Public Trust

All participants in the District's investment process shall seek to act responsibly as custodians of the public trust. The investment officer shall avoid any transaction that might impair public confidence in the District's ability to govern effectively.

Yield

The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above.

V. RESPONSIBILITY AND CONTROL

Delegation of Authority

In accordance with the Texas Property Tax Code and the Public Funds Investment Act, the Board of Directors designates the Finance Director as the District's Investment Officer. An Investment Officer is authorized to execute investment transactions on behalf of the District. No person may engage in an investment transaction or the management of District funds except as provided under the terms of this Investment Policy as approved by the Board of Directors. The investment authority granted to the investing officer is effective until rescinded by the Board of Directors.

Quality and Capability of Investment Management

The District shall provide periodic training in investments for the designated investment officer and other investment personnel through courses and seminars offered by professional organizations, associations, and other independent sources in order to ensure the quality and capability of investment management in compliance with the Public Funds Investment Act.

Training Requirement

In accordance with the Texas Property Tax Code and the Public Funds Investment Act (Government Code, Chapter 2256.008), designated Investment Officers shall attend an investment training session not less than once in a two year period that begins on the first day of January and consists of the two consecutive fiscal years after that date and shall receive not less than 10 hours of instruction relating to investment responsibilities. A newly appointed

Investment Officer must attend a training session of at least 10 hours of instruction within twelve months of the date the officer took office or assumed the officer's duties. The investment training session shall be provided by an independent source approved by the Board of Directors. For purposes of this policy, an "independent source" from which investment training shall be obtained shall include a professional organization, an institution of higher education or any other sponsor other than a business organization with whom the District may engage in an investment transaction.

The following is a list of training sources approved by the Board of Directors:

Texas Association of Assessing Officers (TAAO)
Texas Association of Appraisal Districts (TAAD)
Texas Association of School Business Officials (TASBO)
University of North Texas Center for Public Management (UNTCPM)
Texas Municipal League (TML)
TexPool

Internal Controls

The Finance Director is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the District are protected from loss, theft, or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Accordingly, the Finance Director shall establish a process for annual independent review by an external auditor to assure compliance with policies and procedures. The internal controls shall address the following points.

- Control of collusion.
- Separation of transactions authority from accounting and record keeping.
- Custodial safekeeping.
- Avoidance of physical delivery securities.
- Clear delegation of authority to subordinate staff members.
- Written confirmation for telephone (voice) transactions for investments and wire transfers.
- Development of a wire transfer agreement with the depository bank or third party custodian.
- Rating changes in investments.

Prudence

The standard of prudence to be applied by the Investment Officer shall be the "prudent investor" rule. This rule states that "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived." In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- The investment of all funds, or funds under the District's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment.
- Whether the investment decision was consistent with the written approved investment policy of the District.

Indemnification

The Investment Officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific investment's credit risk or market price changes, provided that these deviations are reported immediately and the appropriate action is taken to control adverse developments.

Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that would conflict with the proper execution and management of the investment program, or that would impair their ability to make impartial decisions. Employees and Investment Officers shall disclose any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual with which business is conducted on behalf of the District.

An Investment Officer of the District who has a personal business relationship with an organization seeking to sell an investment to the District shall file a statement disclosing that personal business interest. An Investment Officer who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the District shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the Board of Directors.

VI. SUITABLE AND AUTHORIZED INVESTMENTS

Portfolio Management

The District currently has a "buy and hold" portfolio strategy. Maturity dates are matched with cash flow requirements and investments are purchased with the intent to be held until maturity. However, investments may be liquidated prior to maturity for the following reasons:

- An investment with declining credit may be liquidated early to minimize loss of principal.
- Cash flow needs of the District require that the investment be liquidated.

Investments

District funds governed by this policy may be invested in the instruments described below, all of which are authorized by Chapter 2256 of the Texas Government Code (Public Funds Investment Act). Investment of District funds in any instrument or security not authorized for investment under the Act is prohibited. The District will not be required to liquidate an investment that becomes unauthorized subsequent to its purchase.

I. **Authorized**

1. Obligations of the United States of America, its agencies and instrumentalities.

2. Certificates of Deposit issued by a depository institution that has its main office or a branch office in Texas. The certificate of deposit must be guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor and secured by obligations in a manner and amount provided by law.

3. Money Market Mutual funds that are 1) registered and regulated by the Securities and Exchange Commission, 2) have a dollar weighted average stated maturity of 90 days or less, 4) rated AA+ by at least one nationally recognized rating service, and 4) seek to maintain a net asset value of $1.00 per share.

4. Local government investment pools, which 1) meet the requirements of Chapter 2256.016 of the Public Funds Investment Act, 2) are rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service, 3) seek to maintain a $1.00 net asset value, and 4) are authorized by resolution or ordinance by the Board of directors.

All prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating.

II. **Not Authorized**

Investments including interest-only or principal-only strips of obligations with underlying mortgage-backed security collateral, collateralized mortgage obligations with an inverse floating interest rate or a maturity date of over 10 years are strictly prohibited.

VII. INVESTMENT PARAMETERS

Maximum Maturities

The longer the maturity of investments, the greater their price volatility. Therefore, it is the District's policy to concentrate its investment portfolio in shorter-term securities in order to limit principal risk caused by changes in interest rates.

The District attempts to match its investments with anticipated cash flow requirements. The District will not directly invest in securities maturing more than one (1) year from the date of purchase; however, the above described obligations, certificates, or agreements may be collateralized using longer dated investments.

Diversification

The District recognizes that investment risks can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Risk is usually controlled through portfolio diversification. Since the District has limited funds available for investment purposes, diversity is also limited. Limited diversification shall be achieved by using the following general guidelines:

- Limiting investments to avoid overconcentration in investments from a specific issuer or business sector (excluding U.S. Treasury securities and certificates of deposit that are fully insured and collateralized in accordance with state and federal law),
- Continuously investing a portion of the portfolio in readily available funds such as local government investment pools (LGIPs) or money market funds to ensure that appropriate liquidity is maintained in order to meet ongoing obligations, and
- Investing in investments with varying maturities.

The following maximum limits, by instrument, are established for the District's total portfolio:

1. U.S. Treasury Securities 100%
2. Certificates of Deposit 100%
3. Money Market Mutual Funds 100%
4. Authorized Pools 50%

VIII. SELECTION OF BANKS AND DEALERS

Depository (*Section 6.09, Property Tax Code*)

At least every 4 years a Depository shall be selected through the District's banking services procurement process, which shall include a formal request for proposal (RFP). The selection of a depository will be determined by competitive proposal and evaluation of proposals will be based on the following selection criteria:

- The ability to qualify as a depository for public funds in accordance with state law.
- The ability to provide requested information or financial statements for the periods specified.
- The ability to meet all requirements in the banking RFP.
- Complete response to all required items on the proposal form
- Lowest net banking service cost, consistent with the ability to provide an appropriate level of service.
- The credit worthiness and financial stability of the bank.

IX. CUSTODIAL CREDIT RISK MANAGEMENT

Safekeeping and Custodian Agreements

The District shall contract with a bank or banks for the safekeeping of securities either owned by the District as part of its investment portfolio or held as collateral to secure demand or time deposits. Securities owned by the District shall be held in the District's name as evidenced by safekeeping receipts of the institution holding the securities.

Collateral for deposits will be held by a third party custodian designated by the District and pledged to the District as evidenced by safekeeping receipts of the institution with which the collateral is deposited. Original safekeeping receipts shall be obtained. Collateral may be held by the depository bank's trust department, a Federal Reserve Bank or branch of a Federal Reserve Bank, a Federal Home Loan Bank, or a third party bank approved by the District.

Collateral Policy

Consistent with the requirements of chapter 2257 of the Texas Government Code "Public Funds Collateral Act", it is the policy of the District to require full collateralization of all District funds on deposit with a depository bank, other than investments. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 102% of market value of principal and accrued interest on the deposits or investments less an amount insured by the FDIC. At its discretion, the District may require a higher level of collateralization for certain investment securities. Securities pledged as collateral shall be held by an independent third party with whom the District has a current custodial agreement. The Finance Director is responsible for entering into collateralization agreements with third party custodians in compliance with this Policy. The agreements are to specify the acceptable investment securities for collateral, including provisions relating to possession of the collateral, the substitution or release of investment securities, ownership of securities, and the method of valuation of securities. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the District and retained. Collateral shall be reviewed at least monthly to assure that the market value of the pledged securities is adequate.

Collateral Defined

The District shall accept only the following types of collateral:

- Obligations of the United States or its agencies and instrumentalities
- Direct obligations of the state of Texas or its agencies and instrumentalities
- Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States
- Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized rating firm not less than A or its equivalent with a remaining maturity of ten (10) years or less

- A surety bond issued by an insurance company rated as to investment quality by a nationally recognized rating firm not less than A

- A letter of credit issued to the District by the Federal Home Loan Bank

Subject to Audit

All collateral shall be subject to inspection and audit by the Finance Director or the District's independent auditors.

X. PERFORMANCE

Performance Standards

The District's investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio shall be designed with the objective of obtaining a rate of return through budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow requirements of the District.

Performance Benchmark

It is the policy of the District to purchase investments with maturity dates coinciding with cash flow needs. Through this strategy, the District shall seek to optimize interest earnings utilizing allowable investments available on the market at that time. Market value will be calculated on a quarterly basis on all securities owned and compared to current book value.

XI. REPORTING

Methods

The Investment Officer shall prepare an investment report on, at least, a quarterly basis that summarizes investment strategies employed in the most recent quarter and describes the portfolio in terms of investment securities, maturities, and shall explain the total investment return for the quarter.

The quarterly investment report shall include a summary statement of investment activity prepared in compliance with generally accepted accounting principals. This summary will be prepared in a manner that will allow the District to ascertain whether investment activities during the reporting period have conformed to the Investment Policy. The report will be provided to the Board of Directors. The report will include the following:

- A listing of individual securities held at the end of the reporting period.
- Unrealized gains or losses resulting from appreciation or depreciation by listing the beginning and ending book and market value of securities for the period.
- Additions and changes to the market value during the period.
- Listing of investments by maturity date.

- Fully accrued interest for the reporting period
- The percentage of the total portfolio that each type of investment represents.
- Statement of compliance of the District's investment portfolio with state law and the investment strategy and policy approved by the Board of Directors.

An independent auditor will perform a formal annual review of the quarterly reports with the results reported to the governing body.

Monitoring Market Value

Market value of all securities in the portfolio will be determined on a quarterly basis. These values will be obtained from a reputable and independent source and disclosed to the governing body at least quarterly in a written report.

XII. INVESTMENT POLICY ADOPTION

The District's investment policy shall be adopted by resolution of the Board of Directors. It is the District's intent to comply with state laws and regulations. The District's investment policy shall be subject to revisions consistent with changing laws, regulations, and needs of the District. The Board of Directors shall make a motion stating that it will review the policy and investment strategies **annually**, approving any changes or modifications.

RESOLUTION OF THE BOARD OF DIRECTORS
OF BEXAR CENTRAL APPRAISAL DISTRICT
RESOLUTION NO 2026-0006

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEXAR CENTRAL APPRAISAL DISTRICT ADOPTING AN INVESTMENT POLICY REQUIRED BY CHAPTER 6 OF THE TEXAS PROPERTY TAX CODE AND CHAPTER 2256 OF THE TEXAS GOVERNMENT CODE

WHEREAS, the Board of Directors of the Bexar Central Appraisal District previously approved the Investment Policy of the Bexar Central Appraisal District on June 10, 2025;

WHEREAS, there is a requirement pursuant to Section 2256.005(e) of the Texas Government Code that the Board of Directors of the Bexar Central Appraisal District review the Investment Policy each year and make a determination that it has reviewed the Investment Policy and Investment Strategies and that the written instrument attached hereto shall record any changes made to the Investment Policy or Investment Strategies;

WHEREAS, the Board of Directors of the Bexar Central Appraisal District has reviewed the Investment Policy approved and adopted by this Board on June 10, 2025, and finds that said Investment Policy contains the Investment Strategies of the Bexar Central Appraisal District and appoints the District's Finance Director as the District's Investment Officer;

WHEREAS, the District's Finance Director recommends replacing "Bexar Appraisal District" with "Bexar Central Appraisal District" to reflect the District's updated name;

WHEREAS, the District's Finance Director recommends replacing "Comprehensive Annual Financial Report (CAFR)" with "Annual Comprehensive Financial Report (ACFR)" to reflect the updated terminology used by the Governmental Accounting Standards Board;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Bexar Central Appraisal District that the attached Investment Policy is APPROVED and ADOPTED by the Bexar Central Appraisal District for all purposes and in accordance with the requirements of Chapter 6 of the Texas Property Tax Code, Chapter 2256 of the Texas Government Code, and all other applicable laws. Said Investment Policy is incorporated into this resolution herein, the same if copied verbatim.

NOW, BE IT FURTHER RESOLVED by the Board of Directors of the Bexar Central Appraisal District that the attached Investment Policy contains the Investment Strategies of the Bexar Central Appraisal District.

DULY PASSED, ADOPTED, and APPROVED on _____.

BEXAR CENTRAL APPRAISAL DISTRICT

BY:_____
Chairman, Board of Directors

ATTEST:_____
Secretary, Board of Directors

STAFF SUMMARY SHEET

ISSUE: Agricultural Appraisal Advisory Board Appointments

Pursuant to Section 6.12, Texas Property Tax Code, the chief appraiser will seek the advice and consent of the board of directors in the reappointment of members to the Agricultural Appraisal Advisory Board.

The board of directors may discuss and reappoint Molly Keck and Lloyd Padalecki for the 2027 – 2028 term.

Sec. 6.12. AGRICULTURAL APPRAISAL ADVISORY BOARD.

(**a**) The chief appraiser of each appraisal district shall appoint, with the advice and consent of the board of directors, an agricultural advisory board composed of three or more members as determined by the board.

(**b**) The agricultural advisory board members must be landowners of the district whose land qualifies for appraisal under Subchapter C, D, E, or H, Chapter 23.

(**c**) Members of the board serve for staggered terms of two years. In making the initial appointments of members of the agricultural advisory board the chief appraiser shall appoint for a term of one year one-half of the members, or if the number of members is an odd number, one fewer than a majority, of the membership.

(**d**) The board shall meet at the call of the chief appraiser at least once a year.

(**e**) An employee or officer of an appraisal district may not be appointed and may not serve as a member of the agricultural advisory board.

(**f**) A member of the agricultural advisory board is not entitled to compensation.

(**g**) The board shall advise the chief appraiser on the valuation and use of land that may be designated for agricultural use or that may be open space agricultural or timber land within the district.

STAFF SUMMARY SHEET

ISSUE: Written Statement to the members of the County Election Commission

The board of directors may discuss and/or vote to authorize the chief appraiser to deliver a written statement on behalf of the board to the members of the County Election Commission.

STAFF SUMMARY SHEET

ISSUE: Executive Session

At any time during the meeting of the board of directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Sections 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. Section 551.071 Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein.
2. Section 551.072 Deliberations regarding real property.
3. Section 551.074 Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
4. Section 551.076 Deliberations regarding Security Devices.

The board of directors may consider and act upon any item discussed in closed Executive Session.

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STAFF SUMMARY SHEET

ISSUE: Chief Appraiser's Report

The Board of Directors will receive the following reports from the Chief Appraiser:

1. Financial Condition

   a. Funds investment report for July 2026

   b. Statement of revenues and expenses through July 31, 2026

   c. Designated cash funds report through July 31, 2026

2. Appraisal Records

   a. The board of directors will receive an overview of the property tax calendar and an update on the status of work regarding the 2026 appraisal roll.

BEXAR CENTRAL APPRAISAL DISTRICT

Funds Investment Report

7/31/2026

			% RATE
Cash - Operating Account	$	769,969	0%
	$	13,001,444	2.59%
Total Deposits	**$**	**13,771,413**	
Pledged Collateral:			
FDIC	$	250,000	
FMV	$	18,441,171	
Total Collateral	**$**	**18,691,171**	
Collateral Over (Under)	**$**	**4,919,758**	**134%** **FMV Less FDIC per investment Policy**

Other Rate Comparisons	
TexPool	90 day T-Bill
3.64%	3.69%

Year-To-Date Interest Earned

$173,190

This year to date

Cash VS Previous Period

$13,771K

This month

1.99% vs. prior month

Cash Position Detail

08/18/2026 03:30:56 PM

Signed by: _____

Investment Officer for Bexar Central Appraisal District

This report and the investments represented are in compliance with the District's Investment Policy, GAAP, and the Public Funds Investment Act, Chapter 2256, Government Code.

Most recent 10 hour training course completed: September 2024 with TAAO

Bexar Central Appraisal District

Balance Sheet
As of July 31, 2026

	Period Ending 05/31/2026	Period Ending 06/30/2026	Period Ending 07/31/2026
ASSETS			
Cash Short Term Investments	13,043,663	14,050,331	13,771,413
Accounts Receivable	(54,575)	4,098,532	2,173,285
Prepaid Expenses	21,759	21,759	21,759
Total Current Assets	13,010,847	18,170,622	15,966,457
General Fixed Assets	4,794,776	4,794,776	4,794,776
Fixed Assets- Building	5,749,539	5,749,539	5,749,539
Non-Current Portion Sick & Vacation	1,423,310	1,423,310	1,423,310
Total Non-Current Assets	11,967,625	11,967,625	11,967,625
Total Assets	**24,978,472**	**30,138,247**	**27,934,082**
LIABILITIES			
Accounts Payable	**330,036**	**269,495**	**274,879**
Retirement Withholding Payable	**0**	**0**	**12**
Retirement Withholding	0	0	12
Total Current Liabilities	330,036	269,496	274,891
Non-Current Sick & Vacation Accrual	**1,423,310**	**1,423,310**	**1,423,310**
Total Liabilities	**1,753,346**	**1,692,806**	**1,698,201**
EQUITY			
Investment in Fixed Assets-Building	5,749,539	5,749,539	5,749,539
Investment in Fixed Assets	4,794,776	4,794,776	4,794,776
General Restricted Reserve Fund	4,000,000	4,000,000	4,000,000
Designated - Digital Orthophotography	165,000	165,000	165,000
Designated - Litigation Expenses	1,000,000	1,000,000	1,000,000
Designated- Retirement Funding	60,560	60,560	60,560
Designated - Technology Reserve	575,000	575,000	575,000
Designated - Homestead Audit/ Outreach	220,000	220,000	220,000
Designated - Building Upgrades	143,630	143,630	143,630
Designated - Roof Reserve	105,214	105,214	105,214
Designated- Election	1,625,416	1,625,416	1,625,416
Reserved for Building - Capital	1,000,000	1,000,000	1,000,000
Reserved for COLA Retention	96,891	96,891	96,891
Unreserved Funds	431	0	0
Net Profit/Loss	3,688,668	8,909,415	6,699,855
Total Equity	**23,225,125**	**28,445,441**	**26,235,881**
Total Liabilities and Equity	**24,978,472**	**30,138,247**	**27,934,082**

Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
As of July 31, 2026

	CURRENT BUDGET 12/31/2026	CURRENT MONTH 07/31/2026	YTD 07/31/2026	YTD % 07/31/2026	(OVER) UNDER 07/31/2026
TAXING UNITS					
Alamo Community College District	2,268,297	0	1,701,222	75 %	567,075
City of Alamo Heights	50,713	0	38,034	75 %	12,679
Alamo Heights ISD	466,497	0	349,872	75 %	116,625
City of Balcones Heights	13,028	0	9,771	75 %	3,257
Bexar County	3,871,887	0	2,903,916	75 %	967,971
Bexar County Emer Serv Dist#1	11,570	0	8,679	75 %	2,891
Bexar County Emer Serv Dist#2	100,830	0	75,600	75 %	25,230
Bexar County Emer Serv Dist#3	53,717	0	40,287	75 %	13,430
Bexar County Emer Serv Dist#5	27,037	0	20,277	75 %	6,760
Bexar County Flood	338,481	0	253,860	75 %	84,621
Bexar County Emer Serv Dist#7	40,213	0	30,159	75 %	10,054
Bexar County Emer Serv Dist#8	14,931	0	11,199	75 %	3,732
Bexar County Emer Serv Dist#4	22,189	0	16,641	75 %	5,548
Bexar County Emer Serv Dist#10	19,393	0	14,544	75 %	4,849
Boerne ISD	206,271	0	154,704	75 %	51,567
Bexar County Emer Serv Dist#11	13,771	0	10,329	75 %	3,442
Bexar County Emer Serv Dist#12	12,641	0	9,480	75 %	3,161
City of Castle Hills	30,428	0	22,821	75 %	7,607
City of China Grove	3,480	0	2,610	75 %	870
Cibolo Canyon	57,137	0	42,852	75 %	14,285
Comal ISD	222,957	0	167,217	75 %	55,740
City of Converse	78,909	0	59,181	75 %	19,728
Crosswinds at South Lake SID	8,804	0	6,603	75 %	2,201
East Central ISD	479,790	0	359,844	75 %	119,946
Edgewood ISD	127,600	0	95,700	75 %	31,900
City of Elmendorf	6,663	0	4,998	75 %	1,665
City of Fair Oaks Ranch	30,963	0	23,223	75 %	7,740
Floresville ISD	208	0	156	75 %	52
City of Grey Forest	416	0	312	75 %	104
Harlandale ISD	170,787	0	128,091	75 %	42,696
City of Helotes	29,981	0	22,485	75 %	7,496
City of Hill Country Village	4,521	0	3,390	75 %	1,131
City Of Hollywood park	22,873	0	17,154	75 %	5,719
City of Kirby	22,099	0	16,575	75 %	5,524
City of Leon Valley	42,563	0	31,923	75 %	10,640
City of Live Oak	48,214	0	36,162	75 %	12,052
City of Lytle	30	0	24	80 %	6
Medina Valley ISD	212,160	0	159,120	75 %	53,040
North East ISD	2,793,983	0	2,095,488	75 %	698,495
IS_Northside ISD	4,398,525	0	3,298,893	75 %	1,099,632

Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
As of July 31, 2026

	CURRENT BUDGET 12/31/2026	CURRENT MONTH 07/31/2026	YTD 07/31/2026	YTD % 07/31/2026	(OVER) UNDER 07/31/2026
City Of Olmos Park	27,691	0	20,769	75 %	6,922
City Of San Antonio	5,094,374	0	3,820,782	75 %	1,273,592
San Antonio ISD	1,837,225	0	1,377,918	75 %	459,307
San Antonio MUD #1	1,011	0	759	75 %	252
San Antonio River Authority	297,048	0	222,786	75 %	74,262
City Of Sandy Oaks	5,473	0	4,104	75 %	1,369
City oF Shertz	24,152	0	18,114	75 %	6,038
Schertz-Cibolo-Univ City ISD	83,401	0	62,550	75 %	20,851
City Of Selma	12,671	0	9,504	75 %	3,167
City of Shavano Park	31,528	0	23,646	75 %	7,882
City of Somerset	6,603	0	4,953	75 %	1,650
Somerset ISD	39,291	0	29,469	75 %	9,822
South San ISD	183,606	0	137,706	75 %	45,900
Southside ISD	167,010	0	125,259	75 %	41,751
Southwest ISD	468,341	0	351,255	75 %	117,086
City Of St Hedwig	8,566	0	6,426	75 %	2,140
City Of Terrell HIlls	45,448	0	34,086	75 %	11,362
City Of Universal City	64,960	0	48,720	75 %	16,240
Universal Health	4,093,803	0	3,070,353	75 %	1,023,450
City Of Von Ormy	654	0	492	75 %	162
Clearwater Creek SID	149	0	111	74 %	38
Gates Creek SID	89	0	66	74 %	23
Stolte Ranch SID	1,993	0	1,494	75 %	499
Talley Road SID	4,224	0	3,168	75 %	1,056
Westside 211 PID	15,615	0	11,712	75 %	3,903
Redbird Ranch Water Control ID #2	9,667	0	7,251	75 %	2,416
Bexar ESD #9	2,766	0	2,076	75 %	690
Tres Laurels SID	327	0	246	75 %	81
Landon Ridge SID	1,666	0	1,251	75 %	415
Lemon Creek SID	1,011	0	759	75 %	252
Briggs Ranch SID	2,082	0	1,563	75 %	519
Sapphire Grove SID	1,338	0	1,005	75 %	333
Grace Gardens SID	268	0	201	75 %	67
Briggs Ranch II SID	238	0	180	76 %	58
Medina Stonehill SID	1,309	0	981	75 %	328
Boerne Stage Road SID	476	0	357	75 %	119
Stone Garden SID	1,517	0	1,137	75 %	380
Redbird Ranch Water Control ID#3	238	0	180	76 %	58
City OF Windcrest	27,334	0	20,502	75 %	6,832
Judson ISD	813,782	0	610,338	75 %	203,444
Bexar County Emer Serv Dist#6	11,630	0	8,724	75 %	2,906
Westpointe SID	27,245	0	20,433	75 %	6,812
Espada SID #1	625	0	632	101 %	(7)

Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
As of July 31, 2026

	CURRENT BUDGET 12/31/2026	CURRENT MONTH 07/31/2026	YTD 07/31/2026	YTD % 07/31/2026	(OVER) UNDER 07/31/2026
Fisher Gardens SID	327	0	112	34 %	215
NorthLake SID	59	0	45	76 %	14
Medina WCID #5	59	0	15	25 %	44
Espino SID	30	0	24	80 %	6
TOTAL TAX UNIT LEVY	29,743,477	0	22,307,610	75 %	7,435,867
Other Revenue	0	0	86,737	0 %	(86,737)
Other Revenues - Information Systems	0	364	2,414	0 %	(2,414)
Interest Revenues	0	24,799	173,191	0 %	(173,191)
TOTAL OTHER REVENUES	0	25,163	262,342	0 %	(262,342)
TOTAL REVENUES COLLECTED	29,743,477	25,163	22,569,952	76 %	7,173,525

Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
As of July 31, 2026

	CURRENT BUDGET 12/31/2026	CURRENT MONTH 07/31/2026	YTD 07/31/2026	YTD % 07/31/2026	(OVER) UNDER 07/31/2026
EMPLOYEE EXPENDITURES					
Salaries, Regular	13,753,455	1,076,652	7,535,141	55 %	6,218,315
Salaries, Overtime	171,350	11,016	57,399	33 %	113,950
Retirement	2,291,969	193,301	1,381,677	60 %	910,293
Payroll Taxes	33,696	690	59,363	176 %	(25,668)
Group Medical Insurance	2,034,068	145,642	961,394	47 %	1,072,675
Life Insurance	86,370	4,050	33,411	39 %	52,958
Medicare Taxes	213,765	16,313	118,008	55 %	95,758
TCDRS Retiree COLA	275,000	0	0	0 %	275,000
Sick Leave Buy Back Fund	50,000	4,955	36,067	72 %	13,933
Departure Contingency	70,000	13,244	44,832	64 %	25,167
TOTAL EMPLOYEE EXPENDITURES	18,979,673	1,465,863	10,227,292	54 %	8,752,381
CONTRACT SERVICES					
Valuation Oil & Gas	32,000	10,538	31,900	100 %	101
Valuation Telecommunications Accounts	49,000	0	24,069	49 %	24,931
Election	750,000	0	0	0 %	750,000
Accounting & Auditing	50,000	2,027	55,457	111 %	(5,457)
Legal Services	1,400,000	104,194	704,583	50 %	695,416
Consulting Studies	40,000	7,804	27,966	70 %	12,035
Taxpayer Liasion Officer	47,500	5,411	22,777	48 %	24,723
Contract Services Contingency	45,000	0	0	0 %	45,000
Temporary Services	205,000	45,723	181,068	88 %	23,932
TOTAL CONTRACT SERVICES. EXP	2,618,500	175,697	1,047,820	40 %	1,570,681
INFO. SYSTEMS EXPENDITURES					
Leases	91,248	2,157	44,658	49 %	46,589
Software Maintenance	615,835	18,783	485,052	79 %	130,784
Hardware Maintenance	43,000	0	14,037	33 %	28,962
IS Supplies	60,000	470	11,642	19 %	48,359
IS Services	25,000	0	4,438	18 %	20,561
Total INFO. SYSTEMS EXPENDITURES	835,083	21,410	559,827	67 %	275,255

Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
As of July 31, 2026

	CURRENT BUDGET 12/31/2026	CURRENT MONTH 07/31/2026	YTD 07/31/2026	YTD % 07/31/2026	(OVER) UNDER 07/31/2026
PROJECT EXPENSES					
Digital Orthophotography	250,000	0	262,500	105 %	(12,500)
Field Device Maintenance	306,282	2,385	242,527	79 %	63,755
Server Upgrade	100,000	0	0	0 %	100,000
Technology Improvements	200,000	0	19,708	10 %	180,292
CAMA Software	658,657	143,400	489,200	74 %	169,457
CAMA Enhancements	200,000	0	0	0 %	200,000
TOTAL PROJECT EXPENSES	1,714,939	145,785	1,013,935	59 %	701,004
OTHER EXPENDITURES					
Board of Directors Expenses	4,000	0	1,995	50 %	2,005
Chief Appraiser Expense	8,000	439	3,287	41 %	4,714
TOTAL OTHER EXPENDITURES	12,000	439	5,282	44 %	6,719
OPERATING EXPENDITURES					
Advertising Public Notices	70,000	237	58,568	84 %	11,431
Auto Allowance	1,056,800	81,467	574,815	54 %	481,985
Stipend	49,000	3,334	23,418	48 %	25,583
Copier Costs	39,733	2,993	22,512	57 %	17,221
Copier,FAX, & Printer Supplies	44,000	3,990	23,945	54 %	20,054
Employee Recognition/Awards	50,000	1,543	29,692	59 %	20,309
Equipment Maintenance	350	0	0	0 %	350
Forms Creation	225,000	2,086	118,784	53 %	106,216
General Insurance	54,000	0	54,029	100 %	(29)
Map Production & Supplies	3,550	1,780	1,780	50 %	1,770
Mileage Reimbursements	4,000	0	701	18 %	3,298
Office Building Expense	270,000	21,819	135,095	50 %	134,905
Office Storage	25,000	2,079	15,537	62 %	9,463
Office Supplies	104,000	1,966	87,401	84 %	16,600
Postage	729,557	(66,679)	280,619	38 %	448,938
Professiona Dues	34,797	135	17,146	49 %	17,651
Publications	323,475	10,005	134,823	42 %	188,651
Security	300,000	43,820	172,454	57 %	127,547
Telephone	93,000	3,898	32,420	35 %	60,579
Training	272,610	4,895	84,351	31 %	188,259
Utilities	125,000	9,744	51,461	41 %	73,540
ISWorker's Compensation	60,000	0	54,647	91 %	5,353
Contingency	250,000	0	250,000	100 %	0
TOTAL OPERATING EXPENDITURES	4,183,872	129,112	2,224,198	53 %	1,959,674

Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
As of July 31, 2026

	CURRENT BUDGET 12/31/2026	CURRENT MONTH 07/31/2026	YTD 07/31/2026	YTD % 07/31/2026	(OVER) UNDER 07/31/2026
CAPITAL EXPENDITURES					
Furniture	57,500	0	0	0 %	57,500
Equipment	112,000	5,650	45,645	41 %	66,354
CAMA Hardware	30,000	0	0	0 %	30,000
TOTAL CAPITAL EXPENDITURES	199,500	5,650	45,645	23 %	153,854
A.R.B EXPENDITURES					
ARB Compensation	900,000	221,565	586,285	65 %	313,715
ARB Training	6,920	0	3,250	47 %	3,670
ARB Postage	267,990	67,675	134,078	50 %	133,913
ARB Legal Services	25,000	1,528	22,486	90 %	2,514
TOTAL A.R.B EXPENDITURES	1,199,910	290,768	746,099	62 %	453,812
TOTAL EXPENDITURES	29,743,477	2,234,724	15,870,098	53 %	13,873,380
REVENUES OVER EXPENDITURES	**0**	**2,209,561**	**(6,699,854)**	**0 %**	**6,699,854**

BEXAR APPRAISAL DISTRICT
STATEMENT OF EXPENDITURES FOR
DESIGNATED CASH FUNDS (MODIFIED ACCRUAL BASIS)
FOR THE MONTH ENDED July 31, 2026

GENERAL RESTRICTED FUND

DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		$ 4,000,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		**$ 4,000,000.00**

GENERAL RESTRICTED ELECTION

DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		$ 1,625,415.87
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		**$ 1,625,415.87**

DESIGNATED - DIGITAL ORTHOPHOTOGRAPHY

DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		$ 165,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		**$ 165,000.00**

DESIGNATED - LITIGATION EXPENSES

DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		$ 1,000,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		**$ 1,000,000.00**

DESIGNATED - BUILDING CAPITAL

DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		$ 1,000,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		**$ 1,000,000.00**

DESIGNATED - RETIREMENT FUNDING

DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		$ 60,560.64
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		**$ 60,560.64**

DESIGNATED - TECHNOLOGY RESERVE

DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		$ 575,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		**$ 575,000.00**

DESIGNATED - Building Upgrades

DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		$ 143,630.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		**$ 143,630.00**

DESIGNATED - Roof Reserve

DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		$ 105,214.00
	ITEMIZED MONTHLY TOTAL		
	ITEMIZED YTD TOTAL		**$ 105,214.00**

DESIGNATED - Homestead Exemption/Outreach

DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		$ 220,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		**$ 220,000.00**

DESIGNATED - COLA Retention

DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		$ 96,891.28
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		**$ 96,891.28**

Bexar Central Appraisal District
Summary of All Units
Comparison of Current Year. Prior Year- Income Statement
As of July 31, 2026

	CURRENT BUDGET 12/31/2026	CURRENT YTD 07/31/2026	PRIOR YTD 07/31/2025	CURRENT MONTH 07/31/2026	PRIOR YTD 07/31/2025
TAXING UNITS					
Alamo Community College District	2,268,297	1,701,222	1,560,117	0	0
City of Alamo Heights	50,713	38,034	34,767	0	0
Alamo Heights ISD	466,497	349,872	341,667	0	0
City of Balcones Heights	13,028	9,771	9,219	0	0
Bexar County	3,871,887	2,903,916	2,663,934	0	0
Bexar County Emer Serv Dist#1	11,570	8,679	8,079	0	0
Bexar County Emer Serv Dist#2	100,830	75,600	65,946	0	0
Bexar County Emer Serv Dist#3	53,717	40,287	34,704	0	0
Bexar County Emer Serv Dist#5	27,037	20,277	17,403	0	0
Bexar County Flood	338,481	253,860	232,728	0	0
Bexar County Emer Serv Dist#7	40,213	30,159	27,363	0	0
Bexar County Emer Serv Dist#8	14,931	11,199	9,261	0	0
Bexar County Emer Serv Dist#4	22,189	16,641	13,101	0	0
Bexar County Emer Serv Dist#10	19,393	14,544	12,024	0	0
Boerne ISD	206,271	154,704	145,308	0	0
Bexar County Emer Serv Dist#11	13,771	10,329	9,726	0	0
Bexar County Emer Serv Dist#12	12,641	9,480	7,806	0	0
City of Castle Hills	30,428	22,821	20,673	0	0
City of China Grove	3,480	2,610	2,214	0	0
Cibolo Canyon	57,137	42,852	38,733	0	0
Comal ISD	222,957	167,217	169,356	0	0
City of Converse	78,909	59,181	50,799	0	0
Crosswinds at South Lake SID	8,804	6,603	5,127	0	0
East Central ISD	479,790	359,844	313,314	0	0
Edgewood ISD	127,600	95,700	94,089	0	0
City of Elmendorf	6,663	4,998	4,263	0	0
City of Fair Oaks Ranch	30,963	23,223	20,631	0	0
Floresville ISD	208	156	147	0	0
City of Grey Forest	416	312	297	0	0
Harlandale ISD	170,787	128,091	129,738	0	0
City of Helotes	29,981	22,485	21,180	0	0
City of Hill Country Village	4,521	3,390	3,039	0	0
City Of Hollywood park	22,873	17,154	15,486	0	0
City of Kirby	22,099	16,575	14,661	0	0
City of Leon Valley	42,563	31,923	27,066	0	0
City of Live Oak	48,214	36,162	31,917	0	0
City of Lytle	30	24	21	0	0
Medina Valley ISD	212,160	159,120	147,651	0	0
North East ISD	2,793,983	2,095,488	2,143,902	0	0
IS_Northside ISD	4,398,525	3,298,893	3,234,291	0	0

Bexar Central Appraisal District
Summary of All Units
Comparison of Current Year. Prior Year- Income Statement
As of July 31, 2026

	CURRENT BUDGET 12/31/2026	CURRENT YTD 07/31/2026	PRIOR YTD 07/31/2025	CURRENT MONTH 07/31/2026	PRIOR YTD 07/31/2025
City Of Olmos Park	27,691	20,769	18,522	0	0
City Of San Antonio	5,094,374	3,820,782	3,545,694	0	0
San Antonio ISD	1,837,225	1,377,918	1,329,795	0	0
San Antonio MUD #1	1,011	759	696	0	0
San Antonio River Authority	297,048	222,786	199,272	0	0
City Of Sandy Oaks	5,473	4,104	3,609	0	0
City oF Shertz	24,152	18,114	14,451	0	0
Schertz-Cibolo-Univ City ISD	83,401	62,550	64,386	0	0
City Of Selma	12,671	9,504	8,988	0	0
City of Shavano Park	31,528	23,646	21,582	0	0
City of Somerset	6,603	4,953	4,284	0	0
Somerset ISD	39,291	29,469	28,458	0	0
South San ISD	183,606	137,706	136,512	0	0
Southside ISD	167,010	125,259	115,098	0	0
Southwest ISD	468,341	351,255	328,545	0	0
City Of St Hedwig	8,566	6,426	5,592	0	0
City Of Terrell HIlls	45,448	34,086	30,864	0	0
City Of Universal City	64,960	48,720	44,724	0	0
Universal Health	4,093,803	3,070,353	2,808,987	0	0
City Of Von Ormy	654	492	507	0	0
Clearwater Creek SID	149	111	84	0	0
Gates Creek SID	89	66	147	0	0
Stolte Ranch SID	1,993	1,494	972	0	0
Talley Road SID	4,224	3,168	1,371	0	0
Westside 211 PID	15,615	11,712	8,544	0	0
Redbird Ranch Water Control ID #2	9,667	7,251	5,484	0	0
Bexar ESD #9	2,766	2,076	1,920	0	0
Tres Laurels SID	327	246	42	0	0
Landon Ridge SID	1,666	1,251	465	0	0
Lemon Creek SID	1,011	759	549	0	0
Briggs Ranch SID	2,082	1,563	738	0	0
Sapphire Grove SID	1,338	1,005	168	0	0
Grace Gardens SID	268	201	62	0	0
Briggs Ranch II SID	238	180	168	0	0
Medina Stonehill SID	1,309	981	255	0	0
Boerne Stage Road SID	476	357	189	0	0
Stone Garden SID	1,517	1,137	168	0	0
Redbird Ranch Water Control ID#3	238	180	147	0	0
City OF Windcrest	27,334	20,502	16,920	0	0
Judson ISD	813,782	610,338	644,160	0	0
Bexar County Emer Serv Dist#6	11,630	8,724	7,320	0	0
Westpointe SID	27,245	20,433	13,587	0	0
Espada SID #1	625	632	0	0	0

Bexar Central Appraisal District
Summary of All Units
Comparison of Current Year. Prior Year- Income Statement
As of July 31, 2026

	CURRENT BUDGET 12/31/2026	CURRENT YTD 07/31/2026	PRIOR YTD 07/31/2025	CURRENT MONTH 07/31/2026	PRIOR YTD 07/31/2025
Fisher Gardens SID	327	112	0	0	0
NorthLake SID	59	45	0	0	0
Medina WCID #5	59	15	0	0	0
Espino SID	30	24	0	0	0
TOTAL TAX UNIT LEVY	29,743,477	22,307,610	21,095,774	0	0
Other Revenue	0	86,737	113,822	0	9,183
Other Revenues - Information Systems	0	2,414	1,994	364	59
Interest Revenues	0	173,191	187,628	24,799	32,850
TOTAL OTHER REVENUES	0	262,342	303,444	25,163	42,092
TOTAL REVENUES COLLECTED	29,743,477	22,569,952	21,399,218	25,163	42,092

Bexar Central Appraisal District
Summary of All Units
Comparison of Current Year. Prior Year- Income Statement
As of July 31, 2026

	CURRENT BUDGET 12/31/2026	CURRENT YTD 07/31/2026	PRIOR YTD 07/31/2025	CURRENT MONTH 07/31/2026	PRIOR YTD 07/31/2025
EMPLOYEE EXPENDITURES					
Salaries, Regular	13,753,455	7,535,141	7,090,800	1,076,652	1,027,150
Salaries, Overtime	171,350	57,399	70,870	11,016	10,820
Retirement	2,291,969	1,381,677	1,270,710	193,301	184,393
Payroll Taxes	33,696	59,363	20,956	690	167
Group Medical Insurance	2,034,068	961,394	818,510	145,642	125,010
Life Insurance	86,370	33,411	34,365	4,050	5,129
Medicare Taxes	213,765	118,008	111,764	16,313	16,254
TCDRS Retiree COLA	275,000	0	0	0	0
Sick Leave Buy Back Fund	50,000	36,067	56,118	4,955	10,160
Departure Contingency	70,000	44,832	39,768	13,244	8,157
TOTAL EMPLOYEE EXPENDITURES	18,979,673	10,227,292	9,513,861	1,465,863	1,387,240
CONTRACT SERVICES					
Valuation Oil & Gas	32,000	31,900	30,996	10,538	0
Valuation Telecommunications Accounts	49,000	24,069	23,597	0	0
Election	750,000	0	381,346	0	0
Accounting & Auditing	50,000	55,457	49,311	2,027	4,574
Legal Services	1,400,000	704,583	615,359	104,194	99,642
Consulting Studies	40,000	27,966	10,081	7,804	304
Taxpayer Liasion Officer	47,500	22,777	15,902	5,411	5,175
Contract Services Contingency	45,000	0	360	0	0
Temporary Services	205,000	181,068	187,526	45,723	47,085
TOTAL CONTRACT SERVICES. EXP	2,618,500	1,047,820	1,314,478	175,697	156,780
INFO. SYSTEMS EXPENDITURES					
Leases	91,248	44,658	42,069	2,157	0
Software Maintenance	615,835	485,052	390,916	18,783	47,635
Hardware Maintenance	43,000	14,037	12,761	0	0
IS Supplies	60,000	11,642	11,735	470	6,917
IS Services	25,000	4,438	6,376	0	1,429
Total INFO. SYSTEMS EXPENDITURES	835,083	559,827	463,857	21,410	55,981

Bexar Central Appraisal District
Summary of All Units
Comparison of Current Year. Prior Year- Income Statement
As of July 31, 2026

	CURRENT BUDGET 12/31/2026	CURRENT YTD 07/31/2026	PRIOR YTD 07/31/2025	CURRENT MONTH 07/31/2026	PRIOR YTD 07/31/2025
PROJECT EXPENSES					
Digital Orthophotography	250,000	262,500	250,000	0	0
Field Device Maintenance	306,282	242,527	204,443	2,385	2,003
Server Upgrade	100,000	0	0	0	0
Technology Improvements	200,000	19,708	17,654	0	0
CAMA Software	658,657	489,200	453,888	143,400	131,741
CAMA Enhancements	200,000	0	0	0	0
TOTAL PROJECT EXPENSES	1,714,939	1,013,935	925,985	145,785	133,744
OTHER EXPENDITURES					
Board of Directors Expenses	4,000	1,995	475	0	0
Chief Appraiser Expense	8,000	3,287	3,193	439	380
Total Other Expenditures	12,000	5,282	3,668	439	380
OPERATING EXPENDITURES					
Advertising Public Notices	70,000	58,568	44,275	237	588
Auto Allowance	1,056,800	574,815	560,185	81,467	80,433
Stipend	49,000	23,418	20,166	3,334	2,917
Copier Costs	39,733	22,512	24,689	2,993	3,234
Copier,FAX, & Printer Supplies	44,000	23,945	17,137	3,990	1,579
Employee Recognition/Awards	50,000	29,692	23,529	1,543	500
Equipment Maintenance	350	0	132	0	0
Forms Creation	225,000	118,784	150,947	2,086	6,681
General Insurance	54,000	54,029	51,783	0	0
Map Production & Supplies	3,550	1,780	1,594	1,780	1,594
Mileage Reimbursements	4,000	701	421	0	27
Office Building Expense	270,000	135,095	156,502	21,819	16,394
Office Storage	25,000	15,537	13,945	2,079	1,963
Office Supplies	104,000	87,401	43,598	1,966	19,680
Postage	729,557	280,619	409,165	(66,679)	40,506
Professiona Dues	34,797	17,146	10,938	135	147
Publications	323,475	134,823	136,121	10,005	15,180
Security	300,000	172,454	150,366	43,820	38,370
Telephone	93,000	32,420	31,055	3,898	4,230
Training	272,610	84,351	99,826	4,895	5,388
Utilities	125,000	51,461	50,841	9,744	10,534
ISWorker's Compensation	60,000	54,647	52,934	0	0
Contingency	250,000	250,000	250,000	0	0
TOTAL OPERATING EXPENDITURES	4,183,872	2,224,198	2,300,149	129,112	249,945

Bexar Central Appraisal District
Summary of All Units
Comparison of Current Year. Prior Year- Income Statement
As of July 31, 2026

	CURRENT BUDGET 12/31/2026	CURRENT YTD 07/31/2026	PRIOR YTD 07/31/2025	CURRENT MONTH 07/31/2026	PRIOR YTD 07/31/2025
CAPITAL EXPENDITURES					
Furniture	57,500	0	27,350	0	0
Equipment	112,000	45,645	24,269	5,650	2,783
CAMA Hardware	30,000	0	0	0	0
TOTAL CAPITAL EXPENDITURES	199,500	45,645	51,619	5,650	2,783
A.R.B EXPENDITURES					
ARB Compensation	900,000	586,285	530,511	221,565	221,770
ARB Training	6,920	3,250	6,712	0	0
ARB Postage	267,990	134,078	140,991	67,675	70,780
ARB Legal Services	25,000	22,486	1,859	1,528	0
TOTAL A.R.B EXPENDITURES	1,199,910	746,099	680,073	290,768	292,550
TOTAL EXPENDITURES	29,743,477	15,870,098	15,253,690	2,234,724	2,279,403
REVENUES OVER EXPENDITURES	**0**	**(6,699,854)**	**(6,145,528)**	**2,209,561**	**2,237,311**

Bexar Central Appraisal District
General Ledger report
For Prior Month (07/01/2026 to 07/31/2026)

Department	Posted dt.	Doc dt.	Doc	Memo/Description	Department name	JNL	Debit	Credit	Balance
9100 - Chief Appraiser Expense (Balance forward As of 07/01/2026)									**0.00**
Executive Services						**B/F**			**0.00**
	07/15/2026	07/15/2026	07/15/2026	Bill - Rogelio Sandoval: Reimburse Expenses	Executive Services	APJ	107.01		107.01
	07/15/2026	07/08/2026	07/15/2026	Bill - Rogelio Sandoval: Reimburse Expenses	Executive Services	APJ	332.19		439.20
	July Totals for 9100 Chief Appraiser Expense						*439.20*	*0.00*	
Totals for Executive Services							**439.20**	**0.00**	**439.20**
Net change for - Executive Services									**439.20**
Totals for 9100 - Chief Appraiser Expense							**439.20**	**0.00**	**439.20**
Net change for - Chief Appraiser Expense									**439.20**
Grand total							**439.20**	**0.00**	**439.20**

Appraisal Records Report

The Bexar Central Appraisal District (BCAD) reports the following updates on its appraisal operations:

- As of **September 8**, approximately 7,956 active protests remain open for Tax Year 2026.
- The regular **ARB hearing season will conclude Wednesday, September 16**, effectively closing the 2026 protest season within 21 weeks - 2 weeks earlier than 2025; 4 weeks ahead of 2024; and 13 weeks ahead of 2023.

With the conclusion of the protest season, appraisal operations will transition back to their regular seasonal workflows, including property inspections and the continued review, maintenance, and updating of appraisal records.

2026 Protest Activity Status & Recap

*Resolution activity through **September 8***

Total Received:	184,531	$141,676,018,227
Active:	7,956	$2,527,847,964
Resolved:	176,575	$139,148,170,263

Year-Over-Year Resolution Rate

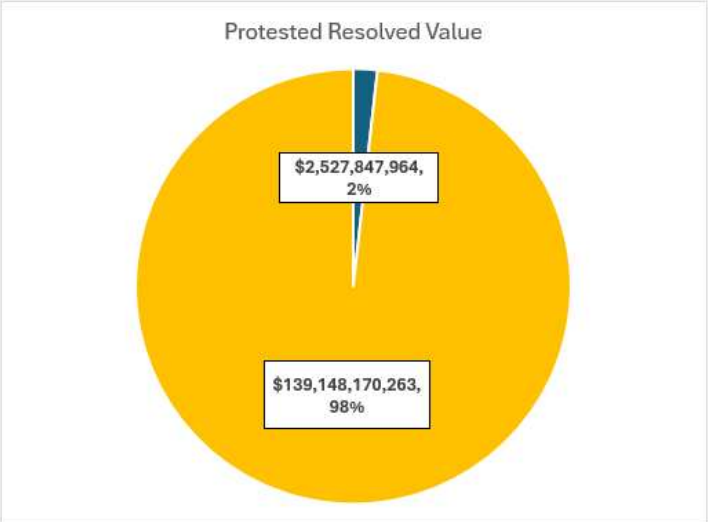
As Of:	Type	Protests	Value
9/8/2026	COM	20,652	$79,318,145,114
9/8/2026	PP	3,957	$9,507,213,177
9/8/2026	RES	151,966	$50,322,811,972
	Total	176,575	139,148,170,263

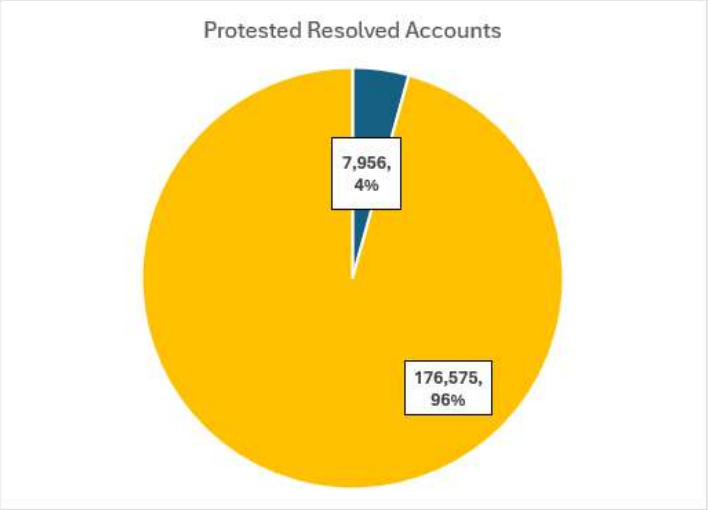
Resolved Prior Year (2025)

As Of:	Type	Protests	Value
9/7/2025	COM	21,214	$82,822,095,747
9/7/2025	PP	4,404	$7,770,698,841
9/7/2025	RES	140,113	$48,763,658,376
	Total	165,731	139,356,452,964

Resolved 2 Years Ago (2024)

As Of:	Type	Protests	Value
9/7/2024	COM	21,365	$83,454,153,271
9/7/2024	PP	4,735	$9,272,455,319
9/7/2024	RES	137,237	$48,057,017,232
	Total	163,337	140,783,625,822





Protest Outcomes by filer type

	Owner	Agent	Combined	
Appraisal Review Board	5,395	57,441	62,836	34.1%
Filed—no show	6,246	3,750	9,996	5.4%
Filed—withdrawn	749	4,013	4,762	2.6%
E-file agreement	**12,884**	**78**	**12,962**	7.0%
Value agreement	**10,124**	**76,204**	**86,328**	46.8%
Open protest	0	7,633	7,633	4.1%
Total	35,398	149,119	184,517	100.0%

Settlement Rates

Filer type	E-file agreements	Value agreements	Total settlements	Settlement rate*
Owners	12,884	10,124	23,008	65.0%
Agents	78	76,204	76,282	51.2%
Combined	12,962	86,328	99,290	53.8%

NOTE:** the settlement rate for ***those property owners who actively engaged in the protest process (excludes filed-no-shows and filed-withdrawn) ***reached a settlement rate of 81%***

Maintenance of the 30-Day Processing Window

The district strives to maintain a standard 30-day processing window for ownership changes and exemption applications.

Ownership Updates:
Ownership records continue to be updated as deed filings are received from the County Clerk's Office. With the conclusion of the protest season, additional staff resources have been redirected to ownership processing, helping reduce the backlog, improve turnaround times, and return the workload to normal seasonal levels. Ownership records have been updated through August 14, placing deed processing within 39 days of the County Clerk's recorded date.

Exemption Applications:
Applications are processed in the order received. Fewer than 200 applications are currently pending, and processing times are within six days of receipt. With the conclusion of the protest season, staff have worked diligently to improve turnaround times and return to normal seasonal workflows.

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STAFF SUMMARY SHEET

ISSUE: Additional Reports

The Board of Directors will receive the following reports:

1. Community Engagement

2. Appraisal Review Board Chair

Bexar Central Appraisal District

August 2026
Community Interaction Statistics

- 7,029 - Total Answered Calls
- 82.7% - % Answered
- 11% - % Abandoned
- 0:02:22 - Average Speed of Answer
- 0:08:30 - Average Call Duration

Inbound Calls

8,495

Total Presented Calls

Counter Activity

3,050

Total Visitors

- 146- Daily Average
- 0:09:02 - Average Wait Time
- 0:15:59 - Average Service Time

- 5,055 - Solved Tickets
- 11.3 hours - Full Resolution
- 87.3% - One-touch Tickets
- 953 - AI Chat Automated Resolutions

Help Center

5,119

Created Tickets

Community Engagement Events

5

Total Events

- 331+ - Total Residents Engaged (Est)
- N/A- Protest Forms Collected
- 1 - Exemption Application Collected
- 9 - Staff Members Participated

2026 Community Engagement Report – August

Date: September 14, 2026

To: Board of Directors
Rogelio Sandoval, Chief Appraiser

From: Jennifer Rodriguez, Communications Director

Date & Time	Program & Location	Presenter	Topic	# of Attendees (if available)	# of Documents Submitted (if available)
08/06	Bexar County Military & Veterans Services Health & Wellness Expo – 4522 Fredericksburg, 78201	Sarah Durnell & Savannah Hernandez	Resource Table: Overview of appraisal districts and general appraisal, exemption and protest information	160	N/A
08/08	District 4/CentroMed Back to School Fair- 5439 Ray Ellison, 78242	Isabel Claudio & Jennifer Rodriguez	Resource Table: Overview of appraisal districts and general appraisal, exemption and protest information	150	N/A
08/12	Habitat for Humanity – 311 Probandt, 78204	Kerah Gonzales, Faith Ruiz & Josue Ruiz	Overview of appraisal districts and general appraisal, exemption and protest information	11	N/A
08/27	Annual Legal Seminar on Ad Valorem Taxation – 123 Losoya, 78205	Rogelio Sandoval	Chief Appraiser Panel	Unk	N/A
08/29	Frost Home Event – 314 Eross, 78202	Sonia Bustillo & Jennifer Rodriguez	Resource Table & Brief Presentation: Overview of appraisal districts and general appraisal, exemption and protest information	10	1 HS

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STAFF SUMMARY SHEET

ISSUE: Adjourn

The board of directors may adjourn the meeting.