

SABINAS CREEK RANCH



Our Company

At National Land Partners, LLC and National Timber Partners, LLC, we aim to carry on our founding family's commitment to achieving 100% customer satisfaction, established over a century ago.

We pride ourselves in:

- 100 years of success through the Patten family companies
- Tens of thousands of satisfied land owners
- Completing over 950 acreage communities
- Developing successful communities in 48 states and Canada
- Delivering outstanding customer service, with over 30% of sales coming from owner referrals



4 Generations of Developing Communities

Our Commitment

We are committed to remaining a strong and influential leader in land sales, by:

Continuing our fundamental principles of researching and inspecting hundreds of potential land opportunities every year, acquiring only a select few that meet our stringent requirements

Developing only those communities that we could see ourselves living in, and offering them at recognizable values

Providing financing opportunities for prospective customers through our financial division

Preserving and protecting valuable forest lands, as recognized by the USDA Forest Legacy Plan

Establishing homeowner associations and protective covenants to ensure the integrity of each community after its completion



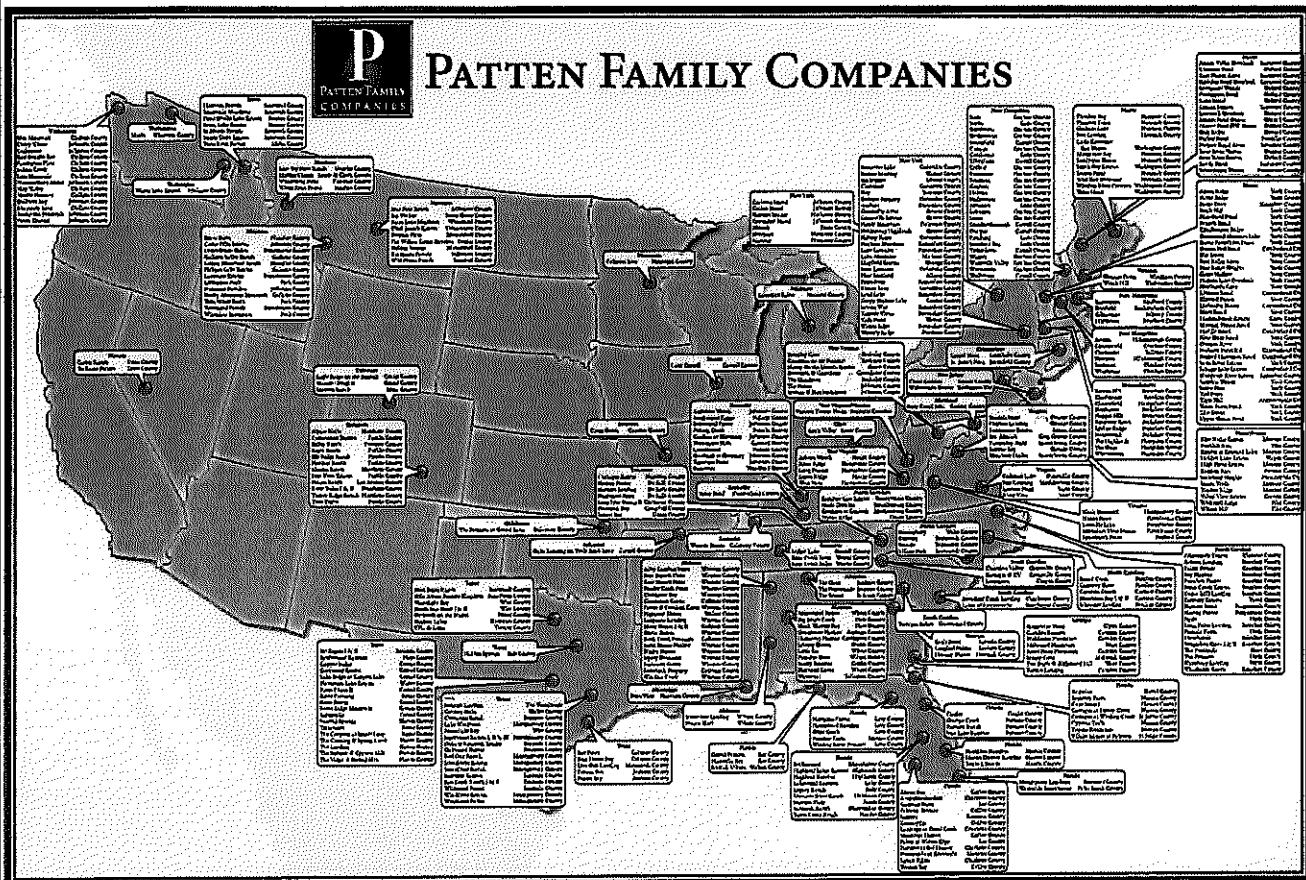
4 Generations of Developing Relationships

Our History

PROJECT NAME/LOCATION	ACRES	LOTS	PHASE	PROJECT NAME/LOCATION	ACRES	LOTS	PHASE
Sunset Canyon West Austin, TX	161	94	SOLD OUT	Ranches of Sonterra Ruidoso, NM	4,800	210	SOLD OUT
Holly Ridge W. Columbia, Brazoria County, TX	50	10	SOLD OUT	Bulk Acreage Stone County, MO	320	1	SOLD OUT
Rio Medina S. San Antonio, TX	101	12	SOLD OUT	The Heights at Whispering Oaks Floresville, Wilson County, TX	100	6	SOLD OUT
Eden Ranch Canyon Lake, TX	2,972	383	SOLD OUT	Sunrise Bay Little Elm, Denton County, TX	257	94	SOLD OUT
Eagle Creek Ranch Floresville, Wilson County, TX	2,600	670	SOLD OUT	Southern Oaks Kendall County, TX	705	128	SOLD OUT
Guadalupe 40 Comfort, TX	38	4	SOLD OUT	Clear Creek Forest Montgomery County, TX	300	61	SOLD OUT
Point Aquarius Willis, TX (Houston area)	650	367	SOLD OUT	Tamaron Bexar & Medina County, TX	464	19	SOLD OUT
Rio Vista Glen Rose, TX	171	42	SOLD OUT	Saddle Ridge Wimberley, Hays County, TX	1090	217	SOLD OUT
Cypress Bend Boerne, TX	543	96	SOLD OUT	Rim Rock Ranch Bulverde, Comal County, TX	1313	400	SOLD OUT
Eden Estates Canyon Lake, TX	190	34	SOLD OUT	Summerglen Bulverde, Bexar County, TX	362	205	SOLD OUT
Rebecca Creek Spring Branch, TX	846	195	SOLD OUT	River Chase I New Braunfels, Comal County, TX	1495	363	SOLD OUT
Nueces River Ranch George West, TX	397	63	SOLD OUT	River Chase II New Braunfels, Comal County, TX	2255	1300	SOLD OUT
Sendra Lake Estates Magnolia, TX	472	148	SOLD OUT	River Crossing Spring Branch, Comal County, TX	1922	1083	SOLD OUT
St. John's Place Denton County, TX	60	17	SOLD OUT	Hidden Spring Salado, Bell County, TX	1416	338	SOLD OUT
Valley View Ranch San Marcos, TX	248	41	SOLD OUT	BridleWood San Marcos, Hays County, TX	1676	55	SOLD OUT
Summer Mountain Ranch San Marcos, Hays County, TX	996	180	SOLD OUT	Glenwood Spring Branch, Comal County, TX	179	120	SOLD OUT
Sendra Farms The Woodlands, TX	109	16	SOLD OUT	River Pointe Spring Branch, Comal County, TX	336	16	SOLD OUT
Eagles Landing Denton County, TX	320	126	SOLD OUT	The Crossing at Spring Creek Spring Branch, Comal County, TX	431	337	SOLD OUT
Mountain View Ranch Denton County, TX	222	27	SOLD OUT	The Landing Blanco, Blanco County, TX	1013	37	SOLD OUT
Sendra Ranch Magnolia, TX	644	214	SOLD OUT	Terramont San Antonio, TX	297	226	SOLD OUT
Emerald Sound Aubrey, Denton County, TX	701	375	SOLD OUT	Copper Ridge New Braunfels, Comal County, TX	1055	753	OPEN
Wishing Well Denton County, TX	115	12	SOLD OUT	Bridle Gate Bandera, TX	2219	809	SOLD OUT
The Estates at Eagle Creek Floresville, Wilson County, TX	1,157	271	SOLD OUT	Shadow Lakes Wills Point, TX	1400	250	SOLD OUT
Mustang Crossing Pipe Creek, Bandera County, TX	291	68	SOLD OUT	The Canyons at Scenic Loop San Antonio, TX	982	1004	OPEN
Indigo Lake Estates Montgomery County, TX	2,200	568	SOLD OUT	Lake Ridge at Canyon Lake Canyon Lake, TX	149	99	SOLD OUT
Walnut Springs Galena, Stone County, MO	690	101	SOLD OUT	High Point Ranch Boerne, TX	658	108	SOLD OUT
Cypress Springs Spring Branch, TX	2,264	469	SOLD OUT	Summit Ridge Bandera, TX	850	176	SOLD OUT
Lake Ridge Cedar Hill, Grand Prairie, TX	1,434	308	SOLD OUT	Canyon Creek Preserve Helotes, TX	1588	117	SOLD OUT
Whispering Oaks Floresville, Wilson County, TX	853	277	SOLD OUT	Eagle Ridge Kerrville, TX	150	16	SOLD OUT
Prairie Acres Denton County, TX	250	12	SOLD OUT	Sabinas Creek Ranch Boerne, TX	768	128	OPEN

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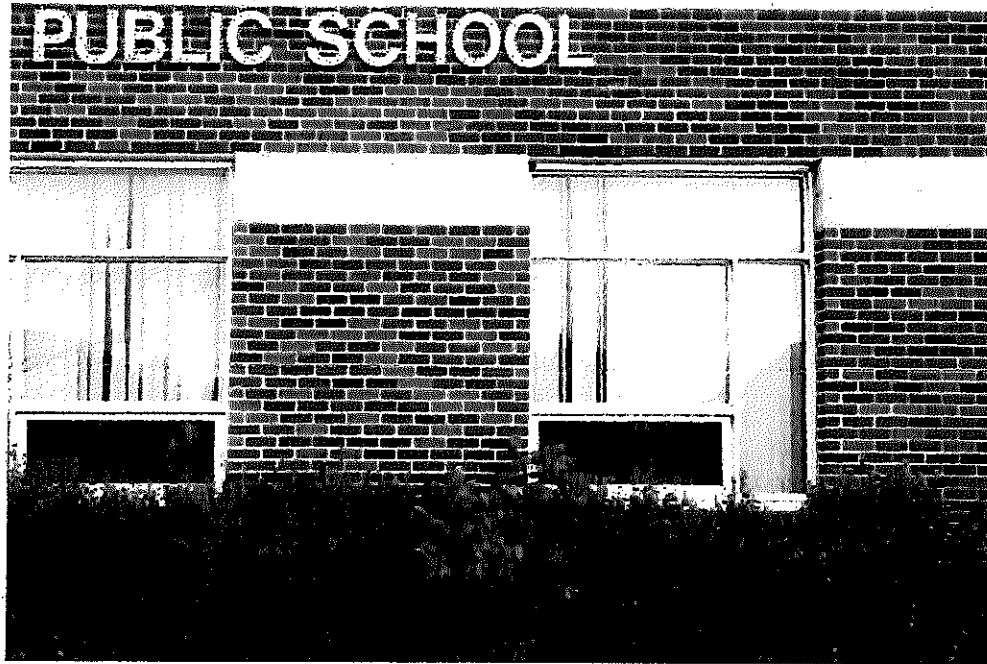
OUR HISTORY OF SUCCESS



Top 10 School Districts in the San Antonio Metro Area in 2018

Even if you don't have kids (or they're well-past graduation), your local school district's quality can make or break your home's value.

So how do San Antonio's districts stack up? The following ISDs are the "Top 10 Districts in San Antonio" (according to Niche.com's rigorous ranking system, at least).



1. Alamo Heights ISD

Overall Grade: A+

Alamo Heights Independent School District is located in the **Alamo Heights neighborhood** off of Hwy 281, just northeast of downtown San Antonio. In recent state assessments, over 85% of students passed with a score of "proficient" in math and/or reading, and the student-teacher ratio is 14 to 1. Alamo ISD spends just over \$15,000 on each student with a total annual budget of about \$75,600,000. It is considered one of the top 15 "Best School districts in Texas" and #4 on Niche's list of "Best Places to Teach in Texas".

Individual grades: A+ (Academics, Teachers, College Prep, Health & Safety, Resources & Facilities), A (Clubs & Activities, Administration, Food, Sports), B (Diversity)

2. Boerne ISD

Overall Grade: A+

Boerne Independent School District is located in **Boerne, TX** (several miles north of San Antonio via I-10). Boerne ISD boasts nearly 8,000 students and a student-teacher ratio of 15 to 1. Boerne ISD spends over \$12,000 on each student, and it shows: in recent state assessments, about 90% of students were declared proficient in reading and math. Boerne was also ranked in the top 50 "Safest School Districts in Texas" and #15 "Best School District in Texas" by Niche.

Individual grades: A+ (Academics, College Prep, Health & Safety), A (Teachers, Clubs & Activities, Administration, Food, Resources & Facilities), B+ (Sports), B- (Diversity)

2019 BEST
SCHOOLS



2019 Best School Districts in the San Antonio Area

The 2019 Best School Districts ranking is based on rigorous analysis of key statistics and millions of reviews from students and parents using data from the U.S. Department of Education. Ranking factors include state test scores, college readiness, graduation rates, SAT/ACT scores, teacher quality, public school district ratings, and more.

#1 Best School Districts in San Antonio Area

Alamo Heights Independent School District

School District • San Antonio, TX • ★★★★★ 10

A+ Overall Niche Grade • Total Schools **6** • Students **4,824**

#2 Best School Districts in San Antonio Area

Boerne Independent School District

School District • Boerne, TX • ★★★★★ 22

A+ Overall Niche Grade • Total Schools **12** • Students **7,902**

#3 Best School Districts in San Antonio Area

Randolph Field Independent School District

School District • Randolph AFB, TX • ★★★★★ 8

A+ Overall Niche Grade • Total Schools **3** • Students **1,358**

#4 Best School Districts in San Antonio Area

Fort Sam Houston Independent School District

School District • San Antonio, TX • ★★★★★ 3

A+ Overall Niche Grade • Total Schools **2** • Students **1,585**



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Medical Facilities in/near Boerne, Tx

Peterson Regional Medical Center

Peterson Regional Medical Center is located in Kerrville and is only 33 miles from Boerne. Peterson has 124 beds and offers:

Ambulatory Surgery Center	Home Care	Peterson Women's Associates
Ambulatory Care Center	Hospice	Peterson Specialty Care
Acute Rehabilitation Unit	ICU	Peterson Urgent Care Clinic
Cardiac Catheterization	Laboratory/Outreach Lab	Pharmacy
Cardiopulmonary	Nurses at Peterson	Robotic Surgery
Care Coordination	Orthopedics	Sleep Lab
Diabetes Management	Outpatient Rehabilitation Service	Surgical Services
Diagnostic Imaging/Radiology	Peterson Community Care	Women's Services &
Good & Nutrition Services	Peterson Medical Associates	The Baby Place
		Wound Healing Center

Kerrville Veterans Hospital

Kerrville VA Hospital is located in Kerrville and is only 33 miles from Boerne. Services provided are:

Audiology	Mental Health Outpatient
CPAP/BPAP Clinic	Optometry
Cardiac Event Monitors	Neurology
Dermatology	Patient Education Programs
Dental	Pharmacy Services
EKGs	Podiatry
Gastroenterology/Hepatology	Pulmonary Function Testing
Holter and Event Monitors	Sleep Ambulatory Monitors
Imaging	Social Work Services
Laboratory	Nutrition Counseling



Medical Facilities in/near Boerne, Texas

Methodist Boerne Emergency Center

Methodist Boerne Emergency Center is located at 134 Menger Springs Rd. in Boerne. Medical services are offered 24 hours a day, 7 days a week, 365 days a year and offers:

- | | |
|---|-----------------------------|
| 2 Trauma/cardiac care rooms | 16-slice CT scanner |
| 4 fast track non-urgent treatment rooms | Dedicated imaging suite |
| Ultrasound and telemetry equipment | 9 emergency/treatment rooms |

South Texas Medical Center

South Texas Medical Center is located in San Antonio and is only 26 miles from Boerne. The complex is made up of several medical facilities:

- | | |
|---|------------------------------------|
| St Luke's Baptist Hospital | Methodist Healthcare Hospitals |
| Audie L. Murphy Memorial Veterans Hospital | Christus Santa Rosa Medical Center |
| Cancer Therapy & Research Center at UT Health Science Center | |
| University Hospital – a premier Level 1 trauma center. Level II pediatric trauma center | |

Comfort Community Hospital

Comfort Community Hospital is located in Comfort and is only 15 miles from Boerne. The hospital has 22 beds and offers:

- | | |
|------------------------------|--------------------------------------|
| Anesthesia Services | Blood Bank Services |
| Clinical laboratory Services | Diagnostic Radiology Services |
| Dietary Services | Emergency Services |
| Inpatient Surgical Services | Operating Room Services |
| Outpatient Services | Outpatient Surgery Unit Services |
| Pediatric Services | Pharmacy Services |
| Physical Therapy Services | Postoperative Recovery Room Services |



PLACES OF WORSHIP IN BOERNE

Boerne Bible Church

Boerne Church of Christ

Boerne Congregation Jehovah's Witness

Boerne First Baptist Church

Boerne United Pentecostal

The Church of Jesus Christ of Latter Day Saints

Cibolo Creek Community Church

Community Bible Church

Currey Creek Church

Faith Bible Church of Boerne

First United Methodist Church of Boerne

Hill Country Church at Fair Oaks Ranch

Kendall County Cowboy Church

Living Hope Church Assembly of God

Messiah Lutheran

Nineteen: Ten Church

St. Helena's Episcopal

St. John's Anglican

St. John Lutheran

St. Peter's Catholic Church

Spring Creek United Methodist Church

Trinity Presbyterian Church

Unity Church of Boerne

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Parks in/near Boerne



Boerne City Lake Park – This 100 acre community park and lake offer a variety of recreational activities including swimming, a fishing pier, boat dock and ramp, bird observation blind, volleyball court, covered playground, butterfly, 9-hole Frisbee golf, picnic units with grills, trails, wildlife, fire rings and more.

Boerne City Park – This park is in a unique natural setting that shares a border with Cibolo Nature Center, which boasts some of the most magnificent cypress-lined banks of the Cibolo Creek.

Cibolo Nature Center – 100 acres of Hill Country trails and wilderness that provides education, research, entertainment and outdoor activities throughout the year. Located in Boerne City Park, independently managed.

River Road Park – This is one of the most popular park sites in Boerne. Located on the banks of the Cibolo (pronounced "Cybil-O") Creek, the park is home to Boerne's famous wild ducks and geese, walking paths, picnic tables, public fishing, and lots of photo opportunities. One of the unique features is the dam located at the east end of the park. Deeded to the City of Boerne in July 1912, the dam was originally known as the old Dietert Mill Dam.

Kreutzberg Canyon – 117 acre scenic canyon with Guadalupe River frontage allowing public river access, trails, birding, wildlife viewing, fossil and nature study.

James Kiehl River Bend Park - Located in Comfort, this park offers fishing, paddling, swimming and relaxing along the Guadalupe river.

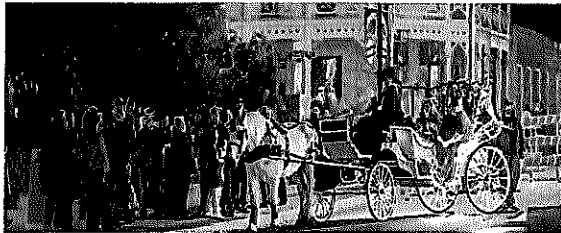
Joshua Springs Park & Reserve – Located in Comfort, has a stocked pond, bird blinds, 2 miles of trails for walking, several undeveloped paths, picnic areas and pavilions. 3000 sq. ft. Ring Mountain Event Center is located on hill top with panoramic views of the countryside (available for rental – holds 150 people).

Guadalupe River State Park – Located in Spring Branch, this park encompasses 4200 acres of Hill Country habitat and is combined with adjacent Honey Creek State Natural Area. It offers swimming, fishing, canoeing and overnight camping.

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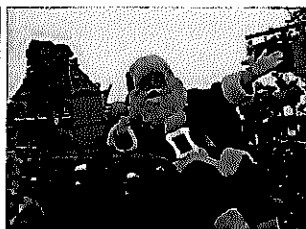
Dickens on Main

Dickens on Main is a one-weekend holiday extravaganza encompassing all the joyful festivities Christmas has to offer. Two days full of family fun activities, holiday entertainment, your favorite food vendors and more. Tree lighting ceremony, horse drawn carriage rides, petting zoo, ice sculpture shows and Saturday night concert.



Weihnachts Parade

The Weihnachts Parade is a long standing Boerne Christmas tradition. Up to 100 lit entries travel Main Street. The parade is always on the first Saturday of December



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BOERNE BERGES' FEST



The Boerne Berges' Fest is one of Boerne's biggest festivals and is a 3-day festival, family-friendly festival centering around the German heritage of the Boerne area. The Fest boasts music from one of Texas's best German folk bands, the Berges' Fest Parade, dachshund races, carnival rides, & more. General admission to the fest is free.

HAUPTSTRASSE QUILTFEST



Hundreds of beautiful handmade quilts are displayed on Boerne's Main Plaza and along Main Street adorning front porches in historic Downtown Boerne. Admission is free.

ANNUAL EASTER EGG HUNT



The annual Easter Egg hunt is held at the Boerne City Lake Park. There are various activities including pictures with the Easter Bunny, Arts and Crafts, a Moon Bounce and mobile food vendors are available.

THE FARMERS MARKET AT THE CIBOLO



Admission is free to the Farmers Market at the Herff Farm at the Cibolo Nature Center & Farm. Sample fresh foods, and enjoy annual festivals and fun workshops for kids and grownups. Friendly pets are welcome on leashes.

Buy fresh local vegetables and farm-fresh eggs. The friendly vendors also offer original arts and crafts, homemade breads, jams, jellies, pastries and locally produced honey. There cooking demonstrations and live musical performances.

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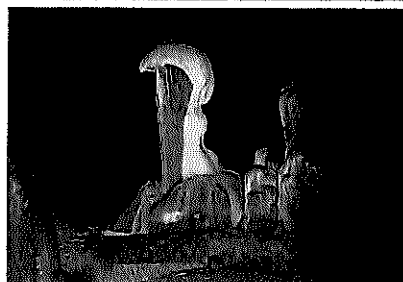
Cascade Caverns



Cascade Caverns was discovered by the Lipan Apache in the 1700s as evidenced by artifacts and a cave fireplace. Kendall County youth in the 1840s rediscovered the cave and carved their initials in stalactites in the Caverns' first room. Local stories about what was then called "Hester's Cave" after the owner, were adapted into a German language novel that was published in the 1870s and later translated into English. Although not commercially operated until the early 1930s, cascade Caverns is the first of the seven Texas cave attractions to have been discovered

and has been entertaining folks ever since. Patrick Swayze even spent some time in the Cave for the filming of his 1990s movie *Father Hood*. The beauty of the cavern makes it one of Texas' finest caverns.

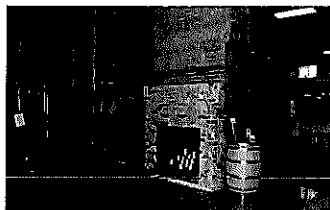
Cave Without a Name



Eleven miles northeast of Boerne, in the heart of the scenic, rolling hills of the Texas Hill Country, Cave Without a Name is a natural, living cavern. Some say the most beautiful in Texas. The Cave is filled with spectacular formations of Stalactites, Stalagmites, delicate Soda Straws, Cave Drapery, magnificent flowstones, Rimstone Dams, and more. Enjoy a tour of the six major rooms in comfort; 66 degrees year-round, easy walkways, brilliant lighting.

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Vineyards & Wineries

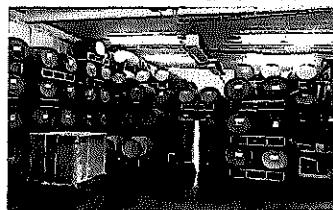


Kerrville Hills Winery – Kerrville's first winery is situated at the top of a hill high above Kerrville and the Guadalupe River Valley. The winery and tasting room are built on the footprint of a Kerrville homestead. Offered are wine tastings, wine by the glass, winery tours, events, indoor & outdoor seating, gift shop and windows to the winery. The tasting room is situated on the footprint of a home which was built in 1960 and lost to fire in 2004. The tasting room features a massive double-sided brick fireplace that once stood in the home's living room. Reclaimed materials from the home and property are incorporated in the tasting room. Picture windows allow tasting-room visitors to view the tank room and wine-making activities.



Bending Branch Winery

A boutique winery near Comfort is a sustainable practices and organized focused operation with 20 acres of vines, containing 16 varietals. Our wines include Award Winning Petite Sirah, Picpoul Blanc, Cabernet, Souzao, Vermentino and Tannat, our signature grape, has quickly emerged as a true champion of the terroir unique to Texas, we have found great success with many more.



Singing Water Vineyards

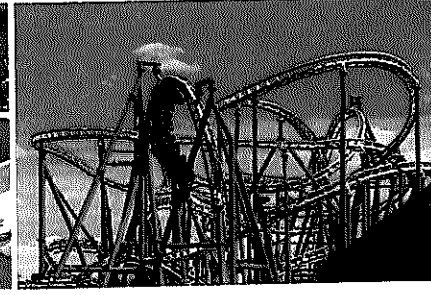
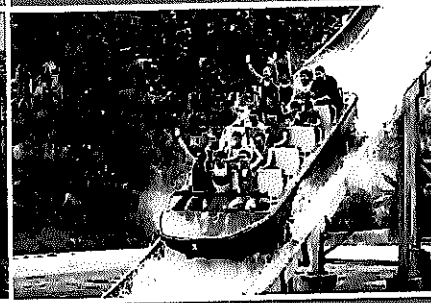
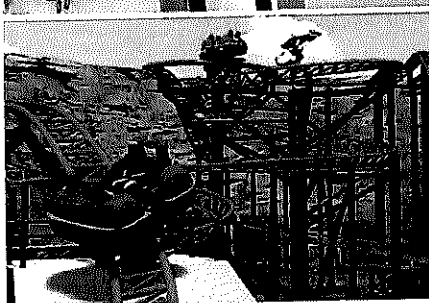
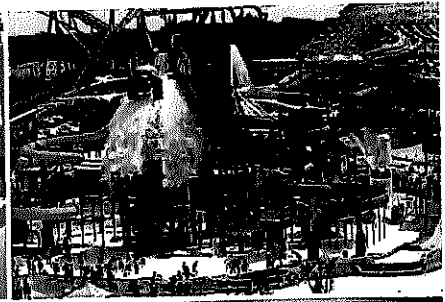
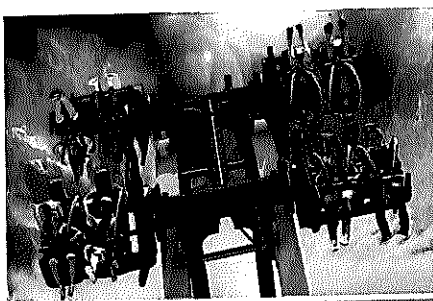
Dick and Julie Holmberg planted their first Merlot vineyard located in Comfort in 1998. Family and friends came together to help plant the first grapevines and this custom still continues. The name Singing Water describes the wonderful sound that fills the air as the waters of Bruins creek cascade over the waterfall on the property. Their wines have been awarded many medals at local and international wine competitions. The winery offers beautiful scenic grounds with picnic areas which host many art and music events throughout the year.



Sabinas Creek RANCH

Six Flags Fiesta Texas

Located in San Antonio, Six Flags Fiesta Texas has more than 60 amazing rides, slides, shows and attractions including nine exhilarating coasters. Fiesta Texas is the perfect day-cation getaway that is close to home. Cool off at White Water Bay or take a break at one of our entertaining shows. Catch a bite at one of our restaurants and don't forget to pick up your souvenirs so you can remember the day!





Sabinas Creek RANCH

AREA AIRPORTS

San Antonio International – 29 miles

- Aero Mexico
- Air Canada
- Alaska Airlines
- Allegiant Air
- American
- Delta
- Frontier
- Interjet
- Southwest Air
- US Airways
- Volaris Airlines
- Viva Aerobus
- United

Kerrville Municipal Airport – 34 miles

- On Site rental cars
- Oxygen
- Hangar Space
- Tie Down
- Flight Planning Room w/ Satellite Weather
- Four Star Catering Available
- Ground Power Unit
- Aircraft Pre-Cooling Services
- Aircraft Detailing
- Courtesy Car

Sabinas Creek RANCH

Shopping within 30 minutes



The Rim Shopping Center – San Antonio

The Shops at La Cantera – San Antonio