Clyde Johnson and Sons Hereford Ranch, Ltd.
420 Baltimore
San Antonio, Texas 78215
(210) 215-3808

May 29, 2025

Board of Directors
Johnson Ranch Municipal Utility District
Johnson Ranch Amenity Center
31020 Clover Pass
Bulverde, Texas 78163

Via email: sheryl.short@jrmud.org

Re: Johnson Ranch Municipal Utility District

Dear Board of Directors,

This is a formal request to the Johnson Ranch Municipal Utility District for water and sewer service for our property (the "Homestead Lot") set forth in this application. The owner of the Homestead Lot is Clyde Johnson and Sons Hereford Ranch, Ltd. (the "Johnson Family Partnership"). Our address is 420 Baltimore, San Antonio, Texas 78215, and I can be contacted via telephone number, (210) 215-3808, or via email, cjohnson@bclynd.com.

The Civil Engineering Consultant is Jason Link with Kimley-Horn Engineering. They may be contacted at 10101 Reunion Place, Suite 400, San Antonio, Texas 78216, and via telephone (210) 872-9643, or email jason.link@kimley-horn.com.

The survey is of two tracts, one being 1.641 acres and the second being 23.506 acres. In addition, we have provided an overall utility map to show proposed water and sewer connections.

The current scope of the planned development is 279 multifamily residential structures. In most jurisdictions these would be considered ½ EDU or ½ LUE per unit, based on their typical low use demand. Sewer is expected to connect along the western boundary. Water will most likely connect to the North in Johnson Way and loop back to the south by the existing detention pond.

The City of Bulverde has confirmed that multifamily residential structures are allowed anywhere within the development (subject to zoning restrictions in areas within the Bulverde City Limits) and this includes for-rent duplexes, townhomes, and triplexes. This planned residential

development is not a traditional apartment complex but rather low-density, multifamily residential on a single lot. The proposed residential structures would not exceed 2-stories or 4 residential units per building.

In view of our extensive communications about MUD services for this planned multifamily residential development, including last week's mediation, a decision must be made by the Board without further delay. If no action is taken by the Board on or before **June 10, 2025**, we will proceed as though our request for utility services has been denied.

Sincerely,

By:_____

Clyde Johnson IV
Clyde Johnson & Sons Hereford Ranch, Ltd.

Cc:

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