SAN ANTONIO BUSINESS JOURNAL

Meet our new guy

SABJ welcomes new Managing Editor Ed Arnold to San Antonio

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SAN ANTONIO BUSINESS JOURNAL

THE DOS T PROPERTY MANAGEMENT 12-14

December 16, 2016 Vol. 30, No. 44, \$4.99

The Full Goods Building at Historic Pearl 200 E. Grayson St. Suite 110 San Antonio, TX 78215



READER ALERT:

San Antonio Business Journal subscribers will receive the 2016-17 Book of Lists next week. The SABJ will not publish a weekly edition on Friday, Dec. 23.

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- ▶ Jan. 20: Banks based in San Antonio
- ▶ Jan. 27: Law Firms in San Antonio

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53.8% Yes

64.7% No

5.9% Not sure

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- Digital Edition: Print subscribers can access a ndigital replica of the weekly print edition.
- ► Energy Inc. Texas Edition: Monday email with the top energy news from across the state.

NEXT POLL: STUDYING NEW AIRPORT

San Antonio's recently hired aviation director told the Business Journal that the city should "tread lightly" on the idea of building a new airport in the future. Nevertheless Bexar County Judge Nelson Wolff said one area that a city-county task force would study is a possible new airport. Should the proposed joint city-county aviation task force study the potential development of a new airport as one of its missions? bizj.us/lozeuw

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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.

▶ Book of Lists Gala: Jan. 26, 2017. 6:30-8:30 p.m., at the Mays Family Center at the Witte Museum, 3801 Broadway St. Contact Arlinda Shephard at saevents@bizjournals.

NEWS TIPS

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San Antonio Business Journal is a publication of: American City Business Journals, 120 W. Morehead St., Charlotte, N.C. 28202 Whitney Shaw, CEO; Ray Shaw, Chairman (1989-2009)

THE SAN ANTONIO BUSINESS JOURNAL (ISSN 0895-1551) is published every Friday except semi-weekly the third week of December for \$108 a year, \$150 for two years or \$216 for three years by the Business Journal Publications Inc. dba San Antonio Business Journal Inc. The San Antonio Business Journal business Journal Inc. The Sain Antonino Usiness Journal is located at 200 E. Grayson, Suite 110, San Anton Texas, 78215, (210) 341-3202, fax 342-4443. Periodicals postage paid at San Antonio, Texas. ©2014 Business Journal Publications Inc.

POSTMASTER: Please send address changes to: The San Antonio Business Journal, 200 E. Grayson, Suite 110, San Antonio, Texas, 78215.

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SABJ LEADERSHIP

Business Journal welcomes new managing editor

On behalf of the San Antonio Business Journal, I'm very happy to introduce our new managing editor, Ed Arnold.

Ed – who comes to us from the Memphis Business Journal, one of our sister papers – has taken an off-thebeaten-path to this profession. While I let him tell you more about that, I'll focus on why he's going to be a tremendous addition to our newsroom and will make the San Antonio Business Journal an even greater resource for our business communitu.

Ed has a keen sense of what's important for readers to take away from a story. Although he's new to San Antonio, he's a quick study who's able to grasp the essence of a topic and contribute well-thought-out, tangible ideas. Our reporters and the rest of our staff are excited to work with him toward elevating the impact of their work – and ultimately, what we publish online and

So for this week's installment of "Editor's Notes," I turn the rest of my space over to Ed.



Ed's message

No matter how detailed a plan may be, there is always room for improvisation.

Improvisation has been the hallmark of my professional life.

As Tony mentioned, my path to journalism was not

I owned and operated an electronics retail outlet in Memphis for more than a decade before I finally was able to peruse my childhood dream of becoming a reporter.

Being an entrepreneur first gave me a unique perspective and understanding of what it takes to run a small business, and that background has been an invaluable resource for me as a business journalist.

Being able to react on the fly is key to running both a small business and a newsroom. I'm excited to get started.

I've also got a lot to learn.

By just my third day in San Antonio, I'd already mispronounced "Bexar" and "Huebner," much to the delight of the SABJ staff.

I'll need the help of our readers to understand the history and nuance of

So please, don't hesitate to get in touch if you hear me mispronounce "Blanco" – again. You can reach me by email at earnold@bizjournals.com or by phone at

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► MOST-READ STORIES

These are the local business news articles readers viewed most from Dec. 7 through

1. San Antonio airport lands new nonstop service to Canada

Air Canada will add daily nonstop service to and from Toronto beginning May 1, 2017. bizj.us/1oz2wo

2. Tory Burch's sportswear, Bluemercury cosmetics to open stores in San Antonio The high-end retailers' plans show the Alamo City's growing attractiveness. bizj.us/1ozadl

3. City hires ex-Air Force general as new director for SA International Airport

The new appointee brings more than 20 years of senior executive experience in military and civil aerospace operations. bizj.us/1oz23c

4. Why H-E-B, Whole Foods should be concerned about Amazon's grocery vision

Amazon Go represents yet another evolution of the e-commerce giant's retail rocery business.

bizj.us/1oz9tp

5. Rigs deployed as optimism surges in the Eagle Ford, Permian Basin

A decrease in crude oil inventories coupled with an increase in prices has equated to more rigs out on the field. bizj.us/1oz8d6

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TRAVEL & TOURISM

SeaWorld San Antonio expanding event business

SeaWorld Entertainment Inc.'s decision to implement one of its largest workforce reductions in years has only raised more concern about the depth of the company's challenges and its ability to escape the wake of negative attention caused by the release of the film "Blackfish" more than three years ago.

However, if there is a bright spot for SeaWorld as it attempts to restore faith among investors and potential ticket buyers, it's San Antonio, which has seen increased park attendance despite the company's challenges and distractions.

SeaWorld San Antonio President Carl Lum said his team has focused on what it can control. Much of that effort has involved an expansion of the park's entertainment and event strategies in an effort to draw still more people over a longer period of the year.

"That's going to be an important part of our business growth going forward,"

Already, the San Antonio park has drawn the attention of SeaWorld Entertainment (NYSE: SEAS) President and CEO Joel Manby, who noted in August that over the first half of 2016 company revenue in the Alamo City was up about 2 percent over the same period the previous year. By comparison, SeaWorld experienced a 2 percent decrease in

revenue in California over the first half of this year.

The challenges in Florida have been more profound.

In fact, SeaWorld noted in its third quarter 2016 earnings report that increased attendance in San Antonio helped offset turnstile issues elsewhere in the country. SeaWorld San Antonio's performance may help explain why only 11 of the 320 jobs the company plans to eliminate are at its Alamo City park.

"If you were one of the 11 people, that's a big deal," Lum said. "But it was obviously a lot less than some of our other parks."

SeaWorld expects to save about \$65 million over the next two years as a result of the latest layoffs.

This is the second time in the last three years that the company has resorted to major layoffs to try and shore up its operations. In 2014, SeaWorld eliminated 311 positions.

Dennis Speigel, president of industry consulting company International Theme Park Services Inc., said the latest job losses are part of an extended turnaround effort as SeaWorld works to regain shareholder trust.

There is not a short-term fix. This is a 10-year turnaround," said Speigel, who told me more changes are need-



"There are a

lot of irons in the fire.

There are a

number of

things we

SeaWorld San Antonio, led by President Carl Lum, has been among its parent company's stronger performers this year.

ed. "It's going to be a different company with a different philosophy from the top down. It's going to have to be marketed in a different way to get the ship even keel again."C

Some of that change is already

City

occurring.

"The culture of the company is different from what it was a year and a half ago, and that's good," Lum said. "We still have a lot of work to do. But I'm happy with our progress we are making."

► ON THE RECORD

CITY HALL

3 QUESTIONS FOR MAYORAL CANDIDATE NIRENBERG



On Dec. 10, City Councilman Ron Nirenberg confirmed during an exclusive interview his plans to run for

mayor of San Antonio in May. Since then, Nirenberg has provided a more in-depth explanation of his decision to enter the race and offered some insight on what his priorities would be if elected:

Why make a mayoral run now? San Antonio is on the cusp of becoming a great American city. But it's going to take a bolder vision and dedicated leadership to achieve that.

Was there any hesitation before deciding to enter the mayoral race? No. We've been very active in District 8 working on the big issues. So we have heard from the business leaders and community members



throughout the last four years about what needs to be accomplished. Over the last two years, we as a city seemed to have stalled on a number of big decisions that are going to continue to sap the momentum from our city unless we get it right. I want to make sure that the city gets back its focus.

What is one of the top issues you

Councilman Ron Nirenberg said there was no hesitation to enter the 2017 mayoral race. CARLOS JAVIER SANCHEZ | SABJ

BRIAN PRATTE.

Air services administrator for the city of San Antonio, after confirming that Air Canada has agreed to launch daily nonstop service between the Alamo City and Toronto beginning in May

are going after, and we are

having some encouraging

conversations with

► FAST FACT

carriers."

THE NEW MEXICO BOWL — in which the University of Texas at San Antonio will make its first postseason football appearance on Dec. 17 — was founded by Rudy Davalos, the Roadrunners' first athletic director.

plan to tackle if elected mayor? I would advance a bold, comprehensive transportation reform agenda that doesn't bend to the politics of the moment. I would make sure that we had multi-modal connectivity built into our development policies so that we are not putting the public behind the eight ball just to keep up with the congestion created by

growth.

HEALTH CARE NO.

REGENERATIVE MEDICINE

San Antonio and Belgian leaders look to create biotech tag team

San Antonio's path to becoming a more prominent international player in health care and the biosciences may run through a European country known as much for its medieval towns as its technology – Belgium. That's the takeaway after speaking with several industry leaders who believe there is a wide avenue for greater collaboration between the two regions.

Ann Stevens, president of BioMed SA, said last week's visit to the Alamo City by an international delegation including Belgian Princess Astrid is a testament to the collaborative economic possibilities that leaders in that country believe exist in San Antonio – particularly in regenerative medicine.

"It was a unique opportunity to showcase San Antonio's unique assets and expertise in this new emerging field of medicine, along with our strong spirit of collaboration," Stevens told me when asked about the international delegation.

The Belgian visit comes roughly six months after I reported that San Antonio-based biotech company INCE-LL Corp. had entered into a joint venture with a Belgian investment group to form a new company called BioTurn-Key. That company is working to accelerate the development and manufacturing of regenerative and personalized medicine products and services in the United States and abroad.

That venture has prompted leaders in San Antonio and Belgium to expand their exploration of more collaborative opportunities in biotech, Stevens said.

"In San Antonio, we are looking at opportunities to really synergize the resources," BioTurnKey CEO Francois Lesage said. "We have a strong base with INCELL. There is expertise that can be shared. BioTurnKey, we hope, will accel-

► INSIDE THE NUMBERS

The Baptist Health Foundation awarded \$5.7 million in grants to 88 area organizations. Here the 10 largest grants awarded and their recipients:

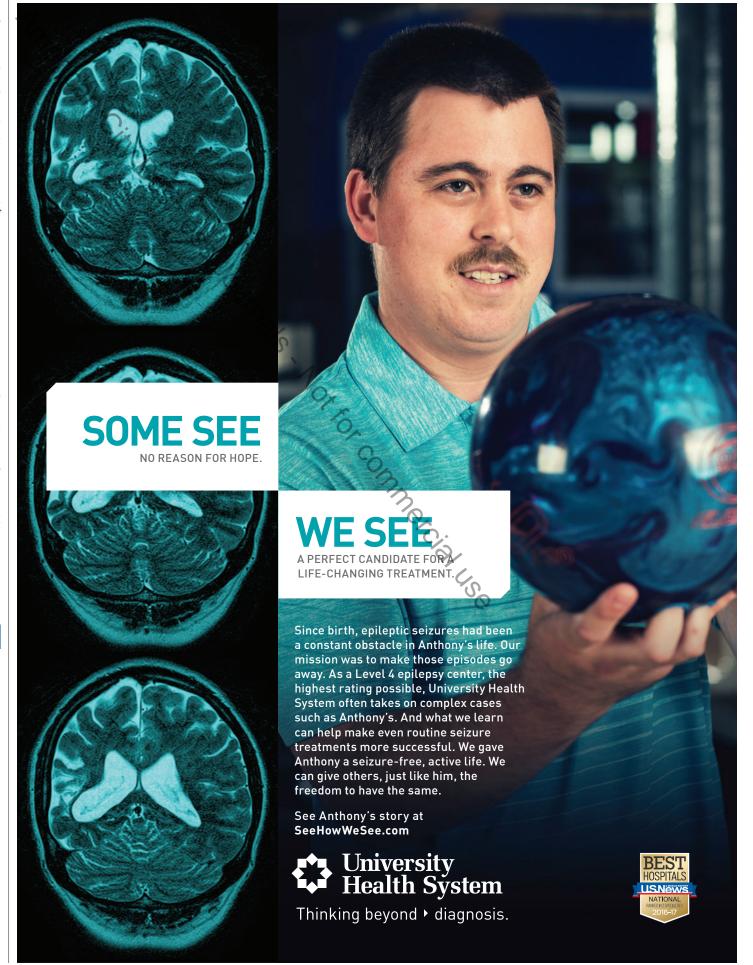
Grant recipient	Amount
Baptist Health System	\$586,800
CHCS Foundation	\$300,000
SA Christian Dental Clinic	\$250,000
UT Health San Antonio	\$250,000
Rivard Report	\$240,000
Atascosa Health Center Inc.	\$200,000
Medina Healthcare Fund	\$200,000
San Antonio Food Bank	\$200,000
The Children's Shelter	\$200,000
Christian Unity Ministries	\$175,000

erate this."

Mary Pat Moyer – founder, CEO and chief science officer for INCELL – said leaders here and in Belgium are already engaged in work that could lead to devel-

oping more biotech companies in San

"Part of the BioTurnKey initiative is to form new ventures, new companies," she said. "Our vision is that each company will form in the U.S. and Europe at the same time so that there will be parallel tracking in both markets. There will be multiple new companies that will be spun out of INCELL and other places."



SOURCE: BAPTIST HEALTH FOUNDATION



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SATECH

3 startups building biz software I'm watching

These software technology startups founded in San Antonio are at different stages of development. Some are still emerging while others are conducting private betas, and one is launched to the public. The companies range from the construction industry to health care staffing.

Dauber Applications

- Founders: Brian Jones, Edward Walker Dow and Travis Jones
- What: Independent contractor truckers agree to be on-call for work either picking up construction site debris or dropping off fresh material; when requested, they can be tracked in real time by general contractors using a mobile app.
- Why: On-demand services in the construction industry via mobile app could be easier to coordinate for general contractors who are looking for ways to streamline the process and speed up construction delivery while minimizing security concerns for excess materials on-site.
- Next Big Leap: Finish private beta version with local companies and launch to larger markets. Customer acquisition of general contractors and management of independent truckers who are licensed and signed up for the service. Regulatory insurance liability for material en-route to a construction site, navigating any issues



Dauber Applications LLC launched a beta version of its mobile app.

COURTESY IMAGE

between truck drivers and contractors.

• Traction: Beta version partnership includes major local companies like Bartlett Cocke Contractors, Joeris General Contractors and a trucking business, Timms Trucking and Excavating Ltd.

• Investment: The company is seeking investors soon.

MedSpoke Inc.

- Founders: Jon Larson, Hector Caraballo and Timothy Britt
- What: A mobile app that collates medical credentials and matches contract doctors with open shifts at medical facilities.
- Why: The current credentialing process often involves a lot of manual paperwork and fax machines, and takes months to complete for each facility. Entrepreneur-

ial doctors could work more shifts at different facilities more often if the credentialing process was streamlined.

· Next Big Leap: Customer acquisition of doctors to change current workflow and negotiating deals with hospitals and physician facilities that are compliant with current regulations. Future plans for the mobile app include the ability for doctors who are credentialed using the network to sign up for open shifts at hospitals.

Traction: Several physician groups, like Reliance Emergency Medicine, have joined the mobile app network, as well as a recruiting agency for medical facilities. The startup has raised \$1.4 million from individual accredited investors and the Geekdom Fund.

• **Investment**: The company is not cur-

rently seeking investors.

Finalee LLC

- · Founders: Janice Boatwright, Gary Pierce and dozens of other local business
- What: A flexible microwebsite for local businesses as a listing service that doesn't collect data, sell advertisements, or automatically populate businesses on the website or mobile app.
- Why: Existing services like Google, Yelp and Facebook enable social media reviews and comments about businesses that could be customers or might be competitors posing as unsatisfied customers. The effort is to have another social network besides a company's website that shares information like accurate maps, photos and videos.
- Next Big Leap: Enticing more businesses to pay \$100 per microsite for the service while navigating the customer demand for user feedback.
- Traction: The startup raised more than \$26,000 on crowdfunding network IndieGoGo and self-funded about \$345,000 to build the web and mobile app. It has hundreds of businesses with microwebsites on the platform and plans to launch to the public when it hits 1 million listings.
- Investment: The company is not currently seeking investors.

KRISTEN'S TAKE

WILL VENTURE CAPITAL IN SAN ANTONIO MATCH LOCAL INCENTIVES PUSHING FOR TECH?

City leaders, alongside Bexar County, have been rewriting economic development guidelines to open the door for technology companies to compete all year. While there are many in the tech community who welcome those changes, the question remains as to whether such incentives are enough to compensate for the lack of venture capital being invested in local startups?

Tracking venture capital in San Antonio, particularly angel investor deals, can be difficult because unless an entire fund is dedicated to one company, there's very little public record. But according to the available data, San Antonio had three sluggish quarters in a row during 2016, with only a few major deals for startup companies. The second biggest of those was for Merge Labs Inc., which raised \$10.1 million from more than two dozen investors. The largest venture capital raise in San Antonio during 2016 was for Fe3 Medical Inc., a medical device company with \$11 million raised.

This year, Bexar County commissioners approved a \$1 million innovation fund, while the San Antonio Economic Development Corp. inked a \$100,000 equity investment with



Lorenzo Gomez

HelpSocial Inc. a local tech startup — in exchange for creating 10 jobs by 2017 and preferred stock in the company.

Meanwhile, the San Antonio City Council approved a pilot program that would enable

Tech Bloc to offer up to \$800,000 over four years to graduates of Techstars Cloud, the San Antonio version of the Colorado-based Techstars accelerator program, to keep some of those companies based in the Alamo City.

Techstars, however, ended its San Antonio accelerator this fall, and without that program, it's unclear how much investor appetite there might be because programs like it reduce the risk of investing. Another entity called RealCo Accelerator is in the works but there are few details on what that venture might entail.

On the other hand, there has been a steady sea change about economic

incentives and experimentation in ways to support the technology industry beyond offering grants to very large companies like Microsoft Corp. or Oracle Corp.

Some investor-backed groups have sprouted in San Antonio or have entered the local market this year, but they're not always looking at local businesses.

Scaleworks Associates, a venture equity fund that raised \$50 million, isn't looking at local startups for seed capital. Rather, it's seeking to acquire a majority stake in existing nonlocal tech companies to move to the Alamo City.

The Fraser McCombs Capital automobile fund has raised millions since its inception but has not invested in a San Antonio-based company to date, according to its website.

Still, others are looking at San Antonio tech startups for investments.

HOLT Ventures, a corporate venture capital arm of construction equipment dealer HOLT CAT, was created recently with a focus on high-growth industrial, construction and manufacturing industry technology companies.

Geekdom Fund, an investor pool for early-stage technology companies, raised \$6 million for an undisclosed

number of startups, and the total fund is expected to hit \$15 million. The recently launched San Antonio Angel Network a group of accredited investors that looks for deal flow — can be a source of equity capital for some startups, though it's not the same as an investor fund.

Lorenzo Gomez, CEO of Geekdom LC, challenged the premise that there is little access to venture capital in San Antonio.

"A lot of times entrepreneurs are not ready, and no one wants to tell them that they're not ready. So what happens is that they get turned down and create this narrative that there's no money, Gomez said. "We believe that if you have a very strong company, there is money to be had here."

Geekdom recently said \$68.8 million of venture capital has been invested in San Antonio companies since 2011, and \$6.2 million outside the market from local investors affiliated with the co-working space, according to an internal study.

You still need people to come in and do series C and series D rounds, but I think it's expanding," Gomez said. "MergeVR tapped into a Texas network to close their funding, and I think you're going to see more of that."

MONEY

FUNDING

Latina-led 'venture equity' firm for small business sets sights on SA

Large financial institutions and investors seeking to inject capital into high-growth and minority or women-owned small businesses often seek someone to serve as a connection between the corporate world and entrepreneurs on the ground.

Monika Mantilla is the lightning rod for that connection as the CEO of Altura Capital Group LLC and general partner of the Small Business Community Capital Fund I and II – a Connecticut-based hybrid fund that sells flexible capital and mentorship to small business owners.

Mantilla is honing in on the Alamo City after linking up with the San Antonio Hispanic Chamber of Commerce earlier this year and meeting with small businesses that might fit into the unique funding model. If successful, San Antonio's base of small and midsize businesses could face a different choice than sale to a large private equity firm or acquisition by competitors to access technology and economies of scale for customers through this model.

Instead of securing a bank loan or



"Corporate America has a need for small businesses to scale."

MONIKA MANTILLA, CEO of Altura Capital Group LLC

a line of credit, a business could sign a term sheet for either debt or equity that would draw from an investor-backed fund. Some of those investors are large banks that wouldn't have the one-on-one bandwidth to mentor small businesses.

"We have seen banks shying away from the small business world. A lot of times there are regulatory challenges. But we actually work closely with banks," Mantilla said. "Corporate America has a need for small businesses to scale. They want pany to \$50 million so they can become global suppliers."

In 2010, Altura Capital and Savile Finance Group - a direct lending company with joint headquarters in Colombia and Connecticut – created a venture called the Small Business Community Capital LP. The investment firms raised \$120 million for U.S.-based small businesses across the country, according to the U.S. Securities and Exchange Commission.

In 2015, the Small Business Community Capital II LP raised \$30 million among 11 investors out of a \$75 million offering. Now a third fund is being raised and hasn't closed yet. Mantilla declined to comment regarding the fundraising activities.

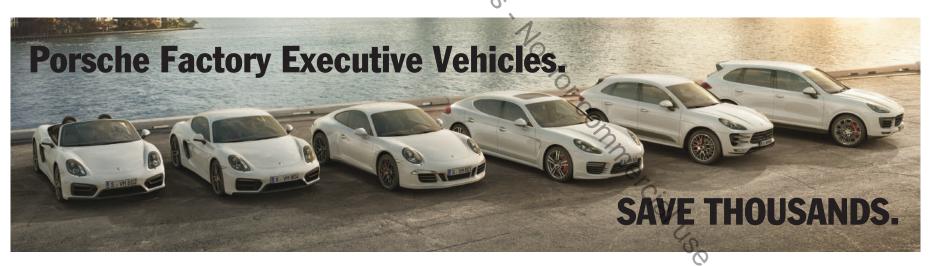
One of the fund's portfolio companies, Pasteleria Cidrines Inc., is a wholesale bakery headquartered in Puerto Rico that specializes in sweet breads. Mantilla is on the board of directors of that company alongside another managing partto take a \$15 million-in-revenue com- | ner, Joe Garcia. The goal is to connect

the bakery operations with more corporate retailers to expand its distribution network.

The fund is open to all industries, from consumer products to business services, health care and telecommunications. Requirements include at least three years of operation, at least \$5 million in revenue and 500 employees or fewer. The scale of investment ranges from \$1 million to \$25 million. Some of the funds can be used for acquisitions or capital investment in the company's infrastructure.

"We can also bring in our co-investors so it could be \$20, \$30, \$40 million dollars [in capital]," Mantilla said."We develop a capital structure that allows the business enough time to grow and works for the entrepreneur and us."

There are several of these small business investment companies licensed by the U.S. Small Business Administration, including, the Small Business Community Capital Fund – but none headquartered in Texas. Morgan Stanley runs its own impact fund out of New York.



Stock No.	Year	Model	MSRP	Less Dealer Discount	Now
N812	2016	Cayenne Turbo	\$159,040	\$20,000	\$139,040
N813	2017	911 Carrera S	\$126,640	\$ 6,000	\$120,640
N814	2016	2016 Panamera Ed. \$90,990 \$12,000		\$ 78,990	
N815	2017	718 Boxster S	\$89,790	\$ 6,000	\$ 83,790
N816	2016	Cayenne GTS	\$96,138	\$12,000	\$ 84,138
N817	2017	911 Carrera S	\$124,985	\$ 4,500	\$120,485

Stock No.	Year	Model	MSRP	Less Dealer Discount	Now
N818	2016	Cayman GTS	\$94,090	\$ 9,000	\$ 85,090
N819	2017	718 Boxster S	\$86,990	\$ 7,000	\$ 79,990
N820	2016	Cayman GTS	\$91,225	\$ 8,000	\$ 83,225
N821	2016	Panamera Ed.	\$90,050	\$16,000	\$ 74,050
N822	2016	Panamera GTS \$136,200 \$2		\$20,000	\$116,200
N823	2017	718 Boxster S	\$ 91,820	\$ 6,000	\$ 85,820

Porsche of San Antonio





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EAGLE FORD

Chesapeake ups S. TX drilling permits

This week's South Texas Drilling Permit Roundup featured Chesapeake Energy, which is facing legal action from more than 100 South Texas landowners but nonetheless plans to drill 28 new wells in the Eagle Ford Shale. Chesapeake is seeking permission to drill eight horizontal wells split between its Henrichson and Blakeway leases in natural-gas rich Dimmit County, as well as another 20 on its Frances Dilworth lease in oilrich McMullen County.

San Antonio-based Gulftex Energy III, Laredo-based Killam Oil Co., McAllen-based Petromex Oil & Gas LLC and Corpus Christi-based VirTex Operating Co. are also among the 20 companies that filed drilling permit applications for projects in South Texas. For a complete look at who's drilling in the oil-rich region, go to bizj.us/1ozaws.



FILE PHOTO

Cheseapeake Energy is seeking permission to drill 28 new wells in South Texas.

Operator name/number	Lease name	Well No.	District	County	Wellbore profile	Туре	Depth
Gulftex Energy III	Mika	101H	2	Karnes	Horizontal	New Drill	11,500 ft
Gulftex Energy III	Mika	102H	2	Karnes	Horizontal	New Drill	11,500 ft
Killam Oil Co.	Geo. H. Speer	31	4	Starr	Vertical	New Drill	6,000 ft
Petromex Oil & Gas	Garza	1	4	Willacy	Vertical	New Drill	13,500 ft
VirTex Operating Co.	Harlan RK	7H	1	Frio	Horizontal	New Drill	7,500 ft

SOURCE: RAILROAD COMMISSION OF TEXAS

NATURAL GAS

TEXAS LNG FOES PUSH FOR CONTESTED HEARING ON AIR QUALITY PERMIT

An air quality permit application filed by Texas LNG may soon be headed to a contested hearing, state filings show.

The Houston-based company is seeking permission from the Texas Commission on Environmental Quality and federal regulators to build a liquefied natural gas export terminal at the Port of Brownsville. Texas LNG plans to take natural gas from the Eagle Ford Shale region just south of San Antonio, liquefy it and ship it to customers overseas.

TCEQ officials held a public hearing on Oct. 11 about the company's air quality permit application in Brownsville, where supporters and opponents provided their feedback. Among the project's 151 comments are four written requests for a contested hearing.

Vecinos para el Bienestar de la Comunidad Costera, Shrimpers and Fisherman of the RGV, the Long Island Village Owners Association and the city of Port Isabel are asking the TCEQ to hold a contested hearing for Texas LNG's permit

The public comment period for the company's air quality permit application ended Oct. 25, but TCEQ officials are still in the middle of a 60-day period to answer comments the agency received. Agency officials are not expected to make a decision about the contested



An aerial view of what the proposed Texas LNG export terminal will look like, if approved by state and federal regulators.

hearing until after all the comments have been answered. If the agency decides to conduct such a hearing, it will take place before the State Office of Administrative Hearings.

Texas LNG officials could not immediately be reached for comment, but the company's chief operating officer, Langtry Meyer, told the Business Journal in a recent interview that concerns about pollution and safety are addressed by technology for reducing emissions and

detecting leaks.

"We are confident that the project meets all the regulations and will allow TCEQ to issue the requested permits," Meyer told the Business Journal in a previous interview.

In a letter to TCEQ officials, Port Isabel City Manager Jared Hockema wrote that the coastal town of 5,000 people is requesting a contested hearing based on "serious concerns" about public health due to the proposed plant's proximity to area schools, homes and recreational areas.

Long Island Village Owners Association Board Vice President Ed McBride said the retiree community is against the project for health and safety reasons.

"The residents of Long Island Village came here to get away from the pollutants of big cities and factories. Please consider saying 'no' to Texas LNG. Do not make us another doomed coastal community." McBride wrote in his request for a contested hearing.

Attacking the project on technical grounds, Texas RioGrande Legal Aid lawyers Enrique Valdivia, Erin Gaines and Kathryn Youker requested a contested hearing on behalf of Vecinos para el Bienestar de la Comunidad Costera and Shrimpers and Fisherman of the RGV whose members live in Port Isabel and neighboring Laguna Heights.

► WHAT PEOPLE SAID

TRUMP NOMINATES RICK PERRY FOR **ENERGY SECRETARY**

President-elect Donald Trump has chosen former Texas Gov. Rick Perry to lead the U.S. Department of Energy. Trump's choice is receiving praise from the oil and gas industry and criticism from environmentalists.



"Former Governor Rick Perry would be a breath of fresh air as he would

restore a market-based approach to the Department of Energy that will benefit our environment, our economy and our future."

President, Texas Oil & Gas Association



"This should be seen as a positive step for the oil and gas industry as we work

through recovering from low commodity prices."

OMAR GARCIA,

President, South Texas Energy & **Economic Roundtable**



"There are a lot of other Republicans out there that could have been appointed who are

interested in the science and don't have the baggage working for special interests while in office."

JIM MARSTON,

Regional Director, Environmental Defense Fund

NEW DELIVERY

Mixed-use development in Boerne: 'The options simply aren't out there'



BY KATIE BURKE kburke@bizjournals.com 210-477-0869, @Twitter

ou know a retail market is a few steps behind when it doesn't yet have a McDonald's, but with plans to deliver the first mixed-use development to Boerne, the area will finally begin to

Dallas-based Carbon Thompson recently closed on 26.6 acres to develop a master-planned site with multifamily, office, entertainment and plenty of retail components.

It's hard to imagine that a city posting the type of growth Boerne has over the past several years – development, economic, income and population – is just now getting its first true mixed-use development, but that's exactly what The Villages @ Herff will be.

Slated to break ground in early to mid-2017, the development is at the intersection of Highway 46 and Herff Road on a site that Carbon Thompson bought through a joint venture with locally based investors.

And as the Weitzman Group's Charles Riddle – the broker responsible for leasing and selling the future retail space – said, Boerne has been on every-

one's retail radar for a while now, but watchers "have been leery" of factors such as daytime population, the size of the market and the cost of developing in the area.

Now, however, "those things are all starting to change," Riddle said. "Well, except for the costs. The land costs continue to climb, just like everywhere else."

Laying the ground work

The broker and developers met with city officials early on to discuss the project and how it will fit into the fast-growing area, and Riddle said how surprised they all were by Boerne's openness to new development and how the city acted more like a "seasoned big town than a small one."

Conversations with high-end retail users are well underway to fill the proposed 20,000 square feet of small-shop space to be developed by Carbon Thompson, in addition to about 8 acres of pad sites available for sale. Of those acres, two are already occupied by a 6,000-square-foot historic home that will be sold to a restaurant or entertainment user.

In addition to the retail, about 15,000 square feet of office is in the works on about 2 acres of the site. The rest will be

set aside for the 250-unit luxury multifamily development.

"You could make the argument that there's pieced-together mixed use, but there is no one-site luxury mixed-use type of deal there," Riddle said. "Most cities are looking for that, and when you look at Selma or Live Oak or Schertz or Alamo Ranch, all of those places are hungry for that. With Boerne, because it has been more of an expensive place to purchase the right kind of site, it hasn't been one of those places where it has been aggressively on people's radar to do this type of deal."

But with population and development growth to the east of Highway 46, to the west of I-10 and anywhere else developers can find those last remaining pockets of available land, that will soon change.

"There is a tremendous amount of homes approved and starting to move dirt," Riddle said. "There are well more than 700,000 homes underway and planned, and that's a big number for a city that already doesn't have a lot of concepts. Really, from a chain standpoint, you only have a choice between a Denny's or a Chili's."

And while that's quite the choice, the reality is that the family-friendly suburb

► MARKET DEMOGRAPHICS

THE NUMBERS BEHIND BOERNE'S GROWTH

Boerne is known for being a small town, but lately, it's been all about the growth — population growth, economic growth, employment growth, income growth and more recently, development growth. With an increasing number of residents moving north along I-10 from San Antonio's fast-growing northwestern submarket, that widespread expansion isn't expected to slow down anytime soon. In fact, it can be argued that the growth is only just beginning to speed up.

- 2000 census population: 28,510
- 2018 projected population:53,883
- Growth from 2013 to 2018: 12.67 percent
- Household types in 2013: 78.2 percent family households
- 2013 citywide household income: 34.2 percent between \$75,000 and \$149,000 per year
- Estimated 2013 median home value: \$296,268
- Opportunity gap in 2013 total retail sales: \$270.3 million
- Opportunity gap for food and beverage stores in 2013: \$111.8 million

Source: City of Boerne, U.S. Census



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

SHOPPING CENTERS

RANKED BY GROSS LEASABLE AREA - SQUARE FEET

	Center name, Prior year's rank Year opened	Address	Gross leasable area	No. of retail tenants	Food court/ Food seats	Building shape	No. of floors	Owner/Developer	Leasing company
1	The Rim Shopping Center ① 2006	17503 IH-10 San Antonio, TX, 78257	1,812,492	105	No NA	NA	1	Hines Global REIT	CBRE UCR
2	The Shops at La Cantera ② 2005	15900 La Cantera Pkwy. San Antonio, TX, 78256	1,311,000	177	Yes 0	С	2	General Growth Properties Inc.	General Growth Properties Inc.
3	North Star Mall ③	7400 San Pedro San Antonio, TX, 78216	1,257,000	147	Yes 0	L	2	General Growth Properties Inc.	General Growth Properties Inc.
4	The Forum At Olympia Parkway (4)	8320 Agora Pkwy. Selma, TX, 78154	1,200,000	118	No 0	Z	1	AVR Realty Co. LLC	Reata Real Estate Services LP
5	Ingram Park Mall ⑤	6301 NW Loop 410 San Antonio, TX, 78238	1,125,000	157	Yes 0	R	2	Simon Property Group Inc.	Simon Property Group Inc.
6	Park North Shopping Center ® 2007	842 N.W. Loop 410 San Antonio, TX, 78216	1,000,000	100	No NA	I	2	HPI Real Estate Services	Reata Real Estate Services LP
7	New Braunfels Town Center ⑦ 2008	NEC I-35 & Loop 306 New Braunfels, TX, 78130	1,000,000	80	No 0	I	1	Lockard Development Inc.	NewQuest Properties
8	Alamo Ranch (9)	5419 W. Loop 1604 N. San Antonio, TX, 78253	950,000	85	No NA	R	1	Blackstone Group	Blackstone Group
9	Bandera Pointe ® 2001	SWC Loop 1604 & Bandera Rd. San Antonio, TX, 78250	889,855	67	No NA	ı	1	DDR Corp.	DDR Corp.
10	Rolling Oaks Mall @	6909 N. Loop 1604 E. San Antonio, TX, 78247	882,347	110	Yes 0	L	2	WP Glimcher	WP Glimcher
11	Potranco Market 10 2011	Loop 1604 & Potranco Rd. San Antonio, TX, 78251	800,000	20	No 0	ı	1	Endura Advisory Group	Endura Advisory Group
12	South Park Mall @ 1968	2310 SW Military Dr. San Antonio, TX, 78224	789,937	120	Yes 454	Т	1	JLL	JLL
13	Gateway Plaza ®	7513 N.Loop 1604 E Live Oak, TX, 78233	778,849	71	No 0	S	1	HPI Real Estate Services	Endura Advisory Group
14	Wonderland of the Americas (4)	4522 Fredericksburg Rd. San Antonio, TX, 78201	733,910	85	Yes 500	0,5	2	Weiss Realty	Weiss Realty
15	Rivercenter Mall @	849 E. Commerce St. San Antonio, TX, 78205	720,000	100	Yes 420	R	4	JLL	Ashkenazy Acquisition Corp.
16	Northwoods Shopping Center (5)	18030-18160 U.S. Hwy. 281 N San Antonio, TX, 78232	693,000	67	No NA	S	67	Barshop & Oles Co.	Barshop & Oles Co.
17	Westover Marketplace ® 2005	NWC of Hwy. 151 & Loop 410 San Antonio, TX, 78245	642,460	60	No NA	ı	1	InvenTrust Property Mgmt. LLC	InvenTrust Property Mgmt. LLC
18	Village at Stone Oak 16 2007	22610 Hwy. 281 N. San Antonio, TX, 78258	622,326	97	No NA	V	2	DDR Corp.	DDR Corp
19	Live Oak Town Center ® 2016	SWQ Loop 1604 & IH-35 Live Oak, TX, 78233	600,000	45	No 0	ı	1	Cencor Realty Services Inc.	The Weitzman Group
20	Alamo Quarry Market & Crossing ® 1998	255 E. Basse Rd. San Antonio, TX, 78209	586,000	80	No 0	S	1	American Assets Trust	American Assets Trust
21	The Vineyard [®]	18255 Blanco Rd. San Antonio, TX, 78258	567,800	70	No NA	L	1	Reata Real Estate Services LP	Reata Real Estate Services LP
22	City Base Landing @ 2005	3326 S.E. Military Dr. Brooks AFB, TX, 78223	550,000	53	No NA	I	1	HPI Real Estate Services LP	Reata Real Estate Services LP
23	Fiesta Trails Shopping Center @ 1995	12365 IH-10 W. San Antonio, TX, 78230	488,000	46	No NA	I	1	Weingarten Realty Investors	Weingarten Realty Investors
24	Dellview Market Place @ 2004	1803 Vance Jackson Rd. San Antonio, TX, 78201	466,758	32	No 0	U	1	Covington Realty Partners	Reata Real Estate Services LP
25	Brooks Corner 2006	NEC Military Dr. & Goliad Rd. 3143 SE Military Dr. TX	430,927	27	No NA	S	1	InvenTrust Property Mgmt. LLC	InvenTrust Property Mgmt. LLC

► CLOSER LOOK

20.9M

Total gross leasable square feet represented on The List

28%

Shopping centers that have food courts on premise

MOST TENANTS

The Shops at La Cantera	177
Ingram Park Mall	157
North Star Mall	147
The Forum At Olympia Parkway	118
Rolling Oaks Mall	110

ABOUT THE LIST

Information for this list was obtained from Esri's Updated Demographics - 2016 estimates; Directory of Major Malls

Esri's Updated Demographics -2016 estimates, Esri TapestryTM Segmentation

For more information about Esri's data products, visit http://doc. arcgis.com/en/esri-demographics/data/data.htm

THE ONLINE LIST

To see additional information about the lists visit the online list at bizjournals.com/sanantonio/topic/lists.

2015-16 BOOK OF LISTS PLATINUM SPONSORS









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

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

Date published: December 16, 2016

► SHAPE OF CENTERS

NUMBER OF CENTERS BY THEIR SHAPE

No. of Centers	Shape	Shape Description
8	I	Irregular-Shaped
4	S	Strip-Rectangle
3	R	Rectangle-Shaped
3	L	L-Shaped
1	С	Cross-Shaped
1	Z	ZShaped
1	Т	T-Shaped
1	D	Dumbbell-Shaped
1	V	V-Shaped
1	Z	Z-Shaped
1	U	U-Shaped

SOURCE: Esri's Updated Demographics - 2016 estimates; Directory of Major Malls.

▶ CENTER CLASSIFICATION

NUMBER OF CENTERS IN EACH CLASSIFICATION

No. of Centers	Center Class	Class Name	Class Description
11	RC	Regional Center	500,000-999,999 sq. ft.
5	SR	Super-Regional Center	1,000,000+ sq. ft.
4	PC	Power Center	Open-Air with 3+ Big Box Stores
3	LC	Lifestyle/Specialty Center	Lifestyle/Upscale, Usually not Dept. Store
2	CC	Community Center	0-499,999 sq. ft.

CONTINUED FROM PAGE 9

has a shortage of family-friendly retailers. Riddle said the "community is desperate for options, and developers ultimately see that, and know things are on the horizon."

"If you can put a good piece of dirt under contract that would be a good retail spot, it will get attention," Riddle said of bringing in new retailers, adding that most already have eyes on the Boerne area but are waiting for the right site to cross their path.

With a quick look at the city's construction pipeline, those retailers will soon have more than enough options.

CBRE is still putting together deals for the roughly 37-acre Boerne Town Center at the northeast corner of I-10 and Christus Parkway, as well as the roughly 185,000-square-foot center at I-10 and Boerne Stage Road.

But at the end of the day, or the end of its construction period at least, The Villages @ Herff will be the first one to hit the mixed-use button.

"No one has been able to effectively get to the finish line on a true, eclectic mixed-use development, especially on a luxury type of deal," Riddle said. "We're looking to set the market on multifamily, office and retail by bringing the nicest product to market. We



PHOTO COURTESY OF THE WEITZMAN GROUP

"No one has been able to effectively get to the finish line on a true, eclectic mixed-use development, especially on a luxury type of deal,"

CHARLES RIDDLE,

Broker at the Weitzman Group

believe the options simply aren't out there "

But not for long.



REALTY PARTNERS COMMERCIAL PROPERTIES

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

COMMERCIAL PROPERTY MANAGEMENT FIRMS

RANKED BY TOTAL COMMERCIAL SPACE MANAGED

	Business name, Prior year's rank Website	Address Phone	Total commercial space managed locally ¹	Total office space managed ¹	Total industrial space managed ¹	Total retail space managed ¹	Total no. of properties managed	Property manager/Equvalent
1	Port San Antonio ① portsanantonio.us	907 Billy Mitchell Blvd. San Antonio, TX, 78226 210-362-7800	12,091,183	2,399,617	9,691,566	0	165	Roland Mower
2	Prologis ② prologis.com	9535 Ball St. #1000 San Antonio, TX, 78217 210-212-9292	4,829,041	0	4,829,041	0	13	Eduardo Gonzalez
3	CBRE Group Inc. (4) cbre.com/sanantonio	200 Concord Plz. #800 San Antonio, TX, 78216 210-225-1000	4,640,216	580,567	3,785,287	274,362	51	Blake Sheppard, blake.sheppard@cbre.com
4	Transwestern ③ transwestern.net/sanantonio	8200 IH-10 W #800 San Antonio, TX, 78230 210-341-1344	3,646,826	3,333,289	160,661	152,876	47	Matt Rose, matt.rose@transwestern.com
5	Endura Advisory Group ⑤ endurasa.com	9311 San Pedro #850 San Antonio, TX, 78216 210-366-2222	2,774,614	2,198,011	40,330	536,273	28	Jim Lundblad, jlundblad@endurasa.com David Held, dheld@endurasa.com
6	HPI Real Estate Management Inc. @ hpitx.com	842 N.W. Loop 410 #119 San Antonio, TX, 78216 210-253-3995	2,653,043	163,956	1,174,706	1,314,381	24	Betty Lagred, lagred@hpitx.com
7	Cencor Realty Services Inc. ① cencorrealty.com	70 N.E. Loop 410 #450 San Antonio, TX, 78216 210-366-3500	2,532,633	0	0	2,532,633	20	Karen Waring, kwaring@cencorrealty.com
8	R.L. Worth & Associates 6 rlworth.com	7373 Broadway St. #201 San Antonio, TX, 78209 210-822-5220	2,503,768	2,463,179	0	40,589	19	Robert L. Worth Jr.
9	Rohde Ottmers Siegel Realty Services (8) rohderealty.com	11503 N.W. Military Hwy. #330 San Antonio, TX, 78231 210-366-1400	2,453,205	70,304	26,000	2,356,901	28	Bryan Ottmers, bfottmers@rohderealty.com
0	Stream Realty Partners (9) streamrealty.com	100 N.E. Loop 410 #1500 San Antonio, TX, 78216 210-930-3700	2,249,775	1,019,290	1,111,988	118,497	19	Allan Young, ayoung@streamrealty.com
1	Area Real Estate @ areatx.com	1221 Broadway #104 San Antonio, TX, 78215 210-417-4311	2,135,026	314,971	1,718,583	101,472	29	David Adelman, davida@areatx.com
2	Peloton Commercial Real Estate (3) pelotoncre.com	250 Nottingham #115 San Antonio, TX, 78209 210-299-1172	2,027,000	1,545,000	320,000	162,000	50	Nancy Russell, nrussell@peloton- sa.com Sheila McHargue, smchargue@pelotoncre.com
3	REATA Property Management Inc. (1) reatarealestate.com	1100 N.E. Loop 410 #400 San Antonio, TX, 78209 210-348-9222	1,695,390	337,924	016	1,357,466	36	Donald Thomas
4	JLL ² (A)	9601 McAllister Fwy. #1100 San Antonio, TX, 78216 210-308-9888	1,641,317	963,118	326,232	351,967	18	Chuck King Mark Krenger
5	Birnbaum Property Co. ® birnbaumproperty.com	200 Concord Plz. Dr. #860 San Antonio, TX, 78216 210-349-7711	1,639,458	130,804	385,600	1,123,054	30	JoAnn Duncan
6	DH Realty Management Inc. 16 DHrealtypartners.com	801 N. St. Mary's St. San Antonio, TX, 78205 210-222-2424	1,628,115	127,800	1,001,118	498,657	33	Michael D. Hoover, hoover@DHrealtypartners.com
7	Cavender & Hill Properties Inc. (5) cavenderhill.com	7373 Broadway #501 San Antonio, TX, 78209 210-349-0900	1,620,999	48,393	1,572,606	0	18 🔘	Marcia Culbertson, mculbertson@cavenderhill.com
8	REOC San Antonio (17) reocsanantonio.com	8023 Vantage Dr. #1200 San Antonio, TX, 78230 210-524-4000	1,537,165	688,795	65,447	782,923	33	Todd A. Gold, CCIM, tgold@reocsanantonio.com
9	Tarantino Properties Inc. ★ tarantino.com	12770 Cimarron Path #122 San Antonio, TX, 78249 210-212-6222	1,266,354	768,923	361,442	135,989	11	Coni Jenkins, cjenkins@tarantino.con
20	Valcor Commercial Real Estate valcorcre.com	5101 Broadway St. #200 San Antonio, TX, 78209 210-824-4242	1,173,100	75,783	345,308	752,009	29	Charlie Malmberg
21	Simon Property Group ⁽⁹⁾	225 W. Washington St. Indianapolis, IN, 46204 317-636-1600	1,120,300	0	0	1,120,300	1	Tim Hill
22	Magi Real Estate Services @ magirealestate.com	10010 San Pedro Ave. #105 San Antonio, TX, 78216 210-340-5500	1,055,000	1,055,000	0	0	19	Rick Rodriguez
23	Barshop & Oles Co. ② barshop-oles.com	10001 Reunion Pl. #230 San Antonio, TX, 78216 210-366-3555	1,024,000	0	0	1,024,000	3	Wade McGinnis, wade@barshop- oles.com
24	MHC Management Co. 29 mhcmgmt.com	6812 Bandera Rd. #210 San Antonio, TX, 78238 210-520-8200	672,643	0	0	672,243	12	Matt Janysek, mjanysek@mhcmgmt.com
25	Sirell Real Estate Services ★ sirell.com	70 N.E. Loop 410 #250 San Antonio, TX, 78216 210-402-0800	598,000	542,000	0	56,000	12	Bill Ellis, bellis@sirell.com

1 Square feet

* Indicates that company was not ranked on prior year's list | Date published: December 16, 2016

► CLOSER LOOK

20%

Companies on list that do not manage office space

32%

Companies on list that do not manage industrial space

16%

Companies on list that do not manage retail space

ANOTHER LOOK:

PROPERTIES MANAGED					
Port San Antonio	165				
CBRE Group Inc.	51				
Peloton Commercial Real Estate	50				
Transwestern	47				
REATA Property Management Inc.	36				

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. Primera Partners and MSL Real Estate Services did not respond to our inquiries by deadline. Only those that responded to our inquiries were listed.

2015-16 BOOK OF LISTS PLATINUM SPONSORS









² JLL acquired Travis Commercial Real Estate in July







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









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INDUSTRIAL PROPERTY MANAGEMENT FIRMS

RANKED BY TOTAL INDUSTRIAL SPACE MANAGED LOCALLY

	Business name, Prior year's rank Website	Address Phone	Total industrial space managed locally ¹	No. of Industrial properties managed locally ⁷	Largest industrial property under management	Property manager/ Equivalent
1	Port San Antonio ① portsanantonio.us	907 Billy Mitchell Blvd. San Antonio, TX, 78226 210-362-7800	9,691,566	93	375 Airlift Dr. 1,075,300	Roland Mower
2	Prologis ② prologis.com	9535 Ball St. #1000 San Antonio, TX, 78217 210-212-9292	4,829,041	13	Prologis Park Perrin Creek 830,460	Eduardo Gonzalez, egonzalez@prologis.com
3	CBRE Group Inc. ③ cbre.com/sanantonio	200 Concord Plz. #800 San Antonio, TX, 78216 210-225-1000	3,785,287	40	Confidential 126,2294	Scott Senese, scott.senese@cbre.com
4	Area Real Estate (5) areatx.com	1221 Broadway #104 San Antonio, TX, 78215 210-417-4311	1,718,583	13	Scobey Warehouse 30,0000	David Adelman, davida@areatx.com
5	Cavender & Hill Properties Inc. (4)	7373 Broadway #501 San Antonio, TX, 78209 210-349-0900	1,572,606	17	NA	J. Mark Cavender, mcavender@cavenderhill.com
6	HPI Real Estate Management Inc. 12	842 N.W. Loop 410 #119 San Antonio, TX, 78216 210-253-3995	1,174,706	12	NA	Lawrence O'Connor, oconnor@hpitx.com
7	Stream Realty Partners 6 streamrealty.com	100 N.E. Loop 410 #1500 San Antonio, TX, 78216 210-930-3700	1,111,988	7	5711 FM 78 384,250	Allan Young, ayoung@streamrealty.com
В	DH Realty Management Inc. ① DHrealtypartners.com	801 N. St. Mary's St. San Antonio, TX, 78205 210-222-2424	P,001,118	10	Union Stock Yards 708,120	Michael Hoover, hoover@dhrealtypartners.com
9	Birnbaum Property Co. ® birnbaumproperty.com	200 Concord Plz. Dr. #860 San Antonio, TX, 78216 210-349-7711	385,600	2	Interstate Business Park NA	John Moake, jmoake@birnbaumproperty.com
0	Tarantino Properties Inc. ® tarantino.com	12770 Cimarron Path #122 San Antonio, TX, 78249 210-212-6222	361,442	47	El Portal Industrial Park 361,442	Mike Mangum, mmangum@tarantino.com
1	Valcor Commercial Real Estate ® valcorcre.com	5101 Broadway St. #200 San Antonio, TX, 78209 210-824-4242	345,308	6	North Plaza 91,900	Charlie Malmberg, Charlie@valcorcre.com Jonathan Collins, jonathan@valcorcre.com
2	JLL ² (1) jll.com	9601 McAllister Fwy. #1100 San Antonio, TX, 78216 210-308-9888	326,232	4	NA NA	Chuck King
3	The Richland Cos. therichlandcompanies.com	5411 Bandera Rd. #304 San Antonio, TX, 78238 210-522-1200	322,808	2	SA West Loop II 170,453	Edna Meyer-Nelson
4	Peloton Commercial Real Estate ® pelotoncre.com	250 Nottingham #115 San Antonio, TX, 78209 210-299-1172	320,000	13	Marymont Technology Park 84,925	Gardner Peavy, gpeavy@peloton-sa.com
5	Transwestern (4) transwestern.net/sanantonio	8200 IH-10 W #800 San Antonio, TX, 78230 210-341-1344	160,661	2	University Park Tech Center V & VI 160,661	Matt Rose, matt.rose@transwestern.net
6	Drought Properties Inc. (5) droughtproperties.com	8151 Broadway St. #100 San Antonio, TX, 78209 210-824-1133	131,885	3	NA	Harry Drought Sr., hdsr@droughtproperties.com
7	REOC San Antonio ® reocsanantonio.com	8023 Vantage Dr. #1200 San Antonio, TX, 78230 210-524-4000	65,447	1	300 Ramsey Place 65,447	Todd Gold, tgold@reocsanantonio.com
8	Endura Advisory Group endurasa.com	9311 San Pedro #850 San Antonio, TX, 78216 210-366-2222	40,330	1	Starcrest Center NA	David Held, dhedd@endurasa.com Jim Lundblad, jlundblad@endurasa.com
9	Colglazier Properties Inc. * colglazier.com	1000 E. Basse Rd. #100 San Antonio, TX, 78209 210-821-5644	29,600	3	Sherwin Williams Paint Company 14,300	John Colglazier Sr., jac@colglazier.com
0	Rohde Ottmers Siegel Realty Services ®	11503 N.W. Military Hwy. #330 San Antonio, TX, 78231 210-366-1400	26,000	1	Business Circle Drive NA	Tom Rohde III, tomrohde@rohderealty.com

² JLL acquired Travis Commercial Real Estate in July

 $\ensuremath{\mbox{*}}$ Indicates that company was not ranked on prior year's list

Date published: December 16, 2016

► CLOSER LOOK

1,075,300

Square footage of largest industrial property under management —375 Airlift Drive

ABOUT THE LIST

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2015-16 BOOK OF LISTS PLATINUM SPONSORS











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

OFFICE PROPERTY MANAGEMENT FIRMS

RANKED BY TOTAL OFFICE SPACE MANAGED LOCALLY

	Business name, Prior year's ranking Website	Address Phone	Total office space managed locally ¹	Total no. of office properties managed locally	Largest office property under management	Property manager/ Equivalent
1	Transwestern ① transwestern.net/sanantonio	8200 IH-10 W #800 San Antonio, TX, 78230	3,333,289	43	IBC Centre I & II 368,903 ¹	Matt Rose, matt.rose@transwestern.net
2	R.L. Worth & Associates ②	210-341-1344 7373 Broadway St. #201 San Antonio, TX, 78209	2,463,179	17	Union Square I & II 325,585	Robert L. Worth Jr.
3	Port San Antonio ③ portsanantonio.us	210-822-5220 907 Billy Mitchell Blvd. San Antonio, TX, 78226 210-362-7800	2,399,617	72	3515 S. General McMullen (Building 171) 452,310	Roland Mower
4	Endura Advisory Group ④ endurasa.com	9311 San Pedro #850 San Antonio, TX, 78216 210-366-2222	2,198,011	19	SWBC Tower 236,415	David Held, dheld@endurasa.com Jim Lundblad, jlundblad@endurasa.com
5	Peloton Commercial Real Estate (6)	250 Nottingham #115 San Antonio, TX, 78209 210-299-1172	1,545,000	31	One Riverwalk Place 262,935	Gardner Peavy, gpeavy@peloton- sa.com
6	Magi Real Estate Services ⑦ magirealestate.com	10010 San Pedro Ave. #105 San Antonio, TX, 78216 210-340-5500	1,055,000	19	Brass Professional Center 762,558	J. Rick Rodriguez
7	Stream Realty Partners ® streamrealty.com	100 N.E. Loop 410 #1500 San Antonio, TX, 78216 210-930-3700	1,019,290	10	The Century Building 187,718	Allan Young, ayoung@streamrealty.com
8	JLL ² (5)	9601 McAllister Fwy. #1100 San Antonio, TX, 78216 210-308-9888	963,118	14	McAllister Plaza 190,567	Chuck King
9	Tarantino Properties Inc. ⊕ tarantino.com	12770 Cimarron Path #122 San Antonio, TX, 78249 210-212-6222	768,923	7	One DeZavala Office Park 113,115	Mike Mangum, mmangum@tarantino.com
10	REOC San Antonio (9) reocsanantonio.com	8023 Vantage Dr. #1200 San Antonio, TX, 78230 210-524-4000	688,795	12	Callaghan Tower 167,768	Todd Gold, tgold@reocsanantonio.com
1	CBRE Group Inc. (5) cbre.com/sanantonio	200 Concord Plz. #800 San Antonio, TX, 78216 210-225-1000	580,567	5	Promenade at Eilan 205,251	Scott Senese, scott.senese@cbre.com
12	Sirell Real Estate Services ② sirell.com	70 N.E. Loop 410 #250 San Antonio, TX, 78216 210-402-0800	542,000	0)	Renaissance Plaza 201,264	William Ellis
13	REATA Property Management Inc. ® reatarealestate.com	1100 N.E. Loop 410 #400 San Antonio, TX, 78209 210-348-9222	337,924	9	TETCO Building 98,667	Bob Barnes, bbarnes@reatares.com
14	Area Real Estate (4) areatx.com	1221 Broadway #104 San Antonio, TX, 78215 210-417-4311	314,971	10	100 Taylor St. 87,571	David Adelman, davida@areatx.com
15	J. Allen Investments Inc. 24	17253 Nacogdoches Rd. San Antonio, TX, 78266 210-697-1400	248,000	14	ONA	James Allen, txdeveloper38@yahoo.com
16	HPI Real Estate Management Inc. (6)	842 N.W. Loop 410 #119 San Antonio, TX, 78216 210-253-3995	163,956	1	Chase Center Oak Park 163,959	Lawrence O'Connor, oconnor@hpitx.com
17	The Richland Cos. therichlandcompanies.com	5411 Bandera Rd. #304 San Antonio, TX, 78238 210-522-1200	154,910	3	SA West Loop II 170,453	Edna Meyer-Nelson
18	Birnbaum Property Co. birnbaumproperty.com	200 Concord Plz. Dr. #860 San Antonio, TX, 78216 210-349-7711	130,804	3	NA	John Moake, jmoake@birnbaumproperty.com
19	DH Realty Management Inc. @ DHrealtypartners.com	801 N. St. Mary's St. San Antonio, TX, 78205 210-222-2424	127,800	8	McKenna Professional Office Building 29,767	Michael Hoover, hoover@dhrealtypartners.com
20	Colglazier Properties Inc. * colglazier.com	1000 E. Basse Rd. #100 San Antonio, TX, 78209 210-821-5644	84,259	4	Shavano Park Center 41,600	John Colglazier Sr., jac@colglazier.com
21	Valcor Commercial Real Estate ★ valcorcre.com	5101 Broadway St. #200 San Antonio, TX, 78209 210-824-4242	75,783	2	11103 West Ave 70,783	Charlie Malmberg, Charlie@valcorcre.com Jonathan Collins, jonathan@valcorcre.com
22	Rohde Ottmers Siegel Realty Services ② rohderealty.com	11503 N.W. Military Hwy. #330 San Antonio, TX, 78231 210-366-1400	70,304	2	622 Isom Road 9,000	Tom Rohde III, tomrohde@rohderealty.com
23	Drought Properties Inc. (25) droughtproperties.com	8151 Broadway St. #100 San Antonio, TX, 78209 210-824-1133	52,429	5	NA	Harry Drought Sr., hdsr@droughtproperties.com
24	Cavender & Hill Properties Inc. ⊛ cavenderhill.com	7373 Broadway #501 San Antonio, TX, 78209 210-349-0900	48,393	1	NA	J. Mark Cavender, mcavender@cavenderhill.com
25	Pyramis Cos. Inc. * pyramiscompany.com	8600 Wurzbach Rd. #1201 San Antonio, TX, 78240 210-593-9807	31,000	1	NA	Craig Acord, craig@pyramiscompany.com

1 Square feet

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

² JLL acquired Travis Commercial Real Estate in July

Date published: December 16, 2016

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

► CLOSER LOOK

762.558

Square footage of largest office property under management — Brass Professional Center

ANOTHER LOOK:

PROPERTIES MANAGED				
Port San Antonio	72			
Transwestern	43			
Peloton Commercial Real Estate	31			
Endura Advisory Group	19			

Magi Real Estate

ABOUT THE LIST

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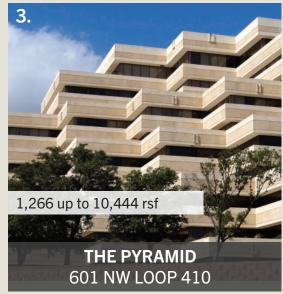


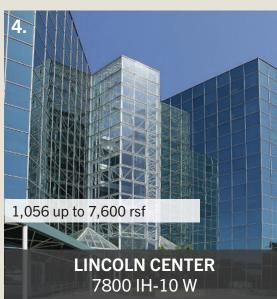


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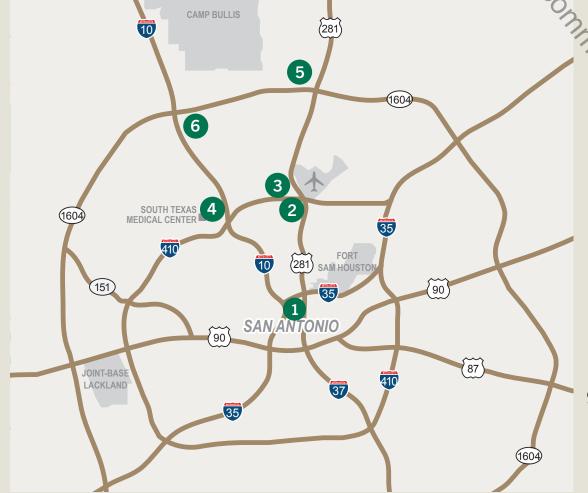












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COVER STORY

ACQUISITION EFFECT

Why a big city like San Antonio can't l

BY KATIE BURKE kburke@bizjournals.com 210-477-0869, @KatieBurkeSABJ

AND

KRISTEN MOSBRUCKER kmosbrucker@bizjournals.com 210-477-0846, @SABJTech

The San Antonio area has been flooded with incoming companies, merger agreements and takeovers across multiple industries over the course of the past year as the increasing appeal of San Antonio businesses – and of doing business in the city – attracts cor-

porations from around the globe.

The impact of those changes and that growth on the city's corporate culture could be profound – specifically, whether San Antonio can maintain the bigcity, small-town feel on which it has built its commercial and personal reputation.

Next year will be one of reckoning for how the city will adapt to the loss of local control for multiple businesses ranging from a 10-person office to a publicly traded global company. For example, it's unclear what the complete effect will be with the loss of two of the largest San Antonio-based companies resulting from multibillion-dollar deals — the pending \$4.3 billion acquisition of CST Brands Inc. and Rackspace Hosting Inc.'s recently completed sale to New York-based private equity ownership for about the same price.

Meanwhile, San Antonio will continue to face the absorption of longstanding Alamo City businesses by national entities, such as Chicago-based national accounting firm RSM US LLP's acquisition of what was formerly Padgett Stratemann & Co. LLP, and real estate giant JLL's acquisition of local powerhouse Travis Commercial Real Estate.

As institutional and out-of-town owners take controlling interests in more of San Antonio's most recognized companies through mergers and acquisitions, some believe the city could increasingly face an economic identity crisis.

"That's a trend, but I don't know if it's good," said Matthew Gilley, a professor at St Mary's University and the chair for Ethics and Corporate Social Responsibility in the Greehey School of Business. "It does show that San Antonio has grown companies that others around the world want to own."

Nevertheless, it's possible, if not probable, that the days for things that give San Antonio its small-town feel - a focus on

building relationships, handshake deals and a deep commitment to strengthening the city overall – may be numbered.

Full circle

Corner Store operator CST Brands has emerged as the epitome of San Antonio's shifting economic landscape.

The convenience store retailer – which is in the final steps of being acquired by Circle K's Canada-based parent company, Alimentation Couche-Tard Inc. – has become one of San Antonio's strongest corporate influences since it was spun off from Valero Energy Corp. in May 2013.

A little more than two years ago, the city of San Antonio approved a 10-year, 80 percent tax abatement on CST's incremental investments in the company's decision to build its \$27 million



commitment to add 100 new corporate jobs up until 2019. A quick drive through the city also provides the visual reminder of Corner Store's expanding presence.

But that presence will fade in 2017 after the multibillion-dollar merger with Couche-Tard is finalized, and the 167 Corner Stores across the San Antonio area become Circle Ks.

Couche-Tard has committed to developing a new business unit in the San Antonio area, the details for which will become available once the acquisition is finalized. But no matter how much of a presence the former CST is able to retain in the city, its local engagement is expected to be less emphasized by its new foreign-based parent company — another chip away at the city's keeping-it-local business culture.

Maintaining talent, commitment

Rackspace isn't the only heartbeat pumping tech-driven capital and talent into San Antonio, but it's been the biggest infuser of tech blood running through the city's veins for more than a decade.

The company has invested in growing a tech-savvy local workforce for years, both by importing and educating homegrown talent. Dozens of former Rackspace employees have either started or invested in new technology startups since the company's inception. And the company was a founding corporate member and supporter of Tech

Bloc, a technology industry advocacy group that is now supported by the city's new and growing tech companies.

Now, however, many wonder about the future of the company's famil-

iar association with San Antonio's fledgling tech industry, given that Rackspace is tethered to a new blood bank in the form of New Yorkbased private equity company Apollo Global Management LLC, which bought "Once the ownership of a company moves out of the local market, then we run the risk of losing investments in our local community."

MATTHEW GILLEY.

Professor at St Mary's University and the chair for Ethics and Corporate Social Responsibility in the Greehey School of Business

Rackspace for \$4.3 billion in November. If Apollo's track record is any indication of future plans, Rackspace may

be put through a strainer to make it more attractive to investors on the open market.

So far, Rackspace CEO Taylor Rhodes and Apollo have committed to keeping the company in its headquarters in Windcrest. But while there is no question about the company's physical commitment,

there are some about its continued commitment to the local workforce and its long-term priorities as to what business units it will retain. And it's unclear whether those that end up being severed from an evolving company will choose to keep their talent in San Antonio or leave the city.

There has been a groundswell of effort among the city of San Antonio, Bexar County and advocacy groups such as Tech Bloc to keep local tech talent in this market and to entice new workers to the region. But with Rackspace's future now in the hands of Apollo, those groups could be losing a key partner – or at least a measure of its commitment to that cause and other causes of note in San Antonio.

"Once the ownership of a company moves out of the local market, then we run the risk of losing investments in our local community – whether it's charitable donations, volunteerism or hiring top executives from our local market," Gilley said.

But there are signs that Rackspace could



COVER STORY

keep a small-town business feel forever

CONTINUED FROM PAGE 12

remain active in the local tech ecosystem. "Much of that depends on the culture of a company and how much it values those local investments," Gilley said.

So far, Rackspace admitted a new company to its existing Rackspace Startup program, in which the company offers \$24,000 in hosting costs and mentorship to new high-growth tech businesses. Likewise, the company has a new cybersecurity track at Open Cloud Academy, the vocational career school it runs and for which it leases an entire floor of the Rand Building downtown as a corporate expense.

On the other hand, Techstars, a worldwide technology startup accelerator, discontinued its cloud program in San Antonio this year. The accelerator was drawn to San Antonio by local investors, including many who had ties to Rackspace.

Local touch, out-of-town owners There is no doubt that the close ties and

personal relationships that drive much of San Antonio's local economy are facing significant changes in the aftermath of the mergers, acquisitions and takeovers that have unfolded throughout the city.

However, the support from large corporate owners, coupled with the city's affinity for treating everyone like an old friend, has the potential to be a major boon for the local economy.

In the aftermath of JLL's acquisition of Travis Commercial Real Estate, Chuck King, a co-founder of the local firm, said the decision to sell the company wasn't just in Travis' best interest, but the city's as well.

"We as an effective, strong firm will be much better at helping San Antonio attract companies for high-quality jobs," King said. "It gives us the ability to tap global resources of JLL that have the potential to make those cold calls a bit easier. It sends a message that San Antonio and South Texas is emerging as an important market."

THE APOLLO EFFECT

RACKSPACE WATCHERS CAN TAKE NOTE OF IOWA-BASED PUBLIC COMPANY ACQUIRED BY APOLLO BEFORE EVENTUALLY FILING FOR NEW IPO — WITH SMALLER WORKFORCE

Rackspace Hosting Inc. is now a private equity portfolio company of Apollo Global Management LLC. And while Rackspace's corporate headquarters is slated to stay in San Antonio, the lifecycle of another company bought by Apollo is indicative of what such private equity deals can mean for local

Consider the case of retirement insurance company Aviva USA, the U.S. corporate headquarters for London-based Aviva PLC, which in 2010 moved its 1,300 employees into an eight-story building on 88-acres in Des Moines, Iowa. Aviva's footprint in Des Moines, a city of just over 200,000, is roughly proportional to that of Rackspace in San Antonio. And it is similar in other ways: It leased prominent property, was a

In 2012, Aviva was put up for sale after reporting sluggish revenue while competing with insurers headquartered in Bermuda — akin to Rackspace's challenges competing with Amazon Web Services and

visible participant in the business

community and had been publicly

managed cloud services. And while Aviva's core business has not left Des Moines, it has undergone changes since Apollo acquired it in 2013.

In early 2013, Aviva USA employed about 1,800 workers in Des Moines. By October of that year, when Apollo closed on a \$2.6 billion acquisition — 780 individuals had their jobs eliminated, according to the Des Moines Register. About 300 workers left voluntarily, and 154 employees were given 60 days notice. Some employees were offered positions at a new company called Global Atlantic, which

> from Apollo. Rackspace's leadership and Apollo have agreed to keep the company here. Nevertheless, while it's unclear what the future job picture might look like, the clock is ticking for Apollo to cut \$100 million to \$125 million

bought Aviva's life insurance business

in expenses from Rackspace by April. Rackspace has many business divisions as a result of acquiring technology startups, and its core focus is now managed cloud, although that accounts for a small

right now.

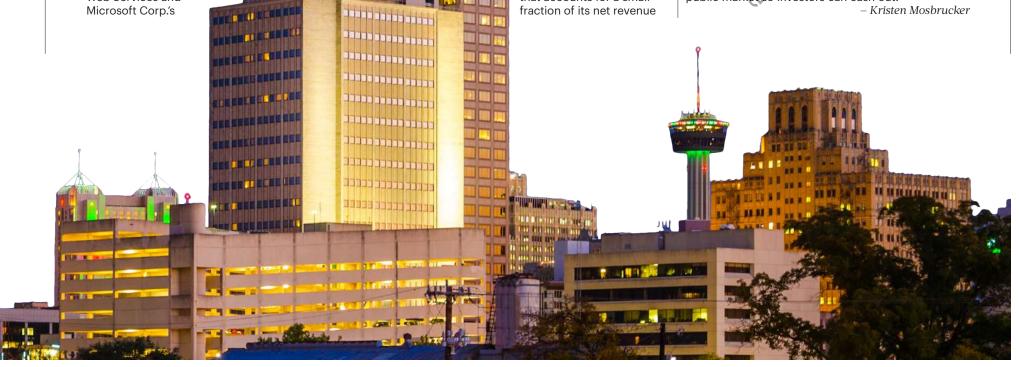
In February 2014, Apollo told its investors that it had generated nearly \$47 million in fees during 2013 — mostly from monitoring fees after buying Aviva. Likewise, Apollo will collect fees for its guiding leadership during the transition period with Rackspace

In March 2014, Apollo created a new company, Athene USA, when it merged other businesses it had in its portfolio. Athene USA held a job fair offering 225 positions at the Des Moines location, while it closed operations in Kansas, where it had 220 workers. And other offices were shut down during consolidation.

On Nov. 28, Athene Holding Ltd. — with corporate headquarters in Bermuda in addition to its Des Moines offices — filed a prospectus for an initial public offering of nearly 24 million shares at \$38 to \$42 per share — the biggest IPO in the U.S. during this year. Apollo will retain 45 percent of the voting power after the IPO, and Athene will not receive proceeds from the sale, records show. The company reported 1,360 employees across all its U.S. offices.

Rackspace has not indicated plans to go public anytime soon, saying that Apollo is looking at Rackspace as a long-term investment. Still, the general path from private equity is to return to the

public market so investors can cash out.



COVER STORY

▶ ECONOMIC ROUNDTABLE

ECONOMIST VIEW

LOCATION OF CORPORATE OWNER NOT NECESSARILY INDICATIVE OF ECONOMIC IMPACT



Steve Nivin

While the transfer of ownership for CST Brands Inc. and Rackspace Hosting Inc. may seem like an economic contraction for San Antonio, if the employees stay in the local market, there may not be much movement in the economic needle. When it comes to participation in the San Antonio business community, headquarters in the local market isn't a requirement.

"They can still do that, even if the company is headquartered somewhere else," said Steve Nivin, director of the SABER Research Institute at St. Mary's University. "Those same people are going to stay here, but it's up to the company whether they want to be as an engaged."

Typically, economic impact models include number of employees, average wages, and direct and indirect output. That may include vendor agreements or usage of local businesses to support operations.

Businesses not based in San Antonio but active in the market include IBC Bank, a Laredo-based financial institution, and The Argo Group, an insurance business with headquarters in Bermuda but dozens of employees working downtown.

"It's not clear to me that just a switch in ownership will have much of an economic impact," Nivin said. "As long as those operations are here, being headquartered in San Antonio could be more of sense of pride."

– Kristen Mosbrucker

INVESTOR VIEW

IN THE COMMODITY CLOUD MARKET, RACKSPACE WAS A SMALL FISH IN A BIG POND



Christian Ledoux

For years, Rackspace Hosting Inc.'s stock didn't quite fit the criteria that South Texas Money Management focuses on for investing — until 2016.

The San Antonio-based investment firm, which hones in on value or accelerating growth companies, didn't buy Rackspace stock until this year — its valuation fell to less than five times its cash flow.

After the sale of Rackspace to Apollo Global Management LLC, South Texas Money Management made 50 percent profit on its Rackspace stock, said Christian Ledoux, the company's director of equity research.

Even then, Apollo was getting a deal, said Ledoux, who estimated that Rackspace was worth 20 to 30 percent more than what Apollo paid.

"I think we all thought that it was a little undervalued when it was acquired, but not too bad because the business had deteriorated quite a bit. They were really just trying to keep their current customer base," said Ledoux, who is his firm's senior portfolio manager. "And their current customer base wasn't worth what it was in the past."

That's because the previous mix of Rackspace customers signed on with the company for dedicated

hosting for its website infrastructure or more — something that could translate to at least five years or more of reoccurring payments. And the rate of new customers for that business was slowing, especially for public cloud.

Then in 2015, Rackspace made agreements with Amazon Web Services and Microsoft Corp. to sell those companies' managed cloud services but garner some revenue as the technical call center for those customers.

"The fact that they are getting [cloud computing customers] through Amazon and Microsoft means they were getting less from the customer than they would have," Ledoux said.

- Kristen Mosbrucker

ECONOMIC DEVELOPMENT VIEW

CITY'S BUSINESS COMMUNITY GREATER THAN SUM OF ITS PARTS



Jenna Saucedo-Herrera

Development Foundation CEO
Jenna Saucedo-Herrera said the
elements that strengthen the
city's economy remain present
in the wake of the multibilliondollar acquisition deals involving
CST Brands Inc. (NYSE: CST) and
Rackspace Hosting Inc.

"San Antonio's business attraction and retention strengths lie in our solid and diverse economic foundation, advantageous geographic location and competitive cost of doing businesses," Saucedo-Herrera said. "These assets remain unaffected by recent events and represent the unique value that San Antonio offers companies looking at communities for investment."

Moreover, Saucedo-Herrera said that while each company's transition was based on operational needs, each chose to keep as many of their local roots intact as possible.

"We're pleased that both companies expect to maintain a presence and jobs in San Antonio," she said, adding that the San Antonio EDF and its partners continue to focus on local business retention and expansion. The San Antonio EDF has assembled a team for a program it refers to as BRE, or the Business Retention and Expansion program, which includes organizations such as the city of San Antonio, Bexar County, CPS Energy and the San Antonio Water System. The program was developed to help cultivate what the San Antonio EDF calls "a supportive environment in San Antonio where businesses are able to thrive."

"The BRE team has a history of engagement with both companies," Saucedo-Herrera said about CST and Rackspace. It "will continue to support them here in San Antonio."

– Katie Burke

CORPORATE OWNERSHIP SHUFFLE



LOCAL COMPANY

Rackspace Hosting Inc.

NEW OWNER
Apollo Global Management LLC

FORMER CEO

Taylor Rhodes¹

CORPORATE OFFICE
9 West 57th Street, 43rd
Floor New York, NY

ACQUISITION DATE



LOCAL COMPANY **CST Brands Inc.**

NEW OWNER
Circle K parent company
Alimentation Couche-Tard Inc.

FORMER CEO Kim Lubel²

CORPORATE OFFICE

1130 Warner Road B, Tempe, AZ

ACQUISITION DATE First quarter 2017³



Padgett Stratemann

LOCAL COMPANY

Padgett Stratemann & Co. LLP

NEW OWNER RMS US LLP

FORMER CEO

John Wright

CORPORATE OFFICE
One S. Wacker Drive Suite
800 Chicago, IL

ACQUISITION DATE Aug. 1, 2016



LOCAL COMPANY
Travis Commercial Real Estate Services

NEW OWNER

FORMER CEO
Mark Krenger, Chuck King, Jeff Miller

CORPORATE OFFICE

200 East Randolph Drive Chicago, IL

ACQUISITION DATE July 1, 2016



SPORTSVIEW

Reporter W. Scott Bailey



SBAILEY@BIZJOURNALS.COM





COLLEGE FOOTBALL

UTSA's first bowl a reward for big-time gamble

ership sold the Roadrunners' gridiron program as "big-time" football for a reason. They knew how tough it would be to get crowds and companies in this city to line up for season tickets and corporate sponsorships for anything less.

UTSA has to fight for attention with a Spurs franchise that has won five NBA titles, and with the Aggies and Longhorns, which have deep San Antonio roots.

That's why UTSA Athletic Director Lynn Hickey and other university officials worked to move the Roadrunners from startup status to the top-tier Football Bowl Subdivision at such a torrid pace. They knew the level of commitment that would be required to build a brand and capture support in a market this size.

That's also why the Roadrunners have played programs like Texas A&M, Arizona and Oklahoma State on their nonconference schedule. UTSA lost all of those games, but they gave the program a level of legitimacy and exposure that is



UTSA head football coach Frank Wilson. left, with Roadrunners Athletic Director Lynn Hickey and university President Ricardo Romo.

CARLOS JAVIER SANCHEZ | SABJ

Old Dominion Athletic Director

competition. So as the Birds prepare to take their next big step, with their first bowl game on Saturday in New Mexico, there is plenty of optimism among those who saw the potential years ago. But there should also be some reason for concern now, as not

hard to come by against less compelling

Woody Selig has made some comments in recent weeks that could pose a threat to UTSA and its ambitious journey. According to SportsBusiness Journal, Selig, concerned about the costs of competing at the highest level in college football, said, "Finances are going to necessitate logical, all of UTSA's Conference USA peers are reasonable thinking to do what's best for so ambitious. the student athletes and the institutions.

We can't keep trying to keep up with the SEC or ACC.

This isn't a dialogue that will raise the conference's profile or inspire more fans and sponsors to support its members.

Head football coach Frank Wilson didn't walk away from LSU for a head coaching job at UTSA so he could build a second-tier career. He came here for the opportunity to lead an FBS program in the nation's seventh largest city. He saw a window of opportunity to do something special, to build the Roadrunners into a program that more businesses and donors would be willing to buy into.

Surely, Hickey and UTSA President Ricardo Romo, who took a gamble years ago, and who have leveraged a single helmet and a store-bought jersey into a post-season game on ESPN, don't want to take a step back now.

They know this is not a time to retreat, but rather to consider that next maneuver – perhaps to a conference where no one is afraid to think so big.

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For more information contact Liz Engish at 210-477-0854 or email lenglish@bizjournals.com



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

MBA PROGRAMS

RANKED BY 2016 FALL MBA ENROLLMENT

	Business name, Prior year's rank Website	Address Phone	2016 fall MBA enrollment	Online 2016 fall MBA enrollment	MBA tuition per credit hour	No. of MBA faculty/ MBA faculty with a PhD	Areas of concentration for MBA	Head of MBA Program
1	University of the Incarnate Word ④	4301 Broadway St. San Antonio, TX, 78209 210-805-3555	473	179	\$885	15 15	International business, marketing, sports management, finance	Scott Roberts sdrobert@uiwtx.edu
2	Texas A&M University- San Antonio ① tamusa.edu	One University Way San Antonio, TX, 78224 210-784-1000	348	21	\$193	26 16	Enterprise resource planning, finance, health care management, human resource management, information assurance and security, international business, project management, and supply chain management	Tracy Hurley thurley@tamusa.tamus.edu
3	The University of Texas at San Antonio ②	One UTSA Cir. San Antonio, TX, 78249 210-458-4011	301	0	\$288	96 95	Business economics, business of health, cyber security, entrepreneurship, finance, information systems, management science, management of technology, marketing management, project management, real estate finance and development	Pamela Smith pamela.smith@utsa.edu
4	Our Lady of the Lake University ③ ollusa.edu	411 S.W. 24th St. San Antonio, TX, 78207 210-434-6711	205	91	\$855	8 5	Finance, health care management, management	Ronald Crowe
5	Webster University (6) webster.edu/sa	1100 NW Loop 410 #600 San Antonio, TX, 78213 210-348-8816	150	13	\$575	15 9	Human resources management - procurement and acquisitions management, management and leadership - other areas of emphasis are available online	Michael Kelley michaelkelley54@webster.edu
6	Wayland Baptist University - San Antonio Campus (5) sa.wbu.edu	11550 I-35 N San Antonio, TX, 78233 210-826-7595	105	26	\$330	5 5	Business administration, health care administration, human resource management, management of information systems, project management, international management.	Ben Craver craverb@wbu.edu
7	St. Mary's University (7) stmarytx.edu	One Camino Santa Maria San Antonio, TX, 78228 210-436-3101	62	0	\$865	15 15	General management, professional accountancy	Jeremy Grace jmgrace@stmarytx.edu

ABOUT THE LIST

Information was obtained from firm representatives.

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

Information on The List was supplied by individual schools through surveys and could not be independently verified

* Indicates that company was not ranked on prior yea

by the San Antonio Business Journal. Only those that responded to our inquiries were listed.

Date previously published: December 16, 2016



► DOLLARS & SENSE

HIGHEST PAYING MBA MAJORS BY SALARY POTENTIAL —

Depending on the major you choose, an MBA can give you a serious pay boost and a leg up in the business world. Find out which MBA majors pay off the most. Getting a master's in business administration is a feather in the cap to any would-be business tycoon, but before you enroll in business school, you need to know what aspect of business you're studying. There is a wide range in the earning potential of different MBA focuses. PayScale's 2016–17 College Salary Report ranks 47 different MBA focuses to help you predict your future salary based on what kind of MBA you earn. Below are the Top 15.

Rank	Major	Early Career Pay ¹	Mid-Career Pay ²	Percent High meaning ³
1	Strategy	\$96,200	\$149,000	47%
2	General & Strategic Management	\$85,200	\$146,000	53%
3	Entrepreneurship	\$70,300	\$139,000	49%
4	Corporate Finance	\$78,100	\$138,000	35%
5	Finance & Economics	\$66,700	\$137,000	40%
6	Finance	\$69,400	\$130,000	48%
7 (tie)	Business & Marketing	\$61,700	\$126,000	47%
7 (tie)	Marketing & Management	\$63,900	\$126,000	52%
9 (tie)	Information Technology (IT)	\$72,400	\$123,000	57%
9 (tie)	Marketing	\$61,700	\$123,000	47%
11 (tie)	Marketing Management	\$66,200	\$122,000	51%
11 (tie)	Strategic Management	\$69,200	\$122,000	35%
13 (tie)	International Business	\$62,600	\$121,000	48%
13 (tie)	Operations Management (OM)	\$75,500	\$121,000	50%
15	Management Information Systems (MIS)	\$64,600	\$118,000	55%

 $^{^{\}rm 1}\,{\rm Median}$ salary for alumni with degrees in this subject; 0-5 years work experience

For the full list and methodolgy, go to payscale.com/college salary report/majors-that-pay-you-back/graduate-degrees Research by Kim Hernandez



December 30
Wealthiest Zip Codes
January 6
Banks Based in SanAntonio MSA
January 13
Env. Engineering Firms

January 20 Hotels - by rooms

January 27
Law Firms.
Litigation Law Firms,
Intellectual Property Law Firms

February 3Engineering Firms

February 10

Accounting Firms - by # of professionals, Accounting Frms - by number of CPAs

² Median salary for alumni with degrees in this subject; 10+ years work experience

³ % alumni who say their work makes the world a better place

GUEST COLUMN

EMPLOYMENT LAW

Texas employers face workplace issues during holidays



Lariza Prunedo Hebert

The holidays are the most joyous time of the year, filled with food, fun and laughter. But is this jubilation reciprocated in the workplace? Texas employers are often overwhelmed with workplace issues that lack cutand-dry answers.

To pay or not to pay holiday pay?

Most employers in Texas give employees a handful of holidays off each year. Are paid holidays required? Or if employees work on a holiday, must they be paid a premium rate?

Texas law, like federal law, does not require employers to pay employees for hours they do not work, nor does it mandate observation of any specific holiday. Employers are free to be open and schedule employees to work on holidays. Or, if employers grant time off, they do not have to pay employees for that day.

Not known to many employers, the Texas Payday Law considers fringe benefits, such as holiday pay, to be wages. Therefore, claims involving holiday pay will be enforced based on the promises made in written policies or agreements. Only when employers expressly promise holiday pay must they provide it. The same is true for premium pay. Therefore, absent of written promises or contrary language, Texas does not mandate employers pay employees additional wages on holidays. They are only entitled to regular pay for the hours worked. Because the Texas Payday Law covers all businesses in Texas regardless of size, and compels holiday pay according to written terms, it is essential employers set out written policies describing holiday pay. A simple policy covering whether employees receive paid holidays and what happens if employees work during a holiday is sufficient.

Time off for religious observances

December is encompassed with spiritually significant days for different religions, many of which fall on a workday. What should employers do when employees request time off for religious observance?

It is unlawful for employers with 15 or more employees to discriminate on the

basis of employees' religions, unless it can be demonstrated that providing reasonable accommodations would cause undue hardships to businesses. To err on the cautionary side, employers should be open to these requests. Solutions may include scheduling changes, voluntary shift substitutions and floating holidays.

Las fiestas de oficinas

Now for the best part – the parties. There are always risks involved in hosting an office party. A relaxed environment combined with alcohol often results in misconduct that can include excessive drinking, offensive language, fighting or inappropriate sexual advances. This leads not only to embarrassing water-cooler talk, but also potential employer liability.

The omission of alcohol helps in avoiding the aforementioned misconduct. Should employers serve alcohol, there are ways to mitigate possible wrongdoing: Avoid open bars; serve food; instruct managers to look after their subordinates; remind employees of workplace standards; invite spouses, as employees are more likely to behave appropriately with their spouses – imagine that; implement an end time; and offer to cover the

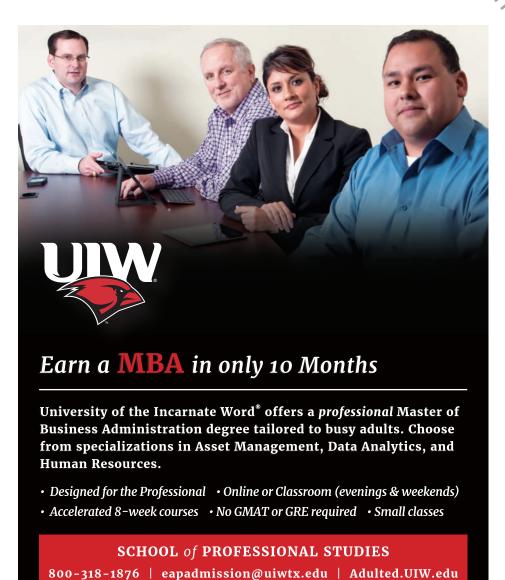
costs for taxis or ride-hailing services, such as Uber or Lyft.

Most importantly: Don't hang mistletoe. Many employers are unaware that they may need to pay nonexempt employees for their attendance at parties – not applicable to exempt employees. Mandatory attendance will determine whether or not pay to nonexempt employees for time spent at parties. If holiday parties are during work hours, they are likely required and compensable.

Another issue often overlooked is the need to respect everyone's religious convictions. To be inclusive, keep parties religion-neutral and establish them as "holiday" parties.

This information is not to discourage companies from celebrating the holidays, but to alert them of holiday dangers that could later be the basis of lawsuits alleging a hostile work environment, harassment or discrimination, which will lead to a not-so-wonderful time of year.

Lariza Pruneda Hebert, lhebert@ fisherphillips.com, is an attorney in San Antonio for Fisher Phillips, a national labor and employment law firm representing management.







SABJ SNAPSHOT



For more photos from the Tech Titans Awards, go to bizj. us/1oz52w. For a slideshow of the winners, go to bizj.us/1oz4cy.

AWARDS

San Antonio's tech community comes out to honor its own

More than 220 people came to Pearl Stable on Dec. 7 for the San Antonio Business Journal's third annual Tech Titans

This event not only honors San Antonio people and the companies making their marks in tech. It also provides a venue to reflect on the strides that this tech community as a whole is making to take its place among other regions with higher profiles in tech – places that at one time had to start from somewhere to forge their reputations.

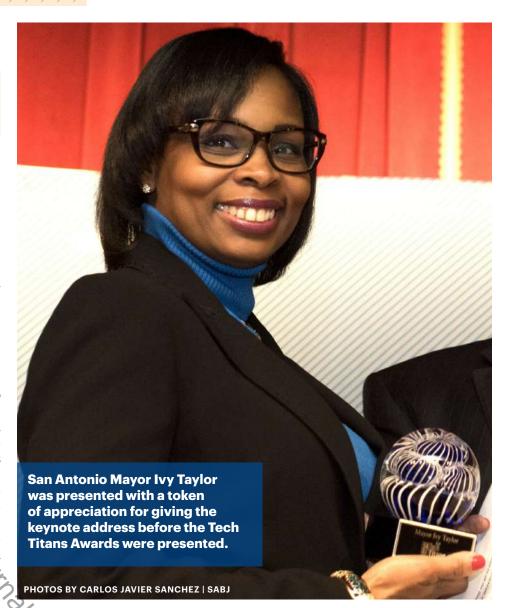
Mayor Ivy Taylor gave the keynote address before the awards were presented, highlighting the tech sector's contribution to the city's growth – economically and culturally.

The Business Journal recognized finalists and winners in the following categories:

- Tech Advocate Award Individual
- Tech Advocate Award Organization • Cybersecurity Award
- Tech Flash Rising Star Award
- Tech Mentor Award
- · Tech-onomic Impact Award
- Top Tech-Preneur
- Top Tech Exec

The Top Tech Exec Award went to Rackspace Hosting CEO Taylor Rhodes.

The event culminated in two Special Achievement Awards that went to University of Texas at San Antonio Professors Greg White and Glenn Dietrich, both pioneers in cybersecurity education. Dietrich recruited the first cybersecurity faculty members, including White, at UTSA, and he founded UTSA's Center for Infrastructure Assurance and Security and was its first director. Today, White is the director of the CIAS.





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CONGRATULATIONS

to our own John Lujan, VP Sales and Shaun Williams, Chief Operating Officer

- finalists in the SABJ Tech Titans Awards.

If you are former military with programming or QA experience or have recently graduated from a local technical school, please send us your resume. We are always looking for local talent to fill open positions with our clients.





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PEOPLE ON THE MOVE

► AVIATION



Tim O'Krongley Tim O'Krongley was hired as director of aviation planning at

Garver

Gary Turner Gary Turner was hired as a tax staff member at ATKG.



BANKING & FINANCIAL SERVICES

Melinda Hipp Melinda Hipp was hired as branch manager at Open Mortgage LLC.



Isabel Hamm Isabel Hamm was promoted to assistant vice president and branch manager from assistant branch manager at Randolph-Brooks Federal Credit Union.



John Robertson John Robertson was promoted to partner and shareholder from senior appraiser at Valbridge Property Advisors, Dugger, Canaday, Grafe Inc.



► COMMERCIAL REAL ESTATE

Marcus Shaffer Marcus Shaffer was promoted to senior vice president from vice president at The Weitzman Group.



► HEALTH CARE

Jill Campbell Jill Campbell was hired as vice president of workforce planning and analysis at Carenet Healthcare Services.



Rebecca Rasche was hired as a midwife at Birth Center Stone Oak.

► ENGINEERING



Trey Dawson Trey Dawson was promoted to vice president from senior project

manager at Pape-

Dawson Engineers

Inc.

Miguel Sanchez

Miguel Sanchez was hired as senior project manager at Michael Baker International



Jeremy Zorn Jeremy Zorn was hired as an electrical engineer at O'Connell Robertson.

LOGISTICS



Bob Boblitt Bob Boblitt was promoted to president and chief operating officer from executive vice president and chief operating officer at Silver Eagle Distributors.

▶ ORGs



Lauren Sides Lauren Sides was hired as communications and public relations manager at San Antonio Stock Show & Rodeo.

INDEX

Abstracts of judgment.

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Building permits

Federal tax liens.....

New lawsuits.....

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Real estate transactions26

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Sales tax permits28

State tax liens28

Affidavits of mechanics' liens

► STAFFING



Brianna Moltz Brianna Moltz was promoted to division director from senior staffing manager at Accountemps.

.24

.24

.25

► HOW TO SUBMIT

Submit your People on the Move online at SanAntonioBusinessJournal.com/people

Information about any San Antonio-areabased 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.

American Automobile American Automobile Association Inc. vs. Jacobs East Loop LLC dba Hawthorn Suites by Wyndham, 141 Washington Ave. Suite 201, Lawrence, N.Y. 11559, \$5,096, plaintiff, Book/Page 18215/2428, 11/21/16.

Alamo Concrete Products Co. vs. Tesoro Homes and Development Ltd./ Clay Schlinke, 7300 Blanco Road Suite 103, San Antonio 78216, \$52,435, plaintiff, Book/Page 18217/340, 11/22/16.

GRGTX Lobbying LLC vs. JMJ Holdings LLC, 13901 Midway Road Suite 102-243, Farmers Branch 75244, \$48,524, plaintiff, Book/Page 18221/1222, 11/23/16.

Ahern Rentals Inc. vs. Quatro Coatings & Construction LLC/Carlos Quint Anilla, 18519 Paloma Wood, San Antonio 78259, \$23,300, plaintiff, Book/Page 18220/1799, 11/23/16.

Elliott Electric Supply Inc. vs. Welco Steel LLC/ Carolyn Anne Langer (foreign-Nacogdoches County), 465 Frontera Ranch Cove, Dripping

Springs 78620, \$13,539, plaintiff, Book/Page 18224/487, 11/28/16.

Texas Quality Well Service LLC vs. Diamond M Drilling & Exploration Co. (foreign-Wharton County), 8620 N. New Braunfels Suite 603, San Antonio 78217, \$73,084, plaintiff Book/Page plaintiff, Book/Page 18224/1069, 11/28/16.

Unique Staff Leasing III Ltd. vs. Assured Towing Inc., (address not shown), \$110,401, plaintiff, Book/Page 18224/1003, 11/28/16.

Affidavits of Mechanics

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: S&AA Inc. dba Precise Communications, Contractor: SAJE Build LLC, \$52.375. Owner: 8221 Palisades LLC, on property at 8221 Palisades Drive, Live Oak 78233, Book/Page 18215/413, 11/21/16.

▶ Bankruptcies

The following bankruptcies were recently filed in the U.S. Bankruptcy Court Western District of Texas, San Antonio Divisio

WESTERN DISTRICT

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.)

EMAIL EDITION

To buy Leads information for San Antonio and more than 40 other markets, call 877-593-4157, or see bizjournals.com/ leads. The information is available on disk or via e-mail and arrives earlier than the published version.

OF TEXAS

Advanced Solids Control LLC. 5655 Bear Lane Suite 100, Corpus Christi 78405; Assets, \$0 to \$50,000; Debts, \$500,001 to \$1,000,000; Major Creditor, not shown; Attorney, William R. Davis Jr.; case #16-52748,

12/02/16.

Magnum Movers LLC. 10438 Tiger Field, San Antonio 78251: Assets. \$100,001 to \$500,000; Debts, \$100,001 to \$500,000; Major Creditor, not shown; Attorney, Dean W. Greer; case #16-52753, 12/02/16.

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 **Ajwad Imad**, commercial building at 1207 Richland Hills, (bingo hall), \$1,600,000.

B.J. Dove, commercial construction at 1807 N. Loop 1604 E., (foundation/slab), \$1,200,000. Blaine Matthews,

commercial alteration at 14235 Blanco Road (tenant improvement), \$165,000.

Bradford Beldon, commercial alteration at 13850 Judson Road, (reroof). \$101.520. Burt Wellmann. mercial alteration at

9616 Prue Road, (grading), \$250,000. Carlos Cruz, commercial construction at 1235 Enrique M. Barrera

Parkway, (parking lot), \$350,000. Carlos Gonzalez commercial construction at 8010 I-H 10 W. Suite 110, (tenant improvement),

(tenant impr \$588,000. Carrie West, commercial alteration at 600 E. Market St. First Floor. (tenant

improvement), \$500,000 Carrie West, commercial building at 17702 N.W. Military Highway Building 5, (field house), \$5,722,333.

Cynthia Clefisch, mmercial alteration at

306 Burnside, \$150,000.

Jared Barber, commercial construction at 1720 N. Flores St. Building 10, (cng fueling station), \$9,600,000. Jason Wightman,

commercial building at 21015 Market Ridge (office), \$695,539.

Jorge Almazo, commercial alteration at 3846 Medical Drive Suite 200, (tenant improvement), \$1.180.790.

Kevin Deluna. commercial alteration at 2502 Nacogdoches Road, (tenant improvement), \$500,000.

Korey Hack, commercial alteration at 19707 I-H 10 W. Suite 301, \$362,623.

Kyle Parkhill, commercial alteration at 4960 Eisenhauer Road, (re-roof), \$505.820.

Lorena Gomez-Farias. commercial building at 7414 W. Loop 1604 N. Building 2, \$2,440,000.

Lorena Gomez-Farias, commercial building at 7414 W. Loop 1604 N. Building 1, \$1,812,800.

Marc Zak, commercial construction at 900 S. Ellison Drive, (site work), \$281,250.

Martinez Construction, commercial construction at 241 Yucca, (parking lot), \$116,000.

Nancy Hard, commercial alteration at 3014 Rivas St., (re-roof), \$1,700,000.

Ryan Rumohr, commercial building at 11802 Wurzbach Parkway, (auto

shop), \$628,928. Rvan Weller, commercial

alteration at 15900 La Cantera Parkway Suite 1680, \$250,000. Shirley Ockerman,

commercial alteration at 14510 N.W. Military Highway, (tenant improvement), \$275,000.

Steve Mathews, commercial construction at 4706 Macro, \$158,000.

Tim Blazi, commercial alteration at 112 E Pecan St., (tenth floor), \$175,000.

Tommy Wang, commercial alteration at 119 S.W. Loop 410 Suite 103, \$100,000.

RESIDENTIAL

Aaron Howell, multifamily residence at 2810 Babcock Road. (apartments), \$3.831.515.

Aaron Howell multifamily residence at 2810 Babcock Road, (apartments), \$5,359,457.

Aaron Howell, multifamily residence at 2810 Babcock Road (apartments), \$8,799,285.

Adolfo Canales singlefamily residence at 8003 Glasgow Drive, \$127,545.

Adolfo Canales, single-family residence at 8011 family residence at 8011 Glasgow Drive, \$101,475.

Adolfo Canales, single-Prickly Oak \$172 590

Adolfo Canales, singlefamily residence at 3607 Azalea Bend, \$113,685.

Adolfo Canales, single-family residence at 8238 Prickly Oak, \$158,345.

Adolfo Canales, single family residence at 3822 Manoway Bay, \$170,005.

Chris Fewell, single-family residence at 8034 Vanity Hill, \$800,000.

Courtney Chappell, single family residence at 7215 family residence at 72 Cozy Run, \$136,220.

Curtis Keller, single-family residence at 4931 Ballot Park, \$233,170.

Curtis Keller, single-family residence at 4931 Baloc Farm, \$236,740.

Curtis Keller, single-family residence at 5607 Cielo Ranch, \$211,750.

Curtis Keller, single-family residence at 5611 Cielo Ranch, \$237,790.

Curtis Keller, single-family residence at 5635 Cielo Ranch, \$145,180.

Curtis Keller, single-family residence at 5639 Cielo residence at 5039 (Ranch, \$197,120.

Curtis Keller, single-family residence at 8807 Ashley Wilkes, \$113,400.

Curtis Keller, single-family residence at 8811 Ashley Wilkes, \$174,440.

Curtis Keller, single-family residence at 5911 Tranquil Dawn, \$166,320.

Wilkes, \$129,710.

Curtis Keller, single-family residence at 8819 Ashley Wilkes, \$168,770.

Curtis Keller, single-family residence at 10118 Helios Heights, \$216,930.

Curtis Keller, single-family residence at 10219 Barbeque Bay, \$211,890.

Curtis Keller, single-family residence at 707 Belle Watling, \$168,770.

Curtis Keller, single family residence at 10226 Barbeque Bay, \$192,220.

Curtis Keller, single-family residence at 711 Belle Watling, \$174,440.

Curtis Keller, single family residence at 10230 Barbeque Bay, \$236,880.

Curtis Keller, single-family residence at 4906 Ballot Park. \$163.100.

Curtis Keller, single-family residence at 4911 Ballot Park, \$193,900.

Curtis Keller, single-family residence at 715 Belle residence at 715 Bel Watling, \$157,360.

Curtis Keller, single-family residence at 4918 Ballot Park. \$195.930.

Debbie Black, single family residence at 1134 Silent Hillow, Timberwood Park, \$250,000.

Elizabeth Richter, single-family residence at 7318 Independence Way, \$190.470

Elizabeth Richter, single-

Spanish Branch, \$215,180. **Elizabeth Richter**, single-family residence at 3814 Spanish Branch, \$198,940.

Elizabeth Richter, singlefamily residence at 3830 Spanish Branch, \$168,000.

Elizabeth Richter, single-Goliad Ford, \$101,360.

Elizabeth Richter, single-family residence at 4011 Goliad Ford, \$196,420.

Faustino Mancha Sr., single-family residence at 6714 Amergris Cove, \$165,000.

Fred Ghavidel, single family residence at 6203 Golden Valley, \$145,800

Grant Gunther, single-family residence at 22 Stone Hill Court, \$500,000.

James Hauglid, singlefamily residence at 6741 Falcon View, (pool), \$100,000.

Jerry Arredondo, multifamily residence at 6502 Melanzane Ave. Suites 101-104, (fourplex), \$300,000. John Sytsma, single-family residence at 15445 I-H 37 S., \$600,000.

Karen Lawskowski, single-Dulce Vista. \$145.845.

KB Home. multifamily residence at 210 Pleasanton Circle, \$161,280

KB Home, single-family residence at 3118 Mission Gate, \$143,760.

KB Home, single-family residence at 3122 Mission Gate \$179 700

KB Home multi-family sidence at 84156 Piedras Creek Unit 2, \$123,360. **KB Home**, multi-family residence at 9935 Boxer

Creek Unit 5, \$106,500. KB Home, multi-family residence at 45334

Southton Way Unit 6, \$195 600 KB Home, multi-family

residence at 7130 Palo Bay Unit 2, \$171,660. **Perla Chapa, single-family** residence at 10731 Tybalt

Trail, \$142,758.

Perla Chapa, single-family residence at 12603 Delcia

Trail, \$112,350. Rosie Meeks, single-family residence at 5703 Shiraz Cove, \$248,480.

Rosie Meeks, single-family residence at 5719 Dolcetto, \$220.640.

► 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 agains
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 -mail. Call 877-593-4157

Almamia Health Services Inc., 1300 West Ave., San Antonio 78201, \$34,470, (6721/941), Book/Page 18215/2267, 11/21/16.

Thaitek Investment Inc./ Yum Thai Restaurant 10110 Wilderness Gap, San Antonio 78254, \$22,813, (6721), Book/Page (6721), Book/Page 18218/2141, 11/22/16.

Surgical Practices of South Texas PLLC, 143 W. Sunset Road Suite 100, San Antonio 78209. \$65,101, (941), Book/Page 18218/2142, 11/22/16.

South Chow LLC/Alamo Street Eat Bar, 609 S. Alamo St., San Antonio 78205. \$22.059. (941) Book/Page 18218/2143, 11/22/16.

Wilkie Surveying LLC, P.O. Box 160434, San Antonio 78280, \$146,424, (1120/941/CIVP), Book/ ge 18218/2146, 11/22/16.

Valdez 2009 Inc., 21019 US Highway 281 Suite 830-16, San Antonio 78258, \$7,554, (1120), Book/Page 18218/2148, 11/22/16.

Capstone Chiropractic Inc./United Chiropractic. 6416 Bandera Road Sar Antonio 78238, \$12,313, (1120/941), Book/Page 18218/2154, 11/22/16.

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 via e-mail. Call 877-593-4157.

Armando Sauceda/ Griselda R. Sauceda vs. Texas Department of Motor Vehicles, fraud/ Motor veneza, misrepresentation, case #2016 Cl 20357,

Rebekah Diky vs. Jason Harris/Frank Harris/Home Solution San Antonio LLC, real property, case #2016 CI 20364, 11/23/16.

Phylis Albert vs. USAA General Indemnity Co., insurance, case #2016 CI 20365, 11/23/16.

Tvnesia Azalea Johnson s. Community Arena Management Ltd./SA Management Ltd./SA Management LLC/Spurs Sports & Entertainment LLC, injury or damage, case #2016 CI 20368, 11/23/16.

Victoria Rico/Martin Rico vs. Mackenzie Restoration Inc./Advanced Wood Floors Ltd./Johnson'
Premium Hardwood Flooring Inc. et al., debt/ contract, case #2016 CI 20375 11/28/16

Adolfo Alcala/Lorena contract, case #20 20379, 11/28/16.

Efrain Solis/Martha Solis vs. Allstate Vehicle and Property Insurance Co.,

debt/contract, case #2016 CI 20380, 11/28/16.

Ince Distributing Inc. vs. Schmidt Mechanical Group Inc./Keith Schmidt/Heather Schmidt, reather Schmidt, debt/contract, case #2016 CI 20406, 11/28/16.

Nanette Hathaway vs. Modern Dental Professionals San Antonio PC/Monarch Dental/Giselle Cardenas Eitter DDS, malpractice professional liability, case #2016 CI 20407, 11/28/16.

George Lopez vs. United Services Automobile **Association**, motor vehicle accident, case #2016 CI 20410, 11/28/16

Allied Property and Casualty Insurance Co. vs. First Class Properties LP, case #2016 Cl 20418, 11/28/16.

Diana Romero vs. Lehigh Safety Shoe Co. et al. case #2016 CI 20421, 11/28/16.

Charles Rendon vs. GEICO General Insurance Co., motor vehicle accident, case #2016 CI 20438, 11/28/16

Julia M. Velasquez vs. Interventional Pain
Management Physician **PA**, premises, case #2016 CI 20440, 11/28/16.

Daniel Marr/Christa Marr vs. Sterling Jewelers Inc./ Jared The Galleria of Jewelry, debt/contract, case #2016 CI 20441, 11/28/16.

Sandra Cobos vs. Wellington Insurance Co., insurance, case #2016 CI 20458, 11/29/16.

Elharith Ahmed/Izat A. nedali/Ahdulm Mussa et al. vs. Djamel Souadi/Cordova Gardens Inc./Wassaf Mohamed et al., case #2016 CI 20465,

11/29/16.
Miguel Martinez vs. Praetorian Insurance Co., insurance, case #2016 CI 20470, 11/29/16.

Rosa Flores/Emily Daniel (minor)/Jacqueline Daniel (minor) vs. Darrell Lee Cummings/ Industrial Transit Inc. Industrial Transport Inc., motor vehicle accident, case #2016 CI 20472, 11/29/16.

Security Bank vs. 5D **Drilling & Pump Service** Inc./Dean R. Davenport

BH Leasing Co. LLC vs. Target Oilfield Services Texas LLC, debt/contract,

case #2016 CI 20496, 11/29/16.

Martin Guerrero/ Margarita Guerrero vs. Jenny Bingham/ JHB Legacy LLC/Remax Associates Boerne et **al.**, case #2016 CI 20510, 11/29/16.

United Fire Lloyds vs. Iron Clad Roofing and Renovations LLC/Michael Rodriguez/Ovi Sandoval. debt/contract, case #2016 CI 20513, 11/29/16

Joel Ferdin vs. The Texas Department of Motor Vehicles/Ernie Trevino/ Exeter Finance Corp. LLC, case #2016 CI 20515, 11/30/16.

Mary Aku Quartey vs. Haven of Hope Way, rea property, case #2016 CI 20517, 11/30/16.

Mary Carmen Rocha vs. Gelco Corp./Protection One Alarm Monitoring Inc./Jose Antonio **Obregon**, motor vehicle accident, case #2016 CI 20528, 11/30/16.

Abigail Shaver vs. Transportation Co./ Yellow Cab/Tewelde **G. Hailu**, motor vehicle accident, case #2016 CI 20547, 11/30/16.

Tiffany Luna Ramirez/ RDL (minor) vs. Construction Rent-A-Fence Inc., injury or damage, case #2016 CI 20548, 11/30/16

Noble Capital Servicing LLC vs. Broseph Beach Properties LLC/Manuel Moreno, debt/contract, case #2016 CI 20558, 11/30/16.

Amy Verdine vs. James Verdine/Quality Energy Services Inc./Mary Ann Colonna, motor vehicle accident, case #2016 Cl 20560, 11/30/16.

Marshall Matney vs. **Factac Inc.**, case #2016 CI 20563, 11/30/16.

Hillary Hall vs. Roy Overstreet/David Silva/ City of San Antonio et al., motor vehicle accident, case #2016 Cl 20574, 11/30/16.

Albert Felix vs. Christian Sandoval/Ashma International Inc., motor vehicle accident, case #2016 CI 20579, 11/30/16.

Janie Moore-Escribano vs. EZCORP Inc./EZ Pawn San Antonio/EZ Pawn, motor vehicle accident, case #2016 CI 20583

Jesus M. Magallanez vs MC Cargo Group Inc./

Alherto Mendoza Perez, 11/30/16.

Jason Ypma vs. T&D Solutions LLC. employment-termination case #2016 CI 20595, 11/30/16

Patrick W. Dudley vs. City of Alamo Heights consumer/dtpa, case #2016 CI 20598, 12/01/16.

Warren Scott Hugelier Mutual Insurance Co case #2016 CI 20599, 12/01/16.

Durrset Amigos Ltd. vs. Rasmussen Mechanical Inc., debt/contract case #2016 CI 20617. 12/01/16

Olga De Jesus vs. Allstate Fire and Casualty Insurance Co., motor vehicle accident, case #2016 CI 20624, 12/01/16.

Acequia LLC vs. VYSK Communications Inc debt/contract, case #2016 CI 20626, 12/01/16.

Noble Capital Servicing LLC vs. Barron & Associates LLC/Carmen V. Amaya/Jose Barron, debt/ contract, case #2016 CI 20646. 12/01/16

Noble Capital Servicing LLC vs. D&G Endeavors LLC/Grant Gehring/David Miller Jr., debt/contract, case #2016 Cl 20647, 12/01/16.

Invacare Corp./Wholly Owned Subsidiaries vs San Antonio Extended **Mart**, contract, case #2016 CI 20661, 12/01/16. Cora Skinner/Tiffany

Toth/Jennifer Zharinova et al. vs. 35 Bar & Grill LLC/The Men's Club of **San Antonio**, injury or damage, case #2016 Cl 20674, 12/01/16.

Spirit of Texas Bank FSB vs. Sleep Dreams Texas Slumber Co./Kip M. Elliott/Tammy C. Elliott et al., debt/contract, case #2016 Cl 20677, 12/01/16.

Nooruddin B. Kara vs. Waterfall Victoria Master Fund Ltd./Statebridge Co. LLC real propert ase #2016 CI 20684 12/02/16.

Martin Reyes vs. Brittany Fredrickson/City of San Antonio/Joe Manila et al. motor vehicle accident. case #2016 CI 20690.

Consolidated Electrical Distributors Inc. vs.
Division 16 Construction Corp./Hudson Insurance Co., debt/contract, case #2016 CI 20720, 12/02/16.

Grande Ford Truck Sales Inc. vs. Louisiana Liquid Services LLC/Logan C. Fournerat, debt/contract, case #2016 CI 20721, 12/02/16.

Daniel Tashi vs. Fletcher Transport Inc./ Jason Lamar Oneal, motor vehicle accident, case #2016 CI 20724, 12/02/16.

Susan Priest vs. Blue Bonnet Carriage Co. LLC, injury or damage, case #2016 CI 20726, 12/02/16.

Thomas Ivory Robinson/ Lisa Calvert-Robinson/ Vivian Robinson vs. Daniel Bell/Little Ones Learning Center and Daycare/ Tracev Bell et al., injury or damage, case #2016 CI 20728, 12/02/16.

Fidel Castillo vs. Via Metropolitan Transit/ Via Metropoliten Transit, case #2016 CI 20731, 12/02/16.

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

International Bank of Commerce to 119-17 Atlantic Realty Corp. 1102 N. Cherry St., San Antonio 78202, \$1,585,000, Book/Page 18202/1382, 11/14/16.

International Bank of Commerce to 119-17 Atlantic Realty Corp., 1102 N. Cherry St., San Antonio 78202, \$600,000, Book/Page 18202/1399, 11/14/16.

Zachry Hospitality LLC to ZH Landmark Center Hotel LLC, 2330 N. Loop 1604 W., San Antonio 78265, \$40,000,000 , →→∪,∪∪0,000, Book/Page 18202/1963, 11/14/16.

Church Extension Plan to Bethel Covenant

SPOTLIGHT MEETINGS & EVENTS

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Assembly of God, 6812 Bandera Road No. 126, San Antonio 78238, \$1,111,000, Book/Page 18202/2068, 11/14/16.

International Bank to Waterwalk San Antonio The Rim LLC dba WW The Rim LLC, 601 First St. N.W., Grand Rapids, Mich. 49504, \$13,663,000, Book/Page 18202/2109, 11/14/16.

International Bank to Waterwalk San Antonio The Rim LLC dba WW The Rim LLC, 601 First St. N.W., Grand Rapids, Mich. 49504, \$424,993, Book/Page 18202/2163, 11/14/16.

Hartman XX LP to Hartman Village Pointe LLC, (no address shown), \$3,525,000, Book/Page 18202/2359, 11/14/16.

PlainsCapital Bank to A&F Partners LLC, 13750 San Pedro Ave. Suite B-10, San Antonio 78232, \$450,000, Book/Page 18202/362, 11/14/16.

Open Bank to Brightwood Hospitality LLC, property at 5530 I-H 10 E., San Antonio 78219, \$1,471,000, Book/Page 18204/2139, 11/15/16.

Security State Bank to Krish Hospitality LLC, 18555 Highway 281 N., San Antonio 78258, \$750,000, Book/Page 18204/971, 11/15/16.

Symetra Life Insurance Co. to Bitters JSEL LLC, property at 151 W. Bitters Road, San Antonio 78216, \$1,181,000, Book/Page 18205/164. 11/15/16.

Texas Champion Bank to Kevin Nguyen LLC, 2014 My Anns Hill, San Antonio 78258, \$819,350 Book/Page 18207/1255, 11/16/16.

Texas Champion Bank to Kevin Nguyen LLC, 2014 My Anns Hill, San Antonio 78258, \$569,350, Book/Page 18207/1291, 11/16/16.

Bank of San Antonio to Munoz Etaina LLC, 115 E. Myrtle St., San Antonio 78212, \$363,400, Book/ Page 18207/1936, 11/16/16.

Michael David Cromeens and Gail Hayes-Cromeens to 1718 Holdings LLC, (no address shown), \$300,000, Book/Page 18207/2214, 11/16/16.

Walker & Dunlop LLC to Country Village Lane LLC, 602 W. Seventh St., Austin 78701, \$16,275,000, Book/Page 18207/2401, 11/16/16.

International Bank to Greystreet Houston-22 E. Houston Street LLC, 4515 San Pedro Ave., San Antonio 78212, \$4,373,879, Book/Page 18207/333, 11/16/16.

Inter National Bank to Graystreet Houston-600 Navarro Street LLC, 4515 San Pedro Ave., San Antonio 78212, \$3,242,348, Book/Page 18207/431, 11/16/16.

Inter National Bank to Graystreet Houston-500 Navarro Street LLC, 4515 San Pedro Ave., San Antonio 78212, \$3,110,000, Book/Page 18207/481, 11/16/16.

KeyBank NA to Costa Brava OTM Harmony LP, 152 W. 57th St. 60th Floor, New York, N.Y. 10019, \$12,612,000, Book/Page 18207/970, 11/16/16.

East West Bank to San Antonio Realty Investment Properties Ltd., property at 1235 Gembler Road, San Antonio 78219, \$4,615,000, Book/Page 18208/1005, 11/16/16.

East West Bank to San Antonio Realty Investment Properties Ltd., property at 1235 Gembler Road, San Antonio 78219, \$7,000,000, Book/Page 18208/1026, 11/16/16.

Security Service Federal Credit Union to Griffith San Antonio LLC, 2552 E. Alameda Ave. No. 19, Denver, Colo. 80209, \$3,000,000, Book/Page 18208/513, 11/16/16.

State Bank and Trust Co. to Journey Group Texas One LLC, (no address shown), \$1,908,750, Book/Page 18209/2126, 11/17/16.

Texas Certified Development Co. Inc. to Kevin Nguyen LLC, (no address shown), \$586,000, Book/Page 18209/2278, 11/17/16.

Capital Certified Development Corp. to Shri Kuber Inc., 1847 Wood Grove St., San Antonio 78262, \$1,775,000, Book/Page 18209/762, 11/17/16.

Compass Bank to Vigna Investments LLC, property at 5520 Eckhert Road, San Antonio 78240, \$690,000, Book/Page 18210/2086, 11/17/16.

Jorge A. Hernandez and Marcela Hernandez Revocable Living Trust to Mendez Group LLC, P.O. Box 760866, San Antonio 78245, \$600,000, Book/Page 18210/2213, 11/17/16.

First Commercial Bank NA to Justin C. and Stacy L. Kellner, property at 7828 E. Loop 1604 S. No. 2, Adkins 78101, \$400,000, Book/Page 18210/2457, 11/17/16.

RESIDENTIAL

PennyMac Loan Services LLC to Harry Max Speight and Anissa Speight, property at 1314 Heavens Peak, San Antonio 78258, \$276,576, Book/Page 18199/1295, 11/14/16.

Texas Capital Bank NA to Alfredo III and Kristin S. Silva, property at 125 Primera Drive, San Antonio 78212, \$689,600, Book/Page 18199/919, 11/14/16.

AmeriSave Mortgage Corp. to Jebb C. and Melissa Ruff, property at 18918 Honey Mesquite, San Antonio 78258, \$363,000, Book/Page 18200/1056, 11/14/16.

LoanDepot.com LLC to Luis F. and Delilah V. Rodriguez, property at 1211 Sunset W., San Antonio 78258, \$278,000, Book/Page 18200/1945, 11/14/16.

Wesland Financial Corp. to Ray and Susan Jernigan, property at 30 Cellini, San Antonio 78258, \$316,000, Book/Page

18200/1998, 11/14/16. New American Funding to Fred and Ginger R. Lopez, property at 18615 Rogers Glen, San Antonio 78258, \$269.500. Book/Page

18200/2044, 11/14/16. LoanDepot.com LLC to Charles Robert Hausler and Kelle Marie Hausler, property at 14311 Star Cross Trail, Helotes 78023, \$271,160, Book/Page 18200/2081, 11/14/16.

1st Nationwide Mortgage Corp. to Gerald W. and Teri D. Mathis, property at 510 Mossy Grove, San Antonio 78253, \$325,750, Book/Page 18200/701, 11/14/16. Bank of America NA to Richard C. and Margaret A. Neal, property at 19108 Trailview, San Antonio 78258, \$286,334, Book/Page 18200/750, 11/14/16.

JP Morgan Chase Bank NA to Gaetano J. and Carmela Burtone, property at Nine Woltwood, San Antonio 78248, \$285,600, Book/Page 18200/928, 11/14/16.

Pacific Union Financial LLC to Reid and Sharla Fitzgerald, property at 7622 Rocking Horse Lane, Boerne 78015, \$400,000, Book/Page 18201/2127, 11/14/16.

Jefferson Bank to Blake M. and Kathryn M. Bonner, property at 522 Cleveland Court, San Antonio 78209, \$417,000, Book/Page 18201/2257, 11/14/16.

Randolph Brooks Federal Credit Union to Kirt E. Brown and Negin Nooshin, property at 8715 Wales Reserve, San Antonio 78255, 3374,065, Book/Page 18201/2298, 11/14/16.

Wells Fargo Bank NA to Thomas L. and Irma C. Hogan, property at 215 N. Center No. 2002, San Antonio 78202, \$775,000, Book/Page 18201/492, 11/14/16

Security Service Federal Credit Union to Andrea M. Albright and Rose M. Albright, property at 407 Edgevale Drive, San Antonio 78229, \$301,376, Book/Page 18201/729, 11/14/16.

Mortgage Electronic Registration Systems Inc. to R. James Willis and Ruth A. Willis, property at 837 Lightstone Drive, San Antonio 78258, \$289,500, Book/Page 18201/8, 11/14/16.

USAA Federal Savings Bank to Jordan D. Hamilton and Jessica C. Rodeck, property at 506 Argo Ave., San Antonio 78209, \$364,000, Book/Page 18201/863, 11/14/16.

Cornerstone Home Lending Inc. to Jerome Boarnet Cohen and Jesse Jefferson Moorhead III, property at 503 E. Laurel, San Antonio 78212, \$405,000, Book/Page 18202/1475, 11/14/16.

Crestmark Mortgage Co. Ltd. to Jaime R. Burnham and Rebecca J. Aceto, property at 8427 Lajitas Bend, San Antonio 78254, \$290,626, Book/Page 18202/1553, 11/14/16.

PennyMac Loan Services LLC to James and Erica I. Banks, 11351 lvy Cadence, San Antonio 78253, \$276,398, Book/Page 18202/2255, 11/14/16.

Austin First Mortgage to Sathish Kamireddy and Swaroopa Padala, property at 15735 Singing View, San Antonio 78255, \$270,000, Book/Page 18202/2277, 11/14/16.

Bank of America NA to Ramiro III and Kara R. Perez, property at 94 Stonewall Bend, San Antonio 78256, \$250,325, Book/Page 18202/2327, 11/14/16.

Quicken Loans Inc. to Zeenat Valji, property at 22435 Angostura Blvd., San Antonio 78261, \$417,000, Book/Page 18202/502, 11/14/16.

JP Morgan Chase Bank NA to Blaine R. and Monica M. Pederson, property at 3530 Crest Noche Drive, San Antonio 78261, \$294,850, Book/Page 18202/637, 11/14/16.

Flagship Financial Group LLC to Nestor Pascua Bayang and Marie Bayang, property at 5903 Akin Place, San Antonio 78261, \$281,833, Book/Page 18202/732, 11/14/16.

JP Morgan Chase Bank NA to Milton III and Lamondi S. Fields, property at 1122 Steubing Oaks, San Antonio 78258, \$308,176, Book/Page 18202/914, 11/14/16.

Churchill Mortgage Corp. to Gerald and Kentonine Clervil, property at 27145 Harmony Hills, San Antonio 78260, \$303,350, Book/Page 18203/1156, 11/15/16.

Gulfstream Mortgage Inc. to Earnest L. Evans and Angela Fouse, property at 10213 lyy Horn, Schertz 78154, \$460,534, Book/ Page 18203/1524, 11/15/16.

Jefferson Bank to Jack and Tami J. Rafoul, property at 227 Sable Falls, San Antonio 78258, \$314,500, Book/Page 18203/1992, 11/15/16.

Mortgage Electronic Registration Systems Inc. to Brenda Kay Wise, property at One Campden Court, San Antonio 78218, 3457,500, Book/Page 18203/2019, 11/15/16.

Security Service Federal Credit Union to Sharon Gustowski, property at 502 Robinhood Place, San Antonio 78209, \$288,500, Book/Page 18203/2299, 11/15/16.

Navy Federal Credit Union to Burrell Dewayne Parmer and Cheryl Tracy Parmer, property at 622 Artisan Way, San Antonio 78260, \$333,962, Book/Page 18203/329, 11/15/16.

Freedom Mortgage Corp. to Jerry David Pinkston and Jackie L. Pinkston, property at Six Sable Valley, San Antonio 78258, \$386,230, Book/Page 18203/672, 11/15/16.

Wells Fargo Bank NA to Stephen H. and Eileen Gordon, property at 16210 Los Sedona, San Antonio 78023, \$274,450, Book/Page 18203/762, 11/15/16.

ClearPath Lending to Allen D. and Ruth E. Currier, property at 3311 Cherokee Cove, San Antonio 78253, \$270,244, Book/Page 18204/1386, 11/15/16.

ClearPath Lending to Carl W. and Frances Reed, property at 9403 Del Mar Circle, San Antonio 78251, \$270,847, Book/Page 18204/1532, 11/15/16.

Pentagon Federal Credit Union to William Clayton Brown III Trustor, property at 8403 Fairway Valley Drive, Boerne 78015, \$648,000, Book/Page 18204/1693, 11/15/16.

Gateway Mortgage Group LLC to Samuel H. Williams and Antonia L. Padgett-Williams, property at Nine Royal Waters Drive, San Antonio 78248, \$675,945, Book/Page 18204/2208, 11/15/16.

Quicken Loans Inc. to Michael Lee Pridemore and Kim Celia Pridemore property at 1607 Slumber Pass, San Antonio 78260, \$271,200, Book/Page 18204/331, 11/15/16.

Randolph Brooks Federal Credit Union to Lance A. Gilliam and Amy Lynne Gilliam, property at 24706 Bogey Ridge, San Antonio 78260, \$502,900, Book/Page 18204/703, 11/15/16.

360 Mortgage Group LLC to Ricardo and Shannon Contreras, property at 4426 Harrisburg, San Antonio 78233, \$276,207, Book/Page 18204/946, 11/15/16.

USAA Federal Savings Bank to Gary Donald McAlum and Nancy Bennett-McAlum Trustees, property at 14544 Iron Horse Way, Helotes 78023, \$457,600, Book/Page 18204/995, 11/15/16.

Catherine Lyn Carignan Trustee to Juliana C. Morelli, 29334 Grand Coteau, Fair Oaks Ranch 78015, \$370,605, Book/ Page 18205/1666, 11/15/16.

Amegy Mortgage Co. LLC to Gregg W. and Nancy E. Bean, property at 1602 Wild Peak, San Antonio 78258, \$586,313, Book/Page 18205/1684, 11/15/16.

Legacy Mutual Mortgage to Katherine Trevino-Whiteley, property at 17126 Clovis, Helotes 78023, \$380,000, Book/ Page 18205/2156, 11/16/16.

Pacific Union Financial LLC to Rudy Roque Moreno and Janique C. Moreno, property at 11463 Wake Robin, San Antonio 78253, \$324,650, Book/Page 18205/2380, 11/16/16.

Sun West Mortgage Co. Inc. to Dean R. and Jessica M. Gage, property at 8327 Angelina Parke, San Antonio 78254, \$254,114, Book/Page 18205/371, 11/15/16.

Freedom Mortgage Corp. to Austin Michael Clow, property at 12215 Hart Crest, San Antonio 78249, \$252,469, Book/Page 18206/1915, 11/16/16. Wells Fargo Bank NA to Gregory Paul Bowie and Kim Antoinette Bowie, property at 3802 Mira Mesa, San Antonio 78259,

18206/991, 11/16/16.

Randolph Brooks Federal Credit Union to David T. and Julie A. Swinney, property at 25327 Estancia Drive, San Antonio 78260, \$412,000, Book/Page

\$350.050 Book/Pa

18207/1672, 11/16/16.
Erates Mortgage to Brian
M. and Michelle D. Beard,
property at 27319 Okent
Drive, San Antonio 78260,
\$278,200, Book/Page
18207/1775, 11/16/16.

AFR Home Loans LLC to Leroy and Erika Ramirez, property at 21415 Bear Ridge, San Antonio 78258, \$341,322, Book/Page 18207/1833, 11/16/16.

New Penn Financial LLC to Gerardo and Maria M. Gonzales, property at 2714 Trailmont Drive, San Antonio 78253, \$424,075, Book/Page 18207/1870, 11/16/16.

NBKC Bank to Jorge Ramon and Brissa Abdali Ramon, property at 3722 Retreat Run, San Antonio 78253, \$281,111, Book/ Page 18207/2027, 11/16/16.

Cornerstone Home Lending Inc. to Jeanne Conger-Martinez, property at 10406 Willow Bark, Boerne 78006, \$330,000, Book/Page 18207/2049, 11/16/16.

Legacy Mutual Mortgage to Dennis R. Jr. and Vickie E. Martinez, property at 10371 Mount Hood, San Antonio 78251, \$365,500, Book/Page 18207/2082, 11/16/16.

Parkside Lending LLC to Sherry L. Thiltgen, property at 102 Nacogdoches Road, San Antonio 78209, \$407,000, Book/Page 18207/2196, 11/16/16.

Security Service Federal Credit Union to Brian McNerlin and Melanie Ann Paquette-McNerlin, property at 16807 Pescador, Helotes 78023, \$260,000, Book/Page 18207/2454, 11/16/16.

Compass Bank to David Burton Furguson and April J. Furguson, property at 1706 Greystone Ridge, San Antonio 78258, \$490,000, Book/Page 18207/309, 11/16/16.

Planet Home Lending LLC to Janice Geralda Joseph, property at 11831 Perla Joy, San Antonio 78253, \$308,384, Book/Page 18208/1 11/16/16

Castroville State Bank to Tim and Dawna Plocek, 10405 Big Geronimo St., San Antonio 78254, \$309,000, Book/Page 18208/1101, 11/16/16.

Supreme Lending to John S. and Christina E. Hotea, property at 8220 Triple Crown, Boerne 78015, \$300,000, Book/Page 18208/2019, 11/16/16.

Freedom Mortgage Corp. to Christopher and Shantyry E. Martin, property at 4127 Autumn Mist St., San Antonio 78253, \$293,888, Book/ Page 18208/2148, 11/16/16.

Austin First Mortgage to Anil Kumar Devi Reddy and Rani Pravenna Devi Reddy, property at 20211 Ashford Vista, San Antonio 78259, \$262,100, Book/Page 18208/2351, 11/17/16.

Wells Fargo Bank NA to Daniel A. and Julie L. Seale, property at 23802 Sunset Knoll, San Antonio 78261, \$370,400, Book/Page 18208/2406, 11/17/16.

Security Service Federal Credit Union to Dwight W. and Mary L. Lutz, property at 11918 Lampasas Trail, San Antonio 78253, 3312,000, Book/Page 18209/1134, 11/17/16.

Iberjabank Mortgage to Michael R. and Stephanie T. Sierra, property at 437 Canterbury Hill St., San Antonio 78209, \$545,600, Book/Page 18209/1425, 11/17/16.

Guaranteed Rate Inc. to Edward and Lynne Lee, property at 13319 Vista Arroyo, San Antonio 78216, \$281,250, Book/Page 18209/1480, 11/17/16.

Security Service Federal Credit Union to Rajat and Sangita Khater, property at 506 Legacy Ridge, San Antonio 78260, \$513,600, Book/Page 18209/2071, 11/17/16.

MLS Mortgage Lending Solutions LLC to Francisco S. Covarrubias and Betyna Almeida-Covarrubias, property at 411 Cleveland Court, San Antonio 78209, \$400,000, Book/Page 18209/2249, 11/17/16.

Sun West Mortgage Co. Inc. to Roberto and Irma M. Salinas, property at 24915 Estancia Circle, San Antonio 78260, \$419,085, Book/Page 18210/45, 11/17/16.

Veterans United Home Loans to Richard C. and Kay L. Batzer, property at 13702 French Oaks, Helotes 78023, \$364,884, Book/Page 18210/684, 11/17/16. Greenlight Loans to Robert Wayne Floyd and Deborah A. Floyd, property at 8026 Stalemate Cove, San Antonio 78254, \$301 581 Book/Page

18211/132, 11/17/16.

PennyMac Loan Services LLC to Vincent R. and Georgia L. Washington, property at 12635 Lexi Petal, San Antonio 78253, \$306,370, Book/Page 18211/264, 11/17/16.

PennyMac Loan Services LLC to Geoffrey K. and Tamelene A. Racy, property at 26907 Camelia Trace, Boerne 78015, \$318,304, Book/Page 18211/316, 11/17/16.

USAA Federal Savings Bank to Martin A. and Laurie L. Coleman, property at 8627 Seaton Heights, San Antonio 78254, \$250,362, Book/ Page 18211/43, 11/17/16.

► 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) somet (if available) book page number and date recorded. This information is available on disk or via e-mail. Call 877-593-4157

COMMERCIAL

Daphne Development LLC to Chesmar Homes CT Ltd., 1846 N. Loop 1604 W. Suite 200, San Antonio 78248, Lots 18-20/97-99 Block 15 Waterford Park, \$35,000,000, Book/Page 18208/1519, Lender: Wells Fargo Bank NA: \$35,000,000 Book/Page 18208/1525, 11/16/16.

Portofino LP to CH CRP 26 LLC, 750 B St. Suite 1940, San Diego, Calif. 92101, Tract P-58 Way, \$15,418,000, Book/Page 18205/710, Lender: Prudential Multifamily Mortgage LLC: \$15,418,000 Book/Page 18205/715, 11/15/16.

Caltex Montage LP to Montage CRP 25 LLC, 750 B St. Suite 1940, San Diego, Calif. 92101, Lot 14 Nob Hill, \$10,368,000, Book/Page 18205/624, Lender: Prudential Multifamily Mortgage LLC: \$10,368,000 Book/Page 18205/629, 11/15/16.

Mumme's Inc. to RGRM Nola Bene LLC, 25 Auburn Ridge, Spring Branch 78070, Lot 1 Block 2 Mumme's, \$2,150,330, Book/Page 18208/1139, Lender: Pioneer Bank SSB: \$2,150,330 Book/Page 18208/1144, 11/16/16.

Robert Sr. and Dorothy Jonas to Eagle Leasing Inc., 100 Eagle Ridge Drive, Midland City, Ala. 36350, Lot 2 Elmore, \$1,547,000, Book/Page 18202/1115, Lender: Whitney Bank: \$1,547,000 Book/Page 18202/1121, 11/14/16.

Victor S. and Beatrice P. Casillas to Imagine Built Homes Ltd., 11467 Huebner Road Suite 225, San Antonio 78230, Lots 5-8/8-10/10-12/17-20 Block 2 Natalen Terrace et al., \$1,000,000, Book/ Page 18201/1392, Lendel lan L. Fisher: \$1,000,000 Book/Page 18201/1401, 11/14/16.

Espee Corp. to SA Potranco LLC, 9410 Potranco Road, San Antonio 78251, Lot 1 Block 1 Hunt/Potranco/0.092 acres Antonio Fuentes Survey No. 358 Abstract No. 248, \$700,000, Book/Page 18209/2202, Lender: Jefferson Bank: \$700,000 Book/Page 18209/2206, 11/17/16.

Macapa Holdings II LP to Town Center at Briggs Ranch LLC, 480 E. Bogert Trail, Palm Springs, Calif. 92264; W. US Highway 90, San Antonio 78245, 13.97 acres Clementine Bundick Survey No. 13 Abstract No. 992, \$650,000, Book/ Page 18199/1758, Lender: Bay Mountain Fund I LLC: \$650,000 Book/Page 18199/1761, 11/14/16.

Saddle Creek Estates LLC to Centerra Homes of Texas LLC, 104 Bella Strada Cove, Austin 78736, Lots 26/46 Block 1 Saddle Creek Estates, \$617,600, Book/Page 18209/884, Lender: Southside Bank: \$617,600 Book/Page 18209/888, 11/17/16.

Forestar USA Real Estate Group Inc. to Imagine Built Homes Ltd., 11467 Huebner Road Suite 225, San Antonio 78230, Lots 46/52/55/58 Block 13/ Lots 4/15/16 Block 15 Monteverde, \$484,500, Book/Page 18209/1263, Lender: International Bank of Commerce: \$484,500 Book/Page 18209/1270, 11/17/16.

Tamir Enterprises Inc. to MKM Alliance Inc., 101 Sydney Lane, Friendswood 77546, Lot 41 Block 1 Citgo, \$450,000, Book/ Page 18208/480, Lender: Tamir Enterprises Inc.: \$450,000 Book/Page 18208/483, 11/16/16.

Lindsey Hawkins-Alprin to 24918 White Creek LLC, (no address shown), Lot 20 Block 29 Two Creeks, Book/Page 18202/1949, 11/14/16.

Allan R. and Gloria R. Laviers to Turquoise Mountain Holdings LLC, 850 S. Boulder Highway No. 214, Henderson, Nev. 89015, Lot 35 Block 100 Villages at Bulverde, Book/Page 18203/2160, 11/15/16.

Maxine M. Forrest to 107 The Georgian LLC, 115 Sandra Muraida Way No. 614, Austin 78703, Unit 107-A Building A Georgian Condo, Book/Page 18205/472. 11/15/16.

Kim and Leticia D. Walton to JPN LLC, 265 Demarest Ave., Closter, N.J. 07624, Lot 8 Block 2 Verde Mountain Estates, Book/Page 18208/2177, 11/16/16.

Enrique Rodriguez Jr. to Nephilim Corp., 126 Stardust Drive, San Antonio 78228, Lot 6 Block 2 City of San Antonio, Book/Page 18210/2081, 11/17/16.

RESIDENTIAL

J&J Development Inc. to Justin and Patricia McCord, 23205 Edens Canyon, San Antonio 78255, Lot 7 Block 12 Canyons at Scenic Loop, \$652,000, Book/Page 18210/621, Lender: Bank of America NA: \$652,000 Book/Page 18210/624, 11/17/16.

William J. and Sally Hammann to William G. and Pamela D. Shown, 212 Madison Apt. 7, San Antonio 78204, Unit A-8 Building A King William Lofts Condo, \$650,000, Book/Page 18205/1438, 11/15/16.

Islam Hindash and Aeat Alshafei to Kerry and Nicole O'Brien. 322

Santa Domingo, Helotes 78023, Lot 35 Block 22 Sonoma Ranch, \$622,222, Book/Page 18200/2445, Lender: Synergy Federal Credit Union: \$622,222 Book/Page 18200/2449, 11/14/16.

Highland Homes San Antonio LLC to Jonathan L. Blount and Abigail Diane Dodson, 13330 Trotting Path, Helotes 78023, Lot 23 Block 1 Ranch Iron Horse, \$613,855, Book/Page 18204/1185, Lender: Highland Loansource: \$613,855 Book/Page 18204/1189, 11/15/16.

David and Lisa Garcia to Jorge Gonzalo Sarquis Landis, Jardin 44 Col. Tlacopac Ciudad De Mexico 01049; 903 Foxton Drive, San Antonio 78260, Lot 97 Block 1 Forest at Stone Oak, \$596,250, Book/ Page 18199/1795, Lender: Compass Bank: \$596,250 Book/Page 18199/1798, 11/14/16.

White Stone Custom
Homes Ltd. to Sean and
Catherine M. Yarbrough,
25207 Spider Rock,
Boerne 78006, Lot 23
Block 5 Sundance Ranch,
\$529,068, Book/Page
18210/398, Lender: SWBC
Mortgage Corp.: \$529,068
Book/Page 18210/402,
11/17/16.

Jason Goodchild and Kristine Cody to Harlin and Tara Sanders, 515 S. Sharp St., Baltimore, Md. 21201; 314 Normandy Ave., San Antonio 78209, Lot 7 Block 131 Alamo Heights, \$479,957, Book/ Page 18202/181, Lender: HomeBridge Financial Services Inc.: \$479,957 Book/Page 18202/186, 11/14/16.

David and Teresa A.
Johnson to Ramin and
Karla Younessi, 1903
Cambria, San Antonio
78258, Lot 44 Block 22
Vineyard, \$431,200,
Book/Page 18208/896,
Lender: Bank of America
NA: \$431,200 Book/Page
18208/906, 11/16/16.

Imagine Built Homes Ltd. to Sara Joy Pastoor, 4018 Monteverde Way, San Antonio 78261, Lot 12 Block 13 Monteverde, \$422,212, Book/Page 18210/495, Lender: CMG Financial: \$422,212 Book/Page 18210/499, 11/17/16.

David and Pauline Salazar to Jimmy Nguyen and Vanessa B. Lam, 23814 Carina Canyon, San Antonio 78255, Lot 16 Block 6 Canyons at Scenic Loop, \$417,000, Book/ Page 18208/566, Lender: Brookhollow Mortgage Services Ltd.: \$417,000 Book/Page 18208/570, 11/16/16.

Sara Joy Pastoor to David S. Crosby, 22002 Roan Bluff, San Antonio 78259, Lot 27 Block 22 Oakridge Heights, \$417,000, Book/ Page 18209/1371, Lender: Premia Mortgage LLC: \$417,000 Book/page 18209/1374, 11/17/16.

Pulte Homes of Texas LP to Zack and Priscilla Cherian, 25725 Comanche Creek, San Antonio 78261, Lot 8 Block 170 Indian Springs Estates N.W., \$416,437, Book/ Page 18207/612, Lender: Jefferson Bank: \$416,437 Book/Page 18207/615, 11/16/16.

Rafael Marcelo Lozano Gonzalez and Monica Alejandra Martinez De Lozano to Brad B. Hall and Mandana Mansour-Hall, 24714 Staffordshire, San Antonio 78257, Lot 2 Block 107 Dominion, \$415,000, Book/Page 18203/108, Lender: Falcon International Bank: \$415,000 Book/Page 18203/111, 11/14/16.

Weekley Homes LLC to Josael Gomez Pina and Crystal Carrillo, 29019 Prospect Creek, San Antonio 78260, Lot 62 Block 2 Kinder Northeast, \$415,000, Book/Page 18205/2205, Lender: Priority Home Mortgage LP: \$415,000 Book/Page 18205/2208, 11/16/16.

Imagine Built Homes Ltd. to Edgar and Adrienne C. Campuzano, 28513 Willis Ranch, San Antonio 78260, Lot 25 Block 2 Willis Ranch, \$407,685, Book/ Page 18205/1782, Lender: Cornerstone Home Lending Inc.: \$407,685 Book/Page 18205/1789, 11/15/16.

Highland Homes San Antonio LLC to Daniel E. and Shirley M. Snell, 10014 Raechel Lane, Boerne 78006, Lot 13 Block 16 Balcones Creek Ranch, \$399,000, Book/ Page 18201/1579, Lender Highland Loansource: \$399,000 Book/Page 18201/1583, 11/14/16.

Mark E. and Heather D. Erwin to Norman Jay Chavez and Kara Lynne Chavez, 3234 Lilly Flower, San Antonio 78253, Lot 1 Block 12 Park at Cimarron, \$394,250, Book/Page 18203/585, Lender: Lozano 813 LLC: \$394,250 Book/Page 18203/589, 11/15/16.

Sanderson Family Living Trust to Robert W. and Cheryl L. Drees, 30218 Fairway Ash, Fair Oaks Ranch 78015, Lot 1632 Blackjack Oaks, \$391,507, Book/Page 18208/1226, Lender: NexBank SSB: \$391,507 Book/Page 18208/1229, 11/16/16.

18208/1229, 11/16/16.
Bella Vista CMI Ltd. to
Shane D. and Denee D.
Price, 1511 Tivoli Hill,
San Antonio 78260, Lot
22 Block 5 Clementson
Ranch, \$391,400, Book/
Page 18205/1760, Lender
MegAmerica Mortgage
Group Inc.: \$391,400

Book/Page 18205/1763, 11/15/16.

Meritage Homes of Texas LLC to Louis W. and Celia M. Barbour, 1826 Cedric Lane, San Antonio 78213, Lot 13 Block 14 Castle Hills, \$390,534, Book/Page 18209/328, Lender: iMortgage: \$390,534 Book/Page 18209/331, 11/17/16.

11/17/16.

Cartus Financial Corp.
to Donald and Regina
Temple, 4206 Fossil Wood,
San Antonio 78261, Lot
1 Block 4 Fossil Ridge,
\$388,000, Book/Page
18199/1085, Lender:
PrimeLending: \$388,000
Book/Page 18199/1089,

11/14/16.

KFM Partners Ltd. to
Muhammad H. Pathan,
18119 Resort View, San
Antonio 78249, Lot 31
Block 18 Sonoma Verde,
\$388,000, Book/Page
18203/2183, Lender:
CU Members Mortgage:
\$388,000 Book/Page

18203/2188, 11/15/16.

John T. Hillcoat and
Tammy L. Hartgraves
to Frank Addington/
Amanda Addington/Terry
Chhabra, 29436 No Le
Hace Drive, Fair Oaks Ranch
78015, Lot 100 Fair Oaks
Ranch, \$388,000, Book/
Page 18206/1458, Lender:
JP Morgan Chase Bank
NA: \$388,000 Book/Page
18206/1463, 11/16/16

McMillin Cliffs at Cibolo LLC to Riyaz Momin and Tahira Prasla, 2923 Antique Bend, San Antoni 78259, Lot 54 Block 6 North Pointe, \$387,385, Book/Page 18208/1415, Lender: Keystone Mortgage: \$387,385 Book/Page 18208/1420, 11/16/16.

Dewey D. and Fernanda L. Turnipseed to Nelson and Julia L. Velez, 1031 Gazania Hill, San Antonio 78260, Lot 1 Block 14 Terra Bella, \$387,375, Book/Page 18202/55, Lender: Pilgrim Mortgage LLC: \$387,375 Book/Page 18202/58. 11/14/16.

Armadillo Construction Co. Ltd. to Melvin L. Jr. and Phyllis C. Clemmons 4211 Saddle Spur, San Antonio 78253, Lot 29 Block 1 Saddle Creek Estates, \$385,700, Book/ Page 18211/451, Lender Legacy, Mutual Mortgage: \$385,700 Book/Page 18211/454, 11/17/16.

Bellaire-Hagen Ltd. to Walter Jr. and Karen C. Meriwether, 8603 Monterey Falls, San Antonio 78015, Lot 7 Block 82 Napa Oaks, \$380,000, Book/ Page 18210/303, Lender: Cornerstone Home Lending Inc.: \$380,000 Book/Page 18210/307, 11/17/16.

Weekley Homes LLC to Hugo and Rebecca S. Padilla, 28827 Shadowrock, San Antonio 78260, Lot 7 Block 16 Kinder Northeast, \$376,271, Book/Page 18203/1172, Lender: Priority Home Mortgage LP: \$376,271 Book/Page 18203/1175, 11/15/16.

Don Mark Livesay and Andrea Walton-Livesay Trustees to Christian Gabriel Chase and Meredith Chase-Walker, 3903 Hunters Tree St., San Antonio 78230, Lot 16 Block 2 Hunters Creeks N., \$375,000, Book/Page 18205/1412, Lender: Supreme Lending: \$375,000 Book/Page 18205/1418, 11/15/16.

Cesar and Jacqueline B. Martinez to Justin and Megan Cook, 13227 Trentwood, San Antonio 78231, Lot 5 Block 4 Voelcker Ranch, \$373,350, Book/Page 18208/689, Lender: USAA Federal Savings Bank: \$373,350 Book/Page 18208/693, 11/16/16.

Fannie Mae to Jose G. and Veronica Arizpe, 8717 Mountain Top, San Antonio 78255, Lot 18 Block 9 Scenic Oaks, \$365,750, Book/Page 18201/2475, Lender: Navy Federal Credit Union: \$365,750 Book/Page 18201/2478, 11/14/16.

Pedro A. Alicea and Claribel Rodriguez-Alicea to Ryan and Madeleine Holt, 10351 Mount Hood, San Antonio 78251, Lot 17 Block 6 Mountain View Acres, \$365,000, Book/Page 18205/568, 11/15/16.

Barrett D. and Sandra Lynch to Isaac D. and Samantha M. Chacon, 3202 Aztec Mission, San Antonio 78261, Lot 17 Block 146 Indian Springs Estates, \$364,000, Book/ Page 18208/1463, Lender: Security Service Federal Credit Union: \$364,000 Book/Page 18208/1467, 11/16/16.

CalAtlantic Homes of Texas Inc. to Vincent E. Higgins and Kerry L. Cooper, 16522 Meseta, Helotes 78023, Lot 24 Block 2 Bridgepoint, \$363,000, Book/Page 18204/366, Lender: Bank of America NA: \$363,000 Book/Page 18204/371, 11/15/16.

Mark Francis Sheeran and Mary Kay Sheeran to James R. and Sara K. Corcoran, 422 Forrest Hill Drive, San Antonio 78209, Lot 6 Northwood Estates, \$362,700, Book/ Page 18202/304, Lender: Texas State Home Loans Inc.: \$362,700 Book/Page 18202/310, 11/14/16.

Ashton San Antonio Residential LLC to Mittchell S. and Mabel T. Vergara, 17719 Handies Peak, Helotes 78023, Lot 49 Block 24 Sanctuary, \$361,539, Book/Page 18208/200, Lender: Cornerstone Home Lending Inc.: \$361,539 Book/Page 18208/204, 11/16/16.

Highland Homes San Antonio LLC to Federico Fabian Flores/Marc Anthony Flores/Ruby Valdez-Flores, 7510 McKinney Hills, San Antonio 78254, Lot 135 Block 50 Stillwater Ranch, \$352,187, Book/Page 18209/1553, Lender: Highland Loansource: \$352,187 Book/Page 18209/1560, 11/17/16.

Perry Homes LLC to Trena Leatrice Jones, 311 Clorinda, San Antonio 78253, Lot 9 Block 35 Bella Vista, \$350,925, Book/ Page 18199/1418, Lender: Crestmark Mortgage Co. Ltd.: \$350,925 Book/Page 18199/1422, 11/14/16. Scott Felder Homes LLC

Scott Felder Homes LLC to David B. Boyd and Melva P. Torne-Boyd, 11335 Ivy Cadence, San Antonio 78253, Lot 18 Block 56 Westwinds Lonestar, \$349,143, Book/ Page 18209/189, Lender: Pilgrim Mortgage LLC: \$349,143 Book/Page 18209/192, 11/17/16.

Gehan Homes Ltd. to Francis Vu Tran and Amy Jo Howard, 5303 Azalea Fern, Boerne 78253, Lot 43 Block 52 Westwinds, \$348,550, Book/Page 18201/180, Lender: Brookhollow Mortgage Services Ltd.: \$348,550 Book/Page 18201/184, 11/14/16.

Art Gonzalez to Garrett
L. and Christin N. Smith,
25711 Willard Path,
San Antonio 78261, Lot
63 Block 98 Villages at
Bulverde, \$346,750, Book/
Page 18202/155, Lender:
ProLending Mortgage
LLC: \$346,750 Book/Page
18202/161, 11/14/16.

Joann K. Carroll to Allan and Sophia Tuma, 4231 Autumn Mist St., San Antonio 78253, Lot 1 Block 13 North San Antonio Hills, \$340,890, Book/Page 18209/2335, Lender: Directions Equity LLC: \$340,890 Book/Page 18209/2338, 11/17/16.

Michael N. and Elaine M. Decesare to Raymond Patrick Aguilar, 427 E. Hathaway Drive, San Antonio 78209, Lot 4 Block 10 Bel Meade, \$340,142, Book/Page 18199/1230, Lender: Southwest Funding LP: \$340,142 Book/Page 18199/1234, 11/14/16.

Mitchell Hill and Judith
L. Molesky-Hill to
Christopher M. and Linda
K. Norman, 1615 Doe
Crest, San Antonio 78248,
Lot 12 Block 4 Deerfield,
\$340,000, Book/Page
18202/1252, Lender:
USAA Federal Savings
Bank: \$340,000 Book/Page
18202/1255, 11/14/16.

Stephen R. and Michelle A. Young to Kai-Wood Ma and Ming Chow, 23 Sable Valley, San Antonio 78258, Lot 43 Block 22 Mesa Grande, \$340,000, Book/ Page 18205/1830, Lender: USAA Federal Savings Bank: \$340,000 Book/Page 18205/1834. 11/15/16.

Elizabeth Abbott to David Samuel Christensen, 12422 Petite St., San Antonio 78230, Lots 4/5 Block 20 Wood Land Manor, \$339,750, Book/ Page 18202/1877, Lender: Republic Bank & Trust: \$339,750 Book/Page 18202/1880, 11/14/16.

KB Home Lone Star Inc. to Joe L. Gomez and Bo Gomez, 20228 Jove Oak, San Antonio 78259, Lot 26 Block 35 Oaks at Fox Grove, \$338,620, Book/Page 18203/1963, Lender: Stearns Lending LLC: \$338,620 Book/Page 18203/1966, 11/15/16.

National Residential Nominee Services Inc. to Zachary Todd Marshall and Nicole Bouvier-Marshall, 26010 Cuyahoga Circle, San Antonio 78260, Lot 45 Block 32 Heights at Stone Oak, \$337,095, Book/Page 18208/2377, Lender: Guild Mortgage Co.: \$337,095 Book/Page 18208/2380, 11/17/16.

Lennar Homes of Texas Sales and Marketing Ltd. to Nelson E. Jr. and Maritza Arroyo, 14446 Verde Azul, San Antonio 78245, Lot 20 Block 9 Felder Ranch, \$335,150, Book/Page 18201/519, Lender: Universal American Mortgage Co. LLC: \$335,150 Book/Page

18201/526, 11/14/16.

CalAtlantic Homes of Texas Inc. to Charles Winford Hammons Jr., 12118 Upton Park, San Antonio 78253, Lot 5 Block 56 Westpointe East, \$335,000, Book/Page 18201/654, Lender: CalAtlantic Mortgage Inc. \$335,000 Book/Page 18201/658, 11/14/16.

Meritage Homes of Texas LLC to Romaine N. and Nicole K. Hunter, 13150 Shoreline Drive, San Antonio 78254, Lot 14 Block 173 Talise De Culebra, \$328,923, Book/ Page 18210/1290, Lender iMortgage: \$328,923 Book/Page 18210/1294, 11/17/16.

Pulte Homes of Texas LP to Gilbert Anthony Gonzalez and Jennifer Marie Gonzalez, 3630 Denison Dam, San Antonio 78253, Lot 4 Block 99 Alamo Ranch, \$321,784, Book/Page 18200/1388, Lender: Pulte Mortgage LLC: \$321,784 Book/Page 18200/1391. 11/14/16.

M/I Homes of San Antonio LLC to Jeffery Scott Brunken and Monica Christine Brunken, 11810 Hardee Walk, San Antonio 78253, Lot 14 Block 25 Westpointe East, \$321,784, Book/Page 18207/2346, Lender: M/I Financial LLC: \$321,784 Book/Page 18207/2350, 11/16/16.

Alfonso and Tina C.
Duarte to Matthew
Wheeler, 2707 Glenbrook
Way, San Antonio 78261,
Lot 44 Block 5 Trinity
Oaks, \$321,784, Book/
Page 18209/80, Lender:
Mortgage Lenders of
America LLC: \$321,784
Book/Page 18209/84,
11/17/16.

Gehan Homes Ltd. to Laura Anna Lancaster, 7931 Anza Run, Boerne 78015, Lot 2 Block 49 Sablechase, \$321,783, Book/Page 18201/676, Lender: Brookhollow Mortgage Services Ltd.: \$321,783 Book/Page 18201/680, 11/14/16. Willard and Laura Beavers to Ranneil O. and Kimberly D. Harewood, 25914 Apache Creek Road, San Antonio 78260, Lot 61 Block 47 Timberwood Park, \$320,178, Book/ Page 18199/2180, Lender: United Northern Mortgage Bankers Ltd.: \$320,178 Book/Page 18199/2184, 11/14/16.

Ronald C. Wolma Sr. and Rosanna L. Wolma Trustees to Douglas William Toscano and Patricia M. Toscano, 110 Dani Lane, Castle Hills 78213, Lot 16 Block 1 Grant, \$316,167, Book/ Page 18210/1153, Lender: Fairway Independent Mortgage Corp.: \$316,167 Book/Page 18210/1157, 11/17/16.

Chesmar Homes CT Ltd. to Lon Bleess, 25715 Coreopsis, San Antonio 78261, Lot 86 Block 118 Preserve at Indian Springs, \$316,000, Book/Page 18204/1658, Lender: Quicken Loans Inc.: \$316,000 Book/Page 18204/1662, 11/15/16.

Lennar Homes of Texas Sales and Marketing Ltd. to Rhonda S. Thomas, 727 Firenze Ave., San Antonio 78245, Lot 55 Block 1 Ashton Park, \$314,568, Book/Page 18210/329, Lender: USAA Federal Savings Bank: \$314,568 Book/Page 18210/336, 11/17/16.

Perry Homes LLC to Ernest P. and Virginia H. Gonzales, 9002 La Junta, San Antonio 78254, Lot 1 Block 191 Stillwater Ranch, \$310,172, Book/ Page 18203/2248, Lender: Crestmark Mortgage Co. Ltd.: \$310,172 Book/Page 18203/2252, 11/15/16.

Continental Homes of Texas LP to Roberto and Elizabeth H. Fuentes, 8507 Hamer Ranch, San Antonio 78254, Lot 29 Block 103 Savannah, \$305,367, Book/Page 18210/977, Lender: DHI Mortgage Co. Ltd.: \$305,367 Book/Page 18210/980, 11/17/16.

William McCrae to John Daniel Shafer Jr. and Raquel M. Shafer, 225 Sagecrest Drive, San Antonio 78232, Lot 2 Block 11 Hollywood Park, \$304,000, Book/Page 18208/42, Lender: Bank of San Antonio: \$304,000 Book/Page 18208/45, 11/16/16.

Meritage Homes of Texas LLC to Christopher Miller and Ehsaneh Shahhaidar, 1815 Cedric Lane, San Antonio 78213, Lot 15 Block 15 Castle Hills, \$299,990, Book/Page 18200/1014, Lender: J.G. Wentworth Home Lending LLC: \$299,990 Book/Page 18200/1017, 11/14/16.

Continental Homes of Texas LP to Kristle Hernandez and Linda M. Hernandez, 12514 Loving Mill, San Antonio 78253, Lot 51 Block 33 Alamo Ranch, \$299,900, Book/Page 18208/1076, Lender: Pilgrim Mortgage LLC: \$299,900 Book/Page 18208/1080, 11/16/16.

Michael James Coltrin and Karen M. Coltrin to Mojda Abdulrashid and Kalida Ghulom Ali, 7638 Hays Hill, San Antonio 78256, Lot 43 Block 13 Heights at Crownridge, \$299,000, Book/Page 18208/135, Lender: Bank of America NA: \$299,000 Book/Page 18208/140. 11/16/16.

18208/140, 11/16/16.
KB Home Lone Star Inc.
to Benjamin Scott Goren
and Janee Michelle
Boudreaux, 7915 Peaceful

Glade, San Antonio 78254, Lot 42 Block 92 Sawyer Meadows, \$293,162, Book/Page 18206/1391, Lender: Stearns Lending LLC: \$293,162 Book/Page 18206/1396, 11/16/16.

Linda S. Watkins-Boubel to Marcelino Moreno III and Maria Cristina Moreno, 211 Cherry Ridge, Floresville 78114, Tract A-2 Weeber, \$293,000, Book/Page 18205/2250, Lender: Security Bank: \$293,000 Book/Page 18205/2258, 11/16/16.

Texas EP Enterprises to Henry Bonne Jr., 4523 Star Grove, San Antonio 78259, Lot 12 Block 9 Fox Grove, \$289,656, Book/ Page 18201/1200, Lender: Gold Financial Services: \$289,656 Book/Page 18201/1203, 11/14/16.

Continental Homes of Texas LP to Pablo Trevino Trevino and Leticia Ann Mendoza-Trevino, 8606 Samsel Falls, San Antonio 78254, Lot 16 Block 103 Savannah, \$289,181, Book/Page 18200/1139, Lender: DHI Mortgage Co. Ltd.: \$289,181 Book/Page 18200/1142, 11/14/16.

Kenneth Scott Oliver to Terry and Ashley Click, 2015 E. Lawndale Drive, San Antonio 78209, Lot 29 Block 1 Lawndale Terrace, \$286,711, Book/Page 18205/1994, Lender: First United Bank & Trust Co.: \$286,711 Book/Page 18205/1998, 11/16/16.

KB Home Lone Star Inc. to Patrick Paul Demele and Ma Virgie Demele, 15302 Bypass Ridge, San Antonio 78253, Lot 48 Block 18 Falcon Landing, \$285,849, Book/Page 18199/1569, Lender: Stearns Lending LLC: \$285,849 Book/Page 18199/1572, 11/14/16.

Castlerock Communities LP to Wilton O. and Sheryl Toups, 8261 Robin Gate, Selma 78154, Lot 15 Block 2 Creekside Ridge, \$285,304, Book/ Page 18208/542, Lender: First Choice Loan Services Inc.: \$285,304 Book/Page 18208/545. 11/16/16.

Larry L. and Kathleen M. Lothringer to Victor and Tabita Leusca, 7919 Roy Lane, San Antonio 78250, 3.854 acres Elizabeth Plunkett Survey No. 72 Abstract No. 572, \$284,000, Book/Page 18207/1427, Lender: Alamo Premier Mortgage Group Inc.: \$284,000 Book/Page 18207/1434, 11/16/16.

Pulte Homes of Texas LP to Thomas P. and Terily M. Hopkins, 10735 Serrento Hill, Helotes 78023, Lot 8 Block 14 Lantana Oaks, \$283,961, Book/Page 18207/584, Lender: Pulte Mortgage LLC: \$283,961 Book/Page 18207/587, 11/16/16.

Highland Homes San Antonio LLC to Timothy F. and Bessie B. Green, 7610 McKinney Hills, San Antonio 78254, Lot 127 Block 50 Stillwater Ranch, \$283,200, Book/ Page 18210/2418, Lender: Movement Mortgage LLC: \$283,200 Book/Page 18210/2425, 11/17/16.

Pelipe D. Jr. and Barbara D. Salazar to Amutra Deanna Levine, 1714 Wild Fire, San Antonio 78251, Lot 80 Block 26 Enclave at Westover Hills, \$279,900, Book/Page 18209/2391, Lender: Pilgrim Mortgage LLC: \$279,900 Book/Page 18209/2394, 11/17/16.

KB Home Lone Star Inc. to Merle Jr. and Crystal D. Mishler, 20327 Roche Oak, San Antonio 78259, Lot 3 Block 34 Oaks at Fox Grove, \$279,688, Book/Page 18200/94, Lender: Stearns Lending LLC: \$279,688 Book/Page 18200/97, 11/14/16.

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Lennar Homes of Texas Sales and Marketing Ltd. to Marie Murria, 11635 Blossom Bluff, Schertz 78154, Lot 1 Block 7 Willow Grove, \$279,669, Book/Page 18200/1603, Lender: Universal American Mortgage Co. LLC: \$279,669 Book/Page 18200/1610, 11/14/16.

Mark L. and Jessa A. Huson to Jerod and Liana Ryan, 6602 Augsberg, San Antonio 78256, Lot 9 Block 2 Walden Heights, \$279,600, Book/Page 18201/465, Lender: Randolph Brooks Federal Credit Union: \$279,600 Book/Page 18201/469, 11/14/16.

Meritage Homes of Texas LLC to Vanessa L. Antoine, 10607 Ysamy Way, San Antonio 78213, Lot 10 Block 14 Castle Hills, \$279,369, Book/ Page 18203/826, Lender: iMortgage: \$279,369 Book/Page 18203/829, 11/15/16.

Sandalwood LLC to Bradley J. Kerrick and Courtney Ann Lay, 422 Hays No. 2, San Antonio 78202, Lot 28 Block 22 Hays St. Bridge Landing, \$279,300, Book/Page 18201/2212, Lender: Pilgrim Mortgage LLC: \$279,300 Book/Page 18201/2216, 11/14/16.

Patrick R. and Mary J.
Bailey to Martin and
Amanda Lambrecht,
23237 Bison Canyon, San
Antonio 78261, Lot 17
Block 23 Cibolo Canyon,
\$277,950, Book/Page
18205/12, Lender: Synergy
Federal Credit Union:
\$277,950 Book/Page
18205/16. 11/15/16.

Edward R. and Valerie A. Griffith to Robert S. and Demetria S. Young, 13223 Helotes Circle, Helotes 78023, Lot 22 Block 1 Wind Gate Run, \$276,000, Book/ Page 18204/14, Lender: Jefferson Bank: \$276,000 Book/Page 18204/17, 11/15/16.

Kelyn J. Synatschk to Teresa Hurtado-Almendariz, 6402 Lionheart Park, San Antonio 78240, Lot 32 Block 2 Yorkshire, \$272,964, Book/ Page 18200/2311, Lender: Academy Mortgage Corp.: \$272,964 Book/Page 18200/2315, 11/14/16.

Highland Homes San Antonio LLC to William D. and Cheryl A. Van Syckle, 2550 Golden Rain, San Antonio 78245, Lot 10 Block 13 Ladera, \$271,200, Book/Page 18209/1705, Lender: PrimeLending Ventures LLC: \$271,200 Book/Page 18209/1709, 11/17/16.

Continental Homes of Texas LP to Stephanie L. Perry, 8618 Briscoe Fields, San Antonio 78254, Lot 83 Block 115 Valley Ranch, \$268,604, Book/ Page 18209/2028, Lender: DHI Mortgage Co. Ltd.: \$268,604 Book/Page 18209/2031, 11/17/16.

Alejandro and Martha Campos to John and Sarah Medina, 7906 Chilton Stage, San Antonio 78255, Lot 22 Block 4 Stage Run, \$268,580, Book/ Page 18199/972, Lender: Academy Mortgage Corp.: \$268,580 Book/Page 18199/975. 11/14/16.

6 Sides LLC to Jose G.

726 Dawson St., San Antonio 78202, Lot 6 Block 6 City of San Antonio, \$267,563, Book/Page 18208/120, Lender: NTFN Inc.: \$267,563 Book/Page 18208/124, 11/16/16.

Roderick B. Bell II to Mark and Tiffany P. Ledesma, 2610 Ponyfoot, San Antonio 78261, Lot 8 Block 122 Preserve at Indian Springs, \$265,590, Book/ Page 18208/1781, Lender: Gold Financial Services: \$265,590 Book/Page 18208/1785, 11/16/16.

Stephen Michael Melnyk and Angela Simmons-Melnyk to Justin Joseph Haller and Matthew Alexander Black, 11527 Sweet Destiny, San Antonio 78253, Lot 20 Block 60 Westwinds Lonestar, \$265,000, Book/Page 18208/975, Lender: HomeTrust Mortgage Co.: \$265,000 Book/Page 18208/979, 11/16/16.

KB Home Lone Star Inc. to Adam and Susan Bylicki, 7514 Daniel Krug, San Antonio 78253, Lot 4 Block 11 Cobblestone, \$263,881, Book/Page 18203/2427, Lender: USAA Federal Savings Bank: \$263,881 Book/Page 18203/2430, 11/15/16.

Meritage Homes of Texas LLC to Obadah N. Austah and Shahad M. Abudawood, 12414 Serenity Farm, San Antonio 78249, Lot 12 Block 39 Steubing Farm, \$263,200, Book/Page 18204/655, Lender: Pentagon Federal Credit Union: \$263,200 Book/Page 18204/659, 11/15/16.

KB Home Lone Star Inc. to Ricardo and Claudia Soler, 7515 Daniel Krug, San Antonio 78253, Lot 20 Block 13 Cobblestone, \$262,730, Book/Page 18199/1639, Lender: Quicken Loans Inc.: \$262,730 Book/Page 18199/1642, 11/14/16.

M/I Homes of San Antonio LLC to Darby Johnson Devries, 5316 Carriage Cape, San Antonio 78261, Lot 14 Block 30 Wortham Oaks, \$262,030, Book/Page 18204/587, Lender: M/I Financial LLC: \$262,030 Book/Page 18204/591, 11/15/16.

KB Home Lone Star Inc. to Michael Lynn Martinson and Jenifer Lyn Martinson, 7710 Heavenly Arbor, San Antonio 78254, Lot 38 Block 90 Sawyer Meadows, \$260,435, Book/Page 18206/2106, Lender: Stearns Lending LC: \$260,435 Book/Page 18206/2110, 11/16/16.

Sunil Bolleddu and Shanthi Grace Bolleddu to Adam Ediz Harris and Fatima Habeeb, 14527 Santa Fe Acres, Helotes 78023, Lot 57 Block 18 Sonoma Ranch, \$260,000, Book/Page 18205/1615, Lender: JP Morgan Chase Bank NA: \$260,000 Book/Page 18205/1619, 11/15/16.

KB Home Lone Star Inc. to Vincent Marlon Davis, 7943 Stalemate Cove, San Antonio 78254, tot 18 Block 92 Sawyer Meadows, \$260,000, Book/Page 18206/2199, Lender: Sente Mortgage Inc.: \$260,000 Book/Page 18206/2202, 11/16/16.

Jeremiah R. and Kaleena K. Schmitt to Jonathan A. and Amy L. Sowles, 7606 Kings Springs, San Antonio 78254, Lot 48 Block 51 Stillwater Ranch, \$258,250, Book/Page 18199/1893, 11/14/16.

Ngoclan T. Noang and Keooudone Keoviva to Jeremy M. Benson, 3307 Highline Trail, San Antonio 78261, Lot 2 Block 10 Cibolo Canyon, \$258,236, Book/Page 18210/580, Lender: Nations Lending Corp.: \$258,236 Book/ Page 18210/584, 11/17/16.

Jun Zhang and Rui Liu to Sandeep Mali and Manisha Sandeep Mali, 16006 Sight Scape, San Antonio 78255, Lot 31 Block 12 Grandview, \$258,000, Book/Page 18203/1711, Lender: Wells Fargo Bank NA: \$258,000 Book/Page 18203/1714, 11/15/16.

Sean Clayton Hofer and Rebeccah Marie Hofer to Brian J. Weiss and Ashley K. Fancher, 519 Rockhill Drive, San Antonio 78209, Lot 15 Northwood Estates, \$255,000, Book/ Page 18207/1077, Lender: USAA Federal Savings Bank: \$255,000 Book/Page 18207/1081, 11/16/16.

Pulte Homes of Texas LP to George Hernandez Garay and Mary Beth Garay, 3626 Denison Dam, San Antonio 78253, Lot 5 Block 99 Alamo Ranch, \$254,145, Book/Page 18206/1773, Lender: Pulte Mortgage LLC: \$254,145 Book/Page 18206/1776, 11/16/16.

Bella Vista CMI Ltd. to Sean Michael McGinnis and Rebecca Ann McGinnis, 7996 Pittman Road, Adkins 78101; 9007 Phoenix Park, Converse

Road, Adkins /8101; 900/ Phoenix Park, Converse 78109, Lot 96 Block 42 Parc at Escondido, \$253,396, Book/Page 18205/1644, Lender: First Choice Lending Group LP: \$253,396 Book/Page 18205/1648, 11/15/16.

Centex Homes to Ruben R. Garcia, 27426 Rio Circle, Boerne 78015, Lot 50 Block 46 Reserve of Lost Creek, \$253,227, Book/Page 18206/1878, Lender: Pulte Mortgage LLC: \$253,227 Book/Page

18206/1881, 11/16/16.
Alonzo A. and Marisol
Whittington to Guy and
Dana Y. Barnes, 9434
Anderson Way, Converse
78109, Lot 11 Block
10 Miramar, \$252,300,
Book/Page 18203/519,
Lender: Wells Fargo Bank
NA: \$252,300 Book/Page

18203/523, 11/15/16.

Lennar Homes of Texas
Sales and Marketing Ltd.
to Thanh Dinh Nguyen
and Kieuoanh Thi Nguyen
25830 Berberis, San
Antonio 78261, Lot 116
Block 118 Preserve at
Indian Springs, \$252,000,
Book/Page 18204/1482,
Lender: On Q Financial
Inc.: \$252,000 Book/Page
18204/1489, 11/15/16.

18204/1489, 11/15/16.

KB Home Lone Star Inc.
to Nigel D. Burns, 6003
Clematis Trail, San Antonio
78218, Lot 30 Block
36 Northeast Crossing,
\$251,770, Book/Page
18199/1670, Lender:
Gardner Financial Services
Ltd.: \$251,770 Book/Page
18199/1673, 11/14/16.

Releases of Federal Tax Liens

These releases of tiens are recently filed by The Internal Revenue Service. They are recorded with the Bexar County Clerk. Published are releases of liens against businesses fo \$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.

Bavarian Restaurant Inc., 5512 FM 78, Kirby 78219, \$25,167, (1120/941), Book/Page 18215/2269, 11/21/16.

SMS Logistics Inc., 3232 N. Panam Expressway, San Antonio 78219, \$39,800, (CIVP), Book/Page 18215/2274, 11/21/16.

Monterrey Medical Equipment Inc., 914 W. Laurel, San Antonio 78201, \$18,201, (941), Book/Page 18215/2291, 11/21/16.

Green's Daycare/Tiny Treasures Daycare and Learning, 9714 Potranco Road Suite 115, San Antonio 78251, \$10,172, (941), Book/Page 18215/2294, 11/21/16.

Burns Nursery and Lanscaping LP/T.B. Grace Enterprises LLC GP, 13893 US Highway 87 S., Adkins 78101, \$56,592, (941), Book/Page 18215/2295, 11/21/16.

Tate Realty Professionals LLC, 3512 Paesanos Parkway Suite 103, San Antonio 78231, \$24,536, (941/944), Book/Page 18218/2165, 11/22/16

Alfredo and Eva Alvarez, 403 Blue Ridge, San Antonio 78228, \$7,452, (941), Book/Page 18218/2168, 11/22/16.

Edgington's LLC/Richard E. Edgington, 915 N. Alamo St., San Antonio 78215, \$45,058, (941), Book/Page 18218/2171, 11/22/16.

Alamo Personnel Inc., 1102 W. Laurel St., San Antonio 78201, \$103,802, (941), Book/Page 18218/2179, 11/22/16.

Carlos Gallardo/Planet Bike, 6407 Bandera Road, San Antonio 78238, \$26,215, (6721/940/941), Book/Page 18218/2180, 11/22/16.

KDJS Enterprises Inc./ LA Marginal, 2447 Nacogdoches Road, San Antonio 78217, \$34,581, (941), Book/Page 18218/2181, 11/22/16.

► Releases of State Tax Liens

These are releases of liens filed by the state for unpaid income, sales and use, payroll or county taxes. These are also recorded with the County Clerk. Published are releases of liens against business 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

email. Call 8/7-593-415/ Izzy Enterprises Inc., 1871 Bandera Road, San Antonio 78228, \$169,020, (Limited Sales Excise and Use Tax), Book/Page 18223/2397, 11/28/16.

11/28/16. American Apparel Retail Inc., 747 Warehouse St., Los Angeles, Calif. 90021, \$128,725, (Limited Sales Excise and Use Tax), Book/Page 18223/2398, 11/28/16.

► 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

BKA Enterprises LLC dba The Total Source, 12403 Network Blvd., San Antonio 78249, advertising.

Glass Doctor of San Antonio, 5407 Bandera Road Suite 105, Leon Valley 78238, contractor-special trade.

Air Cantu, Ricardo Cantu, 4007 E. Palfrey St., San Antonio 78223, contractors-heating or plumbing or mechanical

Seigler Air Conditioning, Wayne Seigler, 11626 Purple Mint, San Antonio 78245, contractors-special trade.

Spear Contracting LLC, 5030 La Posita St. Suite 102, San Antonio 78233, general contractors.

Octapharma Plasma, 11799 West Ave., San Antonio 78216, health services.

Octapharma Plasma, 5330 Walzem Road, San Antonio 78218, health services.

Octapharma Plasma, 5819 N.W. Loop 410, San Antonio 78238, health services.

Armstrong's Landscape and Irrigation Inc., 16307 Boulder Pass St., San Antonio 78247, landscape and tree maintenance.

Designs, Valerie Serna, 10123 Redfish Cavern, San Antonio 78245, manufacturing-apparel.

Josie's Creations, Josefa Barbosa, 5434-A Glen Ridge Drive, San Antonio 78229, manufacturingpaper products.

La Huasteca, Jenny Lopez, 3905 San Pedro Ave., San Antonio 78212, nonclassifiable.

Smith & Co. Consulting LLC, 11745 W. I-H 10 Suite 125, San Antonio 78230, professional-consultants or public relations or management

St. Thomas More Carolan Hall, 4411 Moana Drive, San Antonio 78218, real estate-office building and shopping center management.

Taco El Trailero 137, Nohemi Salazar, 10431 Pearsall Road, Atascosa 78002, restaurants.

La Vaina Grill, Luis Eloy, 9260 FM 78 Suite C, Converse 78109, restaurants.

La Media Luna Cafe, Othon Mendez, 12317 Wetmore Road, San Antonio 78247, restaurants.

7-Eleven Convenience Store No. 36627A, 1063 S.E. Military Drive, San Antonio 78214, retail-auto or gasoline stations.

Galloway Gourmet Market, Maynard Galloway, 1714 S. W.W. White Road, San Antonio 78220, retailfood.

Frutas y Algo Mas, 1407 Bandera Road, San Antonio 78228, retail-food.

All-Talk Wireless, 1818 S. New Braunfels Ave., San Antonio 78210, retail-home furnishings or computer or stereos or video equipment.

Rogelio Rodriguez, 3901 S. Presa St., San Antonio 78210, retail-home furnishings or computer or stereos or video equipment.

Dominga Sanchez, 16848 Kinney Road, Von Ormy 78073, retailmiscellaneous.

Artesanias Madrigal, Maria Madrigal, 1922 Hidalgo St., San Antonio 78207, retailmiscellaneous. Bike World, Jan Snell,

5911 Broadway St., Alamo Heights 78209, retailmiscellaneous. **Bike World**, Jan Snell,

300 E. Grayson St., San Antonio 78215, retailmiscellaneous. Scarlet Beauty Supply,

3903 Eisenhauer Road, San Antonio 78218, retailmiscellaneous. YHWH Stuf, Brandon Mendez, 3903 Eisenhauer Road, San Antonio 78218, retail-miscellaneous.

Petail-miscellaneous.

Damali Fashion Boutique,
Kelly Zayas, 3714 Binz
Engleman Road Apt.
10104, San Antonio 78219,

retail-miscellaneous.

Name Brand Sportswear,
Maynard Galloway, 1714
S. W.W. White Road, San
Antonio 78220, retailmiscellaneous.

Genesis Novedades, Raul Ramirez, 12280 State Highway 16 S., San Antonio 78224, retailmiscellaneous.

Aysu LLC, 2310 S.W. Military Drive, San Antonio 78224, retailmiscellaneous.

Bike World, Jan Snell, 15655 San Pedro Ave., Hill Country Village 78232, retail-miscellaneous.

Brenda's Lite's Candles, 8200 Glen Court, San Antonio 78239, retailmiscellaneous.

Trader Village, Kevin Baker, 9333 S.W. Loop 410, San Antonio 78242, retailmiscellaneous.

Armando Juarez, 9333 S.W. Loop 410 No. 10401, San Antonio 78242, retailmiscellaneous.

Prestige Gifts, Farhad Abedi, 9238 N. Loop 1604 W., San Antonio 78249, retail-miscellaneous.

Islandgirl910, Dawn Hilton, 6259 Valley Knight, San Antonio 78250, retailmiscellaneous.

Nacelles, Shannon Butler, 11619 Bridge Hampton, San Antonio 78251, retailmiscellaneous.

Fast Trade Shop, Braulio Medina, 5351 Gemsbuck Chase, San Antonio 78251, retail-miscellaneous.

Jillnjacks.com, 3727 Pinyon Pine, San Antonio 78261, retailmiscellaneous.

Foster Care Aware of America Organization, Maynard Galloway, 1714 S. W.W. White Road, San Antonio 78220, service.

Kal's Fleet & Auto Service Inc., 4602 Rigsby Ave., San Antonio 78222, serviceauto repairs or parking.

Alamo Auto Doctors, Richard Cowherd, 6450 Randolph Blvd., San Antonio 78233, serviceauto repairs or parking.

Texas Jam Racing, Michael Neace, 6214 Krempen Ave., San Antonio 78233, service-auto repairs or parking.

Kristin Brashier Design, 5 Greyfriars Lane, San Antonio 78257, servicebusiness.

Lydia Martinez, 18211 Bulverde Road Apt. 22106, San Antonio 78259, service-business.

Moonshodow Finishing, Jason Siebert, 11606 Veradero St., San Antonio 78216, service-carpet & upholstery cleaners.

Cascade Business Solutions LLC, 27538 Valle Verde, Boerne 78015, service-computer programming or data processing.

Webtech Nationwide, Maynard Galloway, 1714 S. W.W. White Road, San Antonio 78220, servicecomputer programming or data processing.

Steve's PC Repair, Steven Flannery, 10305 N. I-H 35, San Antonio 78233, service-computer programming or data processing.

Simple Tech TX, Paul Esquibel, 419 Bluegrass Creek, San Antonio 78253, service-computer programming or data processing.

Sundreamers, Summer Torres, 316 N. Park Drive, San Antonio 78216, service-entertainment.

Big Harry's Custom Cycles, John Carreon, 8333 Culebra Road Suite 202-B, San Antonio 78251, service-miscellaneous repairs.

Argonaut Enterprises, Oscar Calderon, 16550 Henderson Pass Apt. 702, San Antonio 78232, service-personal.

After Six Photos, Joe Palacios, 319 Fairview Ave., San Antonio 78223, service-photography.

Rokit Photography, Michael Phillips, 6915 Sabine Pass, San Antonio 78242, servicephotography.

Big Abe Cleaning Services, Abraham Ruelas, 4319 Stetson Run, San Antonio 78223, service-to buildings.

Access Information Management of Georgia LLC, 611 N. Cherry, San Antonio 78202, warehouse or storage.

Eisenhauer Road Flea Market, Anita Todd, 3903 Eisenhauer Road, San Antonio 78218, wholesaleapparel.

Dora Gaytan Leal, 1331 Bandera Road Suite I-8, San Antonio 78228, wholesale-

Ashley Nicole Maternity, 24165 W. I-H 10 Suite 217-497, San Antonio 78257, wholesale-durable goods.

Ottmer's Auto Service, 4602 Rigsby Ave., San Antonio 78222, serviceauto repairs or parking.

Ramiro Flores, 586 W. Old US Highway 90, San Antonio 78237, service-auto repairs or parking.

Paper Scissors Ribbons & Bows, 209 Downing St., Converse 78109, service-

Sterling Silver Security LLC, 900 N.E. Loop 410 Suite E-121, San Antonio 78209, service-business.

Texas Coin and Jewelry, 126 W. Rector St. Suite 100, San Antonio 78216, service-business.

Harrison House Interiors, Gina Harrison, 10603 Sandy Trail Drive, San Antonio 78240, service-business.

Multi-Networks Inc., 11430 Cedar Park, San Antonio 78249, servicebusiness.

Light NDE Consulting LLC, 7308 Linkmeadow St., Leon Valley 78240, servicecomputer programming or data processing.

Healthcare Infotech Associates Inc., 8502 Huebner Road Suite 400, San Antonio 78240, service-computer programming or data processing.

Technology Customs, Fernando Garcia, 6033 De Zavala Road Apt. 521, San Antonio 78249, servicecomputer programming or data processing.

J and R Artist Paintings, Rudy Patlan, 151 Oelkers, San Antonio 78204, service-entertainment.

Dark Horse Ceramics LLC, 1924 Howard St., San Antonio 78212, serviceentertainment. Euro Entertainment,

Shehzad Hussain, 6909 N. Loop 1604 E. Suite 83, San Antonio 78247, serviceentertainment. **Re Up.** 1722 Red Leaf

Re Up, 1722 Red Leaf Drive, San Antonio 78232, service-equipment rental.

Ruby Ann, Julio Rodriguez, 2118 S. Flores St., San Antonio 78204, servicelaundry cleaning or garment services.

Wyze Creative, Carlos Zapata, 126 E. Malone Ave., San Antonio 78214, service-mailing or reproduction or secretarial.

Denise's Design Studio LLC, 17239 Shavano Ranch Apt. 10105, San Antonio 78257, service-mailing or reproduction or secretarial.

Romero Electronics, Carlos Romero, 4515 Fredericksburg Road, Balcones Heights 78201, service-miscellaneous repairs

Bravo Oilfield Services LLC, 3303 Oakwell Court Suite 220, San Antonio 78218, servicemiscellaneous repairs. Phone Repair & More,

Shehzad Hussain, 6909 N. Loop 1604 E. Suite GS-82, San Antonio 78247, service-miscellaneous repairs. The Barber Shop, 7959

Broadway St. Suite 100, San Antonio 78209, service-personal. **J and B Pest Control**, Juan Campos, 506 E. Mally Blvd., San Antonio 78221,

service-pest control.

Personal Touch Salon &
Spa, Schalan Gil, 2277
N.W. Military Highway Suite
120, Castle Hills 78213,

Purple Sage Salon LLC, 1915 Broadway St. Suite 105, San Antonio 78215, service-salon. Face & Beyond Esthetics,

Katherine Rodriguez, 2537 Jackson Keller Road, San Antonio 78230, servicesalon. **Hair by Sara LLC**, 10350 Bandera Road Suite 206, San Antonio 78250,

service-salon.

KD's Janitorial Service,
Kenneth Demerson, 4000
Horizon Hill Blvd. Apt.
2107, San Antonio 78229,
service-to buildings.

Doorstep Disposal, Kevin McCormick, 1606 Hawks Tree Lane, San Antonio 78248, service-to buildings.

Claudia L. Wilkins, 12770 Bandera Road Apt. 1217, Helotes 78023, serviceselectric or gas or refuse or sprinkler systems.

San Antonio Water System, 2800 US Highway 281 N., San Antonio 78212, services-electric or gas or refuse or sprinkler systems.

Wireless Wonders, Kelsy Diaz, 3114 West Ave., San Antonio 78213, wholesaledurable goods. Trading Global Service LLC, 25307 Baneberry, San

Antonio 78260, wholesale-

durable goods.

N-Vites, Jean Grobe, 3201 E. Houston St., San Antonio 78219, wholesalefurniture.

El Tapatio Imports, Armando Mendez, 16007 Watering Point Drive, San Antonio 78247, wholesalegroceries.

Botas Dehesa, Jose Garcia-Dehesa, 7171 W. US Highway 90, San Antonio 78227, wholesale-nondurable goods.

Dean & Tyler, 7352 Reindeer Trail, Leon Valley 78238, wholesale-nondurable goods.

► State Tax Liens

These are new liens filed by the state for unpaid income, sales and use, payroll or county taxes. These are also recorded with the 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 email. Call 877-593-4157.

Mundo Tile Ltd., 5206 Airport Freeway, Haltom City 76117, \$5,725, (Franchise Tax), Book/Page 18215/2011, 11/21/16.

Alamo City Constructors Inc., 1716 S. San Marcos Suite 215, San Antonio 78207, \$5,736, (Franchise Tax), Book/Page 18223/2391, 11/28/16.

Dwellings by Design LLC, 28152 US Highway 281 N., San Antonio 78260, \$7,130, (Franchise Tax), Book/Page 18223/2392, 11/28/16.

11/28/16.

Cohen BBQ LLC, 124

Warbler Way, Shavano Park
78231, \$10,865, (Limited
Sales Excise and Use Tax),
Book/Page 18223/2394,
11/28/16.

R&C Landscape LLC, 15761 Tamaron Pass, San Antonio 78253, \$28,483, (Limited Sales Excise and Use Tax), Book/Page 18210/1179, 11/17/16.

Sunoco Partners Marketing & Terminals LP, P.O. Box 5095, Sugar Land 77487, \$18,933, (Gasoline Tax), Book/Pag 18210/1185, 11/17/16.

















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EXECUTIVE HOME SHOWCASE





26351 Tawny Way · Boerne, Texas 78015 · \$445,673

This gorgeous home sits on a large corner lot in Boerne, Texas $\,$ and features 3 $\,$ bedrooms, 2.5 baths, and 3 car garage. Beautiful gourmet kitchen opens to the breakfast area and overlooks the large family room. Lots of designer features in this home include; hardwood flooring, custom tile work, and granite countertops in kitchen and baths. Solar shingles, foam insulation, and tankless water heater are just a few features that help save you money each month on your utility costs. Quick access to I-10 and close to retail, dining, and great schools! MLS 1122627

ImagineHomes

Debbie 830.331.4013 DGroff@ImagineHomesSA.com

EXECUTIVE HOME SHOWCASE



15230 Chalet Drive Oak Hollow Estates 3-2 Offered at \$250,000

Charming home with lovely curb appeal in convenient location. Open family room offers beamed ceiling and fireplace. Galley kitchen includes abundant storage and breakfast area. Master suite features flex-use space and private bath. Back vard with oversized deck.



335 Woodway Forest Drive Woodlands of Camino Real 3-2.5 Offered at \$325,000

Immaculate single-story home situated on corner cul-de-sac lot. Spacious family room with high ceiling and fireplace. Dual dining areas. Master suite with outdoor access. Enclosed and open-air patios overlook privately fenced back vard.



403 Cove Bluff Bluffview of Camino Real Offered at \$489,900

Mediterranean-style home with fantastic curb appeal. Arched entryways and Saltillo tile floors. Spacious living area includes beamed ceiling. Island kitchen features stainless steel appliances and breakfast area. Eabulous back vard with patios and pool



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LEGAL NOTICES

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF LACEY ASHWORTH BARRI-GA, as Dependent Administrator with Will Annexed of the Estate

TO ALL PERSONS INTERESTED
IN THE ABOVE ESTATE:
WHEREAS, on the 2nd day of
December, 2016, in the Probate
Court No. 2 of Bexar County, TX.,
the undersigned duly qualified as the Dependent Administrator with Will Annexed of the Estate of Mar-

garet Elizabeth Abell, Deceased.
Notice is hereby given that
Original Letters of Dependent Administration for 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 under-signed within the time and the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the

LACEY ASHWORTH BARRIGA, Dependent Administrator with Will Annexed of the Estate of Mar-

garet Elizabeth Abell, Deceased.
Address: c/o Lacey Ashworth
Barriga, Law Office of Lacey Ash-

December 2, 2016.

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF LACEY ASHWORTH BARRI-GA, as Successor Guardian of the Person and Estate of Edith Pauling, An Incapacitated Person.

Pending in the Probate Court No. 1 of Bexar County, TX., in Matters of Cause No. 2012-PC-2009.

TO ALL PERSONS INTERESTED

IN THE ABOVE ESTATE:

WHEREAS, on the 8th day of December, 2016, in the Probate Court No. 1 of Bexar County, TX., the undersigned duly qualified as the Guardian of the Person and Estate of Edith Pauling, An Incapacitated Person.

Notice is hereby given that Original Letters of Successor Guardianship of the Person and Estate were granted and this is to notify all persons having claims against said person that they are required to present the same to the undersigned within the time prescribed by law. Any person indebted to said person is hereby notified to pay same to the undersigned. LACEY ASHWORTH BARRIGA,

Successor Guardian of the Person and Estate of Edith Pauling, An Incapacitated Person.

Address: c/o Lacey Ashworth Barriga, Law Office of Lacey Ash-worth Barriga, P.O.Box 7823236, San Antonio, TX, 78278. Dated at San Antonio, Texas,

December 08, 2016.

12/16

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT LACEY ASHWORTH BARRI- as Successor Guardian of the Person and Estate of Martha Martine Hamilton, An Incapaci-

Pending in the Probate Court No. 1 of Bexar County, TX., in Mat-ters of Cause No. 2009-PC-2005. TO ALL PERSONS INTERESTED

IO ALL PERSONS INTERESTED
IN THE ABOVE ESTATE:
WHEREAS, on the 8th day of
December, 2016, in the Probate
Court No. 1 of Bexar County, TX.,
the undersigned duly qualified as
the Guardian of the Person and
Estate of Martha Martine Hamilton Estate of Martha Martine Hamilton.

An Incapacitated Person.

Notice is hereby given that
Original Letters of Successor Guardianship of the Person and Estate were granted and this is to notify all persons having claims against said person that they are required to present the same to the undersigned within the time prescribed by law. Any person indebted to said person is hereby notified to pay same to the undersigned.

LACEY ASHWORTH BARRIGA Guardian of the Person and Estate of Martha Martine Hamilton, An Incapacitated Person.

Address: c/o Lacey Ashworth Barriga, Law Office of Lacey Ash-worth Barriga, P.O. Box 782326, San Antonio, TX, 78278. Dated at San Antonio, Texas,

December 8, 2016.

12/16

BIDSO/ANTED/PROPOSALS

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HARLANDALE INDEPENDENT SCHOOL DISTRICT (HISD)

Cadence McShane Construction as Construction Manager-at-Risk for HISD, will receive bids or proposals from all qualified subcontractors for the Carroll Bell & Vestal Elementa-ry Schools. The package consists of construction of two new elementary

A Pre-Proposal Conference will be held Tuesday January 3, 2017 at 2:00pm at Vestal Elementary School located at Cantrell Ave. A Site-Visit walkthrough of the project will be held immediately following the pre-proposal conference. A walk-through of Carroll Bell Elementary School will follow immediately after Vestal Elementary School.

Bids or proposals are due Wednesday, January 18, at 2:00 pm, and bids or proposals should be emailed to bidsctx@cadencemcshane.com faxed to (210) 693-0707. Late bids

There will be no public opening of bids or proposals. After receipt of bids or proposals, Cadence McShane Construction, will conduct its eval-uation of the subcontractor bids or proposals in relation to the project proposals in relation to the project requirements and will select the bid(s) or proposal(s) that offers the best value to HISD. HISD, the Owner, reserves the right to waive any informality and/or to reject any, or all bids, or proposals.

Contact Surbhi Usrey at susrey@cadencemcshane.com for additional information on this project.

Drawings and specifications are available on or soon after December 22, 2016 on buildingconnected. com and at the Cadence McShane Construction office located at 3512 Paesano's Parkway, #300, San Antonio TX 78231.

Drawings and Specifications may

McGraw Hill Construction/Dodge, www.construction.com Virtual Builders Exchange, w tualbx.com, (210) 564-6900

12/16

SAVE **MONEY**

of Margaret Elizabeth Abell, Deceased.

Pending in the Probate Court No. 2 of Bexar County, TX., in Mat-ters of Cause No. 2016-PC-3706. TO ALL PERSONS INTERESTED

worth Barriga, P.O. Box 782326, San Antonio, TX, 78278. Dated at San Antonio, Texas,

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Bandera (830)460-7200

Kerrville (830)896-5500



HONDO 857 PR 2414 • 3BR 2BA

Approx 200 AC - residential/recreational/hunting. Kit w/granite & custom woodwrk. Vaulted windows, fp, concrete firs. Mstr w/luxury ba & closet. Loft w/balcony as 3rd bed. Walk-around por cvr'd outdoor kit, bar, din & fire-ring

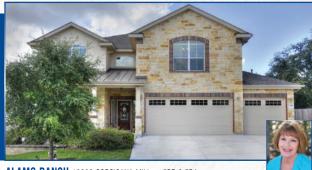
MLS#1199353 Mobile ID:3410D \$1,950,000 Terry West (830) 460-1558



SMOKEY MOUNTAIN RANCH 5944 FM 1863 • 4BR 3.5BA

Approx 2+ AC. Near Hwy 281 & 25 mins to SA airport. Barely lived in. Owner used property as private office. Zoned C-1 light commercial. A home based business is an option here. 2 paved drives w/ample parking. Area for kid's outdoor play.

MLS#1199970 Mobile ID:1367D \$385,000 Nikki Dia



ALAMO RANCH 12306 CORSICANA MILL • 5BR 3.5BA

Approx 1/2 acre in a prime location near school, playground & pool. Entertainment, shops & leisure is less than 10 mins away. Lackland & Ft Sam are an easy commute for those serving the Military. Don't miss out on this ample roomed beauty.

MLS#1198449 Mobile ID:1035D \$339,000 Barbara Lane (210) 332-8104



WESTWINDS - ALAMO RANCH 5315 TULIP ROSE • 4BR 3.5BA

Open floor plan & vaulted ceiling in living. Kitchen has granite countertops, gas cooktop, 42 cabinets w/huge Island. Master bedroom down & upstairs has 3 bedroom + 2 full bath, that also includes a game room and media room. Come see today

MLS#1189960 Mobile ID:2581D \$329,500 Dan Bender (210) 639-1013



NEW BRAUNFELS 536 LEE ST • 3BR 2BA

Refinished wood firs. Remolded kirkwood shaker conts w/soft close drwrs. SS, solid pecan hrdwd cntrs & Italian fireclay apron-frnt farmhouse kit sink. Rcnt roof, plumbing, hardiplank, HVAC, cedar deck, shed & wndws. Mstr & mstr ba addition.

MLS#1199721 Mobile ID:2823D \$329,000 Kim Melanson (830) 832-6378



SONOMA RANCH 14530 LOS LUNAS RD • 4BR 3.5BA

Mstr down w/quest up. Secondary bdrms w/Jack n Jill ba's. Open flrplan. 2 liv areas. Art Niche ir entry, stairwell & crnr fp. Lrg kit w/gas & granite. Room for a pool in this lush yrd on greenbelt. Lrg loft w/2 Juliet balconies overlook liv

MLS#1200231 Mobile ID:2523D \$315,000 Dea Driffill (210) 452-3262



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BERRY OAKS 615 & 633 BERRY OAKS DR • 5BR 4BA

Approx 3.13 acres. Cvr'd patio w/sound & pool. Split mstr, wd flrs, sitting & ba. 3 sec bdrms/office dwn. Bonus/5th BR up w/4th ba. Isl kit w/pine cbnts, gas & warming drwr. Tile in kit, ba & util. Hunting rm w/AC. Recent A/C. House + 2 lts.

MLS#1196603 Mobile ID:3049D \$499,500 Mary Ann Rhodes (210) 771-4481



ROGERS RANCH 3048 PANZANO PL • 2BR 2.5BA

Sitterle grdn home w/high ceilings & Irg entry. Open Isl kit w/granite, gas cooking & Irg cabinetry Lrg mstr w/wide ba & lrg walk-in shwr. Calif closet. Stdy w/built ins & murphy bed incl. Plantation shutters. Patio outdoor kit w/gas grill.

MLS#1196150 Mobile ID:1168D \$454,000 John Peché (210) 325-5618



ADOBE RANCH ACRES 13140 ADOBE WALLS DR • 4BR 2.5BA

Custom on approx 3 acres, Gamerm up, Rec metal roof, Sprnklr in frnt/bckvrd, Hi ceilings, liv rm FP, wood fir in liv/din/study/opt 4th BR w dbl doors/closet. Tile in ba's. Isl kit w/ss, walk in pantry & granite. Mstr w/stone/seamless shwrs

MLS#1197333 Mobile ID:1350D \$430,000 Pat Combs (210) 415-9555



WESTWINDS- ALAMO RANCH 5314 TULIP BND • 4BR 3.5BA

Guest w/full ba. Study w/closet (5th bdrm) & gmerm. Cov patio & 3-car gar. Dark oak firs, tray ceilings, art niches & surround sound. Kit w/granite isl, 42 cbnts, gas & ss. Lrg mstr/bth w/ sep /anities, bench shwr/grdn tub. Home warra

MLS#1197477 Mobile ID:2179D \$375,000 Darren Bishop (210) 792-7866



WHISPERING OAKS 3035 WHISPER FERN ST • 4BR 3BA

Bright & airy w/soaring ceilings & open, flowing flrpl. Granite counters & ceramic tile in kit. Lrg frml dining. Bckyrd w/waterfall & Irg heated pool & spa below. Enjoy the huge cvr'd cabana. Convenient

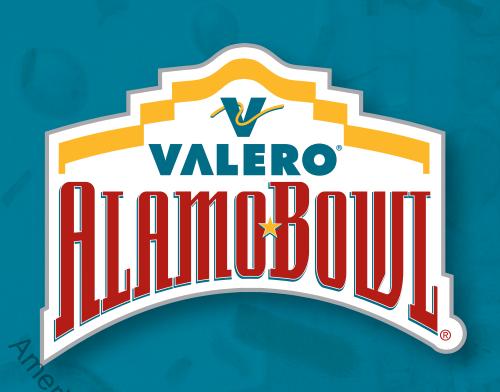
to med center, shopping, dining & ent.

MLS#1200301 Mobile ID:1313D \$354,900 Richard Davies (210) 725-1848



ALAMO RANCH 5822 SUGARBERRY • 5BR 3.5BA

Frml din, kit granite cntrs/bar. Guest dwn. Secondary BRs w/walk-in clt's. Loft gmrrm. Mstr grdn tub/ sep shwr,dual vanity & Irg wlk-in closet. Custom wndw treatmnts. Cov'd patio,Irg bckyrd,dck w/hot tub & pergola w/sun shades. W/D/frdg stays.
MLS#1195850 Mobile ID:1087D \$320,000 Rachael Camp (210) 774-9090



MUSTES EE DS



DECEMBER 29 8:00 PM

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