2728 N. Harwood Street
Suite 500
Dallas, TX 75201

214.745.5400 OFFICE
214.745.5390 FAX
winstead.com

Arthur J. Anderson
direct dial: 214-745-5745
aanderson@winstead.com

May 9, 2024

tdsantee@rampagelaw.com

T. Daniel Santee, Esq.
Denton Navarro Rodriguez Bernal Santee & Zech
2517 N. Main Avenue
San Antonio, Texas 78212

Re: Johnson Ranch Master Plan Modification ("MDP Modification")

Dear Daniel:

Following the meeting of the parties on Tuesday, our client DHJB Development, LLC ("DHJB") is withdrawing its request that the City approve the MDP Modification submitted on April 22, 2024. As a result of this withdrawal, there is no need for City Council action.

It would be appreciated if you would confirm that multifamily residential structures are allowed anywhere within the development (subject to zoning restrictions within areas in the Bulverde City Limits), and this includes for-rent duplexes, townhomes, and triplexes. These residential development types would comply with the parties' Development Agreement. However, in the areas labeled "Residential Development" traditional apartment complexes (2-story+ multifamily residential with 4+ dwelling units per structure) are not allowed. Please confirm this understanding by signing below and returning to our office.

Very truly yours,

WINSTEAD PC

Arthur J. Anderson

AGREED:

Daniel Santee, City Attorney