

# SAN ANTONIO BUSINESS JOURNAL

## State of manufacturing

National association president  
sounds off while in San Antonio

**SERGIO CHAPA, 6**



### COVER STORY



Local civic and business leaders have a case to make for why San Antonio travelers flying to the nation's capital merit nonstop service to its closest airport.

**PAGE 12**

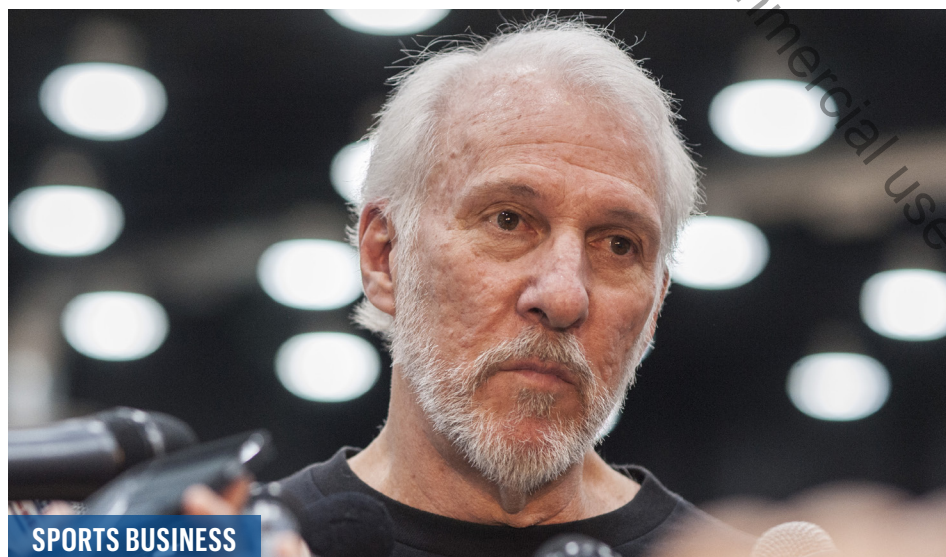
## **T H E L I S T** FINANCIAL PLANNING FIRMS IN SA **16,18**

### RETAIL REAL ESTATE



#### New tenant indicative of Pearl-area growth

San Antonio-based company plans to renovate property on Broadway Street into an emergency room and urgent care clinic. **KATIE BURKE, 8**



### SPORTS BUSINESS

#### WHY SOME BLAME POP FOR SPURS' TV RATINGS **23**

### URBAN INFRASTRUCTURE



#### \$56M for Cultural Corridor up to voters

The \$42 million earmarked in the upcoming bond package would be supplemented by state and federal money. **W. SCOTT BAILEY, 4**

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# READERS GUIDE

## ▶ PEOPLE IN THE ISSUE

### ABC

Alexander, Dean..... 5  
Benjamin, Jeffery..... 10  
Bethel, Scott..... 14  
Boyd, Mike..... 13  
Campos, Tim..... 10  
Conway, Will..... 10  
Cuellar, Henry..... 15

### DEF

DiGiovanni, Pat..... 4  
Elswick, Jeffery..... 17  
Flores, Renee..... 14  
Fonseca, Dhiren..... 10

### GH

Garber, Mitch..... 10  
Glatt, Darren..... 10  
Goeken, Debbie..... 4  
Handy, Russ..... 13  
Hardberger, Phil..... 3  
Hart, Ed..... 22  
Haynes, Ken..... 5  
Hilgers, Paul..... 8  
Hutchens, Bob..... 12

### KL

Kulkarni, Sudhir..... 10  
Lyons, Valerie..... 12

### M

Matej, Casandra..... 15  
McDermott, Marise..... 4  
Miller, Morris..... 5

### P

Pratte, Brian..... 13

### R

Rhodes, Taylor..... 10  
Romo, Ricardo..... 4

### ST

Staples, Todd..... 6  
Timmons, Jay..... 6  
Trevino, Roberto..... 3, 4

### W

Wittig, Mark..... 8  
Wolff, Nelson..... 4

## ▶ COMPANIES IN THE ISSUE

### AC

A-Mark Precious  
Metals Inc. .... 10  
Alaska Air..... 10  
Apollo Global  
Management LLC..... 10  
Ascension Group  
Architects..... 8  
AT&T Inc..... 14  
Austin Board of Realtors..... 8  
Austin Bergstrom  
International Airport..... 13  
CACI International Inc. .... 12  
Caesars Acquisition Co..... 10  
Centro San Antonio..... 4  
Certares LP..... 10  
Chemtura Corp. .... 10  
Christus Santa  
Rosa Health System..... 5  
Colliers International..... 8  
Complete Care..... 8  
Cullen/Frost Bankers Inc..... 17  
Cyrus Capital Partners..... 10

### EF

Entertainment Cruises..... 4  
Essex Woodlands..... 5  
Expedia Inc..... 10  
Facebook Inc. .... 10

### HIJ

HNTB..... 8  
IntegrityISR..... 14  
Jmark Services Inc. .... 14  
Joint Base San Antonio..... 13

### MN

Malin Corp..... 5  
Microsoft Corp..... 10  
National Association  
of Manufacturers..... 6

### P

Persistent Systems Inc..... 10  
Piper Jaffray  
Merchant Banking..... 5

Playtika..... 10  
Pulsra..... 10

### R

Rackspace Hosting Inc..... 10  
Ronald Reagan Washington  
National Airport..... 12

### STU

San Antonio  
Board of Realtors..... 8  
San Antonio  
Botanical Garden..... 4  
San Antonio  
Chamber of Commerce..... 14  
San Antonio  
International Airport..... 12  
San Antonio  
Museum of Art..... 4  
San Antonio River Cruises..... 4  
San Antonio Zoo..... 4  
Searchlight  
Capital Partners..... 10  
Sendero Wealth  
Management..... 22  
Southwest Airlines..... 14  
StemBioSys Inc. .... 12  
Tectonic Ventures..... 5  
Texas Oil & Gas  
Association..... 6  
The DoSeum..... 4  
The McNay Art Museum..... 4  
U.S. Air Force..... 14  
United Airlines..... 14  
USAA..... 10  
UTSA..... 4

### VWXX

Viavi Solutions Inc. .... 10  
Visit San Antonio..... 15  
Washington-Dulles  
International Airport..... 15  
Witte Museum..... 4  
Wittigs Office Interiors..... 8  
Xenex Disinfection  
Services..... 5



**On the cover:** San Antonio leaders are pushing for nonstop service to Ronald Reagan Washington National Airport. (Illustration by Michelle Collins | San Antonio Business Journal)

## ▶ COMING UP



### ▶ March 10:

Commercial  
Printers, Graphic  
Design Firms

### ▶ March 17:

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Providers,  
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## NEXT POLL: GRADING THE PRESIDENT

President Donald Trump gave his first address to a joint session of Congress on Feb. 28, touching on several issues, including immigration, defense spending, jobs, crime, infrastructure and health care. How would you grade President Trump's first speech to Congress? [bizj.us/1p2t3z](http://bizj.us/1p2t3z)

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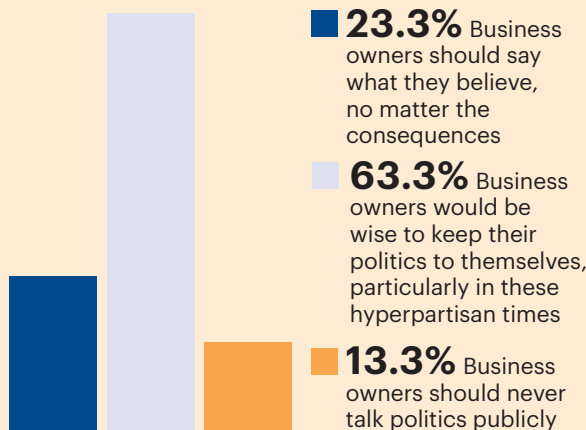
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## EVENTS

The San Antonio Business Journal hosts networking, award and education events throughout the year. View the schedule and register for events at [SanAntonioBusinessJournal.com/event](http://SanAntonioBusinessJournal.com/event).

▶ **Legacy Leaders Awards:** March 9, 11:30 a.m.-1 p.m., at the Grand Hyatt, 600 E. Market St. Contact Arlinda Shephard at [saevents@bizjournals.com](mailto:saevents@bizjournals.com).

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**SA BJ Legacy Leaders**

**Nomination Deadline:** N/A  
**Publication Date:** March 10  
**Event Date:** March 9

**Best in Residential Real Estate**  
**SA BJ**

**Nomination Deadline:** March 1  
**Publication Date:** April 21  
**Event Date:** April 20

**Health Care Heroes**

**Nomination Deadline:** March 17  
**Publication Date:** May 26  
**Event Date:** May 25





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### LOCAL GOVERNMENT CONTRACTING

# City's handling of river boat contract a head scratcher

The breathlessness with which city leaders struggled over what to do about choosing a new river boat operating company has me wondering how and why it came to this point, and I'm certain I'm not alone.

The process for awarding a contract to perform that function had been sailing for months and appeared to be coming in to dock when it was capsized by complaints of who brought whom for the final presentations. Forget about all the time, resources and energy spent by the companies bidding and those who evaluated the merits of their plans and proposals.

He was in the room. Do over.

By do over, we mean the City Council's decision to reissue a request for proposals for that work. And by he, we mean former mayor Phil Hardberger, who was brought on to the team behind the winning bid. His presence rankled folks who took it as a violation of the rules for

the final pitches. Trying to follow the stream of communication – or miscommunication, you might say – that led to his being there is dizzying. And it's perhaps at the heart of the frustration many feel – the sense that all of this could and should have been avoided, as well as the unlikelihood that it affected the final decision.

We need to maintain perspective, of course, in that overseeing river boat operations is not the most critical thing that municipal government faces. But ensuring that it be done well is important to the extent that it affects the downtown river experience for locals and visitors. And when the handling of that function is fumbled so visibly with so much finger pointing, it can't be assuring for anyone.

City Councilman Roberto Treviño, who represents District 1, asserts that the way this played out sends a wrong message about how San Antonio treats outside companies or embraces competition (see

Treviño question-and-answer on page 4). His point is well-taken, even if it may over extrapolate a bit.

Nevertheless, the process is underway again, and let's hope it doesn't collide with infighting and politics again.

#### Time to nominate

The San Antonio Business Journal is accepting nominations of outstanding commercial real estate development projects and transactions – and the brokers that facilitate them – for its 2017 Best in Commercial Real Estate Awards.

For the awards that go to "Deals and Developments," nominations are being taken in these categories: Best Transaction – Office; Best Transaction – Industrial; Best Transaction – Retail; Best Transaction – Land; Best Transaction – Multifamily; Best Development – Office; Best Development – Industrial; Best Development – Retail; Best Development – Multi-use; and Best Development –

Multifamily.

To nominate for the Best in Commercial Real Estate – Deals and Developments, go to [bizj.us/1p2rw7](http://bizj.us/1p2rw7) and complete the online form.

We're simultaneously taking online nominations for the Best in Commercial Real Estate – Heavy Hitters to recognize top-producing brokers who help drive the deals and developments.

The Best in Commercial Real Estate – Heavy Hitters list will include brokers specializing in the following areas of commercial real estate: Office Tenant Representation; Office Landlord Representation; Industrial; Retail; Investment – Multifamily; Investment – Office; and Land.

To nominate such people driving the commercial real estate sector in San Antonio, go to [bizj.us/1p2rw1](http://bizj.us/1p2rw1). The deadline to nominate is April 11.

The Best in Commercial Real Estate Awards dinner is scheduled for June 15 at Pearl Stable.

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# ECONOMIC DEVELOPMENT

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## URBAN INFRASTRUCTURE

# Voters to decide \$56M Broadway plan

In several weeks, San Antonio voters will determine the fate of one of the city's most critical thoroughfares, as \$56 million proposed for the transformation of Broadway Street hangs in the balance.

At stake is \$42 million – allocated as part of the \$850 million proposed bond package to be voted on in May – for a series of Broadway Street improvements that would include things such as buried utility lines, wider sidewalks, better way-finding systems, new landscaping, designated bicycle lanes and even the potential incorporation of public art. A thumbs up for the bond money could draw more private investment to the stretch of Broadway between downtown and Alamo Heights and help lure more visitors to an emerging cultural corridor.

“Right now, it’s a six-lane highway,” Centro San Antonio President and CEO Pat DiGiovanni said. “It’s going to have a far different feel from what we see today. This is going to be one of the first real complete street designs.”

The first phase of the plan calls for a complete redesign of Broadway from downtown to Mulberry Avenue. The \$42 million, which DiGiovanni said would be supplemented with \$14 million in federal and state money, also includes funding to improve the roadway north to Hildebrand Avenue – right through the heart of what local leaders have branded the Broadway Cultural Corridor.

“If you make the proper investments and create a great public space, which is



Rendering of potential changes for Broadway Street.

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what Broadway will be, then the development will continue to happen. Broadway will infill,” DiGiovanni said. “This is about creating places that don’t exist today.”

The Broadway project is in the schematic design stage. The city will refine those designs if voters approve the bond money.

“This will allow us to begin to create a real district ... a real place that people will see as a cultural corridor,” DiGiovanni said.

There has been a migration of developers toward midtown San Antonio in part because of the investment the city and county have made in improvements along the Museum Reach portion of the

San Antonio River. DiGiovanni expects the Broadway makeover will complement that investment and have an equally compelling impact on the area – helping draw more people to the Witte Museum, DoSeum, McNay Art Museum, San Antonio Botanical Garden, San Antonio Museum of Art and San Antonio Zoo. Stakeholders want to turn the corridor into a more defined destination similar to Houston’s Museum District, which attracts some 8 million visitors annually.

Witte President and CEO Marise McDermott said the re-imagining of Broadway is critical to those efforts.

“It will create a sense of arrival, and we need that,” she said

## DONE DEAL

# HOTEL COMPANY GETS NEW OWNER

K Partners Hotel Management President and CEO Debbie Goeken has a new title – owner. The long-time leader of the San Antonio-based company has purchased the business from the widow of its founder, Walter Myers. Terms of the deal were not disclosed, but Goeken, who played an instrumental role in the sale of 20 K Partners hotels to a real estate investment trust in late 2014 for more than \$230 million, said she will pursue new growth opportunities for the company.



## TRAVEL & TOURISM

# 3 QUESTIONS FOR CITY COUNCILMAN ROBERTO TREVINO

The compromise decision by City Council to reissue a request for proposals for a new river boat operator contract has created a concern among some municipal leaders who wonder what message it sends to companies that may become leery of doing business here. That compromise came after Mayor Ivy Taylor questioned the fairness of a process that led city staff to prepare to recommend San Antonio River Cruises, an entity of Chicago-based Entertainment Cruises, be awarded the 10-year contract.

Roberto Trevino is among the City Council members who was supportive of the expected San Antonio River Cruises recommendation, and who now worries about the potential fallout from the decision to restart the search for a new river boat operator.

**What is your chief concern about the move to reissue the RFP?**

The perception of what is



City Councilman Roberto Trevino believes a river boat redo will raise red flags.

CARLOS JAVIER SANCHEZ | SABJ

happening is the kind of thing that is unpredictable. But we are sending the wrong message right now.

**What are your thoughts on the belief by some that such contracts should go to local companies?**

I want to make sure we don’t make

part of our messaging that outside companies are not welcome here. Real competition will elevate this city.

**What do you want to see happen during this second RFP process?**

This has to be about two things: fairness and perception.

## ► ON THE RECORD



*“We’ve had some weak presidents. Romo has been a strong one. He will be hard to replace.”*

**NELSON WOLFF,**  
Bexar County Judge

Bexar County Judge Nelson Wolff on the impact Ricardo Romo has had as president of the University of Texas at San Antonio



See the full story at  
<http://bizj.us/1p2gxg>



# HEALTH CARE INC.

## BIOTECH

### *Xenex adds nearly \$40M from investors*

Xenex Disinfection Services — which moved its headquarters from Austin to San Antonio five years ago seeking more opportunity for growth — has scored major new investor support. The biotech raised \$38 million in a new round funding that will increase support.



**Xenex Disinfection Services CEO Morris Miller said investors have increased their support of the SA company.**

manufacturing and distribution of its LightStrike germ-zapping robots.

Essex Woodlands, a private equity firm focused on health care, and Piper Jaffray Merchant Banking led the latest funding round. Existing Xenex investors Malin Corp. and Tectonic Ventures also participated in the fundraising.

Xenex CEO Morris Miller, who was in Japan last week, said the latest capital infusion will enable the San Antonio company to expand its marketing team, as well as its product development and research capabilities. It will also support Xenex's larger international expansion plans. The company expects the funding total to reach \$50 million by mid-April.

Miller said the increased adoption of Xenex's technology in the U.S. and abroad has captured more investors' attention. "We've seen

hospitals deploy [Xenex equipment] systemwide," he said.

Xenex robots use pulsed xenon ultraviolet technology to destroy viruses, bacteria and spores. Given that such pathogens cause nearly 300 deaths per day in the U.S., the potential market for Xenex is substantial.

"Health care-associated infections cost hospitals billions of dollars per year," Miller said.

To date, about 400 medical facilities in the U.S., Canada, Europe, Africa and Japan are using Xenex robots. That expansion has created new challenges.

Miller said that, with Xenex's increased success, companies competing in the market for disinfection technology have become more aggressive and engaged in what he contends are "misinformation campaigns" aimed at "confusing potential buyers."

Miller, who said that hospitals using the company's LightStrike robots to disinfect their facilities have seen their infection rates decline, believes the more savvy investors have tuned in to what Xenex has accomplished.

"That's why they want to help fuel our growth," he said.

## ► ON THE MOVE

### CHRISTUS GETS NEW LEADER

Christus Santa Rosa Health System has tapped Dean Alexander as its new president and CEO. He succeeds Ken Haynes, who took an executive leadership role with Carolinas Healthcare System. Alexander previously served in a similar role with Methodist Healthcare System's Stone Oak Hospital. He most recently was market executive vice president for TeamHealth's Central Group in Nashville.



FILE PHOTO

FILE PHOTO

**SAN ANTONIO  
BUSINESS JOURNAL**

### FIESTA MEDAL SWAP

San Antonio Business Journal will hold its inaugural Medal Swap on April 12. The social and networking event will feature the final voting and awarding of the Business Journal's Best of Fiesta Medals competition. Nominate your business or nonprofit's medal at [bizj.us/1p1u87](http://bizj.us/1p1u87) (nomination deadline is March 17).

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**Wednesday, April 12, 2017 | 5:30 pm – 7:30 pm | Pearl Studio & Breezeway**

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## ENERGY INC.

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### EAGLE FORD

# Oil & gas industry pays \$9.4 billion to coffers in 2016

New data from Texas Oil & Gas Association shows that the industry paid \$9.4 billion in taxes and state royalties during fiscal 2016.

Association President Todd Staples said that despite a two-year downturn in commodity prices, the amount is the equivalent to \$26 million a day to state and local revenue. The organization recently released a report showing the top recipients of oil and gas taxes. The top five counties were all from the Eagle Ford Shale just south of San Antonio.

"Tax revenue from the Texas oil and natural gas industry directly funds our schools, universities, roads and first responders every year, not just during record-breaking years," Staples said. "Beyond dollars and cents for the state, Texas oil and natural gas is keeping energy local and electricity affordable for Texas families."



*"What Texas needs now, as we ease out of this dramatic downturn, is for our lawmakers to look closely at what makes Texas a good place to do business."*

**TODD STAPLES,**  
President, Texas Oil & Gas Association



To view the full report and how the Trump administration and exports to Mexico play a role in the future of oil and gas in Texas, go to [bizj.us/1p2i82](http://bizj.us/1p2i82).

### ► OIL & GAS TAXES PAID

#### TOP 5 SCHOOL DISTRICTS

School District	Amount	% of tax base
Laredo United	\$76.8M	39%
Cotulla	\$68.8M	83.5%
Karnes City	\$60.9M	87.1%
Carrizo Springs	\$55.1M	82.8%
Midland	\$44.4M	19.7%

#### TOP 5 COUNTIES

County	Amount	% of tax base
LaSalle	\$25.8M	76.5%
Webb	\$25.5M	31.3%
DeWitt	\$19.9M	70.3%
Karnes	\$18.7M	77.6%
Dimmitt	\$18.3M	175.9%

### ► MANUFACTURING

#### NAFTA

## THREE QUESTIONS WITH NATIONAL ASSOCIATION OF MANUFACTURERS PRESIDENT JAY TIMMONS



While out on the road for his organization's State of Manufacturing Tour, National Association of Manufacturers President

Jay Timmons took a few minutes with the San Antonio Business Journal to chat about jobs, Donald Trump and the future of the North American Free Trade Agreement.

**How you would characterize the political climate toward manufacturers under the Obama administration and how has that changed under the Trump administration?** I think that President Obama cared about manufacturing, and to his credit, he talked about it a lot during his campaign and his administration, but I think he was looking at manufacturing through more of an academic lens rather than a more pragmatic and practical lens. This president seems to be doing the latter and understands that policies that are implemented in Washington – whether they be legislative policies like taxes or infrastructure investment or on the regulatory side – they have consequences. The more costly you make it to manufac-



Jay Timmons

ture in the United States, the less likely it is for investment and job creation to occur here. So we're very heartened that the new administration and the new Congress are focused on reducing the cost of doing business here in this country. Those three issues specifically are ones that will drive down the cost of doing business – tax reform, regulatory reform and infrastructure investment.

**Low oil prices and the strong dollar hurt manufacturers in Texas last year. Do you see any improvements in 2017?** I think that currency is always going to be an issue, and there's always going to be people who benefit from the strength of the dollar or the weakness of the dollar. It's going to be a continually moving target as we make decisions on our fiscal policy here but also as other countries make decisions on their fiscal policy. It's hard to make too many predic-

tions on that, and I don't know too many manufacturers who use that as a primary source of making decisions.

As far as energy prices, it's a double-edged sword. Obviously in the energy industry, you want higher energy prices, but throughout the rest of manufacturing, low energy prices actually help us in curtailing that cost of doing business. We always like to be able to encourage and benefit as a country from additional energy supplies. The president has made it very clear that he wants the United States to be energy independent. In order to do that, we're going to have to find more sources of oil and gas as well as all other sources of energy to achieve that goal. That's not just good for energy companies, but it's good for manufacturers because we provide the pipes and the rigs and all other technology that goes into finding and developing those energy sources.

**NAFTA is top of mind for the manufacturers in San Antonio. What is your organization's position on the trade deal?** We supported NAFTA years ago when it was negotiated. Our organization was founded in 1895 to explore



For more with Jay Timmons, go to [bizj.us/1p2q3g](http://bizj.us/1p2q3g).

markets overseas, so trade is in the DNA our organization, but it's also in the DNA of manufacturers because we recognize that 95 percent of the customers in the world reside outside the borders of the United States. That said on NAFTA specifically, it's a 25-year-old or more agreement.

When you realize how much the world has changed over the past 25 years, it makes it a little bit more understandable that the administration wants to take a look at NAFTA and refresh it. What I think is important though is that 2 million jobs in the United States are reliant on that agreement. We also need to make sure that we don't have unintended consequences where we're trying to improve something domestically but at the same time, hurt part of the supply chain. That would actually hurt American business in the end.

If we're going to look at refreshing that agreement, then we need to think in terms of whether it's going to be a win-win for the United States and a win-win for manufacturers as well.





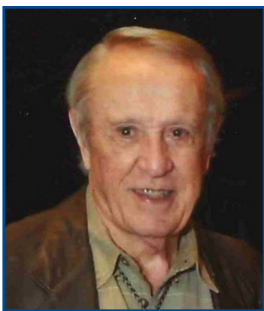
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# SA BJ Legacy Leaders

The 2017 Legacy Leaders are men and women who have made significant contributions to local businesses and the community. From corporate CEO's to municipal leaders and grassroots advocates, these leaders have played an integral part in building the Alamo city into the dynamic and diverse city it is today. We hope you join us and take part in this celebration.

## 2017 HONOREES & PRESENTERS

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## REAL ESTATE INC.

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### RETAIL

## New tenant underscores Pearl-area growth

It's easy to track new restaurants and boutiques, but an established retail market comes down to the everyday players – and the Pearl area is slated to land another one.

San Antonio-based Complete Care is moving forward with plans to renovate the property at 1013 Broadway St. into a new emergency room and urgent care clinic, making it a rare need-based tenant alongside the rest of the area's retail scene.

Once completed, the facility will be Complete Care's seventh in the city. Work on the renovation is expected to cost \$1.4 million. According to information filed with the state, work will begin in April and bring on Arlington-based design firm Ascension Group Architects.

Complete Care's new lease is part of Wittig's Office Interiors President Mark Wittig's plans to lease roughly 24,500 square feet of space at his company's more than 0.7-acre property.

Wittig said the emergency care provider will take a 7,000-square-foot portion of that. Negotiations for the long-term lease with Complete Care started about a year ago.

"So many people are living within a short distance now with all of the new apartment complexes and houses," Wittig said of the area's rapid transformation over the past few years. "With all of those people now living here and looking

for care, this spot is ideal for a medical provider. Now people will have a place to go."

And with about 17,500 square feet still left to fill – 10,000 square feet on the second floor of one building and a 7,500-square-foot spot on the first – the

interiors president is hoping to bring in a few more traditional office users or businesses that want to be within walking distance of the area's restaurants, shops and recreation, while also benefiting from the property's easy access to Highway 281 and the rest of the city's major thoroughfares.

Need-based retailers such as health care providers, banks, dry cleaners, grocery stores and pharmacies are the foundation of any neighborhood, but mostly come after a residential or commercial population is already well established.

Those need-based service providers need a steady stream

of people in order to survive, and it takes a lot more than a few apartment complexes to provide the around-the-clock activity those retailers look for before opening a new location.

A grocery store is the first thing people respond with when asked what the Pearl area still needs, but they take years to determine if a growing area has strong enough demographics to support a new store for the long term.

So yes, it takes a while for emerging neighborhoods to evolve into established ones, but with more need-based retailers beginning to trickle into the lower Broadway area, it is providing further proof that the submarket is coming into its own.

"The area has been evolving for a long time," Wittig said. "It has finally reached that tipping point."



Complete Care plans new Broadway location.

CARLOS JAVIER SANCHEZ | SABJ

### TRANSACTION OF THE WEEK

## COMPANY PRIORITIZES ACCESS OVER LIFESTYLE WITH NEW LEASE



HNTB is moving to a new office near the airport.

CARLOS JAVIER SANCHEZ

**Who:** Kansas City, MO-based HNTB  
**What:** The architecture, engineering and construction services firm is planning to move its San Antonio offices.

**Where:** HNTB will exchange its 11,625-square-foot office at 130 E. Travis St. for a new 8,755-square-foot space in the McAllister Plaza property at 9601 McAllister Freeway.

**When:** The move is expected to be completed by June.

**Broker:** Colliers International brokered the deal on behalf of HNTB.

**Why it matters:** Lifestyle-oriented amenities such as nearby restaurants, shopping and access to walking trails have taken on a greater importance when it comes to employers and office tenants hunting for new space. Nevertheless, the decision often comes down to one factor — access.

It's the reason HNTB

decided to move out of its current space in downtown San Antonio for a smaller, newly remodeled one closer to the airport in the 12-story McAllister Plaza building.

Though the design firm had been downtown for about six years, McAllister Plaza's location near U.S. Highway 281, Loop 410 and San Antonio International Airport meant better access for HNTB's employees and clients. The property is also closer to where the company's San Antonio employees live.

In an informal Twitter poll I posted last week, respondents were split between choosing an accessible property versus choosing one with more nearby amenities.

Access has long been an issue for downtown San Antonio. Potential and current tenants cite a lack of parking, an overload of tourists and a difficult-to-navigate urban core. But if and when new developments make the urban lifestyle more attractive, that divide between amenities and access will be more difficult to distinguish.

### ► ICYMI

#### ASSOCIATIONS EXPLORE MERGER

*"We believe regionalization in the Austin and San Antonio areas make sense, and this is an effort to be proactive about our future. It's really about looking at the economy of scale, and it's no secret that the I-35 corridor and that Austin and San Antonio businesses are coming together."*

**PAUL HILGERS**, CEO of the Austin Board of Realtors, on working with the San Antonio Board of Realtors to explore the benefits of merging the two associations' multiple listing service systems.



Check out the rest of the story online at [bizj.us/1p2isg](http://bizj.us/1p2isg).



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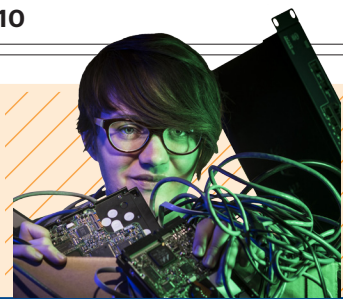
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## TECH FLASH

Kristen Mosbrucker, covers  
technology, finance and the military

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### SOFTWARE

# Indian company eyeing San Antonio for expansion after IP deal with USAA

A software development company based in India is looking at the San Antonio market to open a new office after it sealed a deal with USAA to commercialize the insurance company's technology regarding security of transactions.

Persistent Systems Inc. has six offices in the U.S., including one in Austin, where its chief technology officer works.

"We are thinking either Austin or San Antonio," Sudhir Kulkarni, president of digital at Persistent Systems, said in a recent interview.

The Indian company plans to use USAA's technology, both patents and security algorithms, to detect fraudulent activity on customers' accounts using an authentication system that considers risk and previous activity.

The company may be able to capitalize available talent after the recent layoffs at Rackspace Hosting Inc. Rackspace was a long-time customer of Persistent Systems before it went private and trimmed its third-party information technology services budget, according to the company.

In the wake of major companies like retailer Target Corp. or Sony Corp. hav-

*"Companies are looking at risk in a different light. You could look at [internet of things] devices, financial transactions, computer-to-computer interactions. You could look at any transaction and use security layers that would prevent and protect the large companies."*

**SUDHIR KULKARNI,**  
President of digital at  
Persistent Systems Inc.



ing sensitive data released on the open market, the demand for tighter security protocols is growing.

"These are all sorts of things that security should be addressing in real time as

transactions happen. So RBA [risk-based authentication] is kind of catching fire," Kulkarni said. "Companies are looking at risk in a different light. You could look at [internet of things] devices, finan-

cial transactions, computer-to-computer interactions. You could look at any transaction and use security layers that would prevent and protect the large companies."

The company is already speaking with insurance companies, fund management businesses, banks and health care companies about the software in beta. Making deals with hospital systems is on the product road map.

"They want to make sure that the transactions happening have the right layer of security for patient-sensitive information," Kulkarni said.

USAA has dozens of patents regarding security, from GPS validation for transactions to methods for risk assessment to detect money laundering. USAA was granted a patent for real-time risk prediction and route recommendation, cryptographic masking of private data, and behavior profiling methods for authenticating users.

The volume and patents licensed to Persistent Systems was not disclosed. The new software is under development, and its anticipated roll out is in April.

### NEW ON BOARD

## RACKSPACE ADDS FORMER FACEBOOK EXEC AND OTHERS TO BOARD

Just weeks before the new owners of Rackspace Hosting Inc. are expected to finish cutting up to \$120 million from the cloud hosting company's budget, New York private equity firm Apollo Global Management LLC appointed a new board of directors at the San Antonio area-based company – including a former Facebook Inc. executive.

Four of the eight board members are carried over from the prior board: Rackspace CEO Taylor Rhodes; Darren Glatt, a partner with Searchlight Capital Partners; Aaron Sobel, a principal at Apollo Global Management; and David Sambur, a partner at Apollo.

Among the new board members, one is a tech executive, while the rest are in finance. Here are the new members:

#### Tim Campos, CEO Pulsra

Until he stepped down in November 2016, Campos was chief informa-

tion officer of Facebook. Now, he is leading a new startup called Pulsra, which focuses on the intersection of enterprise software, big data and machine learning. Campos is also a board member of Viavi Solutions Inc., a fiber optics telecom company based in Milpitas, California.

#### Jeffery Benjamin, Cyrus Capital Partners

Benjamin has more than two decades of experience in investment banking and serves as Cyrus Capital Partners' senior adviser and is a consultant for Apollo Global Management. Benjamin is on the board of two other Apollo portfolio companies – Caesars Entertainment and American Airlines. Benjamin is also board chairman for A-Mark Precious Metals Inc., a Santa Monica, California-based company that trades precious metals; and a board member of Chemtura Corp., a Philadelphia-based specialty chemicals

company.

#### Dhiren Fonseca, partner at Certares LP

Fonseca is a partner at New York-based investment company Certares. He is also on the board of Caesars Entertainment and Alaska Air, both Apollo portfolio companies. Fonseca is the former chief commercial officer for Expedia Inc. He previously worked at Microsoft Corp. during the creation of Expedia in the mid-1990s.

#### Mitch Garber, CEO of Caesars Acquisition Co.

Garber leads the company that owns Caesars Entertainment, Caesars Acquisition Co. Garber is a native of Canada and works as a lawyer. During 2016, he facilitated the \$4.4 billion sale of Playtika – a mobile game startup in Israel – to a group of Chinese investors.

### ► MOVING ON

## RACKSPACE SPINOFF LOOKING FOR DOWNTOWN DIGS



Will Conway

Mailgun Technologies Inc., an email technology company that spun out of Rackspace Hosting Inc. in a \$50 million deal, is looking for office space in downtown San Antonio.

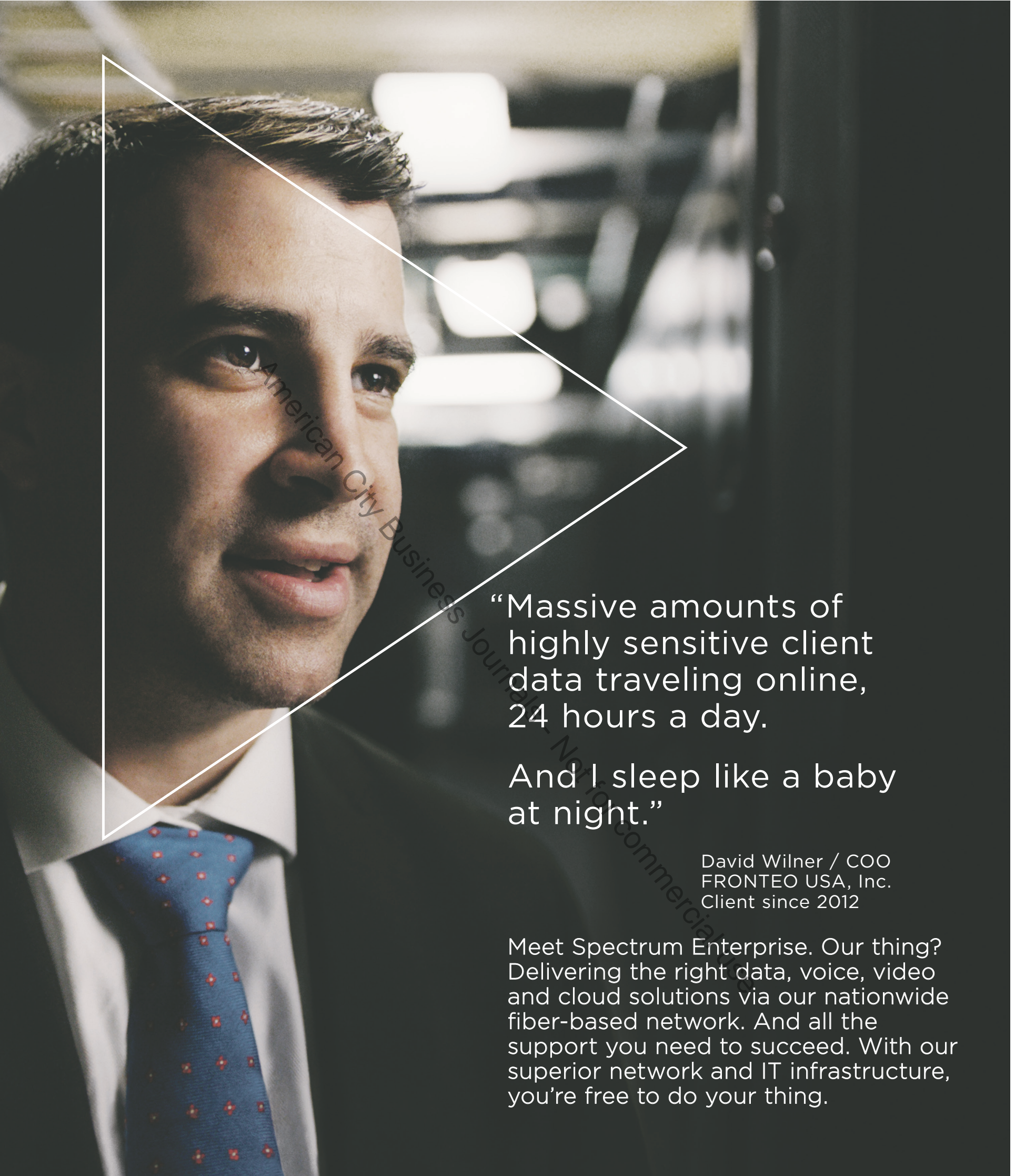
Mailgun built a series of application program interfaces, or APIs, that

enable email to be sent on-demand using proper internet protocols in an effort to escape the spam folder. The company expects to increase its workforce in San Antonio and other city's in the coming year, CEO Will Conway said.

Conway said Mailgun's rapid growth since the time it was acquired by Rackspace has necessitated a move and that downtown is where it would like to be.

"We've identified a couple of great places, especially downtown, and we're really excited about our options," Conway told the Business Journal in an exclusive interview.





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COVER STORY

# SAT to DCA

## Why the Alamo City is pushing for nonstop flights to the Capital City

The San Antonio Business Journal takes a look this week at what sectors of the local economy could benefit most from nonstop air service to Ronald Reagan Washington National Airport, the airport closest to the heart of the nation's capital. Among them, biotech and life sciences, tourism and hospitality, and cybersecurity stand out, along with the city's military community. A growing number of San Antonio business and political leaders have stepped up efforts to convince Congress to eliminate or change the so-called perimeter rule, which prohibits nonstop flights to Reagan National from cities, such as San Antonio, that are not within 1,250 miles of the D.C. airport. That rule was created more than 50 years ago to reduce competition between Reagan National and Dulles International Airport, which is some 30 miles from the Capital City.

### DC PERSPECTIVE

*Large military presence, cybersecurity sector push demand for flights*

BY KRISTEN MOSBRUCKER  
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Valerie Lyons

About once a month, defense industry executive Valerie Lyons travels from Washington, D.C., to San Antonio in her role overseeing operations in the local market. Lyons, executive vice president of enterprise solutions and services at CACI International Inc., said she prefers nonstop flights on business trips because it saves her time and money. Lyons often books flights out of Washington-Dulles International Airport in advance, but it's not always so easy

DC PERSPECTIVE  
CONTINUED ON PAGE 14

### SA PERSPECTIVE

*Bioscience leaders in SA seek better access to industry decision-makers*

W. SCOTT BAILEY  
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Bob Hutchens

In May, Washington, D.C., will host a series of national events that focus on one of San Antonio's emerging areas of expertise – regenerative medicine. Industry stakeholders who attend will have an opportunity to meet with corporate, scientific and policy leaders – including members of Congress. Bob Hutchens, CEO of one of San Antonio's more promising bioscience companies, StemBioSys Inc., would like to attend

SA PERSPECTIVE  
CONTINUED ON PAGE 15

### COMPARING AIRPORTS

National ranking	Calendar Year 2015 Enplanements (Boarding an aircraft)	
12	20.6 million	IAH — George Bush Intercontinental/Houston
22	11.7 million	BWI — Baltimore/Washington International Thurgood Marshall
23	11.2 million	DCA — Ronald Reagan Washington National
26	10.4 million	IAD — Washington Dulles International
31	7 million	DAL — Dallas Love Field
33	5.9 million	HOU — William P. Hobb
34	5.8 million	AUS — Austin-Bergstrom International
45	4.1 million	SAT — San Antonio International

Source: FAA updated as of 10/31/2016

Note: Calendar Year 2015 data was available in September 2016.



CARLOS JAVIER SANCHEZ | SABJ

San Antonio International Airport.

### POSITIONS OPEN TO ADVISE AIRPORT

Nearly a dozen positions for San Antonio residents to advise the city of San Antonio's airport, a group known as the Airport Advisory Commission, are open in 2017. Among the 19 members on the board, there are four positions set aside for people in the business community, four from the aviation industry, one for airport businesses leasing space and six for the community at large. The deadline to apply for the advisory commission in Mar. 6.



GETTING TO THE NATION’S CAPITAL

3 hours

Length of a nonstop flight from Austin-Bergstrom International Airport to Ronald Reagan Washington National Airport that Southwest Airlines operates

6 hours

Approximate average length of a nondirect flight from San Antonio to Reagan Washington National Airport; the length varies from six to eight hours and sometimes includes multiple stops. That time gap alongside travel time once executives hit the ground can extend trips from one day to three days.

OPTIONS TO IAD OR BWI

- There are direct flights between San Antonio and Washington-Dulles International Airport and Baltimore Washington International Thurgood Marshall Airport. But the drive from either of those airports to downtown Washington is akin to the drive from San Antonio to Austin, business leaders said.
- There are two nonstop flights between Washington-Dulles and San Antonio each day that take four hours. Nondirect flights into Washington-Dulles take six to eight hours due to layovers.
- Flying into BWI Airport takes three hours and 25 minutes for a nonstop flight that costs \$1,151, and then it’s another hour into traffic and requires renting a car.

► CLOSER LOOK

MILITARY, CYBER PRESENCE STRONG IN SAN ANTONIO

**JBSA workforce:** In 2015, there were more than 77,659 direct employees working with Joint Base San Antonio in Bexar County, according to the Texas Comptroller’s office, along with roughly 205,300 indirect jobs estimated as a result of the military base operations in the local market.

**JBSA impact:** Joint Base San Antonio added a new cybersecurity wing in the past year that added 300 active duty workers, while Lackland Air Force Base has served as a cyber proving ground and has drawn increased interest by military industry contractors. The estimated gross domestic product from Joint Base San Antonio is roughly \$28 billion, and workers there have the combined disposable income of \$17 million.

**NSA in SA:** The National Security Agency took over a \$30 million semiconductor campus once owned by Sony Electronics that shut down its line in 2003. Now the Department of Defense has a variety of undisclosed operations there, and in 2014, the director of the NSA told reporters during a local news conference that the agency expects 1,000 new workers at the San Antonio location in the next three years. Beyond that, each year there are about 132,000 students that graduate from Joint Base San Antonio’s military medicine, pilot training and other recruited troop operations.

– Kristen Mosbrucker

ACTIVE DUTY AIR TRAVELERS

ROUTE	TICKETS FY 2015	TICKETS FY 2016	PERCENT INCREASE
SAT-DCA	4,072	4,996	+22.7%
SAT-BWI	2,514	2,872	+14.2%
SAT-IAD	1,505	1,518	+0.86%
Total Tickets	8,091	9,386	+16%

Source: Joint Base San Antonio through Travco, the commercial travel office of the U.S. military.

GETTING AROUND THE RULE

Local leaders seek exemption to perimeter rule

SAN ANTONIO OPTIONS

Here are three possibilities for how San Antonio can address the perimeter rule restricting direct flights to D.C.

- Convince Congress to extend the perimeter restriction distance to 1,400 miles from Ronald Reagan Washington National Airport
  - Call on federal lawmakers to abolish the rule and eliminate the restriction
  - Seek an exemption from the rule as Austin and other cities have done
- Local leaders are exploring multiple options. The easiest path may be to ask Congress to grant San Antonio an exemption from the rule, which could be written into the 2017 Federal Aviation Administration reauthorization bill in the fall. Several cities, including Austin, have been granted such exemptions.

“I think the perimeter rule is arbitrary

and outdated. We will make that argument,” said Russ Handy, director of the city of San Antonio’s aviation department and San Antonio International Airport. “My sense is that an exemption would be the easier of the three options because it’s happened before without huge political backlash.”

While San Antonio may have a tough time getting Congress to approve any option, Brian Pratte, air services administrator for the city, believes it can make a valid argument for nonstop service to Reagan National.

Nearly 180 passengers a day on average — or nearly 65,000 per year — depart San Antonio heading for Reagan National, Pratte said. A similar number make a return trip to the Alamo City daily. That volume has increased about 19 percent over the last year.

“Not only is that number already enough to fill a plane, it’s still growing,” Pratte said.

– W. Scott Bailey

TRAFFIC  
136,000

Annual passengers between San Antonio and Reagan, counting both directions, according to Boyd Group International Inc.; 56 percent of that traffic is routed through connecting hubs.

The debate over demand

Not everyone feels San Antonio is struggling to offer efficient airline service to business travelers.

Mike Boyd, an aviation industry analyst based in Denver, asserts that San Antonio’s service is sufficient for the flight load that exists today.

“The 30 minutes from [Washington-Dulles to] downtown, compared to a cab ride to Reagan, isn’t much different than what consumers have between LaGuardia [airport in Queens] and Manhattan during rush hour,” Boyd said.

“The only airlines that would likely be interested in a San Antonio-to-Reagan flight would be American or Southwest,” he said.

For that to be feasible for the airline, it would need 40,000 annual passengers on that new nonstop flight, Boyd said.

“It’s not a good bet for either carrier to risk a Reagan slot,” he said, adding that other airports — such as those in Oakland, California, and Portland, Oregon — are more feasible candidates for nonstop service.

“I would say it’s probably just a political feather on someone’s cap to have nonstop to Reagan.”



## COVER STORY

## DC PERSPECTIVE

CONTINUED FROM PAGE 12

on her way to San Antonio.

“They are always oversold,” Lyons said in an interview about the two daily direct flights serviced by United Airlines between San Antonio and Washington Dulles. “When that happens, I just don’t go, because I don’t have the time to go through other airports.”

When she has tried connecting flights, like when during one trip on Southwest Airlines she landed in Oklahoma City in hopes of getting to San Antonio, she’s waited for hours for a connecting flight.

“I’ve had that happen a couple of times. You wait it out. The last time that happened to me, I ended up getting stuck for eight hours. I could have rented a car and driven there faster, but they don’t tell you how long a flight is delayed,” she said.

If San Antonio could get direct flights to Ronald Reagan Washington National Airport, which is a few minutes from the heart of the city, Lyons said she would make the trek more often since face-to-face meetings in business are often imperative – even in a world connected by technology.

“It’s all about being convenient when

you hit the ground,” she said.

**Military, cyber flies to Washington**

Joint Base San Antonio is the largest military installation in Texas, with more than a dozen major commands in the area. Flight data collected by Joint Base San Antonio shows that the majority of military personal needing to travel to the Washington area prefer to fly into Reagan National. In fiscal 2015, more than 4,000 tickets were issued by the military travel office between San Antonio and the downtown Washington airport. In fiscal 2016, nearly 5,000 tickets were issued for that same destination.

But for thousands of Alamo City-based service members and civilian executives who need to meet in the downtown Washington area – including at the Pentagon about 3 miles from Reagan National or the Capitol less than 5 miles from that airport – their options for getting there via commercial airlines are often less than ideal.

Meanwhile, as San Antonio’s defense industry cluster grows to meet market demand – particularly in cybersecurity – the existing flights from San Antonio International Airport to the Washington, D.C., region aren’t cutting it, some business leaders argue.

Not everyone agrees, however, that

**▶ PLANE FACT**

The aircraft often seen at Boeing’s maintenance facility at Port San Antonio is a U.S. Air Force VC-25A (Boeing 747-200) aircraft commonly referred to as “Air Force One” when the President is on board. The aircraft is in San Antonio for routine heavy depot maintenance and upon completion will return to Joint Base Andrews for Presidential service.



nonstop flights to Reagan Washington National are necessary. They note that it would be a tough sell to the airline industry, and that the idea already faces an uphill battle convincing politicians to legislate new rules that would enable nonstop flights from San Antonio to a bustling downtown airport within view of the White House.

Nevertheless, for the past several decades, San Antonio has been fighting for what Austin now has – a direct flight to Reagan National airport – and it’s a top priority for local politicians this year.

## ANOTHER PERSPECTIVE

*A retired general’s take on why SAT needs nonstop service to DCA*

Ret. Air Force Gen. Scott Bethel

One possible reason San Antonio has lacked a non-stop flight to Ronald Reagan Washington National Airport, despite its long history with a large

military population, is that because fares for government contract flights are below market rate, officials may be hesitant to rock the boat with airlines.

“Those [government] budget offices are about cheap, not efficient,” said Scott Bethel, retired U.S. Air Force general who was stationed in San Antonio for years. “The government people have not demanded of an airline more direct flights because Southwest might say, ‘If it’s direct then it’s more.’”

But now that there are more individuals in the private sector doing business in San Antonio, the demand for the nonstop flight has hit a fever pitch.

“Time is a commodity, and for most of the business community on a really good flight it’s a five-hour, one-layover trip,” said Bethel, who is now vice president for intelligence education and training at JMark Services Inc. and CEO of IntegrityISR, a cybersecurity consultancy firm.

He said that video conferencing can reduce the need for travel, but only so much.

“We are still humans. You can accomplish a lot on the phone. Eventually you’ve got to sit down and interact,” he said. “And a lot of it is classified.”

Bethel – who spends most of his time on the road traveling between San Antonio, Colorado Springs, Colorado; Silicon Valley, California, and Washington, D.C. – said that Austin’s increased passenger air connectivity with Silicon Valley “has at least contributed” to that city’s rise in tech. Accordingly, he sees San Antonio’s growth in tech being held back.

“We have a lot more data centers and less high-end technology capability,” he said. “It’s [the airport] is one of the things that makes companies not want to relocate here.”

– Kristen Mosbrucker

**“We have so much work that is provided by the military and relationships with the military. Direct access to D.C. really is important. For our federal and commercial employees, we want to have easy access back and forth to D.C. because [lack of such access] can take a one-day trip and turn it into a two- or three-day trip.”**

**RENEE FLORES**, former chairwoman of the San Antonio Chamber of Commerce and external affairs director of AT&T Inc.



Renee Flores



## COVER STORY

*“Our position from an aviation perspective is that we’ve got a pretty strong market for this without impacting Dulles and Baltimore. It’s especially prudent in Military City, USA, that we be able to get people in and out of D.C. in one day.”*

**RUSSELL HANDY,**

Director of the city of San Antonio’s aviation department and San Antonio International Airport



**Russell Handy is director of San Antonio’s aviation department and San Antonio International Airport.**

CARLOS JAVIER SANCHEZ | SABJ

SA PERSPECTIVE  
CONTINUED FROM PAGE 12

the Alliance of Regenerative Medicine conference. But the lack of direct air access between the Alamo City and Washington could keep him and other local industry leaders grounded.

“The conference will include an opportunity to interact with key decision-makers in the Food and Drug Administration and National Institutes of Health,” Hutchens said. “But with our lack of nonstop service, I am really wrestling with whether I can attend.”

Hutchens said the lack of a direct connection between San Antonio International Airport and Ronald Reagan Washington National Airport, which is a few miles from downtown Washington, means a two-day conference would keep him out of his office nearly twice as long due to extended travel time. It’s a concern he believes is affecting other companies and industries that need more direct access to key decision-makers on Capital Hill.

“I would argue that San Antonio’s

voice may not be heard at the national level the same way other cities get heard,” Hutchens said.

That’s why local business and political leaders are urging Congress to eliminate or change a federal aviation rule that prohibits nonstop flights to Reagan National from cities that are not within 1,250 miles of the D.C. airport.

As a result, San Antonio passengers heading to Washington must fly to Washington-Dulles International Airport or Baltimore-Washington International Airport in order to get nonstop service. Both airports, however, are 30 or more miles from downtown D.C.

#### Visitor industry seeking a lift

The easiest sell to Congress on a change may be the impact that the availability of nonstop flights between San Antonio and D.C. would have on this city’s military sector.

“Our position from an aviation perspective is that we’ve got a pretty strong market for this without impacting Dulles and Baltimore,” said Russ Handy, director of the city of San Antonio’s aviation

department and San Antonio International Airport. “It’s especially prudent in Military City, USA, that we be able to get people in and out of D.C. in one day.”

There are other industries besides the bioscience and military sectors that stand to benefit from improved air connectivity between San Antonio and D.C. Cassandra Matej, president and CEO of Visit San Antonio, said hospitality industry leaders, for example, could pursue more business if they had better access to the large number of trade associations based in D.C.

“That is our No. 1 source of group business,” she said.

But the inconvenience that association CEOs deal with in trying to travel between D.C. and San Antonio is a concern that could drive more of them to book their national meetings and conventions in other markets.

“A bad travel experience can hurt our chances,” Matej said. “We know that a lot of the trade associations have written San Antonio off as a meetings destination due to concerns with air lift. Getting more direct flights will help fight that perception.”

#### Airlines not yet onboard

San Antonio has some congressional allies, including U.S. Rep. Henry Cuellar, D-Laredo, who has made it clear the Alamo City faces an uphill battle.

“It’s going to be a fight,” said Cuellar, whose district includes parts of San Antonio.

Even if San Antonio leaders can convince Congress to allow the new nonstop service, the city will still need to find an airline interested in adding the flights.

“We are going to need airline support. Someone will need to step up and serve this,” Handy said. “So at the same time, we are meeting with airline leadership.”

StemBioSys’ Hutchens said those flights can’t come soon enough for San Antonio bioscience businesses.

“Because of the major role the federal government plays in our industry through funding and regulation, having direct access to key decision-makers in Washington is critical for our industry,” he said. “Anything we can do as a community to make it easier to get that access will help our industry.”



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Compiled by Kim Hernandez  
210-477-0850, @SABJresearchKim  
khernandez@bizjournals.com

# FINANCIAL PLANNING FIRMS

RANKED BY NUMBER OF FINANCIAL PLANNING PROFESSIONALS

	Business name, Prior year's rank Website	Address Phone	No. of financial planning pros	Assets under mgmt. locally	Type of financial planner	Types of Investments	Top local executive
1	<b>Frost Wealth Advisors</b> ① frostbank.com	100 W. Houston St. San Antonio, TX, 78205 210-220-4363	35	\$3.87 billion	Fee-based	Stocks; bonds; mutual bonds and/or funds; money market funds and cash	Pat Frost
2	<b>MassMutual South Texas</b> ② southtexas.massmutual.com	10101 Reunion Pl. #300 San Antonio, TX, 78216 210-384-5338	24	\$1.06 billion	Fee based, commission	Stocks; bonds; mutual bonds and/or funds; money market funds and other	Stephen Collins
3	<b>South Texas Money Management Ltd.</b> ⑤ stmmltd.com	700 N. St. Mary's St. #100 San Antonio, TX, 78205 210-824-8916	11	\$3.02 billion	Fee-based	Stocks, bonds and cash	Jeanie Wyatt, jwyatt@stmmltd.com
4	<b>Northwestern Mutual</b> ⑥ sanantonio.nm.com	17802 IH-10 W #114 San Antonio, TX, 78257 210-616-0900	10	\$133.27 million	Fee and commission based	Stocks; bonds; mutual bonds and/or funds; money market funds; cash and real estate	Fernando Suarez, fernando.suarez@nm.com
5	<b>Planto Roe Financial Services</b> * plantoroe.com	19230 Stonehew #4200 San Antonio, TX, 78258 210-477-7140	10	\$126.64 million	Fee-based, transnational, and investment advisory	Stocks; bonds; mutual bonds and/or funds and money market funds	Richard Planto
6	<b>Morgan Stanley</b> * MorganStanley.com	755 E. Mulberry Ave. #300 San Antonio, TX, 78212 210-277-4400	9	\$11.2 billion	Fee based, commission, bank	Stocks; bonds; mutual bonds and/or funds; derivatives; money market funds and cash	Daniel Hughes, daniel.hughes@MorganStanley.com
7	<b>Broadway Bank</b> ⑧ broadway.bank	1177 N.E. Loop 410 San Antonio, TX, 78209 210-283-6500	8	\$1.83 billion	Bank	Stocks; bonds; mutual bonds and/or funds; money market funds; cash; real estate and other	David Bohne, dbohne@broadwaybank.com
8	<b>Waddell &amp; Reed</b> ④ waddell.com	13750 San Pedro Ave. #145 San Antonio, TX, 78232 210-826-0685	8	\$550 million	Fee-based, commission	Stocks; bonds; mutual bonds and/or funds; money market funds and cash	Albert Torres, atorres@wradvisors.com
9	<b>Covenant</b> ⑪ covenantmfo.com	18756 Stone Oak Pkwy. #102 San Antonio, TX, 78258 210-403-5350	5	\$1.39 billion	Fee-only	Stocks; bonds; mutual bonds and/or funds; derivatives; money market funds; cash; real estate and other	John Eadie
10	<b>Intercontinental Wealth Advisors LLC</b> ⑫ intercontl.com	112 E. Pecan St. #525 San Antonio, TX, 78205 210-271-7947	5	\$1.3 billion	Hybrid fee and commission	Stocks; bonds; mutual bonds and/or funds; derivatives; money market funds; cash and real estate	Isidoro Korngold, ikorngold@intercontl.com
11	<b>Aspect Wealth Management</b> ⑨ aspectwealth.com	9311 San Pedro Ave. #750 San Antonio, TX, 78216 210-268-1500	5	\$340 million	Fee-based, commission, and fee for service	Stocks; bonds; mutual bonds and/or funds; derivatives; money market funds; cash; real estate and other	Michael Clark, mclark@aspectwealth.com
12	<b>Financial Life Advisors</b> <sup>1</sup> ⑮ fladvisors.com	14607 San Pedro Ave. #190 San Antonio, TX, 78232 210-821-6499 & 210-918-8998	5	\$149.09 million	Fee-only	Stocks; bonds; mutual bonds and/or funds; derivatives; money market funds and cash	Kirk Francis, kwf@crossgroup.com
13	<b>PAX Financial Group LLC</b> ⑭ paxfinancialgroup.com	270 N. Loop 1604 E #200 San Antonio, TX, 78232 210-881-5700	4	\$285.43 million	Fee based, commission	Mutual bonds and/or funds	Darryl Lyons, darryl@paxfg.com
14	<b>SWBC Investment Services LLC</b> ⑬ swbc.com	9311 San Pedro Ave. San Antonio, TX, 78216 210-525-1241	3	\$1.1 billion	Fee-based, fee only, commission	Stocks; bonds; mutual bonds and/or funds; money market funds and cash	Kelly Tramontano, Ktramontano@swbc.com
15	<b>Mesquite Wealth Management Group</b> ⑰ mesquitewealth.com	1314 E. Sonterra Bldg. 4 #401 San Antonio, TX, 78258 210-582-1321	3	\$420 million	Fee-based and commission	Stocks; bonds; mutual bonds and/or funds and money market funds	Steve Dziuk, steve.x.dziuk@ampf.com
16	<b>Security Service Investment Group</b> * ssfcu.org/investments	15000 IH-10 W San Antonio, TX, 78249 210-476-4774	3	\$415 million	Fee-based & commision	Stocks; bonds; mutual bonds and/or funds; derivatives and money market funds	John Dallahan, jdallahan@ssfcu.org
17	<b>The Lewis Group a Financial Services Co.</b> ⑰ lewisgrp.biz	10101 Reunion Pl. #301 San Antonio, TX, 78216 210-384-3410	3	\$175.99 million	Fee-based, fee-only, commission	Stocks; bonds; mutual bonds and/or funds; money market funds and cash	Peter Lewis, alewis@financialguide.com
18	<b>Fusion Advisors Inc.</b> ⑲ fusionadv.com	6243 IH-10 W #570 San Antonio, TX, 78201 210-342-1112	3	\$46 million	Fee-based, commission	Stocks; bonds; mutual bonds and/or funds; money market funds; cash and other	Jesse Travis, jesse@fusionadv.com
19	<b>U.S. Global Investors Inc.</b> * usfunds.com	7900 Callaghan Rd. San Antonio, TX, 78229 210-308-1268	2	\$946 million	Fee-based	Mutual bonds and/or funds and other	Frank Holmes
20	<b>Brent Forrest &amp; Associates LLC</b> * brentforrest.com	4077 De Zavala Rd. #2 San Antonio, TX, 78249 210-530-9599	2	\$299 million	Fee-based	Stocks; bonds; mutual bonds and/or funds; money market funds and cash	Brent Forrest
21	<b>Partners Wealth Management</b> ⑳ partnerswealth.net	4079 De Zavala Rd. San Antonio, TX, 78249 210-524-1049	2	\$200 million	Fee-based, fee-only, commission	Stocks; bonds; mutual bonds and/or funds; money market funds; cash; real estate and other	Jeffrey Higgins, jhiggins@partnerswealth.net
22	<b>George P. Becknell III</b> ㉓ NA	70 N.E. Loop 410 #730 San Antonio, TX, 78216 210-581-9656	2	\$150 million	Fee-based, commission	Mutual bonds and/or funds and other	George Becknell III, gbecknell@financialguide.com
23	<b>The Bank of San Antonio Wealth Advisors LLC</b> * thebankofsawealthadvisors.com	1900 N.W. Loop 410 #250 San Antonio, TX, 78213 210-424-8710	2	\$126.62 million	Fee-based	Stocks; bonds; derivatives; money market funds and cash	Brent Given, brent.given@thebankofsa.com
24	<b>M. E. Allison &amp; Co. Inc.</b> * meallison.com	950 E. Basse Rd. 2nd Fl. San Antonio, TX, 78209 210-930-4000	1	\$660 million	Fee based, commission	Stocks; bonds; mutual bonds and/or funds; derivatives; money market funds and cash	Christopher Allison, callison@meallison.com
25	<b>Texas Institutional Investment Management LLC</b> ㉔ texiim.com	559 E. Huisache Ave. San Antonio, TX, 78212 210-490-2200	1	\$30.95 million	Fee-only	Stocks	Eric Efron, eme@texiim.com Stephen P. Arnold, spa@texiim.com

<sup>1</sup> Merged with Cross Financial Services Inc.

NOTES: NA - not applicable, not available or not approved

\* Indicates that company was not ranked on prior year's list

Date published: March 3, 2017

CLOSER LOOK

\$29.8 B

Total amount of assets  
under management locally  
represented on list

NEW TO THE LIST

Planto|Roe Financial  
Services

Morgan Stanley

Security Service Investment  
Group

U.S. Global Investors Inc.

Brent Forrest & Associates  
LLC

The Bank of San Antonio  
Wealth Advisors LLC

M.E.Allison & Co. Inc.

ABOUT THE LIST

Information was obtained  
from firm representatives.  
Information on The List  
was supplied by individual  
companies through  
questionnaires and could  
not be independently  
verified by the San Antonio  
Business Journal. Investment  
Professionals nc., Randolph-  
Brooks Federal Credit  
Union, Southern Wealth  
Management, Exencial  
Wealth Advisors LLC and  
Titleist Asset Management  
Ltd. Only those that  
responded to our inquiries  
were listed. Ties are  
broken by assests under  
management locally, then  
alphabetically.

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**Kristen Mosbrucker**, covers technology, finance and the military



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## INVESTING

# Frost fund that bets on U.S. bonds beats Wall Street

It was a good year for investors of one bond fund managed by a subsidiary of Cullen/Frost Bankers Inc., as the company closed 2016 with returns higher than its respective index.

The Frost Total Return Bond Fund posted returns of 5.73 percent during 2016, compared to 2.65 percent on the Barclays U.S. Aggregate Bond Index, as of Dec. 31.

And that return on investment sparked interest in the fund that grew from \$1.8 billion in assets under management at the end of 2016 to \$2.1 billion in February, according to Frost Investment Advisors LLC.

This fund is focused on U.S. bonds issued across the country, not just in Texas, but it was a bit of an outlier since it wasn't a particularly strong year for other Frost funds.

The company's Frost Credit Fund delivered returns of 7.22 percent during 2016, while its index reported 17.34 percent. Frost's Municipal Bond Fund reported returns of -0.64 percent compared to an index of 0.25 percent for the year and was at -2.80 percent for fourth quarter 2016. Other funds did well but not as good as the index, like the Frost Mid Cap Equity Fund, which returned 8.02 percent for investors compared to 13.8 percent against its index.

But the silver lining of 2016 may continue, if Frost's bond traders continue to take its active management strategy and can capitalize on opportunities at the right moment. In 2017, the advisers predicted that the Barclays Aggregate is going to produce a return that is about 2 percent.

"We hope to better the index by 1 percent if nothing happens in terms of the market, but something almost always happens," said Jeffery Elswick, managing director of fixed income and a senior fund manager at Frost.

By something, Elswick referred to interest rate increases and credit market shifts.

Frost's investment philosophy regarding bonds is different than many other bond fund managers because many bond funds were built for institutional investors at fixed rates – not individuals who are more sensitive to losses. But because Frost's advisers grew up dealing with U.S. trust clients looking for returns on funds garnered from oil and gas wells, the direct client interaction was stronger.

"The one thing you know about individuals is that they don't want to lose money, ever," Elswick said.

The investment pool ranges from U.S. Treasury bonds to residential and com-

mercial mortgage-backed securities.

About five years ago, bond managers wanted to stick to the traditional model in which bonds are only traded in small

variances – but not anymore.

"With the interest rates being so low, many of the institutional clients that we sit in front of and are now using our prod-

uct," Elswick said. "They now want something fairly unconstrained because everyone is worried about rates being so low and a potential sell off in the bond market."

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# FINANCIAL PLANNING FIRMS

ASSETS UNDER MANAGEMENT OR ADVISEMENT AS OF 12-31-16

	Business name, Prior year's rank Website	Address Phone	Assets under management or advisement locally as of 12-31-16	Registered Investment Advisor? Y/ N	No. of IRAs <sup>1</sup>	Total local 2016 revenue	Agencies that regulate firm	Top local executive
1	<b>Morgan Stanley</b> * MorganStanley.com	755 E. Mulberry Ave. #300 San Antonio, TX, 78212 210-277-4400	\$11.2 billion	No	66	NA	SEC, NASD, FINRA, OCC	Daniel Hughes, daniel.hughes@MorganStanley.com
2	<b>Frost Wealth Advisors</b> ① frostbank.com	100 W. Houston St. San Antonio, TX, 78205 210-220-4363	\$3.87 billion	No	21	NA	Texas Department of Banking	Pat Frost
3	<b>South Texas Money Management Ltd.</b> ③ stmmltd.com	700 N. St. Mary's St. #100 San Antonio, TX, 78205 210-824-8916	\$3.02 billion	Yes	10	\$17.91 million	SEC	Jeanie Wyatt, jwyatt@stmmltd.com
4	<b>Broadway Bank</b> ④ broadway.bank	1177 N.E. Loop 410 San Antonio, TX, 78209 210-283-6500	\$1.83 billion	No	0	\$958,846	OCC	David Bohne, dbohne@broadwaybank.com
5	<b>Covenant</b> ⑥ covenantmfo.com	18756 Stone Oak Pkwy. #102 San Antonio, TX, 78258 210-403-5350	\$1.39 billion	Yes	9	NA	SEC	John Eadie
6	<b>Intercontinental Wealth Advisors LLC</b> ⑤ intercontl.com	112 E. Pecan St. #525 San Antonio, TX, 78205 210-271-7947	\$1.3 billion	Yes	12	\$5.23 million	FINRA, SEC	Isidoro Korngold, ikorngold@intercontl.com
7	<b>SWBC Investment Services LLC</b> ⑦ swbc.com	9311 San Pedro Ave. San Antonio, TX, 78216 210-525-1241	\$1.1 billion	No	9	NA	FINRA, SEC	Kelly Tramontano, Ktramontano@swbc.com
8	<b>MassMutual South Texas</b> ⑧ southtexas.massmutual.com	10101 Reunion Pl. #300 San Antonio, TX, 78216 210-384-5338	\$1.06 billion	Yes	28	\$1.46 billion	SEC, HASD, FINRA	Stephen Collins
9	<b>U.S. Global Investors Inc.</b> ⑨ usfunds.com	7900 Callaghan Rd. San Antonio, TX, 78229 210-308-1268	\$946 million	Yes	1	NA	FINRA, SEC	Frank Holmes
10	<b>M. E. Allison &amp; Co. Inc.</b> ⑩ meallison.com	950 E. Basse Rd. 2nd Fl. San Antonio, TX, 78209 210-930-4000	\$660 million	Yes	8	NA	SEC, FINRA, MSRB, Texas State Securities Board	Christopher Allison, callison@meallison.com
11	<b>Waddell &amp; Reed</b> ⑬ waddell.com	13750 San Pedro Ave. #145 San Antonio, TX, 78232 210-826-0685	\$550 million	Yes	22	\$4 million	SEC, FINRA	Albert Torres, atorres@wradvisors.com
12	<b>Mesquite Wealth Management Group</b> ⑯ mesquitewealth.com	1314 E. Sonterra Bldg. 4 #401 San Antonio, TX, 78258 210-582-1321	\$420 million	No	4	NA	SEC, FINRA	Steve Dziuk, steve.x.dziuk@ampf.com
13	<b>Security Service Investment Group</b> * ssfcu.org/investments	15000 IH-10 W San Antonio, TX, 78249 210-476-4774	\$415 million	Yes	9	NA	FINRA & SEC	John Dallahan, jdallahan@ssfcu.org
14	<b>Aspect Wealth Management</b> ⑪ aspectwealth.com	9311 San Pedro Ave. #750 San Antonio, TX, 78216 210-268-1500	\$340 million	Yes	8	\$2.1 million	SEC, FINRA	Michael Clark, mclark@aspectwealth.com
15	<b>Brent Forrest &amp; Associates LLC</b> * brentforrest.com	4077 De Zavala Rd. #2 San Antonio, TX, 78249 210-530-9599	\$299 million	Yes	2	NA	SEC, FINRA	Brent Forrest
16	<b>PAX Financial Group LLC</b> ⑰ paxfinancialgroup.com	270 N. Loop 1604 E #200 San Antonio, TX, 78232 210-881-5700	\$285.43 million	Yes	6	\$2.16 million	SEC, FINRA	Darryl Lyons, darryl@paxfg.com
17	<b>nePara Group Inc.</b> ⑲ nepara.com	4630 N. Loop 1604 W #215 San Antonio, TX, 78249 210-402-3636	\$251.06 million	Yes	3	NA	SEC, FINRA	Carey Moy, cmoy@nepara.com
18	<b>Partners Wealth Management</b> ⑰ partnerswealth.net	4079 De Zavala Rd. San Antonio, TX, 78249 210-524-1049	\$200 million	Yes	10	\$1.25 million	SEC, FINRA	Jeffrey Higgins, jhiggins@partnerswealth.net
19	<b>The Lewis Group a Financial Services Co.</b> ⑳ lewisgrp.biz	10101 Reunion Pl. #301 San Antonio, TX, 78216 210-384-3410	\$175.99 million	Yes	2	\$800,000	SEC, NASD, FINRA	Peter Lewis, alewis@financialguide.com
20	<b>George P. Becknell III</b> ㉓ NA	70 N.E. Loop 410 #730 San Antonio, TX, 78216 210-581-9656	\$150 million	Yes	2	\$1.1 million	SEC, NASD, FINRA	George Becknell III, gbecknell@financialguide.com
21	<b>Financial Life Advisors</b> <sup>2</sup> * fladvisors.com	14607 San Pedro Ave. #190 San Antonio, TX, 78232 210-821-6499 & 210-918-8998	\$149.09 million	Yes	8	NA	TSSB & SEC	Kirk Francis, kwf@crossgroup.com
22	<b>Northwestern Mutual</b> ㉔ sanantonio.nm.com	17802 IH-10 W #114 San Antonio, TX, 78257 210-616-0900	\$133.27 million	Yes	13	NA	SEC, NASD, FINRA	Fernando Suarez, fernando.suarez@nm.com
23	<b>Planto Roe Financial Services</b> * plantoroe.com	19230 Stonehue #4200 San Antonio, TX, 78258 210-477-7140	\$126.64 million	Yes	17	\$126.64 million	FINRA, SEC	Richard Planto
24	<b>The Bank of San Antonio Wealth Advisors LLC</b> * thebankofsawealthadvisors.com	1900 N.W. Loop 410 #250 San Antonio, TX, 78213 210-424-8710	\$126.62 million	Yes	2	\$813,000	SEC	Brent Given, brent.given@thebankofsa.com
25	<b>Fusion Advisors Inc.</b> * fusionadv.com	6243 IH-10 W #570 San Antonio, TX, 78201 210-342-1112	\$46 million	Yes	3	\$590,279	SEC, FINRA	Jesse Travis, jesse@fusionadv.com

NOTES: NA - not applicable, not available or not approved

\* Indicates that company was not ranked on prior year's list

Date published: March 3, 2017

CLOSER LOOK

84%

Firms on list that are Registered Investment Advisors

MOST INVESTMENT ADVISOR REPS.

Morgan Stanley66

MassMutual South Texas28

Waddell & Reed22

Frost Wealth Advisors21

Planto|Roe Financial Services17

Northwestern Mutual13

ABOUT THE LIST

Information was obtained from firm representatives. Information on The List was supplied by individual companies through questionnaires and could not be independently verified by the San Antonio Business Journal. Southern Wealth Management, Investment Professionals Inc., Randolph-Brooks Federal Credit Union, Mesquite Wealth Management Group, The Mutual Fund Store and Titleist Asset Management Ltd. Only those that responded to our inquiries were listed. Ties are broken by number of IRAs, then alphabetically.

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UPCOMING TOP 25 LISTS:

Contact Kim Hernandez at khernandez@bizjournals.com to receive insructions on how to participate in the survey

March 10

Commercial Printers, Graphic Design Firms

March 17

Cloud Service Providers, Networking & Systems Integrators

March 24

Assisted Living Facilities, Home Health Care Providers, Biotechnology Companies, Hospitals

March 31

Credit Unions

April 7

Top Office, Retail and Industrial Leases

April 14

Rooftop Solar Companies, Energy Law Firms





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THE LIST

INVESTMENTS

List firms offer various types of investment options and plans

There are many ways to invest your money with the the entities that appear on the San Antonio Business Journal's Financial Planning Firms Lists.

To decide which investment vehicles are most suitable, you need to know what firm offers which types of investments.

Of the 25 firms on the Financial Plan-

ning Firms List, 22 offer stocks and mutual bonds funds.

Fewer firms on the List offer investments in real estate or more complex investment products like derivatives.

Thoug stocks and bonds are the most recognizable investments, individual financial needs and life goals can dras-

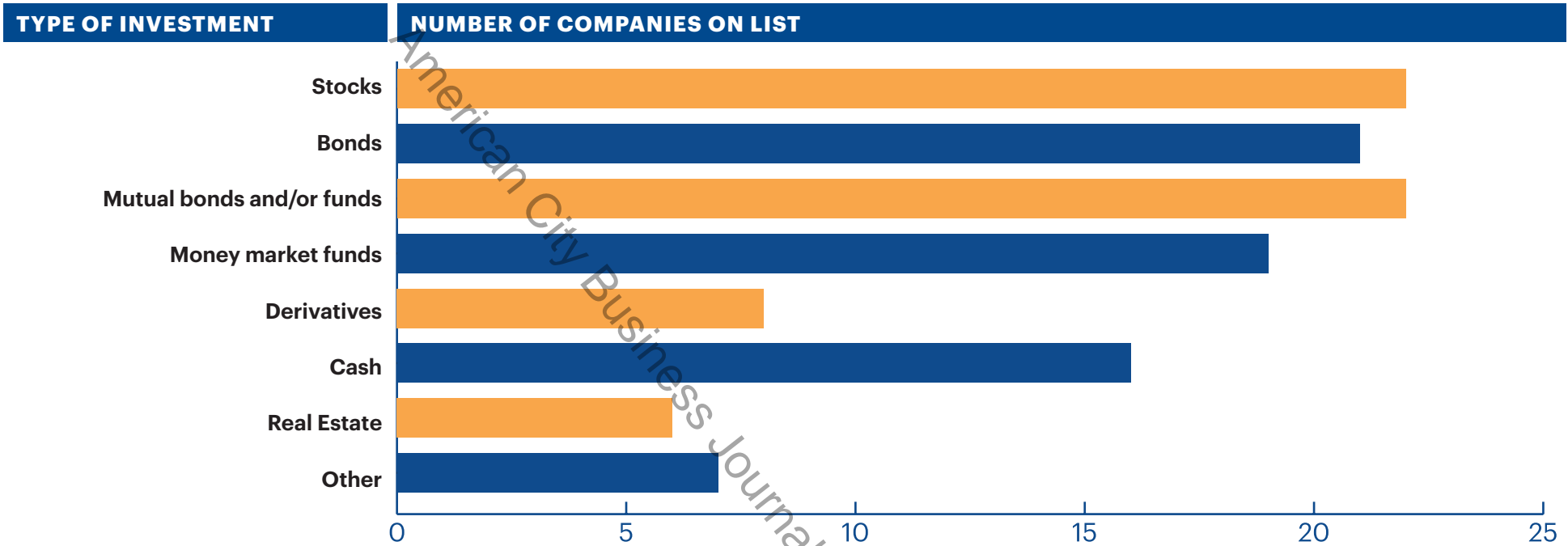
tically change the types of investments needed.

Some investment types, real estate for example, are harder to unload in times of need.

It's important for business owners, as well as private investors, to be certain that the financial planning firm they

choose can create the most appropriate program based on their current financial situations and future goals.

Be sure to take the time to fully explore all options when working out a long-term financial plan with your chosen professional.



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## WEALTH MANAGEMENT

## How to develop a comprehensive financial plan

BY ED HART

A comprehensive financial plan should be a rewarding and liberating process. An effective plan can mean different things to different people, but in the end, it will provide financial clarity and an overall vision for one's future.

**Who needs a financial planner?**

Everyone should have a plan, but not everyone needs a planner. The need

comes down to time and temperament.

There are plenty of people who enjoy organizing their finances but simply do

not have time for this important task. Some folks equate thinking about their finances with getting a root canal.

It matters not whether the constraint is time or interest.

A lack of either or both requires the help of a third party to evaluate the situation, create a plan and instill the discipline to follow through on that plan.

**What should I expect from a plan?**

An effective financial plan combines all aspects of an individual's financial life into a road map that is designed to help guide you along the right path towards financial independence.

Like most road trips, things don't always go as expected, but a good driver or co-pilot – financial planner – should get you to the destination safely. A good plan will be multifaceted and address things such as the following:

- Current balance sheet – assets and liabilities or obligations
- Cash flow analysis – sources and uses of cash
- Short- and medium-term goals, such as education
- Long-term goals, such as retirement and philanthropy
- Business succession
- Insurance

- Tax situation, including income and estate

**What should I look for in a planner?**

When evaluating a planner, an individual should look at three things: structure, independence, and fees.

Seek a plan from an independent provider who does not earn

commissions by selling products or investments. One should also expect to pay a fair price for such a plan, in many cases based on an hourly rate. Many firms, particularly the large Wall Street banks, will offer a plan free of charge, as long as they also acquire your asset management business. Buyer beware! Such a plan will inevitably offer

solutions conveniently solved by bank or insurance products.

*Ed Hart is managing director for Sendero Wealth Management, a Texas-based investment advisory firm that works with multiple financial planners.*



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Legacy Leaders

MAR 17

Cloud Service Providers, Computer Networking & System Integrators

**Ad Space Deadline:** March 9  
*List Strip Available & More*

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High Tech

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Special Report

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BUSINESS JOURNAL

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BUSINESS  
INTELLIGENCE

MAR 24

Assisted Living Centers, Hospitals (by # of beds), Home Health Care Providers, Biotechnology Companies

**Ad Space Deadline:** March 16  
*List Strip Available & More*

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Health Care

**Ad Space Deadline:** March 16  
*Call for availability*

Gallery of Luxury Homes

**Ad Space Deadline:** March 10  
*Call for availability*

Special Publication



MAR 31

Credit Unions

**Ad Space Deadline:** March 23  
*List Strip Available & More*

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## SABJ @ THE CAPITOL

Contributing writer **Kimberly Reeves**  
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### HEALTH CARE

# Pharmacies push Texas lawmakers to reel in drug prices

Independent pharmacies in Texas are fighting for the right to tell customers they're paying too much for prescriptions, over the objection of some health plans and benefit managers.

The Texas Pharmacy Business Council, which represents about 600 independent pharmacies in Texas, points out many drugs cost less than the copayment most people will pay. In those cases, excess profits are returned to the company that manages the insurance plan's pharmacy benefits, rather than the customer.

For instance, the drug Cozaar is a generic blood pressure medication that can cost as little as \$7 a month. In this case, the insurer's pharmacy benefit manager negotiated a \$15 generic copay, with \$9 going to cover the drug cost and profits to the pharmacist. Once the paperwork is completed and reconciled, the excess \$6 can go into the pocket of the pharmacy benefit manager. That's often referred to among pharmacists as a "clawback."



STOCK PHOTO

"Our primary interest is that this is a patient-rights issue," said Chuck Waters of the Texas Pharmacy Business Council. "But it's not all about the patient. Filing all the paperwork to decide whether you lose or make money can get complicated. You get to have a direct cash transaction with the patient. The patient gets the drug at a lower price. And it ends up taking a lot of red tape out of your life."

A PBM has two jobs: signing up pharmacies for network access, often with a love-it-or-leave-it contract, and processing claims for drug benefits.

Most of these clawbacks involve generic drugs with a minimal profit margin, Waters said. Paperwork reconciliation, can take weeks or even months. And the willingness to make these drug sales a direct cash transaction varies by pharmacy benefit manager and health plan.

"Once the pharmacy signs a contract to be in a provider network, the pharmacist is forbidden from selling these drugs to a patient for a cash price," Waters said. "If, on the other hand, the patient asks directly, the pharmacist considers it safe to respond to a direct inquiry."

These pharmacy benefit manager contracts also create a competitive disadvantage for the independent pharmacist. Due to its buying power, Wal-Mart Stores Inc. can widely advertise its own \$4 generic drug list. The independent pharmacy tied to a pharmacy benefit manager contract

may not get that option.

Two bills – Senate Bill 1076 and House Bill 2360 – were introduced in late February and would end the clawbacks, which the Texas Pharmacy Business Council has labeled "deceptive profiteering" that is "arguably fraudulent." SB 1076 would prohibit a health plan or its PBM subcontractor from requiring a covered patient to make a copayment if the cost of the prescription is less than that copayment.

Waters said he was not aware of any early opposition to the bill. The Texas Association of Health Plans has yet to comment.

The changes from SB 1076 and HB 2360 are ones the customer would be able to feel immediately at the counter. The Texas Pharmacy Association – the largest of all the state pharmacy associations – has set a broad agenda that includes expanding the services pharmacists can offer to patients and putting PBMs, which are unregulated in Texas, under the state's purview.

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PEOPLE ON THE MOVE

BANKING & FINANCIAL SERVICES



**Ruth Menchaca**  
Ruth Menchaca was promoted to audit manager from audit supervisor at Sol Schwartz & Associates PC.



**Joseph Weiner**  
Joseph Weiner was hired as senior vice president and senior business development officer for SBA lending at Texas Capital Bank.



**Brooks Orton**  
Brooks Orton was hired as financial planning consultant at Eric Kala - Wealth Management Co.



**Zackery Holloway**

Zackery Holloway was promoted to supervising senior tax associate from senior tax associate at Slattery | Perkins PC. Frankie Martinez and Rebecca West were promoted to senior tax associate from tax associate. Jennifer Ramirez and Lindsay White were promoted to partner from senior tax manager.



**Frankie Martinez**



**Rebecca West**



**Jennifer Ramirez**



**Lindsay White**

COMMERCIAL REAL ESTATE



**Jondell Shives**  
Jondell Shives was promoted to San Antonio vice president from Houston vice president at Harvey-Cleary Builders.



**Shiloh Mann**  
Shiloh Mann was hired as managing director at NIKA.



**Larrisa Wilkinson**  
Larrisa Wilkinson was hired as director of professional learning and program innovation at Pre-K 4 SA.



**Randy Bush**  
Randy Bush was hired as director of energy at Larson Design Group.



**Alfred Murillo**  
Alfred Murillo was hired as vice president and office executive for San Antonio at Michael Baker International.



**Renee Watson**  
Renee Watson was promoted to director from manager at Bexar County's small business and entrepreneurship department.



**Patrick Crump**  
Patrick Crump was hired as president and CEO at Morningside Ministries Senior Living Communities.



**Irma Paveglio**  
Irma Paveglio was promoted to director of network development and contracting for network management operations at WellMed Medical Management.

HOME SERVICES



**Kayla Kotzur**  
Kayla Kotzur was promoted to finance manager at Jon Wayne Service Co.



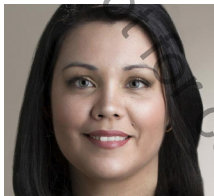
**Cassandra Munoz**  
Cassandra Munoz was promoted to employee resources and retention manager.



**Ann Leafstedt**  
Ann Leafstedt was promoted to partner from senior counsel at Jackson Walker LLP.



**Clay Nettleship**  
Clay Nettleship was hired as of counsel at Strasburger & Price LLP.



**Jasmine Grant**  
Jasmine Grant was hired as an associate at Davis, Cedillo & Mendoza Inc.



**Brandy Peery**  
Brandy Peery was promoted to shareholder from associate.



**John Dulske**  
John Dulske and Bryan Kost were hired as government contracts attorneys at Dykema Cox Smith.



**Bryan Kost**

MEDIA & MARKETING



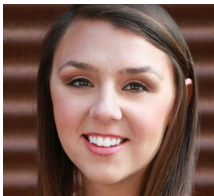
**Nathan Cone**  
Nathan Cone was promoted to vice president of cultural and community engagement from director of cultural and community engagement at Texas Public Radio.



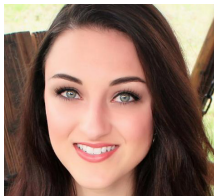
**Robert Salluce**  
Robert Salluce was hired as director of marketing and public relations.



**Emily Forney**  
Emily Forney was promoted to director of the national sports and events marketing division from senior project manager at The CE Group Inc.



**Dempsey Thornton**  
Dempsey Thornton was promoted to project manager of the national sports and events marketing division from project assistant.



**Rachel Bagnetto**  
Rachel Bagnetto was promoted to account executive from intern at The Whittington Group.



**Robert Legg**  
Robert Legg was promoted to director from manager at Southwest Research Institute.

RESEARCH

HOW TO SUBMIT

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Information about any San Antonio-area-based businessperson who has been promoted, joined a new company or received an award. Include name, title, company, location and a photo of the person, with a company contact name, email address and phone number in case additional information is needed. Submissions are automatically compiled and posted online and, depending on space, on these print pages.

You must send a photo to be considered for print publication. The photos must be high-resolution, color JPEGs that are, at minimum, 200 dpi in size.



LEADS

Information to build your business

► Abstracts Of Judgment

This listing includes abstracts of judgment of more than \$10,000 filed in the Bexar County Courthouse. This information is available on disk or via e-mail. Call 877-593-4157.

**BBVA Commercial Billing vs. Star Operations Inc. (foreign-Travis County),** 9100 I-H 10 W. #105, San Antonio 78230, \$6,040, plaintiff, Book/Page 18351/291, 02/10/17.

**Wells Fargo Bank NA vs. Huy Enterprises LLC/ Binh Xuan Mai,** 7518 Drake Canyon, San Antonio 78254, \$208,341, plaintiff, Book/Page 18351/2269, 02/10/17.

**State Auto Mutual vs. D&K Energy Services LLC (foreign-Travis County),** 8114 Juniper Trace #108, Garden Ridge 78266, \$5,000, plaintiff, Book/Page 18353/1889, 02/13/17.

**D&D Contractors Inc. vs. Rockin Q Construction LLC,** 2724 Mountain High Ridge, San Marcos 78666, \$26,549, plaintiff, Book/Page 18354/1648, 02/13/17.

**Schmidt Oilfield Services Inc. vs. Saldivar Oilfield Services Inc. (foreign-Atascosa County),** 4922 Dahlia Terr., San Antonio 78218, \$19,762, plaintiff, Book/Page 18356/343, 02/14/17.

**Tristar Web Graphics Inc. vs. Benitez & Gloria LLC (foreign-Harris County),** 2020 Austin Hwy., San Antonio 78218, \$19,964, plaintiff, Book/Page 18356/504, 02/14/17.

**PB Woodlake Plaza San Antonio Ltd. vs. Pro Staffing and Medical Management PLLC dba Lipo Laser of San Antonio,** 13415 Woodforest Blvd. #E, Houston 77015, \$30,556, plaintiff, Book/Page 18357/1815, 02/15/17.

**J.D. Collision Express Inc. vs. Con-Corp. Construction LLC,** 7538 Lincoln Village Dr., San Antonio 78244, \$103,600, plaintiff, Book/Page 18357/1082, 02/15/17.

**Broadcast Music Inc. vs. VP Times Inc. dba Vanity Factory fka Some Beach,** 2831 N.W. Loop 410, San Antonio 78230, \$14,511, plaintiff, Book/Page 18359/2148, 02/16/17.

**Primary Weapons Systems Inc. vs. BPA Inc. dba Bullit Proof Arms (foreign-Travis County),** 17305 I-H 25 N. #101, Schertz 78154, \$29,753, plaintiff, Book/Page 18359/2165, 02/16/17.

► Affidavits of Mechanics' Liens

These cases represent mechanics liens involving businesses in Bexar County; includes parties involved, amount, book and page number, and date filed. This information is available on disk or via e-mail. Call 877-593-4157.

**Claimant: David Saidi dba Pegasus Carpet Care,** Contractor: Omninet Park at Ventana LLC, \$39,538, Owner: Omninet Park at Ventana LLC, on property at Park at Ventana Apartments 3903 Barrington St., San

Antonio 78217, Book/Page 18351/886, 02/10/17.

**Claimant: Castillon Construction Inc.,** Contractor: WPGL LLC/Lin Indrio Inc./Lloyd Moody, \$702,277, Owner: WPGL LLC/Lin Indrio Inc./Lloyd Moody, on property at (multiple lots and blocks), Book/Page 18352/347, 02/10/17.

**Claimant: J&S Materials LLC dba Texas Soil Resources,** Contractor: AR Excavations LLC, \$10,285, Owner: Dario Properties Ltd., on property at 12830 Silicon Dr., Book/Page 18352/2487, 02/13/17.

**Claimant: Alamo Concrete Products Co.,** Contractor: Nationwide Structural LLC, \$28,063, Owner: 7902 Calle Rialto LLC, on property at Village at Riako 7902 Calle Rialto, San Antonio 78257, Book/Page 18354/2053, 02/14/17.

**Claimant: Johnson & Powell Door & Hardware LLC,** Contractor: BMC Construction Serevices LLC aka Black Mountain Construction, \$86,027, Owner: HC-5330L N. Loop 1604 West LLC, on property at 5418 N. Loop 1604 W., San Antonio 78249, Book/Page 18355/1594, 02/14/17.

**Claimant: Beacon Sales Acquisition Inc. dba RSG Roofing Supply Group/ West Ending Roofing Siding and Windows,** Contractor: Absolute Contracting Inc., \$51,272, Owner: HEB Grocery Co. LP/H.E. Butt Grocery Co., on property at 2118 Fredericksburg Rd., San Antonio 78201, Book/Page 18355/1845, 02/14/17.

**Claimant: YC Partners Ltd. dba Yantis Co.,** Contractor: Jordan Foster Construction LLC, \$143,855, Owner: SSFCU, on property at Lots 11-18/901-903 Block 2 NCB 14746 Utex Business Park, Book/Page 18357/1157, 02/15/17.

**Claimant: Greater Metroplex Interiors Inc.,** Contractor: Rogers-O'Brien Construction Co. Ltd., \$71,503, Owner: CyrusOne LLC, on property at 9554 Westover Hills, San Antonio 78251, Book/Page 18357/2235, 02/15/17.

**Claimant: Parkway C&A LP,** Contractor: MPT of Potranco FCER LLC, \$602,246, Owner: C&C Potranco West-27 LP, on property at 9211 Potranco Rd., San Antonio 78251, Book/Page 18357/971, 02/15/17.

**Claimant: MG Building Materials Ltd.,** Contractor: Gerstner Construction Management LLC, \$10,375, Owner: Sojo Myrtle I LLC, on property at 818 E. Myrtle, San Antonio 78212, Book/Page 18358/1959, 02/15/17.

**Claimant: Beacon Sales Acquisition Inc. dba Roofing Supply Group LLC,** Contractor: The Central Roof Co., \$12,140, Owner: OHM Namah Inc., on property at NCB 17978 Block 1 Lot S, Book/Page 18358/198, 02/15/17.

**Claimant: Palos & Guzman Services Inc. dba Mundo Verde Irrigation & Landscaping,** Contractor: Martines Palmeiro Construction LLC, \$151,455, Owner: 1130 Broadway Residential LP, on property at 1130 Broadway St., San Antonio 78215, Book/Page 18358/925, 02/15/17.

► ABOUT THIS SECTION

**READER'S GUIDE**  
Leads is a collection of information gathered from San Antonio area courthouses, government offices and informational Web sites. We gather these public records so you can build your business. No matter what business you are in, you can gain a competitive edge by reading Leads. Find new and expanding businesses and new customers. Find out the area's commercial and residential hot spots. Find clues about the financial condition of your vendors, customers or competitors. Listings for each category may vary from week to week because of information availability and space constraints. (Note: \*Indicates listings are not available for this week.)

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► Building Permits

These are newly issued building permits collected from the city of San Antonio Building Inspections Department. The following information is included: contractor/owner, job site address, description, estimated value. This information is available on disk or via e-mail. Call 877-593-4157.

COMMERCIAL

**Albert Castillo,** commercial addition at 16407 Applewhite Rd., (8ft fence), \$115,000.

**Allan Enos,** commercial alteration at 17619 La Cantera Pkwy. #204, (plumbing), \$100,000.

**Chad Respondek,** commercial alteration at 15507 I-H 10 W., (site work), \$150,000.

**Debra Dockery,** commercial alteration at 1300 Guadalupe St., (tenant improvement), \$500,000.

**Delroy Froboese,** commercial addition/alteration at 11212 State Hwy. 151, (2nd fl. cath lab), \$160,000.

**Dina Rutherford,** commercial construction at 100 N. Main, \$7,409,348.

**Dina Rutherford,** commercial alteration at 100 N. Main, (tenant improvement 2nd fl. lobby/ ballroom), \$1,003,398.

**Dina Rutherford,** commercial alteration at 100 N. Main, (tenant improvement 3rd fl. office/ board room), \$364,458.

**Dina Rutherford,** commercial alteration at 100 N. Main, (1st fl. garage), \$1,005,054.

**Dina Rutherford,** commercial alteration at 100 N. Main, (tenant improvement 8th-18th fl.), \$19,217,742.

**Douglas Burch,** commercial alteration at 5714 Epsilon, (re-roof), \$116,206.

**Javier Huerta,** commercial alteration at 18911 Hardy Oak Blvd. 1st Fl., (tenant improvement), \$628,543.

**Jill Drash,** commercial alteration at 19026 Ridgewood Pkwy. #309, \$297,000.

**Mark Silvestain,** commercial alteration at 8900 Starcrest Dr. Bldg. 2, (re-roof), \$134,602.

**Mark Silvestain,** commercial alteration at 8900 Starcrest Dr. Bldg. 1, (re-roof), \$130,761.

**Mark Silvestain,** commercial alteration at 8900 Starcrest Dr. Bldg. 3, (re-roof), \$161,541.

**Mark Silvestain,** commercial alteration at 8900 Starcrest Dr. Bldg. 4, (re-roof), \$194,500.

**Mary Lyttle,** commercial alteration at 10500 Sea World, (demo pavement), \$132,000.

**Michael Hiser,** commercial alteration at 84 N.E. Loop 410, (re-roof), \$135,651.

**Randon McKee,** commercial alteration at 120 9th St., (tenant improvement), \$250,000.

**Terry Brown,** commercial alteration at 26422 Dancing Bear, (plumbing), \$120,000.

**Terry Brown,** commercial alteration at 26422 Dancing Bear, (sewer stub out), \$120,000.

RESIDENTIAL

**Adolfo Canales,** single-family residence at 8326 Puente, \$139,920.

**Alan Wayne Karrer,** single-family residence at 25961 White Eagle Dr., Timberwood Park, \$215,000.

**Courtney Chappell,** single-family residence at 2571 Golden Rain, \$182,070.

**Courtney Chappell,** single-family residence at 5926 Bridle Bend, \$206,010.

**Courtney Chappell,** single-family residence at 5930 Bridle Bend, \$210,210.

**Courtney Chappell,** single-family residence at 14451 Costa Leon, \$196,210.

**Courtney Chappell,** single-family residence at 6427 Hazel Valley Dr., \$116,480.

**Courtney Chappell,** single-family residence at 10219 Waverunner, \$179,620.

**Courtney Chappell,** single-

INDEX

Abstracts of judgment .....	26
Affidavits of mechanics' liens .....	26
Building permits .....	26
Federal tax liens.....	26
New lawsuits .....	26
Real estate deeds of trust .....	27
Real estate transactions .....	27
Releases of federal tax liens.....	29
Sales tax permits .....	29

family residence at 10223 Waverunner, \$146,720.

**Curtis Keller,** single-family residence at 5810 Tranquil Dawn, \$234,220.

**Curtis Keller,** single-family residence at 5918 Bridle Bend, \$236,880.

**Curtis Keller,** single-family residence at 4935 Ballot Park, \$198,730.

**Curtis Keller,** single-family residence at 4938 Baloc Farm, \$194,950.

**Curtis Keller,** single-family residence at 7211 Geranium Path, \$236,880.

**Elizabeth Richter,** single-family residence at 7403 Independence Way, \$215,950.

**Elizabeth Richter,** single-family residence at 7407 Independence Way, \$263,200.

**Elizabeth Richter,** single-family residence at 2802 Sunset Bend, \$147,350.

**Elizabeth Richter,** single-family residence at 7434 Independence Way, \$184,940.

**Elizabeth Richter,** single-family residence at 2806 Sunset Bend, \$142,870.

**Elizabeth Richter,** single-family residence at 2810 Sunset Bend, \$196,840.

**Elizabeth Richter,** single-family residence at 7102 Ft. Bend, \$211,470.

**Elizabeth Richter,** single-family residence at 2539 Live Oak Pass, \$196,840.

**Frederico Davalos,** single-family residence at 9419 Butterfly Bend, \$148,275.

**Frederico Davalos,** single-family residence at 9427 Butterfly Bend, \$149,250.

**Glenn Smith,** single-family residence at 515 Leigh St., \$350,000.

**John Aregood,** single-family residence at 3803 Southton View, \$103,843.

**John Aregood,** single-family residence at 3811 Southton View, \$137,449.

**John Aregood,** single-family residence at 3819 Southton View, \$137,449.

**Jorge Araujo,** single-family

residence at 26422 Dancing Bear, \$441,000.

**Jorge Flores,** single-family residence at 4311 Anson Jones, \$143,845.

**Juan Fernandez,** single-family residence at 543 Leigh St., \$290,000.

**Justin Morgan,** single-family residence at 26116 High Timber Pass, \$387,000.

**KB Home,** multi-family residence at 7331 Primrose Post #15, \$178,860.

**KB Home,** single-family residence at 9611 Pleasanton Bluff, \$159,720.

**KB Home,** single-family residence at 226 Pleasanton Cir., \$129,240.

**KB Home,** single-family residence at 4511 Southton Way, \$133,620.

**KB Home,** single-family residence at 234 Pleasanton Cir., \$146,580.

**KB Home,** single-family residence at 7122 Palomino Bay, \$195,600.

**KB Home,** multi-family residence at 239 Pleasanton Cir. #1, \$159,720.

**KB Home,** multi-family residence at 7306 Palomino Bay #2, \$115,980.

**Kevin Slattery,** single-family residence at 25602 Singing Rain, \$250,000.

**Kimi-Lyn Murray,** single-family residence at 115 San Miniato, \$348,530.

**Mariela Valdivia,** multi-family residence at 10148 Culebra Rd. Bldg. 2, (apartment), \$3,407,754.

**Mariela Valdivia,** multi-family residence at 10148 Culebra Rd. Bldg. 1, (apartment), \$3,259,456.

**Mariela Valdivia,** multi-family residence construction at 10148 Culebra Rd. Bldg. 4, (community center), \$305,976.

**McMillin Homes,** single-family residence at 2922 Antique Bend, \$294,480.

**McMillin Homes,** single-family residence at 23022 Copper Gully, \$223,980.

**McMillin Homes,** single-family residence at 23031 Woodlawn Ridge,

\$167,900.

**Oneida Hall,** single-family residence at 4207 W. Horseshore Bend, \$142,000.

**Perla Chapa,** single-family residence at 12603 Elemina Trl., \$104,832.

**Phillip Schorlemmer,** single-family residence at 1114 N. Olive St., \$250,000.

**Phillip Schorlemmer,** single-family residence at 1118 N. Olive St., \$250,000.

**Phillip Schorlemmer,** single-family residence at 1122 N. Olive St., \$250,000.

**Phillip Schorlemmer,** single-family residence at 607 Leigh St., \$350,000.

**Phillip Schorlemmer,** single-family residence at 615 Burleson St., \$250,000.

**Phillip Schorlemmer,** single-family residence at 1110 N. Olive St., \$250,000.

**Robert Byrum Hudson Jr.,** single-family residence at 610 Poco Pass, Timberwood Park, \$250,000.

**Rosie Meeks,** single-family residence at 5719 Shiraz Cv., \$242,560.

**Rosie Meeks,** single-family residence at 17126 Moscato, \$248,480.

**Rosie Meeks,** single-family residence at 17422 Branchetto, \$197,200.

**Ross Barrera,** single-family residence at 222 Ashley Rd., \$270,000.

**Ross Benline,** single-family residence at 6526 Tallow Way, \$290,290.

**Stephen Hicks,** multi-family residence alteration at 111 W. Jones Ave., (electrical), \$2,000,000.

**Victoria Shavers,** single-family residence at 6 Denbury Glen, \$520,000.

**William Tucker,** single-family residence at 7323 Cresta Bulivar, \$316,000.

► Federal Tax Liens

These are recently filed by The Internal Revenue Service against assets of a business for unpaid income or payroll taxes. They are recorded with the Bexar County Clerk. Published are liens against businesses for \$5,000 or more. The data appears in the following order: taxpayer's name, address, amount of lien, type of lien (if available), book/page number and recording date. The information below is available on disk or via e-mail. Call 877-593-4157.

**William D. Steinhauer DDS PA,** 803 Castroville Rd. #148, San Antonio 78237, \$24,160, (CIVP), Book/Page 18357/577, 02/15/17.

**Enclaveapt Inc.,** 9109 Dartbrook Dr. Manager Office, San Antonio 78240, \$31,809, (1120/CIVP), Book/Page 18357/581, 02/15/17.

**Aidon Marketing Group Ltd.,** 2623 Thunder Gulch, San Antonio 78245, \$37,186, (941/CIVP), Book/Page 18357/583, 02/15/17.

**Surgical Practices of South Texas PLLC,** 143 W. Sunset Rd. #100, San Antonio 78209, \$6,003, (941), Book/Page

18357/585, 02/15/17.

**M.D. Wollam Inc./Hilltop Automotive,** 8280 Real Rd., San Antonio 78263, \$26,165, (1120/941), Book/Page 18357/587, 02/15/17.

► New Lawsuits

These cases represent new litigation filed against businesses in Bexar County District Court; includes plaintiff, defendants, nature of action (if available), case number and date filed. The information below is available on disk or via e-mail. Call 877-593-4157.

**Yolanda Villanueva-Gonzales vs. National Lloyds Insurance Co.,** debt/contract, case #2017 CI 02559, 02/10/17.

**Nancy Young-Gunderland vs. Hospital/Health Care System/Methodist Stone Oak Hospital/Methodist Health Care et al.,** injury or damage, case #2017 CI 02575, 02/13/17.

**Caitlin Cravens vs. Gary Keith Darnell/ Gosney Brothers LLC,** motor vehicle accident, case #2017 CI 02579, 02/13/17.

**Nancy Young-Gunderland vs. Hospital/Health Care System/North Central Baptist Hospital/ Baptist Health System et al.,** injury or damage, case #2017 CI 02584, 02/13/17.

**Rosa Rangel vs. Wellington Insurance Co.,** debt/contract, case #2017 CI 02587, 02/13/17.

**Rudy Alvarado vs. National Specialty Insurance Co.,** debt/ contract, case #2017 CI 02593, 02/13/17.

**Diana Ramirez vs. Juan Trinidad Reynosa/ Fresh From Texas Inc.,** motor vehicle accident, case #2017 CI 02599, 02/13/17.

**Ramona Enriquez vs. Madden Material & Trucking LLC/John Hector Salinas,** motor vehicle accident, case #2017 CI 02635, 02/13/17.

**Rita Garza vs. Legend Oaks-West San Antonio LLC/Legend Oaks Healthcare and Rehabilitation,** malpractice-medical, case #2017 CI 02641, 02/13/17.

**Jose Menendez/Nicole Newman-Menendez vs. Stephen Jackson Construction Ltd./Cypress Ventures LLC/Cypress Ventures II LLC et al.,** case #2017 CI 02654, 02/13/17.

**Lionel Martinez vs. Wellington Insurance Co.,** debt/contract, case #2017 CI 02655, 02/13/17.

**Arsen Zacharian/ Chana Hennessee vs. Amon Gorum/Gorum Remodeling LLC/Valor Homes,** case #2017 CI 02657, 02/13/17.

**Simon Chapa vs. Sanchez Affordable Auto Sales/ Affordable Auto Sales/ Maria D. Guerrero et al.,** case #2017 CI 02659, 02/13/17.

**Ricardo Chapa/Veronica Chapa vs. National Lloyds Insurance Co.,** insurance, case #2017 CI 02664, 02/13/17.

**Timothy Nieto/Daisy Nieto/Jana Nieto (minor) et al. vs. Eduardo**



## LEADS

**Batista De La Cruz/Ervin Equipment Inc./Ervin Lease LLC**, motor vehicle accident, case #2017 CI 02667, 02/13/17.

**Pedro Tapia Jr. vs. Crystal Ruesher/Elevated Logistics LLC**, motor vehicle accident, case #2017 CI 02674, 02/14/17.

**Maria Santos vs. Wellington Insurance Co.**, case #2017 CI 02681, 02/14/17.

**Colonial County Mutual Insurance Co. vs. North Park Lincoln Mercury**, injury or damage, case #2017 CI 02682, 02/14/17.

**Silverio Arredondo vs. American National Lloyds Insurance Co.**, debt/contract, case #2017 CI 02689, 02/14/17.

**Crystal Garza vs. Dohn Hubley/Tonya Hubley/Meek Holdings LLC**, debt/contract, case #2017 CI 02700, 02/14/17.

**Edward Ramirez vs. XGrafx LLC/ACM Hub LLC**, employment-discrimination, case #2017 CI 02713, 02/14/17.

**Vulcan Construction Materials LLC vs. Kodiak Trenching & Boring LLC/Matthew Mahone**, debt/contract, case #2017 CI 02715, 02/14/17.

**Neil Hajji vs. Farmers Texas County Mutual Insurance Co. et al.**, motor vehicle accident, case #2017 CI 02716, 02/14/17.

**Monica Ann Soto vs. RTM Construction Co./James Arthur Rawlings II**, motor vehicle accident, case #2017 CI 02719, 02/14/17.

**Ben Rymers vs. Allstate County Mutual Insurance Co.**, injury or damage, case #2017 CI 02721, 02/14/17.

**Francis Paul Bennett vs. National Judgment Recovery Center LP/UniFund CCR Partners LLC/McCleskey Harriger Brazill & Graf LLP et al.**, code violations, case #2017 CI 02726, 02/14/17.

**Michael Laque/Brandi Crossland vs. Murphy USA Inc./Darrian Jawuan Roberts et al.**, motor vehicle accident, case #2017 CI 02740, 02/14/17.

**Jose Rodriguez vs. State Farm Lloyds**, debt/contract, case #2017 CI 02742, 02/15/17.

**Morrell Masonry Supply Inc. vs. SA HOU Alamo**

LLC, case #2017 CI 02750, 02/15/17.

**Alfred C. Perez vs. Bertram Turner/Regulatory Licensing & Compliance LLC**, debt/contract, case #2017 CI 02763, 02/15/17.

**Valerie Tackett/Ronald Tackett vs. USAA Casualty Insurance Co.**, debt/contract, case #2017 CI 02766, 02/15/17.

**Manuel Carranza vs. Allstate Vehicle and Property Insurance Co.**, debt/contract, case #2017 CI 02770, 02/15/17.

**BBM Online LLC vs. Calling Solutions of Texas Ltd./CST Logistics LLC/Calling Solutions Inc.**, debt/contract, case #2017 CI 02785, 02/15/17.

**Lyndz Morgan Brooks vs. City of San Antonio**, motor vehicle accident, case #2017 CI 02790, 02/15/17.

**Ella Jackson vs. Joe Harris/BFI Waste Services of Texas LP**, motor vehicle accident, case #2017 CI 02797, 02/15/17.

**Marvin Joanis vs. Jordan Ford Ltd.**, debt/contract, case #2017 CI 02804, 02/15/17.

**Vincere Real Estate LLC vs. Alamo Towers-Cotter LLC**, debt/contract, case #2017 CI 02834, 02/16/17.

**Luis M. Colon/Daniel Eisenhauer vs. Carolea LLC**, landlord/tenant, case #2017 CI 02840, 02/16/17.

**Bryan Allen Pierce vs. Brandon Tyler Sweat/Greatwide Cheetah Transportation/Luma Enterprises Inc.**, motor vehicle accident, case #2017 CI 02848, 02/16/17.

**EGT Holdings LLC/Stephens Roofing & Remodel vs. Robert Matthew Trent/Jon Casey Walls/Pintail Roofing and Construction LLC**, non-competition, case #2017 CI 02855, 02/16/17.

**Apache Hose & Belting Co. Inc. vs. MEPUSA Direct LLC**, debt/contract, case #2017 CI 02893, 02/17/17.

**Manuel Avina vs. Latigo Building and Restoration Inc./Esteban S. Alvarez**, premises, case #2017 CI 02901, 02/17/17.

**Mario M. Martinez II vs. James Lee/BEL Furniture I Inc.**, injury or damage, case #2017 CI 02913, 02/17/17.

**Francisco Yanez/Alejandra Yanez/Hugo Yanez (minor) vs. Big J Texas LLC/Big J Plumbing/Jack Melton et al.**, motor vehicle accident, case #2017 CI 02923, 02/17/17.

**Bianey Caraveo vs. J&A Hauling Inc./Jose E. Menchaca Mendoza**, motor vehicle accident, case #2017 CI 02947, 02/17/17.

**Mark Vojvodich vs. Bexar County Commissioners Court/Nelson W. Wolff/Sergio Rodriguez et al.**, injury or damage, case #2017 CI 02953, 02/17/17.

**Carla Garcia vs. JMR Express LLC/Richard Penney**, motor vehicle accident, case #2017 CI 02957, 02/17/17.

**Stacey Lafave vs. John Calvin Frederick/Downing Bar J LLC**, injury or damage, case #2017 CI 02960, 02/17/17.

**Janet Ahmad vs. Bluffview Greens Homeowners Association Inc./Joseph Battaglia/David M. Garrett et al.**, case #2017 CI 02963, 02/17/17.

## ► Real Estate Deeds of Trust

*These are deeds of trust recorded with the Bexar County Clerk. They include commercial transfers and residential transfers over \$200,000. The following information is included: lender; borrower; legal description, property address, ZIP code, subdivision (if available); amount (if available); book/page number; and date recorded. This information is available on disk or via e-mail. Call 877-593-4157.*

### COMMERCIAL

(lender to borrower)

**Grothues Financial Ltd. to Japhet Enterprises LLC**, P.O. Box 780696, San Antonio 78278, \$845,000, Book/Page 18336/1415, 02/01/17.

**Ensign Group Inc. to Towers Park Health Holdings LLC**, (no address shown), \$5,750,000, Book/Page 18337/1232, 02/01/17.

**Frost Bank to McMillin Cliffs at Cibolo LLC**, 21232 Gathering Oak #103, San Antonio 78260, property at 2922 Antique Bend, San

Antonio 78259, \$311,573, Book/Page 18337/1627, 02/01/17.

**PlainsCapital Bank to Montclair Homes LLC**, property at 1841 Flamingo Dr., San Antonio 78209, \$500,000, Book/Page 18338/966, 02/01/17.

**Government Personnel Mutual Life Insurance Co. to Ice Partners Ltd.**, 10001 Reunion Place #230, San Antonio 78216, property at 17530 Henderson Pass, \$6,600,000, Book/Page 18339/86, 02/01/17.

**Zeus Crowdfunding to Cinron Properties LLC**, property at 110 Brightwood Place, San Antonio 78209, \$675,000, Book/Page 18340/2076, 02/02/17.

**Wells Fargo Bank NA to W&Z Holdings LLC**, property at 17111 O'Connor Rd., San Antonio 78247, \$1,212,080, Book/Page 18340/351, 02/02/17.

**PlainsCapital Bank to SGRS Investment LLC**, property at 6423 Babcock Rd., San Antonio 78249, \$300,000, Book/Page 18341/1913, 02/03/17.

**Texas Champion Bank to KC Renovations Inc.**, 8635 Bruck's Dr., Converse 78109, \$516,000, Book/Page 18341/785, 02/03/17.

**Texas Champion Bank to KC Renovations Inc.**, 8635 Bruck's Dr., Converse 78109, \$516,000, Book/Page 18341/911, 02/03/17.

**East West Bank to CFT NV Developments LLC**, property at 1446 Austin Hwy., San Antonio 78209, \$630,000, Book/Page 18342/13, 02/03/17.

**Prosperity Bank to BA&W Enterprises Inc.**, 13510 Toepperwein Rd., San Antonio 78233, \$4,200,000, Book/Page 18342/2020, 02/03/17.

**Security National Life Insurance Co. to ER at Casablanca LLC**, property at 11320 Alamo Ranch Pkwy., San Antonio 78253, \$3,750,000, Book/Page 18344/1811, 02/06/17.

**Castroville State Bank to JHU LLC/CV Country Lane LLC/Uptmore Family LP et al.**, 8400 Blanco Rd. #204, San Antonio 78216, \$685,120, Book/Page 18344/547, 02/06/17.

**Amegy Bank to Jason and Katherine Adkison**, property at 8042 Dundee Ave., San Antonio 78209, \$250,000, Book/Page 18345/521, 02/07/17.

**Randolph Brooks Federal Credit Union to RFM Merchants LLC**, 5101 Broadway St. #200, San Antonio 78209, \$780,000, Book/Page 18346/1321, 02/07/17.

**Waring Investments Inc. to AMK Properties LLC**, 809 Almadin, San Antonio 78258, \$600,000, Book/Page 18346/1899, 02/07/17.

### RESIDENTIAL

**Paramount Equity Mortgage LLC to Paul H. and Regina M. Weir**, property at 128 Merry Trl., San Antonio 78232, \$281,000, Book/Page 18336/1978, 02/01/17.

**Mortgage Electronic Registration Systems Inc. to Louis Truett Pratt Jr.**, property at 603 Glencrest Dr., San Antonio 78229, \$343,500, Book/Page 18336/2006, 02/01/17.

**CashCall Mortgage to Michael J. and Tina Andrie**, property at 8708 Turning Leaf, Boerne 78015, \$358,000, Book/Page 18336/2047, 02/01/17.

**Gold Financial Services to Jose and Sofia Regalado**, property at 21652 Senior Rd., Von Ormy 78073, \$417,000, Book/Page 18337/2165, 02/01/17.

**TJC Mortgage Inc. to Scott Wayne Maylender and Karen Maylender**, property at 342 Wood Shadow St., San Antonio 78216, \$311,259, Book/Page 18337/2470, 02/01/17.

**JP Morgan Chase Bank NA to Jason A. and Lisa K. Keller**, property at 13231 Trentwood, San Antonio 78231, \$285,725, Book/Page 18337/718, 02/01/17.

**Ditech Financial LLC to Elliott and Jayne Perry**, property at 403 Sunny Pass, San Antonio 78260, \$272,000, Book/Page 18338/1251, 02/01/17.

**Jefferson Bank to Miguel and Susanne E. Ramos**, property at 15842 San Cayetano, Helotes 78023, \$482,380, Book/Page 18338/1821, 02/01/17.

**Compass Bank to Jorge Antonio Tirado and Claudia Lizzette Arias-Vaquez**, property at Eight Kings Manor, San Antonio 78257, \$918,834, Book/Page 18338/2101, 02/01/17.

**Compass Bank to Daniel L. and Sheryl L. Berry**, property at 614 Wyndale St., San Antonio 78209,

\$255,400, Book/Page 18338/2300, 02/01/17.

**Universal American Mortgage Co. LLC to Carl J. Jr. and Janet M. Foy**, property at 100 Ranch Rd., Adkins 78101, \$361,600, Book/Page 18339/1061, 02/02/17.

**LoanDepot.com LLC to William H. and Lisa Davidson**, property at 19137 Bandera Rd., Helotes 78023, \$259,000, Book/Page 18339/1944, 02/02/17.

**Quicken Loans Inc. to John B. and Betty J. Morey**, property at 12814 Path Finder Ln., San Antonio 78230, \$254,000, Book/Page 18339/2298, 02/02/17.

**First Federal Bank of Kansas City to Jeffrey A. and Heather A. Mulvihill**, property at 7610 Steeple Dr., San Antonio 78256, \$392,000, Book/Page 18339/2367, 02/02/17.

**Hugh and Irma Caraway Living Trust to L. Miguel Arce and Jennifer A. Arce**, 19213 Heather Forest, San Antonio 78258, \$526,508, Book/Page 18340/1143, 02/02/17.

**Hondo National Bank to Jesus Roberto Quintanilla**, 7503 Stonewall Hill, San Antonio 78256, \$500,000, Book/Page 18340/1566, 02/02/17.

**Wells Fargo Bank NA to Phillip S. Pascale and Shelly Neufeld-Pascale**, property at 1207 Via Se Villa, San Antonio 78260, \$305,150, Book/Page 18340/603, 02/02/17.

**Freedom Mortgage Corp. to Stephen and Shandy K. Rodriguez**, property at 413 Lobo Montana, San Antonio 78253, \$273,506, Book/Page 18341/1278, 02/03/17.

**Security Service Federal Credit Union to Andrew and Imelda Pruske**, property at 10109 Sunflower Ln., San Antonio 78213, \$302,275, Book/Page 18341/1621, 02/03/17.

**Caliber Home Loans Inc. to Peter L. and Laura Mako**, property at 842 Wiltshire Ave., San Antonio 78209, \$424,100, Book/Page 18341/1704, 02/03/17.

**Bank of America NA to John W. and Patricia Spencer**, property at 147 Roseheart, San Antonio 78259, \$324,000, Book/Page 18341/1880, 02/03/17.

**Randolph Brooks Federal Credit Union to Michael**

**J. and Joy A. Aurora**, property at 11185 Roddy Rd., San Antonio 78263, \$578,000, Book/Page 18342/1633, 02/03/17.

**Wells Fargo Bank NA to Michael L. and Terri B. Gibson**, property at 26311 Timber Pass, San Antonio 78260, \$260,000, Book/Page 18342/1836, 02/03/17.

**Franklin American Mortgage Co. to Johnston and Paula Kleck**, property at 720 Canterbury Hill St., San Antonio 78209, \$384,500, Book/Page 18342/2228, 02/03/17.

**Randolph Brooks Federal Credit Union to Jagadeesan Janakiraman and Gayatri Jagadeesan**, property at 16006 Villa Basilica, San Antonio 78255, \$396,000, Book/Page 18342/445, 02/03/17.

**CitiBank NA to Glenn and Renata Y. Patrizio**, property at 7802 Winecup Hill, San Antonio 78256, \$315,872, Book/Page 18343/1569, 02/06/17.

**Falls City National Bank to Daniel O. Martinez and Danielle A. Morton**, P.O. Box 204, San Antonio 78291, \$291,800, Book/Page 18343/685, 02/06/17.

**Wells Fargo Bank NA to Rafael Degollado Garcia and Begona Delpilar Quirozlemaistre**, property at 24003 Fog Canyon, San Antonio 78258, \$407,000, Book/Page 18344/315, 02/06/17.

**Branch Banking and Trust Co. to Douglas A. and Nancy A. Newcom**, property at 3247 Roan Way, San Antonio 78259, \$250,000, Book/Page 18344/466, 02/06/17.

**Wells Fargo Bank NA to Christopher S. Krueger**, property at 2615 Country Hollow St., San Antonio 78209, \$568,000, Book/Page 18344/524, 02/06/17.

**Quicken Loans Inc. to Steven C. and Lynn A. Jones**, property at 218 Heavens Way, San Antonio 78260, \$285,800, Book/Page 18345/1497, 02/07/17.

**Quicken Loans Inc. to Lloyd Lopez**, property at 127 Garden Trace, San Antonio 78260, \$288,000, Book/Page 18345/1570, 02/07/17.

**Guild Mortgage Co. to Kristopher Lee Hochart**, property at 18419 Sherwood Trl., Helotes 78023, \$273,750, Book/

Page 18345/2273, 02/07/17.

**Wells Fargo Bank NA to Steven T. and Diana M. Hammock**, property at 8806 London Heights, San Antonio 78254, \$259,200, Book/Page 18346/1429, 02/07/17.

**Member Home Loan LLC to Steven Berry and Beatriz Santiago-Berry**, property at 3235 Single Peak #1998, San Antonio 78261, \$472,000, Book/Page 18346/913, 02/07/17.

## ► Real Estate Transactions

*These are warranty deeds recorded with the Bexar County Clerk. They include commercial transfers and residential transfers over \$150,000. The following information is included: seller; buyer; legal description, buyer's address, zip code, subdivision (if available); amount (if available) book/page number and date recorded. This information is available on disk or via e-mail. Call 877-593-4157.*

### COMMERCIAL

**Manci Enterprises LLC to DJ Hospitality Management LLC**, 6850 Fitzgerald Ct., Sugar Land 77479; 9503 N. I-H 35, San Antonio 78233, Lot 5 Richards, \$2,246,000, Book/Page 18337/446, Lender: TransPecos Bank: \$2,246,000 Book/Page 18337/452, 02/01/17.

**Stephen and Betty Spoon to Miracle Holdings LLC**, 103 Park Hills Dr., San Antonio 78212, Lot 168 Park Hills Estates, \$618,750, Book/Page 18343/2063, 02/06/17.

**Rogers Shavano Park Unit 17 Ltd. to Monticello Custom Homes LP**, 20734 Stone Oak Pkwy. #103, San Antonio 78258, Lot 2275 Block 30 Shavano Park, \$408,000, Book/Page 18344/1558, 02/06/17.

**Jerry L. Followwill and Kimberly Dee Followwill to Edward T. and Cameron Weirbach**, 505 River Rd., San Antonio 78212, Lots 23-26 Block 4 Belmont Place, \$340,000, Book/Page 18344/505, Lender: SWBC Mortgage Corp.: \$340,000 Book/Page 18344/509, 02/06/17.

**Rene and Rosie L. Morales to 2016-000012 LLC/Adeel Meraj/Kinza Salah Shamsi**, 15919 Socorro

## SPOTLIGHT MEETINGS & EVENTS




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## LEADS

Falls, Helotes 78023, Lot 9 Block 5 Cedar Creek South, \$325,800, Book/Page 18342/2189, Lender: Guidance Residential LLC: \$325,800 Book/Page 18342/2192, 02/03/17.

**SA Front Gate LLC to Highland Homes San Antonio LLC**, 5601 Democracy Dr. #300, Plano 75024, Lots 218/219/231 Front Gate, \$286,170, Book/Page 18337/1412, 02/01/17.

**Priscilla A. Flores to Glenrock Properties LLC**, 6406 Bandera Rd., San Antonio 78238, Lot 5 Block 2 Villas De San Antonio, Book/Page 18336/1139, 02/01/17.

**Andrew J. and Linsay C. Greenway to Cathy Cunningham Glass Studio LC**, 27631 Timberline Dr., San Antonio 78260, Lot 1 Block 2 Timberline Park, Book/Page 18336/2266, 02/01/17.

**Edward A. Lowrance to Silverhorn Ventures LLC**, 22661 Scenic Loop Rd., San Antonio 78255, Lot 11 Block 25 Harmony Hills, Book/Page 18337/573, 02/01/17.

**Lisa L. Gregory to Silverhorn Ventures LLC**, 22661 Scenic Loop Rd., San Antonio 78255, Lot 11 Block 25 Harmony Hills, Book/Page 18337/575, 02/01/17.

**Lisa L. Gregory to Silverhorn Ventures LLC**, 22661 Scenic Loop Rd., San Antonio 78255, Lots 3-5 J&J, Book/Page 18337/577, 02/01/17.

**Lisa L. Gregory to Silverhorn Ventures LLC**, 22661 Scenic Loop Rd., San Antonio 78255, Lot 47 Block 11 Pebble Forest, Book/Page 18337/580, 02/01/17.

**Eddie A. Lowrance to Silverhorn Ventures LLC**, 22661 Scenic Loop Rd., San Antonio 78255, Lots 3-5 J&J, Book/Page 18337/582, 02/01/17.

**Edward Alfred Lowrance Jr. to Silverhorn Ventures LLC**, 22661 Scenic Loop Rd., San Antonio 78255; 208 Glentower, San Antonio 78213, Lot 5 Block 4 Castle Hills, Book/Page 18337/585, 02/01/17.

**Kathy Jo Parrish to Raw Capital LLC**, 7410 Blanco Rd. #333, San Antonio 78216, Lot 18 Block 40 Lackland Heights, Book/Page 18338/1739, 02/01/17.

**James Bruce Mazock to Tierra Grande Enterprises LLC**, 1590 Upper Balcones Rd., Boerne 78006, Lot 4 Block 6 Northeast Park, Book/Page 18339/2486, 02/02/17.

**Antonia V. Alonzo to River City Acquisitions LLC**, 9603 Rocksprings, San Antonio 78251, Lot 59 Block 3 Villa Coronado, Book/Page 18340/1550, 02/02/17.

**Ramon Esquivel to SANTAFEE LLC**, 317 Commercial St. N.E. #A-135, Albuquerque, N.M. 87102, Lots 3/4 Block 1 City of San Antonio, Book/Page 18341/594, 02/02/17.

**Mayra M. Gonzales to Trecenti Holdings LLC**, 3843 Manchester Dr., San Antonio 78223, Lot 30 Block 3 Fairlawn, Book/Page 18341/634, 02/02/17.

**Charles S. Exum and Janice Lynn Exum to Janmark Inc.**, 2313 Lockhill Selma #183, San Antonio 78230, Lot 36 Block 18 Red Horse Manor, Book/Page 18343/2397, 02/06/17.

**Francisco Beltran and Sandra Hernandez-Beltran to Phoenix Investment Property LLC dba Texas PIP LLC**, 2639 Nacogdoches Rd., San Antonio 78217; 8603 Keila Orchard, San Antonio 78251, Lot 1 Block 63 Estonia, Book/Page 18344/1260, 02/06/17.

**Luis Carlos Torres and Michelle Marie Torres to Culebra Phillips Mart Inc.**, 7131 Culebra Rd., San Antonio 78251, Lot 84 Block 17 Heritage Park, Book/Page 18344/178, 02/06/17.

**Yoochul Chong Trustee to Syntagma LLC**, 1614 San Pedro Ave. #635, San Antonio 78232, Lot 9 Block 2 Timber Creek, Book/Page 18346/1355, 02/07/17.

## RESIDENTIAL

**Rittman Park Center Inc. to Morteza Shafinury**, 4614 Starnberg Lake Dr., Corpus Christi 78413, Lot 10 Block 4 City of San Antonio, \$1,425,000, Book/Page 18340/2491, Lender: First National Bank of Beeville: \$1,425,000 Book/Page 18341/1, 02/02/17.

**Jude and Rose Patin to Charles Henry Clines and Stacy Lane Clines**, 10 Chatsworth Way, San Antonio 78209, Lot 21 Block 1 Park at Lincoln Heights, \$1,060,000, Book/Page 18338/779, Lender: JP Morgan Chase Bank NA: \$1,060,000 Book/Page 18338/783, 02/01/17.

**Ray Barger III and Steven Gragg to Russell J. and Joann Handy**, 40 Realitos, San Antonio 78261, Lot 1025 Block 1 Sendero Ranch, \$613,085, Book/Page 18337/554, Lender: SWBC Mortgage Corp.: \$613,085 Book/Page 18337/557, 02/01/17.

**John Robert Nicholas Harrison and Heidi Mendez-Harrison to Lance J. and Tobin J. Aguigui**, 2003 My Anns Hill, San Antonio 78258, Lot 51 Block 11 Big Springs, \$554,849, Book/Page 18341/216, Lender: D&H Lending Inc.: \$554,849 Book/Page 18341/220, 02/02/17.

**Chesmar Homes CT Ltd. to Derek Ryan George**, 4110 Monteverde Run, San Antonio 78261, Lot 3 Block 9 Monteverde, \$504,387, Book/Page 18337/865, Lender: CLM Mortgage LLC: \$504,387 Book/Page 18337/868, 02/01/17.

**Robert and Bertha B. Varela to Michael Saccar**, 22205 Sausalito Ct., San Antonio 78258; 1106 Morgans Peak, San Antonio 78258, Lot 48 Block 2 Pinnacle, \$462,049, Book/Page 18346/2020, Lender: Gold Financial Services: \$462,049 Book/Page 18346/2023, 02/07/17.

**Pulte Homes of Texas LP to Albert A. and Crystal L. Dailey**, 12435 Maurer Ranch, San Antonio 78253, Lot 64 Block 71 Alamo Ranch, \$443,313, Book/Page 18339/593, Lender: Pulte Mortgage LLC: \$443,313 Book/Page 18339/596, 02/01/17.

**Olin F. and Anne Brewster to Eric S. and Teresa A. Walters**, 18310 Diamond Cir., San Antonio 78258, Lot 38 Block 7 Rogers Ranch, \$441,185, Book/Page 18337/2135, Lender: USAA Federal Savings Bank: \$441,185 Book/Page 18337/2139, 02/01/17.

**Michele Nievard to Paul Prentiss Smith III and Linda S. Smith**, 122 Roy Smith #4222, San Antonio 78215; 214 W. Lullwood, San Antonio 78212,

Lots 29/30 Block 13 Greenwood Village Monte Vista, \$439,999, Book/Page 18345/100, Lender: EverBank: \$439,999 Book/Page 18345/103, 02/06/17.

**Mathew and Katelin Pickering to John Pickering**, 8935 Painted Oak, San Antonio 78255, Lot 85 Block 72 River Rock Ranch, \$431,073, Book/Page 18336/1233, Lender: On Q Financial Inc.: \$431,073 Book/Page 18336/1237, 02/01/17.

**Perry Homes LLC to Daniel J. and Cathy A. Marino**, 14107 Gemma, San Antonio 78253, Lot 13 Block 39 Bella Vista, \$429,030, Book/Page 18337/490, Lender: Crestmark Mortgage Co. Ltd.: \$429,030 Book/Page 18337/494, 02/01/17.

**Antonio Jr. and Sonia Cavazos to Michael and Brenna Nava**, 13823 Ridge Chase, San Antonio 78230; 522 Possum Oak, San Antonio 78230, Lot 1621 Shavano Park, \$424,100, Book/Page 18346/1617, Lender: Gold Financial Services: \$424,100 Book/Page 18346/1620, Lender: Cadence Bank NA: \$147,350 Book/Page 18346/1639, 02/07/17.

**Benjamin Liebmann Brown and Susan Brown-Milhoan Trustees to David Hayes McArthur and Jean Bond Ballantyne Hegeler**, 11 Auburn Place, San Antonio 78209, Lot 6-A Block 20 Terrell Hills Auburn, \$424,000, Book/Page 18339/568, Lender: Jefferson Bank: \$424,000 Book/Page 18339/575, 02/01/17.

**Rialto Homes LP to Lorine Lagatta**, 2615 Galit Cv., San Antonio 78230, Lot 60 Block 7 Estates of Alon, \$418,488, Book/Page 18345/48, Lender: Legacy Mutual Mortgage: \$418,488 Book/Page 18345/52, 02/06/17.

**M/I Homes of San Antonio LLC to Paul Anthony Rivera and Thelma Leticia Rivera**, 12230 Upton Park, San Antonio 78253, Lot 2 Block 53 Westpointe East, \$414,566, Book/Page 18343/2137, Lender: M/I Financial LLC: \$414,566 Book/Page 18343/2141, 02/06/17.

**Zack William Lillard and Cheryl Lillard to Sameer Daredia and Shirin Rajwani**, 3706 Verrado, San Antonio 78261, Lot 2 Block 164 Cibolo Canyon, \$412,500, Book/Page 18338/1538, Lender: Jefferson Bank: \$412,500 Book/Page 18338/1541, 02/01/17.

**James E. Hughes and Philip Shon Thomas to Torrey Klobass**, 22926 Cielo Vista, San Antonio 78255, Lot 5 Block 1 Summit Oaks, \$412,000, Book/Page 18344/2428, Lender: Directions Equity LLC: \$412,000 Book/Page 18344/2431, Lender: International Bank of Commerce: \$77,250 Book/Page 18344/2442, 02/06/17.

**Weekley Homes LLC to Oscar V. Dominguez**, 16410 Sierra Linda, Helotes 78023, Lot 49 Block 2 Bridgepoint, \$390,688, Book/Page 18342/1486, Lender: JP Morgan Chase Bank NA: \$390,688 Book/Page 18342/1489, 02/03/17.

**Anthony Lynn Gardner and Cheryl H. Moore-Gardner to John Morgan Stephens IV and Erin W. Stephens**, 407 Woodcrest Dr., San Antonio 78209, Lot 20 Block 5 Northridge Park, \$372,800, Book/

Page 18341/251, Lender: Cornerstone Home Lending Inc.: \$372,800 Book/Page 18341/255, 02/02/17.

**Mical J. Kupke to Ryan Reiffert**, 454 Paseo Encinal St., San Antonio 78212, Lot 26 Block 36 Olmos Park Estates, \$369,225, Book/Page 18340/816, Lender: Randolph Brooks Federal Credit Union: \$369,225 Book/Page 18340/820, 02/02/17.

**Heritage Signature Homes to Christopher and Elizabeth Z. Hicklin**, 27106 Harmony Hills, San Antonio 78260, Lot 14 Block 84 Timberwood Park, \$364,050, Book/Page 18337/1257, Lender: Gateway Mortgage Group LLC: \$364,050 Book/Page 18337/1269, 02/01/17.

**David Brian Gaffney to Bobby Wayne Edmond and Lawana Patrice Gaffney**, 23106 Woodlawn Ridge, San Antonio 78259, Lot 19 Block 9 North Pointe, \$358,035, Book/Page 18346/1718, Lender: Pilgrim Mortgage LLC: \$358,035 Book/Page 18346/1721, 02/07/17.

**Chesmar Homes CT Ltd. to Pedro P. Torres and Bernice Espinosa**, 21726 Waldon Manor, San Antonio 78261, Lot 21 Block 12 Wortham Oaks, \$351,500, Book/Page 18337/965, Lender: CLM Mortgage LLC: \$351,500 Book/Page 18337/968, 02/01/17.

**Mamoon A. and Leila C. Fahel to Allyson Jackson-Hanger and Paige Martin-Hanger**, 1626 Wood Quail, San Antonio 78248, Lot 13 Block 19 Deerfield, \$351,500, Book/Page 18345/238, Lender: Freedom Mortgage Corp.: \$351,500 Book/Page 18345/242, 02/06/17.

**M/I Homes of San Antonio LLC to David and Christina Meyer**, 9817 Jon Boat Way, Boerne 78006, Lot 81 Block 7 Balcones Creek Ranch, \$351,220, Book/Page 18340/1228, Lender: Caliber Home Loans Inc.: \$351,220 Book/Page 18340/1232, 02/02/17.

**Newleaf Homes LLC to Lynford and Yvonne M. Maglinte**, 14521 Gold Rush Pass, San Antonio 78254, Lot 17 Block 47 Kallison Ranch, \$347,310, Book/Page 18344/2274, Lender: Cornerstone Home Lending Inc.: \$347,310 Book/Page 18344/2277, 02/06/17.

**Francisco Rodriguez Hernandez and Myrna Leticia Almiron-Flores to Pardeep Singh Parmar and Rupinderjit Kaur**, 19210 Bartlett Bay, San Antonio 78258, Lot 1 Block 30 Classen Crest, \$337,500, Book/Page 18342/1766, Lender: Stearns Lending LLC: \$337,500 Book/Page 18342/1770, 02/03/17.

**Marius and Flavia Butunio to Ruben and Ivey R. Coss**, 16505 La Cantera Pkwy. #1624, San Antonio 78256, Lot 3 Windwood Estates, \$335,000, Book/Page 18341/490, Lender: USAA Federal Savings Bank: \$335,000 Book/Page 18341/494, 02/02/17.

**Preston Dale Foster Jr. and Abby Nicole Foster to Juan R. Cervantes**, 3614 Bennington Way, San Antonio 78261, Lot 4 Block 85 Villages at Bulverde, \$334,900, Book/Page 18342/1897, Lender: USAA Federal Savings Bank: \$334,900 Book/Page 18342/1901, 02/03/17.

**Edward G. Trefgar to Chad and Lauren R. Heikinen**, 25603 Echo Terrace St., San Antonio 78260, Lot 14 Block 64 Timberwood Park, \$332,100, Book/

Page 18344/609, Lender: Supreme Lending: \$332,100 Book/Page 18344/611, 02/06/17.

**Perry Homes LLC to Rogelio Dehoyos Ledesma and Iris I. Ledesma**, 14535 Clydesdale Trl., San Antonio 78254, Lot 48 Block 46 Kallison Ranch, \$329,000, Book/Page 18336/1483, Lender: Crestmark Mortgage Co. Ltd.: \$329,000 Book/Page 18336/1487, 02/01/17.

**Roseanne Wilson to Gene E. and Patsy A. Blankenship**, 1218 Canyon Brook Dr., San Antonio 78248, Lot 15 Block 2 Canyon Creek Bluffs, \$325,575, Book/Page 18339/68, Lender: SWBC Mortgage Corp.: \$325,575 Book/Page 18339/72, 02/01/17.

**Chesmar Homes CT Ltd. to Jeffrey Andrew Fearing and Suki Fearing**, 22259 Akin Doe, San Antonio 78261, Lot 6 Block 14 Wortham Oaks, \$325,000, Book/Page 18337/1041, Lender: CLM Mortgage LLC: \$325,000 Book/Page 18337/1044, 02/01/17.

**Gehan Homes Ltd. to Dwight David Lee McKnight and Cristina Ann McKnight**, 346 Clorinda, San Antonio 78253, Lot 36 Block 34 Bella Vista, \$324,012, Book/Page 18338/753, Lender: Brookhollow Mortgage Services Ltd.: \$324,012 Book/Page 18338/757, 02/01/17.

**L.C. Carr Jr. to Benjamin and Oksana Velici**, 6333 Hollyhock Rd., San Antonio 78240; 3235 Rock Creek Run, San Antonio 78230, Lot 15 Block 10 Kinders Foothills, \$324,000, Book/Page 18345/1343, Lender: Cendera Funding Inc.: \$324,000 Book/Page 18345/1347, 02/07/17.

**Pulte Homes of Texas LP to Jeremy Edmund George and Audrey West-George**, 10710 Cactus Way, Helotes 78023, Lot 3 Block 10 Lantana Oaks, \$323,091, Book/Page 18336/2131, Lender: Pulte Mortgage LLC: \$323,091 Book/Page 18336/2134, 02/01/17.

**James O. and Margaret Anderson to Leta Gustin-Schmid**, 3035 Whisper Fern St., San Antonio 78230, Lot 6 Block 22 Whispering Oaks, \$323,000, Book/Page 18338/2429, Lender: Real Estate Mortgage Network: \$323,000 Book/Page 18338/2433, 02/01/17.

**Robert A. and Lucile H. Moseley to Christopher and Austyn Conroy**, 1157 Garraty Rd., Terrell Hills 78209, Lot 43 Block 9 Larkwood, \$322,059, Book/Page 18340/589, Lender: On Q Financial Inc.: \$322,059 Book/Page 18340/592, 02/02/17.

**MHI Partnership Ltd. to Jason A. and Debra A. Rodriguez**, 4718 Palma Nova St., San Antonio 78253, Lot 12 Block 113 Alamo Ranch, \$321,784, Book/Page 18342/258, Lender: Acopia LLC: \$321,784 Book/Page 18342/262, 02/03/17.

**Johnathan M. Scharaff to Baldemar Gonzalez III**, 3514 Hunters Sound, San Antonio 78230, Lot 48 Block 6 Hunters Creek, \$321,077, Book/Page 18340/332, Lender: All Western Mortgage Inc.: \$321,077 Book/Page 18340/336, 02/02/17.

**Perry Homes LLC to Bryon J. and Erlene M. Stephens**, 14534 Clydesdale Trl., San Antonio 78254, Lot 31 Block 46 Kallison Ranch, \$320,863, Book/Page

18336/1513, Lender: Crestmark Mortgage Co. Ltd.: \$320,863 Book/Page 18336/1517, 02/01/17.

**Weekley Homes LLC to Rudolph J. and Elizabeth G. Martinez**, 1937 Cottonwood Way, San Antonio 78253, Lot 26 Block 34 Westpointe East, \$320,000, Book/Page 18340/1697, Lender: Priority Home Mortgage LP: \$320,000 Book/Page 18340/1700, 02/02/17.

**Margaret B. Alaniz to Brian C. and Alyson L. Sparks**, 226 Club Dr., San Antonio 78201, Lots 21/22 Block 12 North Woodlawn Terrace, \$319,200, Book/Page 18345/1237, Lender: Legacy Mutual Mortgage: \$319,200 Book/Page 18345/1240, 02/07/17.

**R3 Development LLC to Stephen B. Marasco and Arlene A. Castellanos**, 326 Clay St. #202, San Antonio 78204, Lot 14 Block 1 Clay Street Townhomes, \$319,000, Book/Page 18342/1692, Lender: Quicken Loans Inc.: \$319,000 Book/Page 18342/1695, 02/03/17.

**Perry Homes LLC to Raul Vanegas Jr. and Nancy V. Solis**, 14530 Clydesdale Trl., San Antonio 78254, Lot 30 Block 46 Kallison Ranch, \$317,954, Book/Page 18338/1341, Lender: Legacy Mutual Mortgage: \$317,954 Book/Page 18338/1344, 02/01/17.

**Sreedurga Kuturu Reddy to Justin A. and Ashley D. Fischer**, 24732 Buck Creek, San Antonio 78255, Lot 44 Block 22 Two Creeks, \$316,730, Book/Page 18339/818, Lender: Gold Financial Services: \$316,730 Book/Page 18339/821, 02/02/17.

**Sitterle Homes Ltd. to Kernal J. and Julie L. McHugh**, 29011 Gracies Sky, San Antonio 78260, Lot 16 Block 11 Kinder Northeast, \$315,200, Book/Page 18341/729, Lender: Wells Fargo Bank NA: \$315,200 Book/Page 18341/732, 02/03/17.

**Comercor Group LLC to Dustin and Natalie Wolford**, 24522 Chianti Way, San Antonio 78260, Lot 5 Block 23 Tuscany Heights, \$315,000, Book/Page 18343/2485, Lender: Cornerstone Home Lending Inc.: \$315,000 Book/Page 18343/2489, 02/06/17.

**Jimmie D. and Margaret M. Trahan to Jacqueline M. Kottwitz**, 25834 Hazy Hollow, San Antonio 78255, Lot 2 Block 2 Scenic Oaks, \$312,500, Book/Page 18339/845, Lender: Guild Mortgage Co.: \$312,500 Book/Page 18339/849, 02/02/17.

**Satex Financial LLC to Nathan C. Keolasy**, 10110 Wilderness Gap, San Antonio 78254, Lot 20 Block 8 Midlands at Sonterra, \$312,400, Book/Page 18343/974, Lender: D.J. Jordan Funding LLC: \$312,400 Book/Page 18343/977, 02/06/17.

**Thomas W. and Mary F. Hill to Amy Suzette Hawkins**, 527 Tranquil Oak, San Antonio 78260, Lot 58 Block 24 Heights at Stone Oak, \$311,520, Book/Page 18344/2482, Lender: Randolph Brooks Federal Credit Union: \$311,520 Book/Page 18344/2486, 02/06/17.

**Michael Kuhn and Shannon Lacy to Shaun W. Stirrat and Alexis Kathline Stirrat**, 12535 Panola Way, San Antonio 78253, Lot 13 Block 25 Alamo Ranch, \$311,000, Book/Page 18346/858, Lender: USAA Federal Savings Bank: \$311,000 Book/Page

18346/861, 02/07/17.

**Continental Homes of Texas LP to Pedro Chavarra Sr.**, 8511 Hamer Ranch, San Antonio 78254, Lot 28 Block 103 Savannah, \$309,900, Book/Page 18337/1647, Lender: SecurityNational Mortgage Co.: \$309,900 Book/Page 18337/1650, 02/01/17.

**Isra D. Hunter to Norman Benson and Bobbi Campbell**, 1906 Laurel Field, San Antonio 78260, Lot 20 Block 6 Oliver Ranch, \$307,285, Book/Page 18343/1487, Lender: Caliber Home Loans Inc.: \$307,285 Book/Page 18343/1491, 02/06/17.

**Allen and Nancy Bosch to Andrew Kaaihue**, 26307 Tuscan Cv., San Antonio 78261, Lot 92 Block 1 Tuscan Oaks, \$304,000, Book/Page 18345/1093, Lender: USAA Federal Savings Bank: \$304,000 Book/Page 18345/1096, 02/07/17.

**KB Home Lone Star Inc. to Carlos E. Garcia**, 4431 Oak Roset, San Antonio 78259, Lot 19 Block 34 Oaks at Fox Grove, \$294,566, Book/Page 18342/1274, Lender: LeaderOne Financial Corp.: \$294,566 Book/Page 18342/1277, 02/03/17.

**Kenneth W. and Bonita L. Pruitt to Raymond and Georgina Rivera**, 261 E. Kingsbridge Rd. #63, Bronx, N.Y. 10458; 9411 Sageglen, San Antonio 78254, Lot 18 Block 7 Camino Bandera, \$290,000, Book/Page 18346/500, Lender: iFreedom Direct Corp.: \$290,000 Book/Page 18346/504, 02/07/17.

**Chesmar Homes CT Ltd. to Casey Jay Hamm and Crystal Leigh Sanchez**, 8525 Lajitas Bend, San Antonio 78254, Lot 15 Block 182 Stillwater Ranch, \$287,031, Book/Page 18345/776, Lender: CLM Mortgage LLC: \$287,031 Book/Page 18345/779, 02/07/17.

**Weekley Homes LLC to Donald R. Owens and Susan L. Whittington**, 12006 Rockroost, Schertz 78154, Lot 15 Block 5 Crossvine, \$282,000, Book/Page 18343/133, Lender: Priority Home Mortgage LP: \$282,000 Book/Page 18343/136, 02/03/17.

**Daniel and Nicole Simmermon to Cayce L. and Tamala S. Phillips**, 22806 Tornillo Dr., San Antonio 78258, Lot 11 Block 31 Promontory Pointe, \$279,380, Book/Page 18337/846, Lender: AFR Home Loans LLC: \$279,380 Book/Page 18337/850, 02/01/17.

**Brian W. and Julia L. Humphrey to Daniel and Karina Moreno**, 10219 Wilderness Gap, San Antonio 78254, Lot 33 Block 24 Stonefield, \$277,877, Book/Page 18345/151, Lender: Pacific Union Financial LLC: \$277,877 Book/Page 18345/156, 02/06/17.

**M/I Homes of San Antonio LLC to James John Haagen**, 6923 Republic Pkwy., San Antonio 78223, Lot 4 Block 3 Republic Oaks, \$277,861, Book/Page 18343/1070, Lender: M/I Financial LLC: \$277,861 Book/Page 18343/1074, 02/06/17.

**Daryl and Jennifer Dube to John and Leigha M. Martin**, 21326 La Pena Dr., San Antonio 78258, Lot 29 Block 5 Las Lomas Stone Oak, \$270,750, Book/Page 18345/2455, Lender: Gateway Mortgage Group LLC: \$270,750 Book/Page 18345/2459, 02/07/17.

**Michael Bouchereau and Holly Pixan Bouchereau to Imran Mughal and Melodie G. Saldivar**, 209 Sir Arthur Ct., San Antonio 78213, Lot 5 Block 10 Castle Hills Estates, \$270,000, Book/Page 18337/1346, Lender: PrimeLending: \$270,000 Book/Page 18337/1350, 02/01/17.

**Meritage Homes of Texas LLC to Jesus and Ivette Pereira**, 7035 Ravensdale, San Antonio 78250, Lot 42 Block 2 Northchase, \$270,000, Book/Page 18342/1226, Lender: AmeriSave Mortgage Corp.: \$270,000 Book/Page 18342/1230, 02/03/17.

**Meritage Homes of Texas LLC to Randy and Maria Simmons**, 13156 Shoreline Dr., San Antonio 78254, Lot 13 Block 173 Talise De Culebra, \$268,000, Book/Page 18336/2240, Lender: Veterans United



LEADS

LLC: \$260,000 Book/Page 18337/946, 02/01/17.

**Fannie Mae to Joshua Dambeck and Lalaney Boyd**, 210 Red Quill Nest St., San Antonio 78253, Lot 3 Block 11 Redbird Ranch, \$259,218, Book/Page 18344/887, Lender: On Q Financial Inc.: \$259,218 Book/Page 18344/890, 02/06/17.

**Meritage Homes of Texas LLC to Ricardo and Jocelyn Garcia**, 13216 Willow Dust, San Antonio 78254, Lot 9 Block 197 Talise De Culebra, \$259,213, Book/Page 18338/1932, Lender: iMortgage: \$259,213 Book/Page 18338/1935, 02/01/17.

**Aragon R. Ellwanger to Daniel Houston Priest**, 404 E. Courtland Place, San Antonio 78212, Lot 14 Block 2 Brownstone Townhome, \$258,390, Book/Page 18345/1681, Lender: Movement Mortgage LLC: \$258,390 Book/Page 18345/1684, 02/07/17.

**Continental Homes of Texas LP to Justin Vaughn Sonnier and Jessica Maria Sonnier**, 5634 Calaveras Way, San Antonio 78253, Lot 78 Block 34 Alamo Ranch, \$256,907, Book/Page 18342/1728, Lender: DHL Mortgage Co. Ltd.: \$256,907 Book/Page 18342/1731, 02/03/17.

**Brian and Alyson Sparks to Michael and Karen Brymer**, 16502 Old Stable Rd., San Antonio 78247, Lot 5 Block 3 Redland Oaks, \$256,410, Book/Page 18343/351, Lender: Iberiabank Mortgage: \$256,410 Book/Page 18343/355, 02/03/17.

**Meritage Homes of Texas LLC to Sean and Samantha Conklin**, 10102 Meadow Lark, Converse 78109, Lot 1 Block 18 Rolling Creek, \$253,484, Book/Page 18342/1657, Lender: iMortgage: \$253,484 Book/Page 18342/1661, 02/03/17.

**Newleaf Homes LLC to James Edward Butera and Jennifer Rae Butera**, 8731 Kallison Rd., San Antonio 78254, Lot 24 Block 59 Kallison Ranch, \$252,500, Book/Page 18340/144, Lender: Cornerstone Home Lending Inc.: \$252,500 Book/Page 18340/147, 02/02/17.

**Chesmar Homes CT Ltd. to Edio Noriega Jr.**, 24218 Mateo Ridge, San Antonio 78261, Lot 23 Block 12 Monteverde, \$250,000, Book/Page 18340/865, Lender: CLM Mortgage LLC: \$250,000 Book/Page 18340/868, 02/02/17.

**Crystal Lynn Kastner to Mark William Kastner**, 3618 Globe Willow, San Antonio 78261, Lot 30 Block 127 Preserve at Indian Springs, \$250,000, Book/Page 18346/794, 02/07/17.

Releases of Federal Tax Liens

These releases of liens are recently filed by The Internal Revenue Service. They are recorded with the Bexar County Clerk. Published are releases of liens against businesses for \$5,000 or more. The data appears in the following order: taxpayer's name, address, amount of lien, type of lien (if available), book/page number and recording date. The information below is available on disk or via email. Call 877-593-4157.

Smooth Lines Salon,

11255 Huebner Rd. #113, San Antonio 78230, \$12,974, (940/941), Book/Page 18357/597, 02/15/17.

**Z&A Immobiliary Group Inc.**, 13453 Blanco Rd., San Antonio 78216, \$40,000, (CIVP), Book/Page 18357/603, 02/15/17.

**Texas Transportation Museum Inc.**, 11731 Wetmore Rd., San Antonio 78247, \$6,356, (990), Book/Page 18357/607, 02/15/17.

**Bent Service Co. Inc.**, P.O. Box 2156, Universal City 78148, \$20,385, (941), Book/Page 18357/612, 02/15/17.

**Texas Transportation Museum Inc.**, 11731 Wetmore Rd., San Antonio 78247, \$12,918, (990), Book/Page 18357/615, 02/15/17.

**Charles A. Clay/AAMCO Transmissions**, 5038 Rigsby Ave., San Antonio 78222, \$8,559, (941), Book/Page 18357/617, 02/15/17.

**William C. Velasquez Institute Inc.**, 206 Lombard Dr., San Antonio 78226, \$29,699, (941), Book/Page 18357/620, 02/15/17.

Sales Tax Permits

A listing of Sales Tax Permits applied for by Bexar County businesses through the Texas Comptroller of Public Accounts. Permits are listed alphabetically by business type along with the following information: business names, addresses, ZIP codes, business type and contact names. This information (plus phone numbers) is available via e-mail subscription. Call 877-593-4157 for average counts and cost information.

**The Seedless Agency LLC**, 2702 Castanet St., San Antonio 78230, advertising.

**Good Luck Communications**, Shahzada Ali, 10722 Perrin Beitel Rd., San Antonio 78217, communications.

**Rooftop Roofing SA**, John Drury, 8007 Alton Blvd., Selma 78154, contractors-roofing or siding.

**All-American Realtime Captioning Services**, 3407 Stonehaven Dr., San Antonio 78230, educational services.

**Omni Custom Homes Inc.**, 14603 Huebner Rd., San Antonio 78230, general contractors.

**Superier Fence Co. of SA**, Roger Gilbert, 15430 Spring Dew, San Antonio 78247, general contractors.

**5D Drilling & Pump Service Inc.**, 10293 FM 1560 N., San Antonio 78254, general contractors.

**Parklane West Healthcare Center**, 2 Towers Park Ln., San Antonio 78209, health services.

**USA Life Insurance Co.**, 9800 Fredericksburg Rd., San Antonio 78288, insurance companies.

**Jan Landscaping LLC**, 21645 Morin Rd., Von Ormy 78073, landscape and tree maintenance.

**Landscape Center II**, 3822 West Ave. #301, San Antonio 78213, landscape and tree maintenance.

**A&M Landscaping Services**, Maribel Garza-Gomez, 1111 Vista Valet #915, San Antonio 78216, landscape and tree maintenance.

**Altica LLC**, 6202 Panther Peak, San Antonio 78247, landscape and tree maintenance.

**Wildflower Quilt Co.**, Barbara George, 5565 Mansions Bluffs #1802, San Antonio 78245, manufacturing-apparel.

**Weatherford Artificial Lift Systems LLC #166596**, 19685 I-H 37 S., Elmendorf 78112, manufacturing-commercial machinery.

**Christal's Creative Concrete**, 2726 Candleridge Dr., San Antonio 78244, manufacturing-glass and clay products.

**Leather Inspired II**, Tawni Jensen, 7351 Grassy Trl., San Antonio 78244, manufacturing-leather products.

**Silk Screen Station**, 925 Creekview, San Antonio 78219, manufacturing-paper products.

**Victor's**, 7834 Artesian Farm, San Antonio 78239, manufacturing-paper products.

**Payne Pups**, Gia Gilbert, 622 Sweetbrush, San Antonio 78258, membership organizations.

**Helados Aranda**, Brenda Morales, 605 West Ave., San Antonio 78201, nonclassifiable.

**Lantz Design**, Kenneth Lantz, 1621 Fresno, San Antonio 78201, printing and publishing.

**Alpha Dog Promotions**, Karin Boles, 1314 Arrow Hill, San Antonio 78258, printing and publishing.

**Bridge Projects**, 507 W. Craig Place, San Antonio 78212, public-administration of economic programs.

**Richard Andrew Wojtowicz**, 7018 Jade Field, San Antonio 78240, real estate-agents or managers.

**EAG Enterprises Inc.**, 18756 Stone Oak Pkwy. #200, San Antonio 78258, real estate-agents or managers.

**Jango's Bar and Grill**, 902 N. New Braunfels Ave., San Antonio 78202, restaurants.

**Liquid Therapy**, 8123 Broadway St. #A, San Antonio 78209, restaurants.

**China's Cafe**, Fran Gonzalez, 818 Commercial Ave., San Antonio 78211, restaurants.

**Kim Long Restaurant**, 4230 McCullough Ave., Olmos Park 78212, restaurants.

**Taqueria Los Compadres**, Mariano Macias, 1015 Pleasanton Rd., San Antonio 78214, restaurants.

**3D's Gourmet Catering**, Devona Hawkins, 449 McCarty Rd., San Antonio 78216, restaurants.

**Taqueria Casa Tapatio**, Gerardo Hernandez, 13860 Nacogdoches Rd. #101, San Antonio 78217, restaurants.

**BC Wings Austin Highway**, 1533 Austin Hwy. #100, San Antonio 78218, restaurants.

**Chick-Fil-A at South Park Mall**, 2310 S.W. Military Dr. #108, San Antonio 78224, restaurants.

**El Bucanero-Marbach**, 8300 Marbach Rd., San Antonio 78227, restaurants.

**VRG Services**, 8210 Floyd Curl Dr., San Antonio 78229, restaurants.

**Tacos & More**, Michael Martinez, 422 N. General McMullen Dr., San Antonio 78237, restaurants.

**El Rodeo at Alamo Ranch Mexican Restaurant**, 11282 Culebra Rd. #107, San Antonio 78253, restaurants.

**Evergreen Clover LLC**, 523 Med Ct., San Antonio 78258, restaurants.

**Fanasaurus Rex LLC**, 4522 Fredericksburg Rd. #D-6, Balcones Heights 78201, retail-apparel and accessories.

**Shalom African Fashion & Goods**, Nwamaka Uouji, 2369 Austin Hwy., San Antonio 78218, retail-apparel and accessories.

**That's Sew Fetch**, Brittany Morris, 762 Clay Loop, San Antonio 78227, retail-apparel and accessories.

**Mokath Athletix**, Kathleen McPherson, 14722 Hillside View, San Antonio 78233, retail-apparel and accessories.

**Shoecology Boutique**, 4235 W. Cesar E. Chavez Blvd., San Antonio 78237, retail-apparel and accessories.

**La Vida Boho**, Alexandra Condra, 5650 Grissom Rd. #2008, Leon Valley 78238, retail-apparel and accessories.

**The T-Shirt Co.**, Veronica Wolff, 5334 Gary Cooper St., San Antonio 78240, retail-apparel and accessories.

**Vintage and Spice**, Kimberly Olivarez, 24442 US Hwy. 281 N. #1224, San Antonio 78258, retail-apparel and accessories.

**Crave & Envy**, Alethea Arnold, 1319 Slumber Pass, San Antonio 78260, retail-apparel and accessories.

**JK Tailoring**, Jeong Kim, 26108 Overlook Pkwy. #1106, San Antonio 78260, retail-apparel and accessories.

**Turnkey Motors**, Roy Garibay, 4940 Champlain, San Antonio 78217, retail-auto or gasoline stations.

**Bandera Motors LLC**, 2141 Bandera Rd., San Antonio 78228, retail-auto or gasoline stations.

**7-Eleven Convenience Store #38060H**, 7979 Fredericksburg Rd., San Antonio 78229, retail-auto or gasoline stations.

**7-Eleven Convenience Store #38059H**, 7526 Bandera Rd., San Antonio 78238, retail-auto or gasoline stations.

**Springtime Cross Inc.**, 6480 Babcock Rd., San Antonio 78249, retail-auto or gasoline stations.

**Fastenal Co. TX 060**, 3453 N. Panam Expy. #100, San Antonio 78219, retail-construction materials or lawn and garden supplies.

**La Dulceria**, 8930 Wurzbach Rd. #240, San Antonio 78240, retail-food.

**Krispy Kreme #21**, 8815 Potranco Rd. #105, San Antonio 78251, retail-food.

**Smoothie King**, 18427 Rim Dr. #108, San Antonio 78257, retail-food.

**The Cell Phone Shop**, 501 S. Zarzamora St., San Antonio 78207, retail-home furnishings or computer or stereos or video equipment.

**Maxime Joseph Rosa Rodrigue**, 11221 San Pedro Ave. #309, San Antonio 78216, retail-home furnishings or computer or stereos or video equipment.

**Trung Son Cao**, 8502 Ahern Dr. #212, San Antonio 78216, retail-home furnishings or computer or stereos or video equipment.

**Andrew Rene Cantu**, 10415 Perrin Beitel Rd. #104, San Antonio 78217, retail-home furnishings or computer or stereos or video equipment.

**VictoryTX Enterprises LLC**, 5910 Babcock Rd. #201, San Antonio 78240, retail-home furnishings or computer or stereos or video equipment.

**Outlooks**, 8830 Lost Woods, San Antonio 78240, retail-home furnishings or computer or stereos or video equipment.

**Raul Angel Robles**, 3718 Candlestone Dr., San Antonio 78244, retail-home furnishings or computer or stereos or video equipment.

**Elevation Solar LLC**, 17806 W. I-H 10 #300, San Antonio 78257, retail-home furnishings or computer or stereos or video equipment.

**Yesterrails**, 26222 Presidio Mesa, Boerne 78015, retail-miscellaneous.

**Chick-A-D's Arts and Crafts**, Denise Rocha, 2210 N. Zarzamora St., San Antonio 78201, retail-miscellaneous.

**Vamp Medical Rehab and Design**, Jay Kudronowicz, 900 E. Market St., San Antonio 78205, retail-miscellaneous.

**The Burn Shoppe**, Lauro Guajardo, 418 Villita St., San Antonio 78205, retail-miscellaneous.

**Maya's Imports**, Roberto Delgado, 514 W. Commerce St. #N-1, San Antonio 78207, retail-miscellaneous.

**WestEast Armory**, Phillip Kimm, 109 Eaton St., Alamo Heights 78209, retail-miscellaneous.

**El Mesias United Methodist Church**, 825 Aransas Ave., San Antonio 78210, retail-miscellaneous.

**Cordelia Renee Dudek**, 2214 Roosevelt Ave. #4, San Antonio 78210, retail-miscellaneous.

**Pollos Asados De Sinaloa**, Vanessa Sifuentes, 931 Avant Ave., San Antonio 78210, retail-miscellaneous.

**Yvonne G. Lopez**, 1709 Blanco Rd., San Antonio 78212, retail-miscellaneous.

**MYUSMC**, Abel Alejandro, 813 E. Quincy St. #6, San Antonio 78215, retail-miscellaneous.

**Greenco USA**, 1211 Safari St., San Antonio 78216, retail-miscellaneous.

**Melanie Rose**, 1319 Ganahl Ct., San Antonio 78216, retail-miscellaneous.

**Modish**, Dacine Robinson, 800 Vista Valet #304, San Antonio 78216, retail-miscellaneous.

**Dragon Fire Arms Co.**, 4035 Naco Perrin Blvd. #200-H, San Antonio 78217, retail-miscellaneous.

**Uplifting Beauties CRA**, Tina Alvarado, 4801 Goldfield Lot 124, San Antonio 78218, retail-miscellaneous.

**Unique Gift Baskets R' Us**, Nancy Evans, 3903 Eisenhower Rd., San Antonio 78218, retail-miscellaneous.

**Candice Ann Flowers**, 3903 Eisenhower Rd., San Antonio 78218, retail-

miscellaneous.

**Santa E. Madrid**, 3903 Eisenhower Rd. #B-73, San Antonio 78218, retail-miscellaneous.

**Gonzo Records Comics and Art**, Miguel Pantoja, 3903 Eisenhower Rd. #B-69, San Antonio 78218, retail-miscellaneous.

**Glam It With Paparazzi**, Taisha Christian, 3644 Binz Engleman Rd. #6308, San Antonio 78219, retail-miscellaneous.

**Sophia's Sweetness**, Elizabeth Ledesma, 1135 Cantrell Dr., San Antonio 78221, retail-miscellaneous.

**Party Plus**, Thomas Gutierrez, 838 S.W. Military Dr., San Antonio 78221, retail-miscellaneous.

**Outdoor Alphas Rod & Reels**, Samuel Garza, 10404 S. US Hwy. 181, San Antonio 78223, retail-miscellaneous.

**Dazzling Creations-By Scarlet Lace**, 134 Ada St., San Antonio 78223, retail-miscellaneous.

**Silver Charm Etc.**, Tommie Garcia, 5843 Kepler Dr., San Antonio 78228, retail-miscellaneous.

**Lone Star Coins of San Antonio LLC**, 2622 N.W. Loop 410, San Antonio 78230, retail-miscellaneous.

**Yvonne G. Lopez**, 2375 N.W. Military Hwy., San Antonio 78231, retail-miscellaneous.

**Creative Chameleon**, Darren Dickout, 15819 Blue Creek St., San Antonio 78232, retail-miscellaneous.

**Yvonne G. Lopez**, 6751 Bandera Rd., Leon Valley 78238, retail-miscellaneous.

**Priscilla Obledo**, 6211 Linus St., San Antonio 78238, retail-miscellaneous.

**Eisenhaur Flea Market**, Shirlee Colwell, 6618 Diamond Pass, Windcrest 78239, retail-miscellaneous.

**Lupita's Tacos**, Geovanni Sanchez, 8614 Elk Runner St., San Antonio 78242, retail-miscellaneous.

**The Shop**, Arthur Coddington, 9333 S.W. Loop 410, San Antonio 78242, retail-miscellaneous.

**Traders Village Booth #1415**, Charles Colwell, 9333 S.W. Loop 410, San Antonio 78242, retail-miscellaneous.

**Jose L. Fraire Ponce**, 9333 S.W. Loop 410, San Antonio 78242, retail-miscellaneous.

**Traders Village**, Suman Shrestha, 9333 S.W. Loop 410, San Antonio 78242, retail-miscellaneous.

**Arleen Zamora**, 9333 S.W. Loop 410, San Antonio 78242, retail-miscellaneous.

**Didi's Specialty Gifts**, Diana Toro, 1310 Sundance Fall, San Antonio 78245, retail-miscellaneous.

**Browns Decals and More**, Nathalia Brown, 7702 Nature Pass, San Antonio 78249, retail-miscellaneous.

**Vonnlo LLC**, 14111 Vance Jackson Rd. #14103, San Antonio 78249, retail-miscellaneous.

**Texas Gun Range Operators LLC**, 4507 N. Loop 1604 W., San Antonio 78249, retail-miscellaneous.

**TVParts4Less.com**, Alejandro Robles, 7824 Mainland Dr. #104, San

Antonio 78250, retail-miscellaneous.

**Godanfu**, Daniel Ruiz, 8654 Quail Whisper, San Antonio 78250, retail-miscellaneous.

**J's Tacos & Grill**, Talal Khalek, 8711 Bowens Crossing St. #7108, San Antonio 78250, retail-miscellaneous.

**Esther Puente LLC**, 114 N. Ellison Dr. #412, San Antonio 78251, retail-miscellaneous.

**Walter Gavarrete**, 5878 Wildcat Canyon, San Antonio 78252, retail-miscellaneous.

**ArtNSoulReflections**, Laurie Stockton, 4207 Rustic Wagon, San Antonio 78253, retail-miscellaneous.

**Spacebunz**, Heather Stockton, 4207 Rustic Wagon, San Antonio 78253, retail-miscellaneous.

**Francie C. Volkman**, 7635 William Bonney, San Antonio 78254, retail-miscellaneous.

**CBD Relief**, Gilda Mitat, 9827 Turquoise Place, San Antonio 78254, retail-miscellaneous.

**Tiffany and Co. U.S. Sales LLC Store 118**, 15900 La Cantera Pkwy., San Antonio 78256, retail-miscellaneous.

**Sweet Cheeks Body Co.**, Lauren McGregor, 16631 Vance Jackson Rd., San Antonio 78257, retail-miscellaneous.

**Party Splashers LLC**, 318 Neches Branch, San Antonio 78258, retail-miscellaneous.

**B&B Boutique**, Edith Fulghum, 3515 Canyon Pkwy. #6101, San Antonio 78259, retail-miscellaneous.

**Hummingbird Hollow Designs**, Susan Brantley, 4642 Manitou Bay, San Antonio 78259, retail-miscellaneous.

**Truazon**, 743 Trinity Star, San Antonio 78260, retail-miscellaneous.

**Journey Industries LLC dba Journey Nutrition**, 8039 Big Bend, San Antonio 78250, service.

**Twilight Forest LLC**, 9330 Jorwoods Dr., San Antonio 78250, service.

**Walter Martinez**, 2402 Blossom Dr., San Antonio 78217, service-auto repairs or parking.

**Triton Collision Auto Repair**, Dallas Canedo, 4123 Acorn Hill, San Antonio 78217, service-auto repairs or parking.

**Aleman Motor Sport**, 7250 FM 1346, San Antonio 78220, service-auto repairs or parking.

**Complete Diesel Repair & Performance**, Jose Palacios, 3824 Culebra Rd., San Antonio 78228, service-auto repairs or parking.

**Siller Automotive & Performance LLC**, 7350 Eckhart Rd., San Antonio 78238, service-auto repairs or parking.

**Big Heart**, Amy Spears, 1016 Townsend Ave., Alamo Heights 78209, service-business.

**Larcade Larcade**, Margaret Larcade, 511 E. Craig Place, San Antonio 78212, service-business.

**Untame a Bull Productions**, Juan Toro, 1310 Sundance Fall, San Antonio 78245, service-business.

**Merchant Solutions**, Michael Montgomery, 8723 White Quail, San Antonio 78250, service-business.

**Xcellent Carpet Cleaning**, Alfred Villarreal, 4723 Castle Sword, San Antonio 78218, service-carpet & upholstery cleaners.

**840 W. Rhapsody**, 840 W. Rhapsody Dr., San Antonio 78216, service-computer programming or data processing.

**Microshare Inc.**, 22610 US Hwy. 281 N. #218, San Antonio 78258, service-computer programming or data processing.

**Special Counsel Inc.**, 9901 W. I-H 10 #750, San Antonio 78230, service-employment agencies.

**Douglas Galloway Studio**, 924 Eventide Dr., Terrell Hills 78209, service-entertainment.

**Singleton's Martial Arts**, Stanley Singleton, 13951 Little Leaf Dr., San Antonio 78247, service-entertainment.

**Studio Get Fit**, 5123 N. Loop 1604 W. #104, San Antonio 78249, service-entertainment.



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### LOANS / FINANCIAL

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### CAREER OPPORTUNITIES

## San Antonio area Businesses for Sale

**CELLULAR-** Signal boosting solutions and retail phone repair center, 22 years established. #71230BB

**FLOORING-** Installation & remodels. Residential & commercial clientele. #71217JE

**ENERGY-** Commercial electrical & low voltage work. Includes real estate. #70468MM

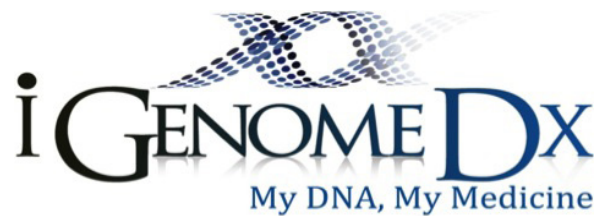
**UTILITIES-** Well established & profitable! #70803SV

**VETERINARY-** Full service small animal vet hospital and surgery center. #70311BB



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### INVESTMENT OPPORTUNITIES



## Open-House Presents an Investment Opportunity

**Friday March 10<sup>th</sup> 6PM**

The doctors of iGenomeDx have opened their first **Pharmacogenomics** laboratory in San Antonio, and the response from physicians and clients alike have been overwhelming. **Pharmacogenomics** is the science of how your DNA will work with certain drugs. This amazing science is quickly becoming the new norm for physicians in the fields of Psychology, Neurology, Pain Management, Cardiology, Gastroenterology and Comprehensive testing. The iGenomeDX laboratory is among the first of its kind in the central US working directly with physicians and their patient.

**Special offer, go to the open House or to <http://igdxppm.com/> and receive a free Pharmacogenomics test kit to present to your doctor. That is, if your Medication is important to you. Only your doctor can request the test.**

### An Investment Opportunity

Due to the extraordinary response from the physicians and their clients, iGenomeDx must now raise additional working capital to meet the demand. "The company is offering equity in the form of Preferred Shares to qualified investors," said CFO, Rudy W. De La Garza.

If you would like to become part of the iGenomeDX DNA testing lab in San Antonio, a technology that has revolutionized the way your medication and dosage is prescribed, we invite you to call, CFO, Rudy W. De La Garza, at (866) 268-6146, join us at the open house and or go directly to <http://igdxppm.com/> for more information.

*This is not an offer to sell or a solicitation of any offer to buy any securities. Offers are made only by prospects or other offering materials. To obtain further information, you must complete our investor questionnaire and meet the suitability standards required by law.*

**iGenomeDX, Inc. 4115 Medical Drive - Suite 210, San Antonio, TX 78229**  
**For direction call 210-257-6973**

## LEGAL NOTICES

### BIDS WANTED/ PROPOSALS

#### OFFICIAL PUBLIC NOTICE BEXAR COUNTY, TEXAS

Maintenance, to Mary Quinones, Purchasing Agent, Bexar County Purchasing Department, 1103 S. Frio, San Antonio, Texas 78207. Offers will be accepted until 10:00 a.m., Central Time, March 17, 2017. Questions may be submitted until 10:00 a.m., Central Time, March 6, 2017. The bid documents may be downloaded from the department website at <http://www.bexar.org/581/Purchasing-Procurement/>, "Events".

MARY QUINONES  
Purchasing Agent

03/03

### BIDS WANTED/ PROPOSALS

#### NOTICE OF PUBLIC WAREHOUSE LIEN SALE:

On March 3rd, 2017 at bid13.com Closetbox is selling items currently located at 17275 Green Mountain Rd, San Antonio, TX. The household goods of Michelle Allen are being sold in a public warehouse lien sale on monies owed of \$618.08. Items stored include but are not limited to baby items, living room items, boxes.

03/03

### BIDS WANTED/ PROPOSALS

#### NOTICE OF PUBLIC WAREHOUSE LIEN SALE:

On March 3rd, 2017 at bid13.com Closetbox is selling items currently located at 17275 Green Mountain Rd, San Antonio, TX. The household goods of Tonya Faultry are being sold in a public warehouse lien sale on monies owed of \$416.88. Items stored include but are not limited to bedroom furniture, refrigerator, living room items.

03/03

### NOTICE TO CREDITORS

#### NOTICE OF APPOINTMENT OF JANICE ROBERTS, as Independent Executrix of the Estate of Rosalind Newman, Deceased.

Pending in the Probate Court No. 1 of Bexar County, TX., in Matters of Cause No. 2017-PC-0235.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 21st day of February, 2017, in the Probate Court No. 1 of Bexar County, TX., the undersigned duly qualified as the Independent Executrix of the Estate of Rosalind Newman, Deceased.

Notice is hereby given that Original Letters Testamentary of this Estate were granted and this is to notify all persons having claims against said estate that they are required to present the same to the undersigned within the time prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

JANICE ROBERTS,  
Independent Executrix of the Estate of Rosalind Newman, Deceased.

Address: c/o Wm. T. Tschirhart, Jr., 1313 Lorenzo, No. 1, Castroville, TX, 78009.

Dated at San Antonio, Texas, February 21, 2017.

03/03

### NOTICE TO CREDITORS

#### NOTICE OF APPOINTMENT OF DAVID RICHARD WALLACE, as Independent Executor of the Estate of Anne Lucia Drought Wallace, Deceased.

Pending in the Probate Court No. 1 of Bexar County, TX., in Matters of Cause No. 2017-PC-0459.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 21st day of February, 2017, in the Probate Court No. 1 of Bexar County, TX., the undersigned duly qualified as the Independent Executor of the Estate of Anne Lucia Drought Wallace, Deceased.

Notice is hereby given that Original Letters Testamentary of this Estate were granted and this is to notify all persons having claims against said estate that they are required to present the same to the undersigned within the time prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

DAVID RICHARD WALLACE,  
Independent Executor of the Estate of Anne Lucia Drought Wallace, Deceased.

Address: c/o Elizabeth D. Burren, Drought, Drought & Bobbitt, LLP, 112 E. Pecan, Suite 2900, San Antonio, TX, 78205.

Dated at San Antonio, Texas, February 21, 2017.

03/03

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**BANDERA** 2628 BOTTLE SPRINGS RD • 3BR 3.5BA  
Historic home outside Bandera. 39 ag exempt acres. Amazing architecture & craftsmanship. 2 mstrs & guest bdrm. 3 FP's. Kit w/eating area. 2 liv areas, formal din & library. Guest cabin. Heated pool, cabana & water features. Garage/workshop.  
**MLS#1215014 Mobile ID:1848D \$795,000 Christy Green (580) 302-3210**



**BRIDLEGATE** 228 LUCKY RIDGE • 3BR 3BA  
Vintage estate home on approx 2 acre. Study, gameroom/flex rm, 2 FP's & custom upgrades. Huge pantry & granite counter tops in the kit. Outdoor living w/grill & huge rock fireplace. Hill country paradise awaits. Schedule to see today.  
**MLS#1212712 Mobile ID:1840D \$549,900 Christy Green (580) 302-3210**



**THE CROSSING AT SPRING CRK** 538 SAXET TRAIL • 4BR 3.5BA  
New construction on heavily treed acre. 3 car side entry garage. Cvr'd patio w/outdoor kit & FP. Wood flrs & tile flrs. Neighborhood park/playground, pool, clubhouse & volleyball court. Schedule to see today.  
**MLS#1193532 Mobile ID:1856D \$499,999 Carlene Carrigan (210) 508-3423**



**VINTAGE OAKS** 1325 BORDEAUX LN • 4BR 3.5BA  
Custom on 1.5 ac w/upgraded energy efficient features. 4th bdrm w/ba & closet up or gamerm. Study w/built-ins. Foam insulated & metal roof. Walk-in storage. Lrg mstr closet & walk-in easy access storage attic. Upgraded design features.  
**MLS#1215179 Mobile ID:3299D \$499,900 Chris Bowers (210) 643-9362**



**KINGSBURY** 11851 E US HWY 90 • 3BR 3BA  
Capable of co-op or well water. Office w/outside entrance. Metal workshop & addit'l barn. Ag exempt. Office/4th bdrm. Recent roof w/25 yr comp. shingles. Outdoor FP. Near I-10.  
**MLS#304770 Mobile ID:3040D \$406,500 Paul Edmondson (903) 880-5414**

For more information on any listing, text the **MOBILE ID CODE** to 85377.....**cbharper.com**

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### 2014 THIRD PLACE



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TEXAS SWEET TEA JELLY  
VICTORIA, TX

### 2015 FINALIST



THE JANK  
BBQ SAUCE  
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### 2016 GRAND PRIZE



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PIE DOUGH PUCK  
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