



**CRESCENT HILLS**

**San Antonio, TX**

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### Location

- Nestled on the banks of Cibolo Creek in San Antonio, Crescent Hills is a 2,778 acre residential and mixed use development.

### Vision

- Crescent Hills is a community that blends natural beauty with urban conveniences, through preserving open spaces, and the blending of Life Cycle Housing, Commercial and Mixed Uses, Trails, and Civic Dedications. Crescent Hills is the first conservation development in Comal County. This community embraces the true character of the Hill Country region and the principles of sustainability and connectivity.

### Project Facts

- Located in northeast San Antonio, only 20 miles from downtown
- Within San Antonio's ETJ and Comal ISD
- At the crossing of FM 3009 and the proposed Evans Road extension that will provide a new east- west corridor between IH-35 and Hwy 281
- Near major thoroughfares and commercial nodes including The Forum and the new TPC Golf Course
- Composed of a myriad of housing types, at many price points.
- Scheduled for a projected build out of 4,500 single family homes

### Proposed Amenities and Standards

- Designed to preserve 40% of its open space in perpetuity
- No building on slopes over 12%
- Dedication of school sites and civic spaces
- Creation of a trail system and environmental education center - integrating its residents with their natural surroundings.

## Planning and Entitlements

### Public Improvement District - Legislation

The ability to create a Public Improvement District (PID) in a County (Comal) which is outside the County of the governing City (San Antonio, Bexar Co.) was realized when Senator Wentworth sponsored and the Texas Legislature passed Senate Bill 2008 (80<sup>th</sup> session). Passing S.B. 2008 created the Comal County Special Improvement District #1. Further action is needed to establish the PID. That action is detailed below.

### Public Improvement District - City and County Participation

The success of Crescent Hills is dependent on the approval two separate instruments, by different governing agencies. The City of San Antonio must approve a Non Annexation Agreement, and a "Super" Public Improvement District (PID). The PID must also be approved by Comal County. These instruments are necessary because of an inter-local agreement between the City of San Antonio, and Comal County whereby the City of San Antonio (COSA) regulates development on residential lots inside their Extra Territorial Jurisdiction (ETJ), but that are also in Comal County which are smaller than .4 acres.



**Planning and Entitlements – Continued**

**East – West Corridor**

Another vital link in the success of the creation of the proposed Evans Road extension is the procurement of the roadway and utility easements which cut through 4 miles of property managed by Alamo Cement. Our negotiations and the delivery of this easement for the purpose of improving transportation and creating a new East – West corridor are nearing completion. The Evans Road extension is a four lane arterial with a major bridge crossing the Cibolo Creek. This new thoroughfare will bring added value and a vital transportation link to Crescent Hills and many other North side neighborhoods.

**Water and Wastewater Service**

Water will be brought in a looped system to the site from the East through 12,400 linear feet of 30” line down the Evans Rd. alignment and also from the South through 7 miles of 16” line in the Nacogdoches Rd. alignment. To maintain our commitment to the environment, septic systems will not pollute the Edwards Aquifer, and we will discharge our wastewater from the site by building 5 miles of wastewater force mains and 3 miles of gravity fed wastewater outfall.

