

Savannah Ranch Public Improvement District

SERVICE AND ASSESSMENT PLAN

APRIL 7, 2026



AUSTIN, TX | NORTH RICHLAND HILLS, TX | HOUSTON, TX

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INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section,” an “Exhibit,” or an “Appendix” shall be a reference to a Section of this Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this Service and Assessment Plan for all purposes.

On March 1, 2022, the City Council passed and approved Resolution No. 1296 authorizing the establishment of the Savannah Ranch Public Improvement District in accordance with the PID Act, which authorization was effective upon approval in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 201.377 acres currently located within the City, as described on **Exhibit J-1** and depicted on **Exhibit A-1**.

The PID Act requires a service plan must (i) cover a period of at least five years; (ii) define the annual indebtedness and projected cost of the Authorized Improvements; and (iii) include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV** and the notice form is attached as **Appendix B**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Assessed Property determined by the method chosen by the City Council. The Assessment against each Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to the Assessed Property and cannot exceed the special benefit conferred on the Assessed Property by such Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F-1**.

SECTION I: DEFINITIONS

“2026 Assessment Ordinance” means Ordinance No. _____ approved and adopted by the City Council on April 7, 2026, which levied the Improvement Area #1 Assessment against the Improvement Area #1 Assessed Property, and approved this Service and Assessment Plan.

“Actual Costs” mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Owner, (either directly or through affiliates), including: (1) to plan, design, acquire, construct, install, and dedicate such improvements to the City; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) for third-party professional consulting services including but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (5) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; and (6) to implement, administer, and manage the above-described activities. Actual Costs shall not include general contractor’s fees in an amount that exceeds a percentage equal to the percentage of work completed or construction management fees in an amount that exceeds an amount equal to the construction management fee amortized in approximately equal monthly installments over the term of the applicable construction management contract. Amounts expended for costs described in subsection (3), (4), and (6) above shall be excluded from the amount upon which the general contractor and construction management fees are calculated.

“Additional Interest” means the amount collected by the application of the Additional Interest Rate.

“Additional Interest Rate” means the 0.50% additional interest rate that may be charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act.

“Administrator” means the City or independent firm designated by the City who shall have the responsibilities provided in this Service and Assessment Plan, any Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

“Annual Collection Costs” mean the actual or budgeted costs and expenses related to the operation of the District and the annual administration of the PID Bonds, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual

Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this Service and Assessment Plan, the PID Act, and any Indenture, with respect to the PID Bonds, including the City’s continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

“Annual Installment” means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest related to the PID Bonds, if applicable.

“Annual Service Plan Update” means an update to this Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

“Assessed Property” means any Parcel within the District that benefits from the Authorized Improvements and on which an Assessment is levied as shown on the Assessment Roll and which includes any and all Parcels within the District other than Non-Benefited Property.

“Assessment” means an assessment levied against Assessed Property, other than Non-Benefited Property to pay the costs of certain Authorized Improvements as specified herein, which Assessment is imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Assessed Property or reduction according to the provisions herein and in the PID Act.

“Assessment Ordinance” means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on the Assessed Property, as shown on any Assessment Roll.

“Assessment Plan” means the methodology employed to assess the Actual Costs of the Authorized Improvements against the Assessed Property based on the special benefits conferred on such property by the Authorized Improvements, more specifically set forth and described in **Section V**.

“Assessment Roll” means any assessment roll for the Assessed Property, including the Improvement Area #1 Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including in any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this Service and Assessment Plan as **Exhibit F-1**.

“Authorized Improvements” means the public improvements, including the Improvement Area #1 Projects, authorized by Section 372.003 of the PID Act, including, but not limited to, those described in **Section III.A** and **Section III.B**, and as further depicted on **Exhibit G-1** and **Exhibit G-2**.

“Bond Issuance Costs” means the costs associated with issuing PID Bonds, including, but not limited to, attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, capitalized interest, reserve fund requirements, underwriter’s discount, fees charged by the Texas Attorney General, and any other cost or expense incurred by the City directly associated with the issuance of any series of PID Bonds.

“City” means the City of Kyle, Texas.

“City Council” means the governing body of the City.

“County” means Hays County, Texas.

“Delinquent Collection Costs” mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Service and Assessment Plan, including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“Development Agreement” means that certain Blanco River Ranch (Phase Two Residential – Savannah District) Development Agreement entered into by and between the Owner, the City, and Blanco River Ranch Properties, LP, a Texas limited liability company, effective as of April 25, 2022.

“District” means the Savannah Ranch Public Improvement District containing approximately 201.377 acres located within the corporate limits of the City, and more specifically described in **Exhibit J-1** and depicted on **Exhibit A-1**.

“Engineer’s Report” means the report provided by a licensed professional engineer that describes the Authorized Improvements, including their costs, location, and benefit, and is attached hereto as **Appendix A**.

“Estimated Buildout Value” means the estimated value of an Assessed Property after completion of vertical improvements, as provided by the Owner and confirmed by the City Council, by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for each Lot Type is shown on **Exhibit E-1**.

“Improvement Area” means specifically defined and designated areas within the District that are developed in phases including Improvement Area #1 and each area that may be specifically defined and designated as a phase of development within any future Improvement Area within the Remainder Area.

“Improvement Area #1” means approximately 93.476 acres located within the District, more specifically described in **Exhibit J-2** and depicted on **Exhibit A-2**.

“Improvement Area #1 Annual Installment” means the Annual Installment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to the Improvement Area #1 Assessments; and (4) Additional Interest related to the Improvement Area #1 Bonds, as shown on **Exhibit F-2**.

“Improvement Area #1 Assessed Property” means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

“Improvement Area #1 Assessment” means an Assessment levied against Improvement Area #1 Assessed Property related to the cost of the Authorized Improvements allocated to the Improvement Area #1 Assessed Property, and imposed pursuant to the PID Act and an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

“Improvement Area #1 Assessment Roll” means the Assessment Roll for the Improvement Area #1 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this Service and Assessment Plan as **Exhibit F-1**.

“Improvement Area #1 Bonds” means those certain “City of Kyle, Texas, Special Assessment Revenue Bonds, Series 2026 (Savannah Ranch Public Improvement District Improvement Area #1 Project)” that are secured by the Improvement Area #1 Assessments.

“Improvement Area #1 Improvements” means the Authorized Improvements which only benefit the Improvement Area #1 Assessed Property, as further described in **Section III.B** and depicted on **Exhibit G-2**.

“Improvement Area #1 Projects” means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area #1 and (2) the Improvement Area #1 Improvements.

“Indenture” means an Indenture of Trust entered into between the City and the Trustee in connection with the issuance of each series of PID Bonds, as amended from time to time, setting forth the terms and conditions related to a series of PID Bonds.

“Lot” means (1) for any portion of the District for which a final subdivision plat has been recorded in the Plat or Official Public Records of the County, a tract of land described by “lot” in such subdivision plat; and (2) for any portion of the District for which a subdivision plat has not been recorded in the Plat or Official Public Records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat as shown on a concept plan or a preliminary plat. A “Lot” shall not include real property owned by a government entity, even if such property is designated as a separate described tract or lot on a recorded subdivision plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. lot size, home product, Estimated Buildout Value, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as provided by the Owner, and confirmed by the City Council, as shown on **Exhibit E-1**.

“Lot Type 1” means a Lot Type within Improvement Area #1 marketed to homebuilders as a 80’ lot. The buyer disclosure for Lot Type 1 is attached as **Appendix B**. The location of each Lot classified as Lot Type 1 is depicted on **Exhibit K**.

“Lot Type 2” means a Lot Type within Improvement Area #1 marketed to homebuilders as a 100’ lot. The buyer disclosure for Lot Type 2 is attached as **Appendix B**. The location of each Lot classified as Lot Type 2 is depicted on **Exhibit K**.

“Major Improvements” means those Authorized Improvements that confer a special benefit to all of the Assessed Property within the District, as further described in **Section III.B**. and depicted on **Exhibit G-1**.

“Maximum Assessment” means, for each Lot Type, an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) for each Lot Type, the amount shown on **Exhibit E-1**.

“Non-Benefited Property” means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefited Property at the time the Assessments (1) are levied or (2) are reallocated pursuant to a subdivision of a Parcel that receives no benefit, as determined by the City Council.

“Notice of Assessment Lien Termination” means a document that shall be recorded in the Official Public Records of the County evidencing the termination of an Assessment, a form of which is attached as **Exhibit H**.

“Owner” means Toll Southwest, LLC, a Delaware limited liability company, and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transferring title to end users.

“Parcel” or **“Parcels”** means a specific property within the District identified by either a tax parcel identification number assigned by the Hays Central Appraisal District for real property tax purposes, by legal description, or by lot and block number in a final subdivision plat recorded in the Official Public Records of the County, or by any other means determined by the City.

“Phase 1 Plat” means the Savannah Ranch Phase 1 plat that was recorded with the County on July 28, 2025. This plat is shown on **Exhibit L**.

“PID Act” means Chapter 372, Texas Local Government Code, as amended.

“PID Bonds” means any bonds issued by the City in one or more series to finance the Authorized Improvements and secured in whole or in part by Assessments, including Annual Installments thereof.

“Prepayment” means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

“Prepayment Costs” means interest, including Additional Interest and Annual Collection Costs, to the date of Prepayment.

“Reimbursement Agreement” means that certain Reimbursement Agreement, effective December 19, 2023 (though conditioned on the levy of the Improvement Area #1 Assessments) entered into by and between the City and Owner, whereby all or a portion of the Actual Costs of the Improvement Area #1 Projects will be paid to the Owner from Improvement Area #1 Assessments or Improvement Area #1 Bonds to reimburse the Owner for Actual Costs paid by the Owner.

“Remainder Area” means approximately 107.906 acres located within the District and entirely outside of Improvement Area #1, to be developed as one or more future Improvement Areas.

“Service and Assessment Plan” means this Savannah Ranch Public Improvement District Service and Assessment Plan as updated, amended, or supplemented from time to time.

“Service Plan” means the plan described in **Section IV** which covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements.

“TIRZ” means the Reinvestment Zone Number Three, City of Kyle, Texas.

“TIRZ Administrative Costs” means those reasonable costs paid or incurred by or on behalf of the City to create and/or administer the TIRZ.

“TIRZ Agreement” means the TIRZ Agreement –Reinvestment Zone Number Three, City of Kyle, effective as of April 7, 2026.

“TIRZ Annual Credit Amount” is defined in Section V.F, which amount shall not annually exceed the TIRZ Maximum Annual Credit Amount, and which shall be transferred from the TIRZ Fund to the applicable pledged revenue fund pursuant to the TIRZ Agreement.

“TIRZ Fund” means the tax increment fund created pursuant to the TIRZ Ordinance where TIRZ Revenues are deposited annually.

“TIRZ Project Plan” means the Reinvestment Zone Number Three, City of Kyle, Texas Project and Financing Plan, dated April 7, 2026.

“TIRZ Maximum Annual Credit Amount” means for each Lot Type, the amount of TIRZ Revenues that results in an equivalent tax rate of Annual Installments of Assessments and all applicable taxing jurisdictions of \$2.95 per \$100 of assessed value for such Lot Type, based on the Estimated Buildout Value at the time the City Council approves the 2026 Assessment Ordinance levying the Improvement Area #1 Assessment as shown in **Exhibit E-2**. The Estimated Buildout Values per Lot Type are shown on **Exhibit E-1**.

“TIRZ Ordinance” means Ordinance No. 1191 adopted by the City Council approving the preliminary TIRZ Project Plan and authorizing the use of TIRZ Revenues for project costs under the Chapter 311, Texas Tax Code as amended, and related to certain public improvements as provided for in the TIRZ Project Plan, as amended.

“TIRZ Revenues” mean, for each year, the amounts which are deposited in the TIRZ Fund pursuant to the TIRZ Ordinance, TIRZ Project Plan, and TIRZ Agreement.

“Trustee” means the trustee or successor trustee under an Indenture.

SECTION II: THE DISTRICT

The District includes approximately 201.377 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit J-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 303 Lots developed with single-family homes.

Improvement Area #1 includes approximately 93.476 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit J-2** and depicted on **Exhibit A-2**. Development of Improvement Area #1 is anticipated to include approximately 123 Lots developed with single-family homes (92 single-family homes that are on Lots classified as Lot Type 1, and 31 single-family homes that are on Lots classified as Lot Type 2.)

The Remainder Area includes approximately 107.906 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit J-3** and depicted on **Exhibit A-2**. Development of the Remainder Area is anticipated to include approximately 180 single-family homes.

SECTION III: AUTHORIZED IMPROVEMENTS

Based on information provided by the Owner and their engineer and reviewed by the City staff and by third-party consultants retained by the City, the City has determined that the Improvement Area #1 Projects confer a special benefit on the Improvement Area #1 Assessed Property. Authorized Improvements will be designed and constructed in accordance with the City's standards and specifications and will be owned and operated by the City or by a third party pursuant to a qualified management contract/except as otherwise noted below. The Actual Costs of the Authorized Improvements, including the Improvement Area #1 Projects, are shown on **Exhibit B-1**. The allocation of the Actual Costs of the Major Improvements is shown on **Exhibit B-2**

A. Major Improvements

- *Clara Vista Offsite Waterline*

Improvements an offsite 16-inch waterline that transitions to a 12-inch waterline to service Clara Vista, Phases 1-3. The Clara Vista Offsite Waterline consist of roadway, water, and erosion control improvements. Roadway Improvements include clearing and grubbing, pavement and pipe repair, and utility locating. Water Improvements include 16-inch waterline, 12-inch waterline, steel encasement, trench safety, pipe bedding, fire hydrants, associated valves and appurtenances, and a bore across FM 150. Erosion

Control Improvements include silt fencing, inlet protection, and stabilized construction entrances. All improvements are designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and operated by the City of Kyle.

- *Clara Vista Lift Station & Force Main*

Improvements include the Clara Vista Lift Station and Force Main project to service Clara Vista, Phases 1-3. The Clara Vista Lift Station and Force Main consist of roadway, water, wastewater, and erosion control improvements. Roadway Improvements include a lift station access drive and access gate. Water Improvements include a lift station water service. Wastewater Improvements include 8-inch force main line, 12-inch gravity sewer, manholes, associated valves and appurtenances, tracer wire test stations, trench safety, odor control, a lift station with electrical controls, wet well, and valve vault. Erosion Control Improvements include silt fencing, rock berm, a stabilized construction entrance, and engineered vegetative filter strips. All improvements are designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and operated by the City of Kyle.

- *N. 6 Creeks Boulevard*

Improvements shall include N. 6 Creeks Boulevard to service Clara Vista, Phases 1-3. N. 6 Creeks Boulevard will be designed and constructed as a collector roadway with four lanes across 80-feet of ROW and a paved width of 56-feet. The Boulevard improvements shall consist of roadway, wastewater, drainage, and erosion control improvements that are currently under design.

- *S. 6 Creeks Blvd.*

Improvements to S. 6 Creeks Boulevard and associated bridge improvements to service Clara Vista, Phase 1. The Boulevard improvements consist of roadway, wastewater, drainage, and erosion control improvements. Roadway Improvements include a bridge, streetlights, excavation, road base, subgrade, and asphalt pavement with concrete curb and gutter. Wastewater Improvements include a portion of wastewater extension from the Clara Vista, Phase 1 development. Drainage Improvements include a partial sedimentation/filtration pond, inlets, junction boxes, and reinforced concrete piping. Erosion Control Improvements include silt fencing, inlet protection, and a stabilized construction entrance. All improvements are designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and operated by the City of Kyle. The partial sedimentation/filtration ponds, which

are designed and constructed in accordance with City of Kyle Standard and Specifications and TCEQ requirements, shall be maintained by the HOA.

- *S. 6 Creeks 12" Waterline*

Improvements include a 12-inch waterline within S. 6 Creeks Boulevard to service Clara Vista, Phase 1. The S. 6 Creeks 12-inch waterline consists of the following water improvements: a 12-inch waterline, an 8-inch waterline for water service to Clara Vista, Phase 1, a pressure reducing valve and vault, steel encasement, trench safety, pipe bedding, associated valves and appurtenances, and construction water hauling. All water improvements are designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and operated by the City of Kyle.

- *Soft Costs*

Costs related to designing, constructing, and installing the Major Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, district formation expenses, legal fees, and consultant fees.

B. Improvement Area #1 Improvements

- *Streets*

Improvements include excavation, embankment, subgrade stabilization, road base, and asphalt pavement with concrete curb and gutter. Additional improvements include signage, striping, lighting, accessibility ramps, sidewalks, irrigation sleeves, concrete driveways as well as a fire access drive. All roadway improvements are designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and maintained by the City of Kyle.

- *Water*

Improvements include trenching, trench safety, piping, valves, fire hydrant assemblies, pressure reducing valves, service connections, and testing. All water improvements include the necessary appurtenances to be fully operational transmission lines extending water service beyond the limits of the Improvement Area No. 1. All water improvements are designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and maintained by the City of Kyle.

- *Wastewater*

Improvements include trenching, trench safety, piping, manholes, service connections, vertical stacks, and testing. All wastewater improvements have been extended to service beyond the limits of the Improvement Area No. 1. All wastewater improvements are designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and operated by the City of Kyle.

- *Storm Drainage*

Improvements include trenching, trench safety, reinforced concrete piping, manholes, junction boxes, inlets, headwalls, channels / swales and ponds. All drainage improvements are designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and maintained by the City of Kyle. The partial sedimentation/filtration ponds which are designed and constructed in accordance with City of Kyle Standard and Specifications and TCEQ requirements shall be maintained by the HOA.

- *Soft Costs*

Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

C. Bond Issuance Costs

- *Debt Service Reserve Fund*

Equals the amount to be deposited in a debt service reserve fund under an applicable Indenture in connection with the issuance of PID Bonds.

- *Capitalized Interest*

Equals the amount required to be deposited for the purpose of paying capitalized interest on a series of PID Bonds under an applicable Indenture in connection with the issuance of such PID Bonds.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds and includes underwriter's counsel's fee.

- *Cost of Issuance*

Includes costs of issuing a particular series of PID Bonds, including but not limited to issuer fees, attorney’s fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City’s costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

D. Other Costs

- *Deposit to Administrative Fund*

Equals the amount necessary to fund the first year’s Annual Collection Costs for a particular series of PID Bonds.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the initial Service Plan for the District. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The form of buyer disclosures are attached hereto as **Appendix B**.

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated in an Annual Service Plan Update to show any budget revisions and the amount required to fund the required reserves and issue the PID Bonds at the time the PID Bonds are issued.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received by the Assessed Property from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost

between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this Service and Assessment Plan describes the special benefit accruing to the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects, and provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Improvement Area #1 Assessments to be levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Projects.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner and all future owners and developers of the Improvement Area #1 Assessed Property.

A. Assessment Methodology

Acting in its legislative capacity and based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined that the costs of the Authorized Improvements shall be allocated entirely to the Assessed Property. Upon subdivision of an Assessed Property, the Actual Costs of the Authorized Improvements shall be reallocated based on Estimated Buildout Value as further described in **Section VI**. The costs related to the Authorized Improvements shall be allocated as follows:

- Major Improvements shall be allocated pro rata between the Improvement Area #1 Assessed Property and the Remainder Area based on Estimated Buildout Value, as shown on **Exhibit B-2**. The Remainder Area is allocated 61.17% of the Actual Costs of the Major Improvements, and Improvement Area #1 is allocated 38.83% of the Actual Costs of the Major Improvements.
- The costs of the Authorized Improvements benefiting Improvement Area #1, including the Improvement Area #1 Projects, are and shall be allocated to each Improvement Area #1 Assessed Property based on the ratio of the Estimated Buildout Value of each Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Improvement Area #1 Assessed Property.

B. Assessments

By the adoption of the 2026 Assessment Ordinance, the Improvement Area #1 Assessment will be levied on the Improvement Area #1 Assessed Property in the amount shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit F-2**. Upon division or subdivision

of any Parcel of Improvement Area #1 Assessed Property, the Improvement Area #1 Assessment will be reallocated pursuant to Section VI.

The Maximum Assessment for each Lot Type is shown on **Exhibit E-1**. In no case will the Assessment for Lots classified as Lot Type 1 and Lot Type 2, respectively, exceed the corresponding Maximum Assessment for each Lot classification.

C. Findings of Special Benefit

Acting in its legislative capacity and based on information provided by the Owner and its/their engineer(s) and reviewed by City staff and by third-party consultants retained by the City, the City Council has found and determined the following:

- *Improvement Area #1*
 - The costs of the Authorized Improvements allocated to the Improvement Area #1 Assessed Property equal \$19,562,926 as shown on **Exhibit B-1**;
 - The Improvement Area #1 Assessed Property receives special benefit from the Authorized Improvements allocated to the Improvement Area #1 Assessed Property equal to or greater than the Actual Cost of the Authorized Improvements allocated to the Improvement Area #1 Assessed Property and;
 - By the adoption of the 2026 Assessment Ordinance, the Improvement Area #1 Assessed Property will be allocated 100% of the Improvement Area #1 Assessment levied for the Authorized Improvements allocated to the Improvement Area #1 Assessed Property, which equals \$12,633,000 as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**;
 - The special benefit (\$19,562,926) received by the Improvement Area #1 Assessed Property from the Authorized Improvements allocated to the Improvement Area #1 Assessed Property is equal to or greater than the amount of the Improvement Area #1 Assessment (\$12,633,000) levied on the Improvement Area #1 Assessed Property for the Authorized Improvements allocated to the Improvement Area #1 Assessed Property; and
 - At the time the City Council approved the Service and Assessment Plan, the Owner owned 100% of the Improvement Area #1 Assessed Property. In a landowner consent certificate executed by the Owner and filed in the records of the County, the Owner acknowledged that the Authorized Improvements allocated to the Improvement Area #1 Assessed Property confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the

Improvement Area #1 Assessment to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the applicable Assessment Ordinance; (2) the Service and Assessment Plan and the 2026 Assessment Ordinance; and (3) the levying of the Improvement Area #1 Assessment on the Improvement Area #1 Assessed Property.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for annually by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Additional Interest

The interest rate on Assessments securing each respective series of PID Bonds may exceed the interest rate on each respective series of PID Bonds by the Additional Interest Rate. To the extent required by any Indenture, Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

F. TIRZ Annual Credit Amount

In accordance with the Development Agreement and the TIRZ Agreement, the City Council has agreed to use a portion of TIRZ Revenues generated from each Assessed Property, less TIRZ Administrative Costs, to offset the principal and interest portion of such property’s Assessment by the TIRZ Annual Credit Amount. The TIRZ Maximum Annual Credit Amount for each Lot Type in Improvement Area #1 is shown on **Exhibit E-2**. The TIRZ Maximum Annual Credit Amount for Lots within each future Improvement Area within the Remainder Area will be determined at the time of levy of the Assessments for such future Improvement Area.

- The TIRZ Annual Credit Amount for each Assessed Property is calculated as follows:

1. For Assessed Property that have not been assigned a Lot Type

Each Assessed Property that has not been assigned a Lot Type in this Service and Assessment Plan or an Annual Service Plan Update shall receive a TIRZ Annual Credit Amount equal to the TIRZ Revenues generated by such Parcel for the previous Tax Year, less such Parcel’s allocable share of TIRZ Administrative Costs (i.e. TIRZ Revenues collected from the Parcel for Tax Year 2026,

less such Parcel's allocable share of TIRZ Administrative Costs, shall be applied as the TIRZ Annual Credit Amount applicable to the Parcel's Annual Installment to be collected in Tax Year 2027).

2. *For Assessed Property that have been assigned a Lot Type*

Each Assessed Property that has been assigned a Lot Type in this Service and Assessment Plan or an Annual Service Plan Update shall receive a TIRZ Annual Credit Amount equal to the lesser of:

- a. The TIRZ Revenues generated by the Lot for the previous Tax Year, less such Parcel's allocable share of TIRZ Administrative Costs, (i.e. TIRZ Revenues collected from the Lot for Tax Year 2026, less such Parcel's allocable share of TIRZ Administrative Costs, shall be applied as the TIRZ Annual Credit Amount applicable to the Lot's Annual Installment to be collected in Tax Year 2027), or
- b. The TIRZ Maximum Annual Credit Amount, as shown on **Exhibit E-2**.

SECTION VI: TERMS OF THE ASSESSMENTS

Any reallocation of Assessments as described in this Section VI shall be considered an administrative action of the City and will not be subject to the notice or public hearing requirements under the PID Act.

A. Reallocation of Assessments

1. *Upon Division Prior to Recording of Subdivision Plat*

Upon the division of any Assessed Property (without the recording of a subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property, as provided by the Owner, relying on information from homebuilders, market

studies, appraisals, Official Public Records of the County, and any other relevant information regarding the Assessed Property. The Estimated Buildout Values for Lot Type 1 and Lot Type 2 are shown on **Exhibit E-1** and will not change in future Annual Service Plan Updates but **Exhibit E-1** may be updated in future Annual Service Plan Updates to account for additional Lot Types. The calculation as confirmed by the City Council shall be conclusive and binding.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the Annual Service Plan Update immediately following such reallocation.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

$$A = [B \times (C \div D)] / E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with the same Lot Type

D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefited Property

E = the number of newly subdivided Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Owner shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Assessment for a Lot shall be performed by the Administrator and confirmed by the City Council based on Estimated Buildout Value information provided by the Owner, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot. The Estimated Buildout Values for Lot Type 1 and Lot Type 2 are shown on **Exhibit E-1** and will not change in future

Annual Service Plan Updates. The calculation as confirmed by the City Council shall be conclusive and binding.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the Annual Service Plan Update immediately following such reallocation.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated into a single Lot or Parcel, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update immediately following such consolidation. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.C.**

B. Mandatory Prepayment of Assessments

If an Assessed Property or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes the Assessed Property, or portion thereof, to become Non-Benefited Property, the owner of such Assessed Property or portion thereof shall pay to the City, or cause to be paid to the City, the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to any such conveyance or act, and no such conveyance shall be effective until the City receives such payment. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of Assessment Lien Termination," a form of which is attached hereto as **Exhibit H.**

C. True-Up of Assessments if Maximum Assessment Exceeded at Plat

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City, or cause to be paid to the City, the amount the Assessment was reduced,

plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City's approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment. The TIRZ Annual Credit Amount will be reduced in the same proportion to the Assessments.

D. Reduction of Assessments

If as a result of cost savings or the failure to construct all or a portion of an Authorized Improvement the Actual Costs of any Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds have not been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the City Council shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs that were expended, or (ii) in the event that PID Bonds have been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the Trustee shall apply amounts on deposit in the applicable account of the project fund created under the Indenture relating to such series of PID Bonds that are not expected to be used for the purposes of the project fund as directed by the City pursuant to the terms of such Indenture. Such excess PID Bond proceeds may be used for any purpose authorized by such Indenture. The Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of any Assessed Property may, at any time, pay all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed, or the Annual Service Plan Update has been approved by the City Council prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment on an Assessed Property is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero on said Assessed Property and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment

and corresponding Annual Installments shall terminate with respect to said Assessed Property; and (4) the Assessed Property is no longer eligible to receive the TIRZ Annual Credit Amount; and (5) the City shall provide the owner with a recordable "Notice of Assessment Termination," a form of which is included as **Exhibit H**.

If an Assessment on an Assessed Property is prepaid in part with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced on said Assessed Property and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made; and (4) the City shall provide the owner with a recordable "Notice of PID Assessment Termination", a form of which is included as **Exhibit H**.

F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-2** shows the estimated Improvement Area #1 Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the Parcel not including any Non-Benefited Property or Non-Assessed Property, as shown by the Hays Central Appraisal District for each tax parcel identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the City. To the extent permitted by the PID Act or other applicable law, the City Council may provide for other means of collecting Annual Installments, but in no case shall the City take any action, or fail to take any action, that would cause it to be in default under any Indenture. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay any of the remaining unpaid Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with applicable law, including the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments of the Improvement Area #1 Assessments shall be due when billed and shall be delinquent if not paid prior to February 1, 2027.

Failure of an owner of an Assessed Property to receive an invoice for an Annual Installment shall not relieve said owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs.

G. Prepayment as a Result of an Eminent Domain Proceeding or Taking

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the Assessed Property that was taken or transferred (the "**Taken Property**") shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "**Remaining Property**"), following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment and Annual Installments applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay, pursuant to the terms of this Service and Assessment Plan, as updated, and the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment and Annual Installments applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains

due on the Remaining Property exceeds the applicable Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of Prepayment, with any remainder credited against the Assessment on the Remaining Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the applicable Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres constituting the Remaining Property shall be subject to the \$100 Assessment (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the \$100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment, as applicable, on the Remaining Property by \$10, then the owner shall be required to pay \$10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to \$90 and the Annual Installments will be adjusted accordingly.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Remaining Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the applicable Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The owner will remain liable to pay the Assessment on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit F-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council's approval of the calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the applicable Assessment Ordinance, the applicable ordinance issuing the applicable PID Bonds, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Service and Assessment Plan. Interpretations of this Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public meeting at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners of Assessed Property and developers and their successors and assigns.

D. Form of Buyer Disclosure/Filing Requirements

Per Section 5.014 of the Texas Property Code, as amended, this Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto as **Appendix B**. Within seven days of approval by the City Council, the City Secretary shall file and record in the real property records of the County the executed Assessment Ordinance approving this Service and Assessment Plan, or any future Annual Service Plan Updates. The executed Assessment Ordinance, including any attachments, approving this Service an Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

E. Severability

If any provision of this Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

EXHIBITS

The following Exhibits are attached to and made a part of this Service and Assessment Plan for all purposes:

Exhibit A-1	Map of the District
Exhibit A-2	Map of Improvement Area #1
Exhibit B-1	Authorized Improvements
Exhibit B-2	Allocation of Major Improvements
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E-1	Maximum Assessment and Tax Rate Equivalent
Exhibit E-2	TIRZ No. 3 Annual Credit Amount by Lot Type
Exhibit F-1	Improvement Area #1 Assessment Roll
Exhibit F-2	Improvement Area #1 Annual Installments
Exhibit G-1	Maps of Major Improvements
Exhibit G-2	Maps of Improvement Area #1 Improvements
Exhibit H	Form of Notice of Assessment Lien Termination
Exhibit I	Debt Service Schedule for Improvement Area #1 Bonds
Exhibit J-1	District Boundary Description
Exhibit J-2	Improvement Area #1 Boundary Description
Exhibit J-3	Remainder Area Legal Description
Exhibit K	Lot Type Classification Map
Exhibit L	Phase 1 Plat

APPENDICES

The following Appendices are attached to and made a part of this Service and Assessment Plan for all purposes:

Appendix A	Engineer's Report
Appendix B	Buyer Disclosures

EXHIBIT A-1 – MAP OF THE DISTRICT

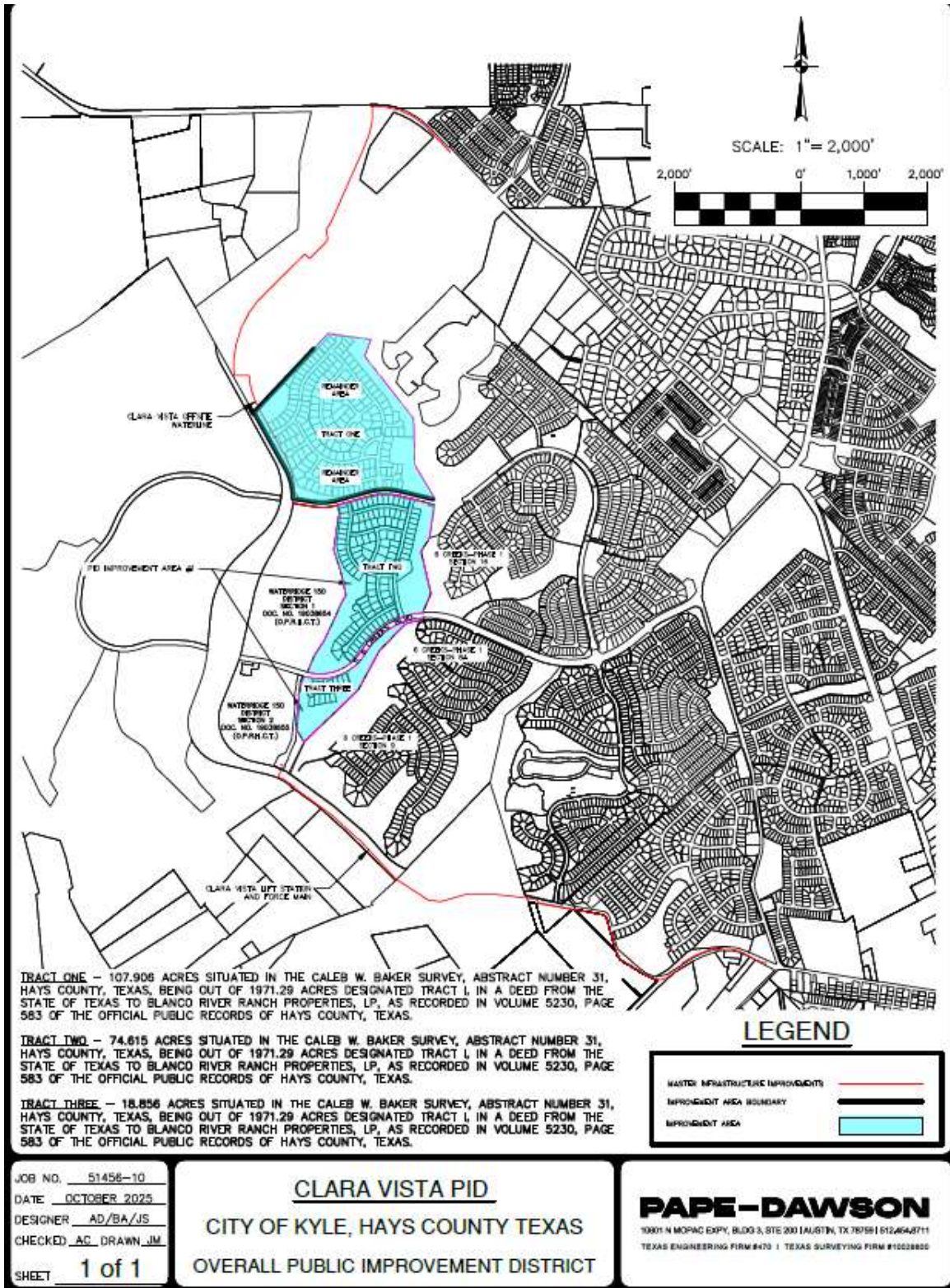
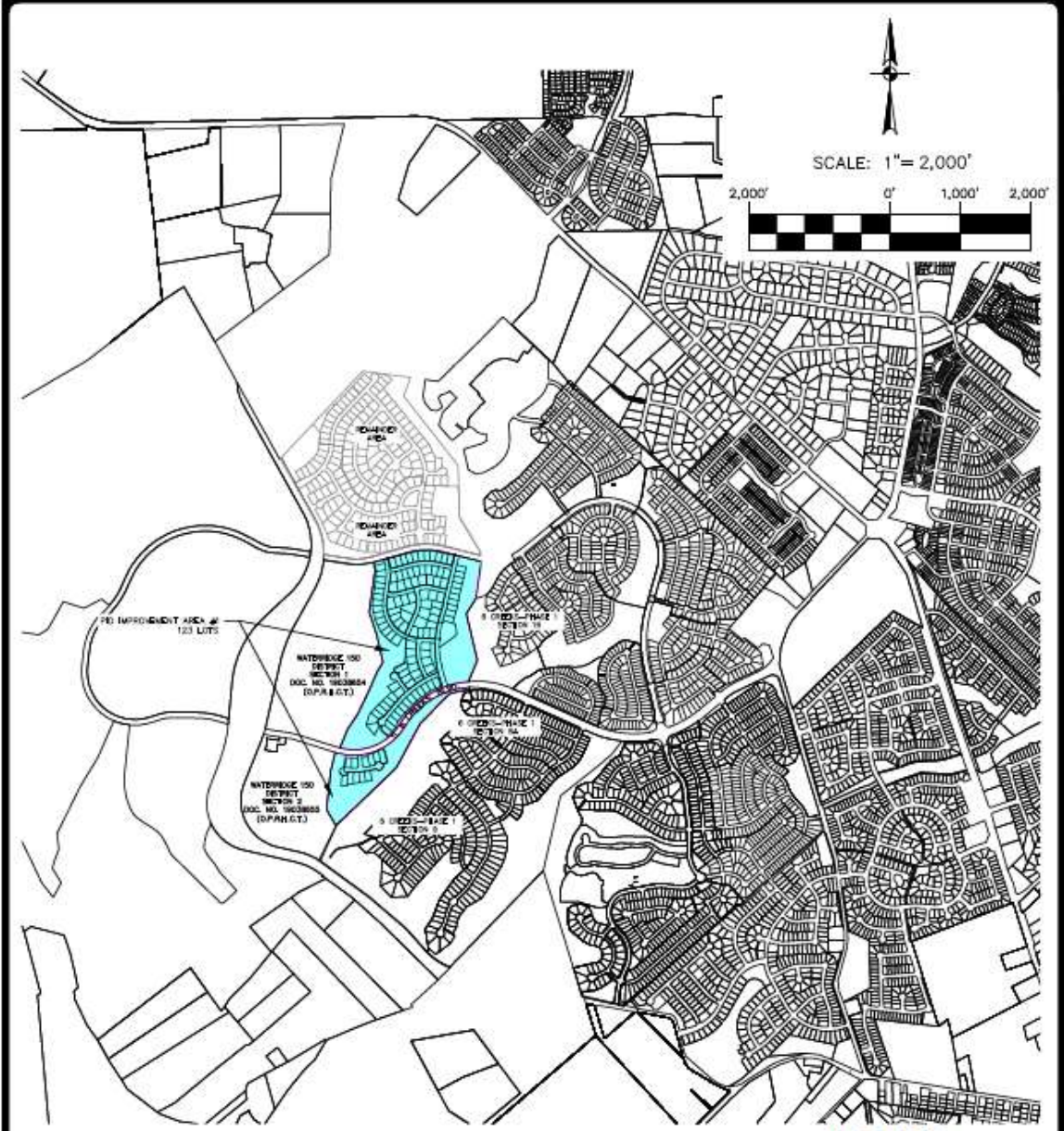


EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1 AND REMAINDER AREA



LEGEND



CLARA VISTA PHASE 1
 A 93.478 ACRE TRACT OF LAND BEING OUT OF A CALLED 74.615 ACRE TRACT (TRACT TWO) AND A CALLED 18.856 (TRACT THREE), CONVEYED TO TOLL SOUTHWEST, LLC., RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE HAYS COUNTY, TEXAS.

JOB NO. 51456-10
 DATE OCTOBER 2025
 DESIGNER AD/BA/JS
 CHECKED AC_DRAWN_JM
 SHEET 1 of 1

CLARA VISTA PID IMPROV. AREA NO. 1
 CITY OF KYLE, HAYS COUNTY TEXAS
 PID IMPROVEMENT AREA NO.1

PAPE-DAWSON
 1001 N MOPAC EXPY, BLDG 3, STE 200 AUSTIN, TX 78701 512-646-8711
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028806

EXHIBIT B-1 – AUTHORIZED IMPROVEMENTS

	Total Costs ^[a]	Improvement Area #1		Remainder Area	
		%	Cost	%	Cost
<i>Major Improvements^[b]</i>					
Clara Vista Offsite Waterline	\$ 2,096,684	38.83%	\$ 814,168	61.17%	\$ 1,282,517
Clara Vista Lift Station & Force Main	3,773,641	38.83%	1,465,350	61.17%	2,308,291
N. 6 Creeks Blvd.	1,627,436	38.83%	631,953	61.17%	995,483
S. 6 Creeks Blvd.	6,051,076	38.83%	2,349,705	61.17%	3,701,371
S. 6 Creeks 12" Waterline	703,518	38.83%	273,184	61.17%	430,334
	\$ 14,252,356		\$ 5,534,360		\$ 8,717,995
<i>Improvement Area #1 Improvements</i>					
Roadway	\$ 5,228,855	100.00%	\$ 5,228,855	0.00%	\$ -
Water	1,214,587	100.00%	1,214,587	0.00%	-
Wastewater	1,316,927	100.00%	1,316,927	0.00%	-
Drainage	4,042,414	100.00%	4,042,414	0.00%	-
	\$ 11,802,784		\$ 11,802,784		\$ -
<i>Bond Issuance Costs</i>					
Debt Service Reserve Fund	\$ 899,933		\$ 899,933		\$ -
Capitalized Interest	231,481		231,481		-
Underwriter Discount ^[c]	378,990		378,990		-
Cost of Issuance	590,458		590,458		-
Original Issue Discount	84,920		84,920		-
	\$ 2,185,782		\$ 2,185,782		\$ -
<i>Other Costs</i>					
Deposit to Administrative Fund	\$ 40,000		\$ 40,000		\$ -
	\$ 40,000		\$ 40,000		\$ -
Total	\$ 28,280,921		\$ 19,562,926		\$ 8,717,995

Footnotes:

[a] Per Engineer's Report dated November 2025.

[b] The Major Improvements are allocated pro rata between Improvement Area #1 and the Remainder Area based on the ratio of Estimated Buildout Value of each area to the Estimated Buildout Value of the District.

[c] Includes the fee of counsel to the Underwriter.

EXHIBIT B-2 – ALLOCATION OF MAJOR IMPROVEMENTS

Improvement Area	Units	Estimated Buildout Value	Major Improvements ^[a]		Remainder Area Allocation ^[b]
			%	Costs	
Improvement Area #1	123	\$ 129,846,749.00	38.83%	\$ 5,534,360.22	
Remainder Area	180	\$ 204,540,962.00	61.17%	\$ 8,717,995.42	\$ 8,717,995.42
Total	303	\$ 334,387,711.00		\$ 14,252,355.64	

Footnotes:

[a] The costs of the Major Improvements allocated pro rata based on Estimated Buildout Value between Improvement Area #1 and the Remainder Area.

[b] Reimbursable in part or in full from future Assessments levied on the Remainder Area.

EXHIBIT C – SERVICE PLAN

		Improvement Area #1				
Annual Installment Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ -	\$ 184,000.00	\$ 192,000.00	\$ 201,000.00	\$ 210,000.00
Interest		231,481.40	688,705.00	680,425.00	671,785.00	662,740.00
TIRZ No. 3 Annual Credit Amount ^[a]		-	-	-	-	-
Capitalized Interest	(1)	(231,481.40)	-	-	-	-
		\$ -	\$ 872,705.00	\$ 872,425.00	\$ 872,785.00	\$ 872,740.00
Additional Interest	(2)	\$ -	\$ 63,165.00	\$ 62,245.00	\$ 61,285.00	\$ 60,280.00
Annual Collection Costs	(3)	\$ -	\$ 40,800.00	\$ 41,616.00	\$ 42,448.32	\$ 43,297.29
Total Annual Installment Due	(4) = (1) + (2) + (3)	\$ -	\$ 976,670.00	\$ 976,286.00	\$ 976,518.32	\$ 976,317.29

Footnotes:

[a] Each year, the TIRZ No. 3 Revenue generated by each Lot shall be applied to the principal and interest portion of the Annual Installment, up to the Maximum TIRZ No. 3 Annual Credit Amount. The TIRZ No. 3 Annual Credit Amount shall be updated each year in the Annual Service Plan Update as TIRZ No. 3 Revenue is generated.

EXHIBIT D – SOURCES AND USES OF FUNDS

	Improvement Area #1	Remainder Area	Total
Sources of Funds			
Improvement Area #1 Bond Par	\$ 12,633,000	\$ -	\$ 12,633,000
Remainder Area Allocation of Costs ^[a]	-	8,717,995	8,717,995
Developer Contribution ^[b]	6,929,926	-	6,929,926
Total Sources of Funds	\$ 19,562,926	\$ 8,717,995	\$ 28,280,921
Uses of Funds			
Major Improvements	\$ 5,534,360	\$ 8,717,995	\$ 14,252,356
Improvement Area #1 Improvements	11,802,784	-	11,802,784
	<u>\$ 17,337,144</u>	<u>\$ 8,717,995</u>	<u>\$ 26,055,139</u>
<i>Bond Issuance Costs</i>			
Debt Service Reserve Fund	\$ 899,933	\$ -	\$ 899,933
Capitalized Interest	231,481	-	231,481
Underwriter Discount ^[c]	378,990	-	378,990
Cost of Issuance	590,458	-	590,458
Original Issue Discount	84,920	-	84,920
	<u>\$ 2,185,782</u>	<u>\$ -</u>	<u>\$ 2,185,782</u>
<i>Other Costs</i>			
Deposit to Administrative Fund	\$ 40,000	\$ -	\$ 40,000
	<u>\$ 40,000</u>	<u>\$ -</u>	<u>\$ 40,000</u>
Total Uses of Funds	\$ 19,562,926	\$ 8,717,995	\$ 28,280,921

Footnotes:

[a] Represents the portion of the Actual Costs of the Major Improvements allocated to the Remainder Area. The City Council may levy Assessments on the Remainder Area to reimburse the Owner for such costs.

[b] Not reimbursable to the Developer through Assessments or the issuance of PID Bonds.

[c] Includes the fee of counsel to the Underwriter.

EXHIBIT E-1 – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units ^[a]	Estimated Appraised Value/Paper Lot Value ^[a]		Estimated Buildout Value ^[a]		Allocation	Assessment		Average Annual Installment		PID TRE	Ratio of Estimated Appraised Value to Assessment	Ratio of Estimated Buildout Value to Assessment
		Per Unit	Total	Per Unit	Total		Per Unit	Total	Per Unit	Total			
<i>Improvement Area #1</i>													
Lot Type 1	92	\$ 256,000	\$ 23,552,000	\$ 980,412	\$ 90,197,904	69.46%	\$ 95,386	\$ 8,775,500	\$ 7,372.34	\$ 678,255	\$ 0.7520	2.68	10.28
Lot Type 2	31	\$ 320,000	\$ 9,920,000	\$ 1,278,995	\$ 39,648,845	30.54%	\$ 124,435	\$ 3,857,500	\$ 9,617.57	\$ 298,145	\$ 0.7520	2.57	10.28
IA#1 Subtotal	123		\$33,472,000		\$ 129,846,749	100.00%		\$ 12,633,000		\$ 976,400	\$ 0.7520	2.65	10.28

Footnotes:

[a] As provided in the Appraisal dated 9/18/2025.

EXHIBIT E-2 – TIRZ NO. 3 ANNUAL CREDIT AMOUNT BY LOT TYPE

Lot Type	Units ^[a]	Maximum Annual			Net Tax Stack
		Gross PID TRE	TIRZ No. 3 Credit Per Unit	Net PID TRE	
<i>Improvement Area #1</i>					
Lot Type 1	92	\$ 0.7520	\$ (2,136.32)	\$ 0.5341	\$ 2.9500
Lot Type 2	31	0.7520	(2,786.93)	0.5341	2.9500
	123				

Footnotes:

[a] As provided in the Appraisal dated 9/18/2025.

EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027 ^[b]
R212520	1		\$ 95,385.87	\$ 7,374.38
R212521	1		\$ 95,385.87	\$ 7,374.38
R212522	1		\$ 95,385.87	\$ 7,374.38
R212523	1		\$ 95,385.87	\$ 7,374.38
R212524	Non-Benefited		\$ -	\$ -
R212525	1		\$ 95,385.87	\$ 7,374.38
R212526	1		\$ 95,385.87	\$ 7,374.38
R212527	1		\$ 95,385.87	\$ 7,374.38
R212528	1		\$ 95,385.87	\$ 7,374.38
R212529	1		\$ 95,385.87	\$ 7,374.38
R212530	1		\$ 95,385.87	\$ 7,374.38
R212531	1		\$ 95,385.87	\$ 7,374.38
R212532	1		\$ 95,385.87	\$ 7,374.38
R212533	1		\$ 95,385.87	\$ 7,374.38
R212534	1		\$ 95,385.87	\$ 7,374.38
R212535	1		\$ 95,385.87	\$ 7,374.38
R212536	1		\$ 95,385.87	\$ 7,374.38
R212537	1		\$ 95,385.87	\$ 7,374.38
R212538	1		\$ 95,385.87	\$ 7,374.38
R212539	1		\$ 95,385.87	\$ 7,374.38
R212540	1		\$ 95,385.87	\$ 7,374.38
R212541	1		\$ 95,385.87	\$ 7,374.38
R212542	1		\$ 95,385.87	\$ 7,374.38
R212543	1		\$ 95,385.87	\$ 7,374.38
R212544	1		\$ 95,385.87	\$ 7,374.38
R212545	Non-Benefited		\$ -	\$ -
R212546	2		\$ 124,435.49	\$ 9,620.23
R212547	2		\$ 124,435.49	\$ 9,620.23
R212548	1		\$ 95,385.87	\$ 7,374.38
R212549	1		\$ 95,385.87	\$ 7,374.38
R212550	1		\$ 95,385.87	\$ 7,374.38
R212551	1		\$ 95,385.87	\$ 7,374.38
R212552	1		\$ 95,385.87	\$ 7,374.38
R212553	1		\$ 95,385.87	\$ 7,374.38
R212554	1		\$ 95,385.87	\$ 7,374.38
R212555	1		\$ 95,385.87	\$ 7,374.38
R212556	1		\$ 95,385.87	\$ 7,374.38
R212557	1		\$ 95,385.87	\$ 7,374.38
R212558	1		\$ 95,385.87	\$ 7,374.38
R212559	Non-Benefited		\$ -	\$ -

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027 ^[b]
R212560	2		\$ 124,435.49	\$ 9,620.23
R212561	2		\$ 124,435.49	\$ 9,620.23
R212562	2		\$ 124,435.49	\$ 9,620.23
R212563	2		\$ 124,435.49	\$ 9,620.23
R212564	2		\$ 124,435.49	\$ 9,620.23
R212565	1		\$ 95,385.87	\$ 7,374.38
R212566	1		\$ 95,385.87	\$ 7,374.38
R212567	1		\$ 95,385.87	\$ 7,374.38
R212568	1		\$ 95,385.87	\$ 7,374.38
R212569	1		\$ 95,385.87	\$ 7,374.38
R212570	1		\$ 95,385.87	\$ 7,374.38
R212571	1		\$ 95,385.87	\$ 7,374.38
R212572	1		\$ 95,385.87	\$ 7,374.38
R212573	1		\$ 95,385.87	\$ 7,374.38
R212574	1		\$ 95,385.87	\$ 7,374.38
R212575	1		\$ 95,385.87	\$ 7,374.38
R212576	1		\$ 95,385.87	\$ 7,374.38
R212577	1		\$ 95,385.87	\$ 7,374.38
R212578	1		\$ 95,385.87	\$ 7,374.38
R212579	1		\$ 95,385.87	\$ 7,374.38
R212580	1		\$ 95,385.87	\$ 7,374.38
R212581	1		\$ 95,385.87	\$ 7,374.38
R212582	1		\$ 95,385.87	\$ 7,374.38
R212583	Non-Benefited		\$ -	\$ -
R212584	2		\$ 124,435.49	\$ 9,620.23
R212585	2		\$ 124,435.49	\$ 9,620.23
R212586	2		\$ 124,435.49	\$ 9,620.23
R212587	2		\$ 124,435.49	\$ 9,620.23
R212588	Non-Benefited		\$ -	\$ -
R212589	Non-Benefited		\$ -	\$ -
R212590	Non-Benefited		\$ -	\$ -
R212591	1		\$ 95,385.87	\$ 7,374.38
R212592	1		\$ 95,385.87	\$ 7,374.38
R212593	1		\$ 95,385.87	\$ 7,374.38
R212594	1		\$ 95,385.87	\$ 7,374.38
R212595	1		\$ 95,385.87	\$ 7,374.38
R212596	1		\$ 95,385.87	\$ 7,374.38
R212597	1		\$ 95,385.87	\$ 7,374.38
R212598	1		\$ 95,385.87	\$ 7,374.38
R212599	1		\$ 95,385.87	\$ 7,374.38

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027 ^[b]
R212600	1		\$ 95,385.87	\$ 7,374.38
R212601	2		\$ 124,435.49	\$ 9,620.23
R212602	2		\$ 124,435.49	\$ 9,620.23
R212603	2		\$ 124,435.49	\$ 9,620.23
R212604	2		\$ 124,435.49	\$ 9,620.23
R212605	2		\$ 124,435.49	\$ 9,620.23
R212606	2		\$ 124,435.49	\$ 9,620.23
R212607	1		\$ 95,385.87	\$ 7,374.38
R212608	1		\$ 95,385.87	\$ 7,374.38
R212609	1		\$ 95,385.87	\$ 7,374.38
R212610	1		\$ 95,385.87	\$ 7,374.38
R212611	1		\$ 95,385.87	\$ 7,374.38
R212612	1		\$ 95,385.87	\$ 7,374.38
R212613	1		\$ 95,385.87	\$ 7,374.38
R212614	1		\$ 95,385.87	\$ 7,374.38
R212615	1		\$ 95,385.87	\$ 7,374.38
R212616	1		\$ 95,385.87	\$ 7,374.38
R212617	1		\$ 95,385.87	\$ 7,374.38
R212618	1		\$ 95,385.87	\$ 7,374.38
R212619	2		\$ 124,435.49	\$ 9,620.23
R212620	2		\$ 124,435.49	\$ 9,620.23
R212621	2		\$ 124,435.49	\$ 9,620.23
R212622	2		\$ 124,435.49	\$ 9,620.23
R212623	2		\$ 124,435.49	\$ 9,620.23
R212624	2		\$ 124,435.49	\$ 9,620.23
R212625	2		\$ 124,435.49	\$ 9,620.23
R212626	2		\$ 124,435.49	\$ 9,620.23
R212627	2		\$ 124,435.49	\$ 9,620.23
R212628	2		\$ 124,435.49	\$ 9,620.23
R212629	2		\$ 124,435.49	\$ 9,620.23
R212630	2		\$ 124,435.49	\$ 9,620.23
R212631	2		\$ 124,435.49	\$ 9,620.23
R212632	2		\$ 124,435.49	\$ 9,620.23
R212633	1		\$ 95,385.87	\$ 7,374.38
R212634	1		\$ 95,385.87	\$ 7,374.38
R212635	1		\$ 95,385.87	\$ 7,374.38
R212636	1		\$ 95,385.87	\$ 7,374.38
R212637	1		\$ 95,385.87	\$ 7,374.38
R212638	1		\$ 95,385.87	\$ 7,374.38
R212639	1		\$ 95,385.87	\$ 7,374.38

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027 ^[b]
R212640	1		\$ 95,385.87	\$ 7,374.38
R212641	1		\$ 95,385.87	\$ 7,374.38
R212642	1		\$ 95,385.87	\$ 7,374.38
R212643	Non-Benefited		\$ -	\$ -
R212645	1		\$ 95,385.87	\$ 7,374.38
R212646	1		\$ 95,385.87	\$ 7,374.38
R212647	1		\$ 95,385.87	\$ 7,374.38
R212648	1		\$ 95,385.87	\$ 7,374.38
R212649	1		\$ 95,385.87	\$ 7,374.38
R212650	1		\$ 95,385.87	\$ 7,374.38
R212651	1		\$ 95,385.87	\$ 7,374.38
R212652	Non-Benefited		\$ -	\$ -
Total			\$ 12,633,000.00	\$ 976,670.00

Footnotes:

[a] Property IDs preliminary and subject to change prior to billing.

[b] Totals may not add or match the Service Plan or Improvement Area #1 Annual Installment Schedule due to rounding or prepaid unredeemed bonds.

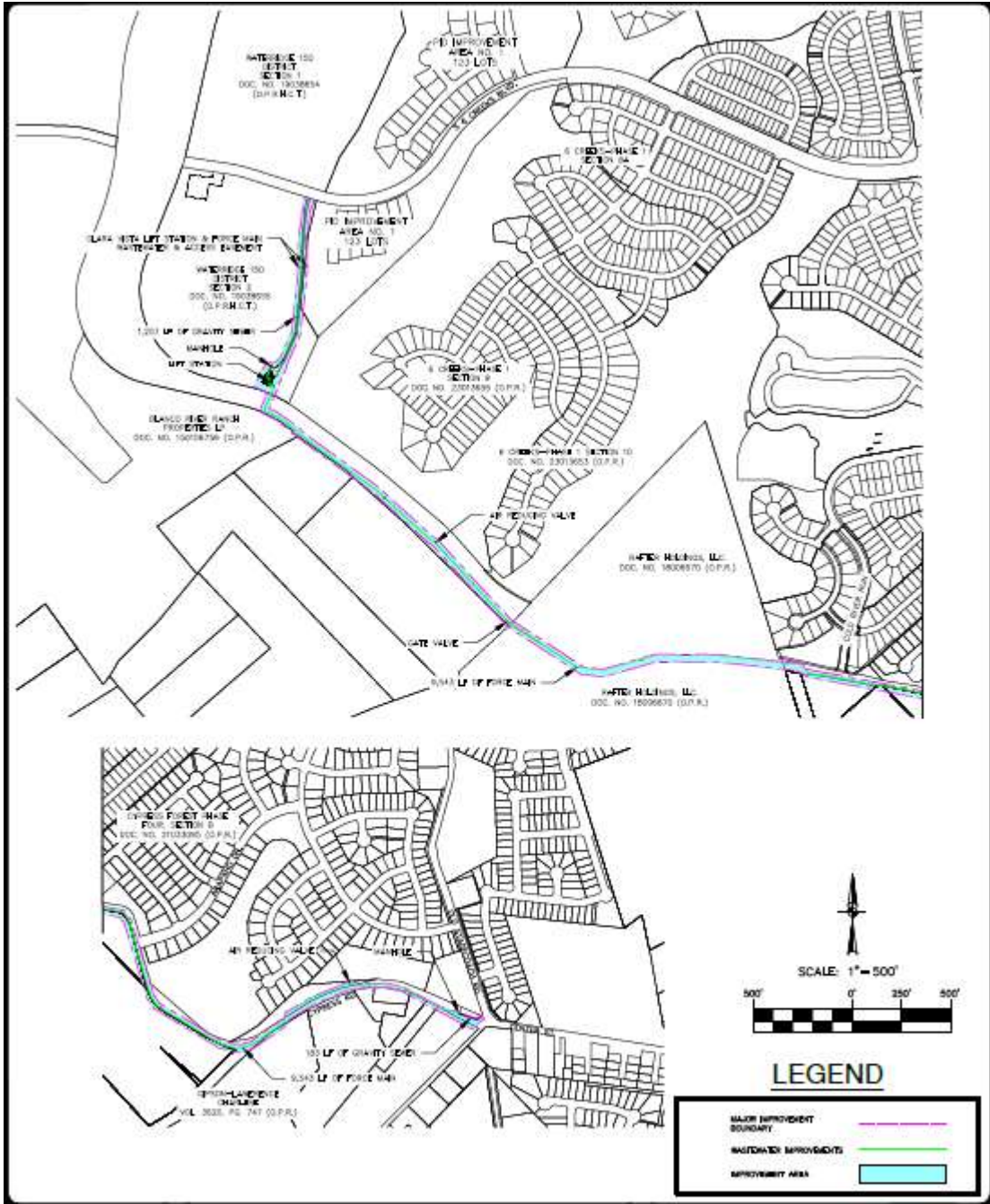
EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs ^[b]	Total Annual Installment Due ^[b]
2026	\$ -	\$ 231,481.40	\$ (231,481.40)	\$ -	\$ -	\$ -
2027	\$ 184,000.00	\$ 688,705.00	\$ -	\$ 63,165.00	\$ 40,800.00	\$ 976,670.00
2028	\$ 192,000.00	\$ 680,425.00	\$ -	\$ 62,245.00	\$ 41,616.00	\$ 976,286.00
2029	\$ 201,000.00	\$ 671,785.00	\$ -	\$ 61,285.00	\$ 42,448.32	\$ 976,518.32
2030	\$ 210,000.00	\$ 662,740.00	\$ -	\$ 60,280.00	\$ 43,297.29	\$ 976,317.29
2031	\$ 220,000.00	\$ 653,290.00	\$ -	\$ 59,230.00	\$ 44,163.23	\$ 976,683.23
2032	\$ 230,000.00	\$ 643,390.00	\$ -	\$ 58,130.00	\$ 45,046.50	\$ 976,566.50
2033	\$ 240,000.00	\$ 633,040.00	\$ -	\$ 56,980.00	\$ 45,947.43	\$ 975,967.43
2034	\$ 252,000.00	\$ 622,240.00	\$ -	\$ 55,780.00	\$ 46,866.38	\$ 976,886.38
2035	\$ 263,000.00	\$ 610,900.00	\$ -	\$ 54,520.00	\$ 47,803.70	\$ 976,223.70
2036	\$ 275,000.00	\$ 599,065.00	\$ -	\$ 53,205.00	\$ 48,759.78	\$ 976,029.78
2037	\$ 288,000.00	\$ 586,690.00	\$ -	\$ 51,830.00	\$ 49,734.97	\$ 976,254.97
2038	\$ 304,000.00	\$ 570,850.00	\$ -	\$ 50,390.00	\$ 50,729.67	\$ 975,969.67
2039	\$ 322,000.00	\$ 554,130.00	\$ -	\$ 48,870.00	\$ 51,744.27	\$ 976,744.27
2040	\$ 340,000.00	\$ 536,420.00	\$ -	\$ 47,260.00	\$ 52,779.15	\$ 976,459.15
2041	\$ 359,000.00	\$ 517,720.00	\$ -	\$ 45,560.00	\$ 53,834.73	\$ 976,114.73
2042	\$ 380,000.00	\$ 497,975.00	\$ -	\$ 43,765.00	\$ 54,911.43	\$ 976,651.43
2043	\$ 401,000.00	\$ 477,075.00	\$ -	\$ 41,865.00	\$ 56,009.66	\$ 975,949.66
2044	\$ 424,000.00	\$ 455,020.00	\$ -	\$ 39,860.00	\$ 57,129.85	\$ 976,009.85
2045	\$ 449,000.00	\$ 431,700.00	\$ -	\$ 37,740.00	\$ 58,272.45	\$ 976,712.45
2046	\$ 475,000.00	\$ 407,005.00	\$ -	\$ 35,495.00	\$ 59,437.90	\$ 976,937.90
2047	\$ 502,000.00	\$ 380,880.00	\$ -	\$ 33,120.00	\$ 60,626.65	\$ 976,626.65
2048	\$ 532,000.00	\$ 352,015.00	\$ -	\$ 30,610.00	\$ 61,839.19	\$ 976,464.19
2049	\$ 564,000.00	\$ 321,425.00	\$ -	\$ 27,950.00	\$ 63,075.97	\$ 976,450.97
2050	\$ 598,000.00	\$ 288,995.00	\$ -	\$ 25,130.00	\$ 64,337.49	\$ 976,462.49
2051	\$ 634,000.00	\$ 254,610.00	\$ -	\$ 22,140.00	\$ 65,624.24	\$ 976,374.24
2052	\$ 672,000.00	\$ 218,155.00	\$ -	\$ 18,970.00	\$ 66,936.72	\$ 976,061.72
2053	\$ 713,000.00	\$ 179,515.00	\$ -	\$ 15,610.00	\$ 68,275.46	\$ 976,400.46
2054	\$ 756,000.00	\$ 138,517.50	\$ -	\$ 12,045.00	\$ 69,640.97	\$ 976,203.47
2055	\$ 802,000.00	\$ 95,047.50	\$ -	\$ 8,265.00	\$ 71,033.79	\$ 976,346.29
2056	\$ 851,000.00	\$ 48,932.50	\$ -	\$ 4,255.00	\$ 72,454.46	\$ 976,641.96
Total	\$ 12,633,000.00	\$ 14,009,738.90	\$ (231,481.40)	\$ 1,225,550.00	\$ 1,655,177.63	\$ 29,291,985.13

Footnotes:

[a] Interest rate on PID Bonds is 4.500% for bonds maturing in 2036, 5.500% for bonds maturing in 2046, and 5.750% for bonds maturing in 2056.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.



<p>JOB NO. <u>21426-10</u> DATE <u>OCTOBER 2025</u> DESIGNER <u>AD/BA/JS</u> CHECKED <u>AC</u> DRAWN <u>JM</u> SHEET <u>1 of 1</u></p>	<p>CLARA VISTA PID IMPROV. AREA NO.1 CITY OF KYLE, HAYS COUNTY TEXAS SHARED MAJOR IMPROVEMENTS: CLARA LIFT STATION & FORCE MAIN</p>	<p>PAPE-DAWSON 10801 N MOVAC EXPY., BLDG 3, STE 200 AUSTIN, TX 78758 10124840111 TEXAS ENGINEERING FIRM #875 TEXAS SURVEYING FIRM #12228823</p>
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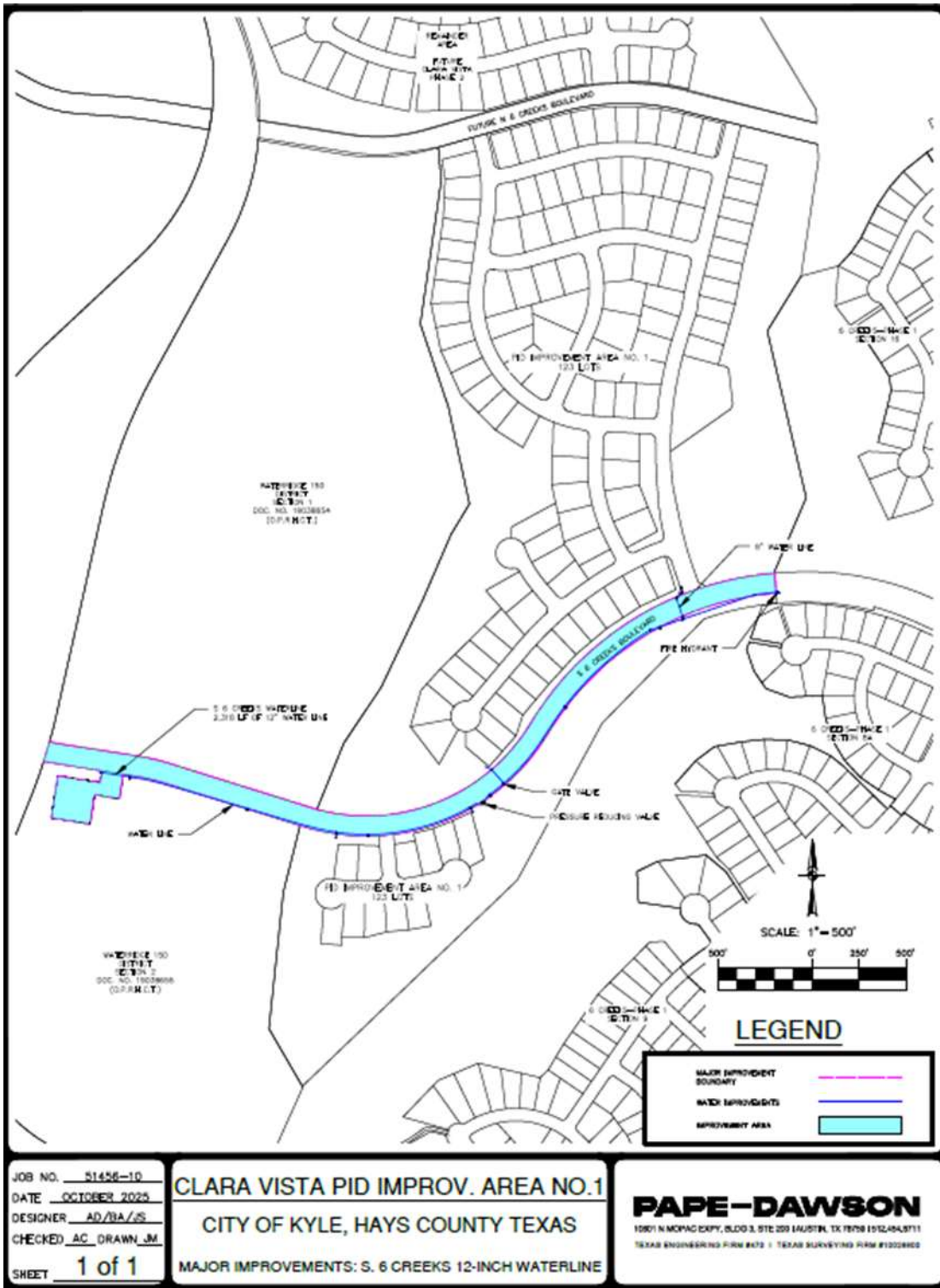
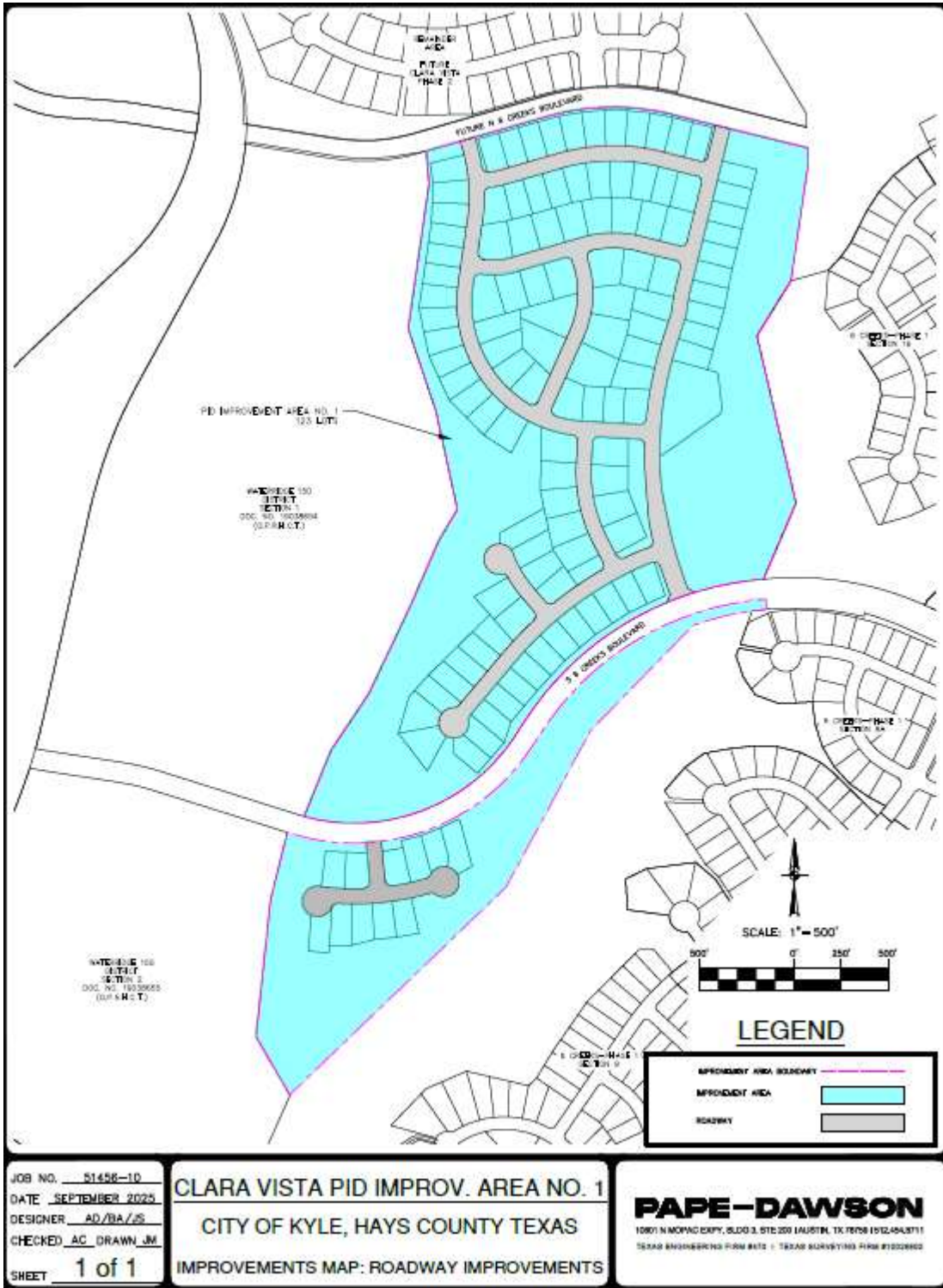
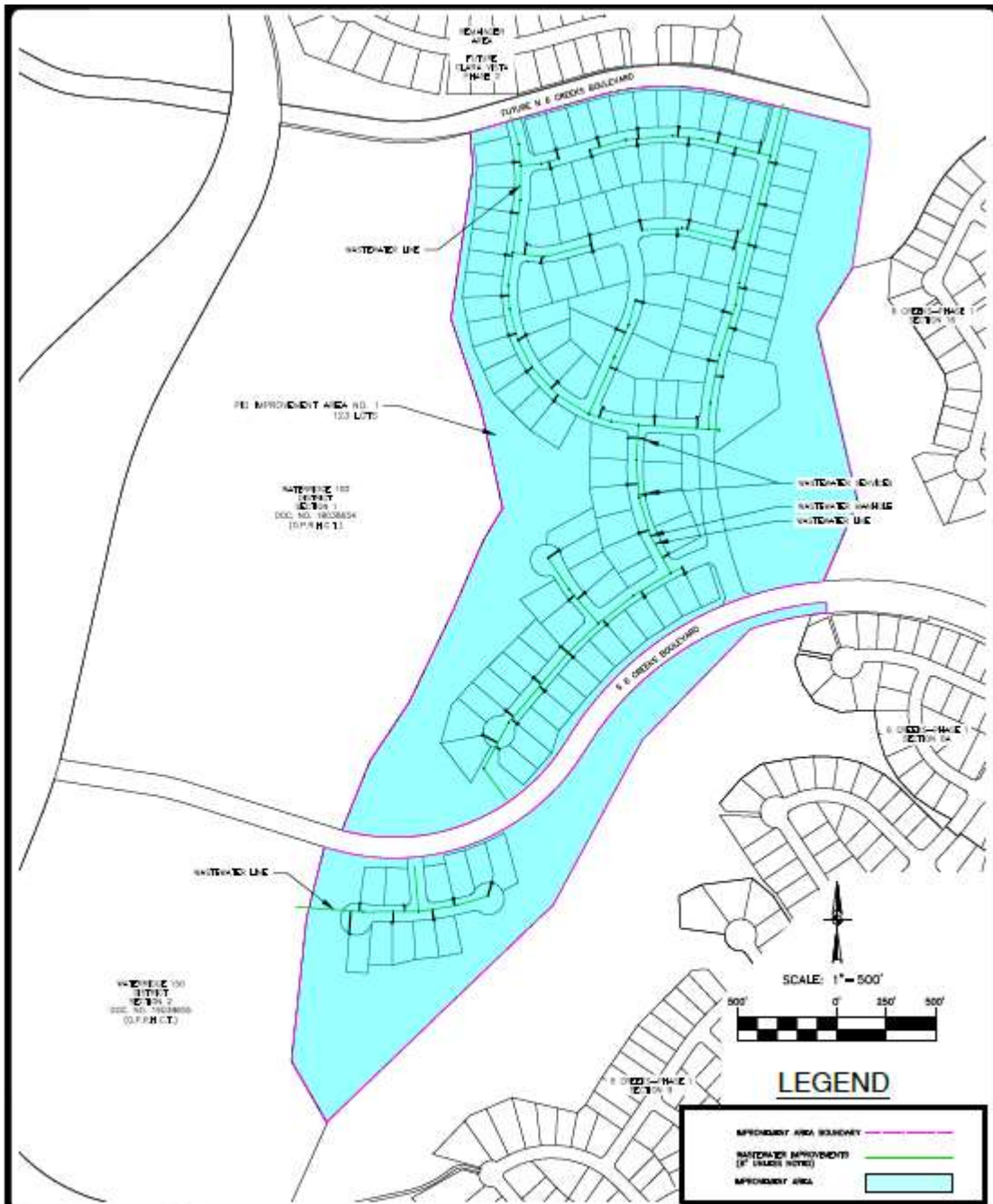


EXHIBIT G-2 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS

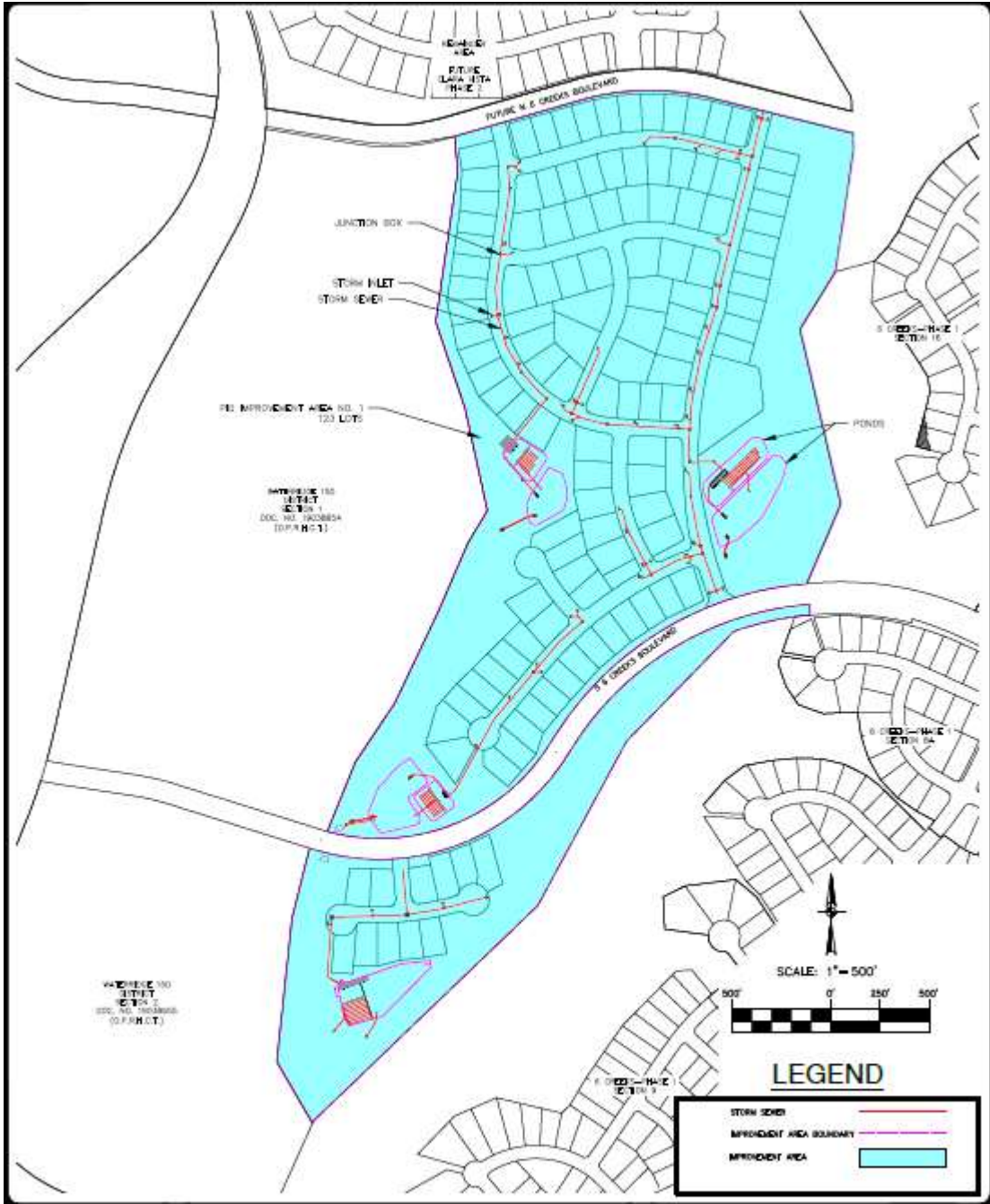




JOB NO. 21426-10
 DATE OCTOBER 2024
 DESIGNER AD/BA/JS
 CHECKED AC DRAWN JM
 SHEET 1 of 1

CLARA VISTA PID IMPROV. AREA NO. 1
 CITY OF KYLE, HAYS COUNTY TEXAS
 IMPROVEMENTS AREA: WASTEWATER IMPROVEMENTS

PAPE-DAWSON
 10801 N MOFFAT CANY, BLDG 3, STE 200 LAUSTIN, TX 78708 10124840111
 TEXAS ENGINEERING FIRM #8727 TEXAS SURVEYING FIRM #10208265



JOB NO. <u>21426-10</u> DATE <u>OCTOBER 2025</u> DESIGNER <u>AD/BA/JS</u> CHECKED <u>AC</u> DRAWN <u>JM</u> SHEET <u>1 of 1</u>	CLARA VISTA PID IMPROV. AREA NO. 1 CITY OF KYLE, HAYS COUNTY TEXAS IMPROVEMENTS MAP: DRAINAGE IMPROVEMENTS	PAPE-DAWSON <small>10801 N MOVAC EXPY, BLDG 3, STE 200 LAUSTIN, TX 78708 1012484011 TEXAS ENGINEERING FIRM #870 TEXAS SURVEYING FIRM #12028803</small>
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EXHIBIT H – FORM OF NOTICE OF ASSESSMENT LIEN TERMINATION



P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Hays County Clerk's Office
Honorable [County Clerk Name]
712 S. Stagecoach Trail
San Marcos, Texas 78666

Re: City of Kyle Lien Release documents for filing

Dear Ms./Mr. [County Clerk]

Enclosed is a lien release that the City of Kyle is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents to my attention:

City of Kyle
Attn: City Secretary
100 W. Center Street
Kyle, TX 78640

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
(817) 393-0353
Admin@P3-Works.com
www.P3-Works.com

[legal description], an addition to the City of [City], [County], Texas, according to the map or plat thereof recorded as Instrument No. _____ in the Map Records of _____ County, Texas (the "Property");

and

WHEREAS, the Lien Amount has been paid in full.

RELEASE

NOW THEREFORE, for and in consideration of the full payment of the Lien Amount, the City hereby releases and discharges, and by these presents does hereby release and discharge, the Lien to the extent that is affects and encumbers the Property.

EXECUTED to be **EFFECTIVE** this the ____ day of _____, 20__.

CITY OF KYLE, TEXAS,
A Texas home rule municipality,

By: _____
[Manager Name], City Manager

ATTEST:

[Secretary Name], City Secretary

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the ____ day of _____, 20__, by the City Manager for the City of Kyle, Texas, a Texas home rule municipality, on behalf of said municipality.

Notary Public, State of Texas

EXHIBIT I – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 BONDS

BOND DEBT SERVICE

City of Kyle, Texas
 Special Assessment Revenue Bonds, Series 2026
 (Savannah Ranch Public Improvement District Improvement Area #1 Project)
 Bonds Callable September 1, 2034 @ Par
FINAL NUMBERS

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>
09/01/2026			231,481.40	231,481.40
09/01/2027	184,000	4.500%	688,705.00	872,705.00
09/01/2028	192,000	4.500%	680,425.00	872,425.00
09/01/2029	201,000	4.500%	671,785.00	872,785.00
09/01/2030	210,000	4.500%	662,740.00	872,740.00
09/01/2031	220,000	4.500%	653,290.00	873,290.00
09/01/2032	230,000	4.500%	643,390.00	873,390.00
09/01/2033	240,000	4.500%	633,040.00	873,040.00
09/01/2034	252,000	4.500%	622,240.00	874,240.00
09/01/2035	263,000	4.500%	610,900.00	873,900.00
09/01/2036	275,000	4.500%	599,065.00	874,065.00
09/01/2037	288,000	5.500%	586,690.00	874,690.00
09/01/2038	304,000	5.500%	570,850.00	874,850.00
09/01/2039	322,000	5.500%	554,130.00	876,130.00
09/01/2040	340,000	5.500%	536,420.00	876,420.00
09/01/2041	359,000	5.500%	517,720.00	876,720.00
09/01/2042	380,000	5.500%	497,975.00	877,975.00
09/01/2043	401,000	5.500%	477,075.00	878,075.00
09/01/2044	424,000	5.500%	455,020.00	879,020.00
09/01/2045	449,000	5.500%	431,700.00	880,700.00
09/01/2046	475,000	5.500%	407,005.00	882,005.00
09/01/2047	502,000	5.750%	380,880.00	882,880.00
09/01/2048	532,000	5.750%	352,015.00	884,015.00
09/01/2049	564,000	5.750%	321,425.00	885,425.00
09/01/2050	598,000	5.750%	288,995.00	886,995.00
09/01/2051	634,000	5.750%	254,610.00	888,610.00
09/01/2052	672,000	5.750%	218,155.00	890,155.00
09/01/2053	713,000	5.750%	179,515.00	892,515.00
09/01/2054	756,000	5.750%	138,517.50	894,517.50
09/01/2055	802,000	5.750%	95,047.50	897,047.50
09/01/2056	851,000	5.750%	48,932.50	899,932.50
	12,633,000		14,009,738.90	26,642,738.90

EXHIBIT J-1 – DISTRICT LEGAL DESCRIPTION

URBANCIVIL

EXHIBIT "A"

Job No. 2104.04.NB
September 3, 2021

107.906 Acres Tract One

State of Texas County of Hays

Fieldnotes, for 107.906 Acres, situated in the Caleb W. Baker Survey, Abstract Number 31, Hays County, Texas, being out of 1971.29 Acres, designated Tract I, in a Deed from the State of Texas to Blanco River Ranch Properties, LP, as recorded in Volume 5230, Page 583 of the Official Public Records of Hays County, Texas; said 107.906 Acres being more fully described by metes and bounds as follows;

Commencing, at a X Chiseled in Rock found, on the Northeast Right-of-Way of Waterridge Boulevard, *Not Constructed* (also known as RM 150), as recorded in Instrument Number 19038653 Of the Plat Records of Hays County Texas, for the South corner of a 134.86 Acre tract, described in a Deed from Charles M. Decker, IV, John Albert Decker and Nancy R. Decker, individually and as Independent Executrix of the Estate of James W. Decker, to Auburn E. Dennis and Shara B. Dennis, as recorded in Volume 1057, Page 225 of the said Official Public Records, an Inner Ell corner of the said 1971.29 Acre tract, from whence, an 8 Inch Cedar Fence Corner Post found, for a North corner of the said 1971.29 Acre tract, bears North 29°06'16" West, 2803.20 Feet;

Thence, North 43°17'51" East, with the common line of the Northeast Right-of-Way of the said Waterridge Boulevard, a Southeast line of the said 134.86 Acre tract and a Northwest line of the said 1971.29 Acre tract, 23.91 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the Northeast Right-of-Way of the said Waterridge Boulevard, the **Point of Beginning** and West corner of this tract;

Thence, North 43°17'51" East, continuing with the Southeast line of the said 134.86 Acre tract and the Northwest line of the said 1971.29 Acre tract, at 1391.55 Feet, pass a ½ Inch Iron Rod found, 2.91 Feet left of line, for the South corner of Arroyo Ranch Section Two, as recorded in Volume 10, Page 218 of the said Plat Records, at 1698.18 Feet, pass a ½ Inch Iron Rod found, 1.49 Feet Left of line, for the West corner of Arroyo Ranch Section One, as recorded in Volume 10, Page 179 of the said Plat Records, in all 1706.95 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a Northwest corner of the said 1971.29 Acre tract and this tract;

Thence, South 82°42'51" East, with the North line of the said 1971.29 Acre tract, 683.00 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "AST" found, for a West corner of a 608.70 Acre tract, described in a Deed from Blanco River Ranch Properties, LP, to HMBRR LP #2, as recorded in Instrument Number 17034180 of the said Official Public Records, the Northeast corner of this tract;

Page 1 of 3

URBANCIVIL

Thence, departing the North line of the said 1971.29 Acre tract, with the West line of the said 608.70 Acre tract, as follows:

- South 20°33'24" West, 282.58 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 38°05'41" East, 1251.15 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 01°26'33" East, 730.09 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 30°53'12" East, 576.30 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 02°33'03" East, 54.09 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, on the North Right-of-Way of 6 Creeks Boulevard, *Not Constructed*, as shown on the Plat of 6 Creeks Boulevard, Phase 4, as recorded in Instrument Number 19038651 of the said Plat Records, for the Southeast corner of this tract;

Thence, departing the West line of the said 608.70 Acre tract, with the North Right-of-Way of the said 6 Creeks Boulevard, as follows:

- North 76°06'09" West, 531.61 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract and the beginning of a curve to the Left, having a Radius of 1040.00 Feet, a Central Angle of 29°53'37" an Arc Length of 542.61 Feet and a Chord which bears South 88°58'38" West, 536.48 Feet;
- With the Arc of the said Curve to the Left, 542.61 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract;
- South 74°01'45" West, 527.09 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract and the beginning of a curve to the Right, having a Radius of 710.00 Feet, a Central Angle of 25°00'43" an Arc Length of 309.94 Feet and a Chord which bears South 86°32'41" West, 307.49 Feet;
- With the Arc of the said Curve to the Right, 309.94 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract;
- North 80°58'32" West, 367.25 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, on the East Right-of-Way of the said Waterridge Boulevard, for the Southwest corner of this tract and the beginning of a curve to the Left, having a Radius of 1000.00 Feet, a Central Angle of 29°19'59" an Arc Length of 511.96 Feet and a Chord which bears North 14°23'53" West, 506.39 Feet;

Thence, departing the North Right-of-Way of the said 6 Creeks Boulevard, with the East Right-of-Way of the said Waterridge Boulevard and the Arc of the said curve to the Left, 511.96 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract;

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Thence, North 29°02'20" West, with the Northeast Right-of-Way of the said Waterridge Boulevard, 994.36 Feet, to the **Point of Beginning**, containing 107.906 Acres (4,700,378 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Map of tract described herein.



URBAN CIVIL

Keith W. Wooley
Keith W. Wooley, R.P.L.S.
License No. 5463

URBANCIVIL

Job No. 2104.04.NB
September 3, 2021

74.615 Acres Tract Two

State of Texas County of Hays

Fieldnotes, for 74.615 Acres, situated in the Caleb W. Baker Survey, Abstract Number 31, Hays County, Texas, being out of 1971.29 Acres, designated Tract I, in a Deed from the State of Texas to Blanco River Ranch Properties, LP, as recorded in Volume 5230, Page 583 of the Official Public Records of Hays County, Texas; said 74.615 Acres being more fully described by metes and bounds as follows;

Beginning, at a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, on the North Right-of-Way of 6 Creeks Boulevard, *Not Constructed*, as shown on the Plat of 6 Creeks Boulevard, Phase 2, as recorded in Instrument Number 19038648 of the Plat Records of Hays County Texas, for the Southeast corner of Section 1, Waterridge 150 District, as recorded in Instrument Number 19038654 of the said Plat Records, the Southwest corner of this tract, from whence, a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, bears North 74°16'39" West, 16.77 Feet;

Thence, departing the North Right-of-Way of the said 6 Creeks Boulevard, with the East line of the said Section 1, as follows:

- North 22°03'41" East, 284.10 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 1 and this tract;
- North 33°45'48" East, 268.75 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 1 and this tract;
- North 25°23'57" East, 387.83 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said Section 1 and this tract;
- North 23°23'03" East, 281.83 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said Section 1 and this tract;
- North 30°58'38" East, 141.69 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 1 and this tract;
- North 12°16'39" West, 396.18 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 1 and this tract;
- North 18°39'21" West, 347.57 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 1 and this tract;
- North 08°15'45" East, 576.97 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 1 and this tract;
- North 04°54'00" West, 133.38 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, on the South Right-of-Way of 6 Creeks Boulevard, *Not Constructed*,

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URBANCIVIL

as shown on the Plat of 6 Creeks Boulevard, Phase 4, as recorded in Instrument Number 19038651 of the said Plat Records, for the Northeast corner of the said Section 1, the Northwest corner of this tract, from whence, a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, bears South 74°01'33" West, 31.23 Feet;

Thence, with the South Right-of-Way of the said 6 Creeks Boulevard, as follows:

- North 74°01'33" East, 495.93 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract and the beginning of a curve to the Right, having a Radius of 960.00 Feet, a Central Angle of 29°53'35" an Arc Length of 500.86 Feet and a Chord which bears North 89°00'36" East, 495.20 Feet;
- With the Arc of the said Curve to the Right, 500.86 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract;
- South 76°07'08" East, 535.28 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract and the beginning of a curve to the Left, having a Radius of 715.00 Feet, a Central Angle of 01°35'01" an Arc Length of 19.76 Feet and a Chord which bears South 76°57'27" East, 19.76 Feet;
- With the Arc of the said Curve to the Left, 19.76 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, on the West line of a 608.70 Acre tract, described in a Deed from Blanco River Ranch Properties, LP, to HMBRR LP #2, as recorded in Instrument Number 17034180 of the said Official Public Records, for the Northeast corner of this tract;

Thence, departing the North Right-of-Way of the said 6 Creeks Boulevard, with the West line of the said 608.70 Acre tract, as follows:

- South 02°33'03" East, 57.90 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 08°23'35" West, 473.62 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 31°44'58" West, 255.86 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 13°08'25" East, 681.81 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 23°10'35" West, 321.69 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 04°51'56" East, 5.31 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, on the North Right-of-Way of 6 Creeks Boulevard, as shown on the said Plat of 6 Creeks Boulevard, Phase 2, for the Southeast corner of this tract and the beginning of a curve to the Left, having a Radius of 1240.00 Feet, a Central Angle of 52°50'36" an Arc Length of 1143.64 Feet and a Chord which bears South 59°19'09" West, 1103.53 Feet;

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Thence, with the North Right-of-Way of the said 6 Creeks Boulevard, as follows:

- With the Arc of the said Curve to the Left, 1143.64 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract;
- South 32°55'25" West, 67.85 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract and the beginning of a curve to the Right, having a Radius of 760.00 Feet, a Central Angle of 72°10'01" an Arc Length of 957.26 Feet and a Chord which bears South 69°00'25" West, 895.22 Feet;
- With the Arc of the said Curve to the Right, 957.26 Feet, to the **Point of Beginning**, containing 74.615 Acres (3,250,216 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Map of tract described herein.



URBAN CIVIL

Keith W. Wooley
Keith W. Wooley, R.P.L.S.
License No. 5463

URBANCIVIL

Job No. 2104.04.NB
September 3, 2021

18.856 Acres Tract Three

State of Texas County of Hays

Fieldnotes, for 18.856 Acres, situated in the Caleb W. Baker Survey, Abstract Number 31, Hays County, Texas, being out of 1971.29 Acres, designated Tract I, in a Deed from the State of Texas to Blanco River Ranch Properties, LP, as recorded in Volume 5230, Page 583 of the Official Public Records of Hays County, Texas; said 18.856 Acres being more fully described by metes and bounds as follows;

Beginning, at a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, on the South Right-of-Way of 6 Creeks Boulevard, *Not Constructed*, as shown on the Plat of 6 Creeks Boulevard, Phase 2, as recorded in Instrument Number 19038648 of the Plat Records of Hays County Texas, for the Northeast corner of Section 2, Waterridge 150 District, as recorded in Instrument Number 19038655 of the said Plat Records, the Northwest corner of this tract, from whence, a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, bears North 73°41'02" West, 577.24 Feet;

Thence, with the South Right-of-Way of the said 6 Creeks Boulevard, as follows:

- South 73°41'02" East, 30.18 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of this tract and the beginning of a curve to the Left, having a Radius of 840.00 Feet, a Central Angle of 73°25'25" an Arc Length of 1076.45 Feet and a Chord which bears North 69°38'34" East, 1004.29 Feet;
- With the Arc of the said Curve to the Left, 1076.45 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract;
- North 32°53'25" East, 67.91 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract and the beginning of a curve to the Right, having a Radius of 1160.00 Feet, a Central Angle of 52°53'07" an Arc Length of 1070.71 Feet and a Chord which bears North 59°20'24" East, 1033.10 Feet;
- With the Arc of the said Curve to the Right, 1070.71 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, on the West line of a 608.70 Acre tract, described in a Deed from Blanco River Ranch Properties, LP, to HMBRR LP #2, as recorded in Instrument Number 17034180 of the said Official Public Records, for the Northeast corner of this tract;

Thence, South 04°51'56" East, departing the South Right-of-Way of the said 6 Creeks Boulevard, with the West line of the said 608.70 acre tract, 39.86 Feet, to a ½ Inch Iron Rod found, for an Inner Ell corner of the said 608.70 Acre tract, the Southeast corner of this tract and the beginning of a curve to the Left, having a Radius of 1184.66 Feet, a Central Angle of 14°24'31" an Arc Length of 297.92 Feet and a Chord which bears South 77°55'39" West, 297.13 Feet;

Page 1 of 2

URBANCIVIL

Thence, with the Arc of the said Curve to the Left, a North line of the said 608.70 Acre tract, 297.92 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;

Thence, with a Northwest line of the said 608.70 Acre tract, as follows:

- South 44°16'19" West, 582.31 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 28°23'42" West, 708.39 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 46°10'14" West, 1179.44 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 26°31'56" West, 9.22 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 2, the Southwest corner of this tract;

Thence, with the East line of the said Section 2, as follows:

- North 30°04'07" West, 269.04 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 2 and this tract;
- North 06°03'19" East, 546.43 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 2 and this tract;
- North 14°02'36" East, 274.28 Feet, to the **Point of Beginning**, containing 18.856 Acres (821,354 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Map of tract described herein.



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Keith W. Wooley
Keith W. Wooley, R.P.L.S.
License No. 5463

Page 2 of 2

EXHIBIT J-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

URBANCIVIL

Job No. 2104.04.NB
September 3, 2021

74.615 Acres Tract Two

State of Texas County of Hays

Fieldnotes, for 74.615 Acres, situated in the Caleb W. Baker Survey, Abstract Number 31, Hays County, Texas, being out of 1971.29 Acres, designated Tract I, in a Deed from the State of Texas to Blanco River Ranch Properties, LP, as recorded in Volume 5230, Page 583 of the Official Public Records of Hays County, Texas; said 74.615 Acres being more fully described by metes and bounds as follows;

Beginning, at a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, on the North Right-of-Way of 6 Creeks Boulevard, *Not Constructed*, as shown on the Plat of 6 Creeks Boulevard, Phase 2, as recorded in Instrument Number 19038648 of the Plat Records of Hays County Texas, for the Southeast corner of Section 1, Waterridge 150 District, as recorded in Instrument Number 19038654 of the said Plat Records, the Southwest corner of this tract, from whence, a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, bears North 74°16'39" West, 16.77 Feet;

Thence, departing the North Right-of-Way of the said 6 Creeks Boulevard, with the East line of the said Section 1, as follows:

- North 22°03'41" East, 284.10 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 1 and this tract;
- North 33°45'48" East, 268.75 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 1 and this tract;
- North 25°23'57" East, 387.83 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said Section 1 and this tract;
- North 23°23'03" East, 281.83 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said Section 1 and this tract;
- North 30°58'38" East, 141.69 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 1 and this tract;
- North 12°16'39" West, 396.18 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 1 and this tract;
- North 18°39'21" West, 347.57 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 1 and this tract;
- North 08°15'45" East, 576.97 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 1 and this tract;
- North 04°54'00" West, 133.38 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, on the South Right-of-Way of 6 Creeks Boulevard, *Not Constructed*,

Page 1 of 3

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as shown on the Plat of 6 Creeks Boulevard, Phase 4, as recorded in Instrument Number 19038651 of the said Plat Records, for the Northeast corner of the said Section 1, the Northwest corner of this tract, from whence, a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, bears South 74°01'33" West, 31.23 Feet;

Thence, with the South Right-of-Way of the said 6 Creeks Boulevard, as follows:

- North 74°01'33" East, 495.93 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract and the beginning of a curve to the Right, having a Radius of 960.00 Feet, a Central Angle of 29°53'35" an Arc Length of 500.86 Feet and a Chord which bears North 89°00'36" East, 495.20 Feet;
- With the Arc of the said Curve to the Right, 500.86 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract;
- South 76°07'08" East, 535.28 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract and the beginning of a curve to the Left, having a Radius of 715.00 Feet, a Central Angle of 01°35'01" an Arc Length of 19.76 Feet and a Chord which bears South 76°57'27" East, 19.76 Feet;
- With the Arc of the said Curve to the Left, 19.76 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, on the West line of a 608.70 Acre tract, described in a Deed from Blanco River Ranch Properties, LP, to HMBRR LP #2, as recorded in Instrument Number 17034180 of the said Official Public Records, for the Northeast corner of this tract;

Thence, departing the North Right-of-Way of the said 6 Creeks Boulevard, with the West line of the said 608.70 Acre tract, as follows:

- South 02°33'03" East, 57.90 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 08°23'35" West, 473.62 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 31°44'58" West, 255.86 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 13°08'25" East, 681.81 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 23°10'35" West, 321.69 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 04°51'56" East, 5.31 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, on the North Right-of-Way of 6 Creeks Boulevard, as shown on the said Plat of 6 Creeks Boulevard, Phase 2, for the Southeast corner of this tract and the beginning of a curve to the Left, having a Radius of 1240.00 Feet, a Central Angle of 52°50'36" an Arc Length of 1143.64 Feet and a Chord which bears South 59°19'09" West, 1103.53 Feet;

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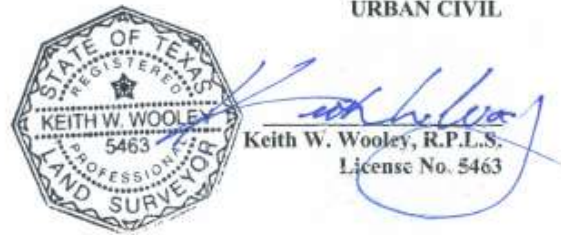
Thence, with the North Right-of-Way of the said 6 Creeks Boulevard, as follows:

- With the Arc of the said Curve to the Left, 1143.64 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract;
- South 32°55'25" West, 67.85 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract and the beginning of a curve to the Right, having a Radius of 760.00 Feet, a Central Angle of 72°10'01" an Arc Length of 957.26 Feet and a Chord which bears South 69°00'25" West, 895.22 Feet;
- With the Arc of the said Curve to the Right, 957.26 Feet, to the **Point of Beginning**, containing 74.615 Acres (3,250,216 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Map of tract described herein.



URBANCIVIL™

Job No. 2104.04.NB
September 3, 2021

18.856 Acres Tract Three

State of Texas County of Hays

Fieldnotes, for 18.856 Acres, situated in the Caleb W. Baker Survey, Abstract Number 31, Hays County, Texas, being out of 1971.29 Acres, designated Tract I, in a Deed from the State of Texas to Blanco River Ranch Properties, LP, as recorded in Volume 5230, Page 583 of the Official Public Records of Hays County, Texas; said 18.856 Acres being more fully described by metes and bounds as follows;

Beginning, at a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, on the South Right-of-Way of 6 Creeks Boulevard, *Not Constructed*, as shown on the Plat of 6 Creeks Boulevard, Phase 2, as recorded in Instrument Number 19038648 of the Plat Records of Hays County Texas, for the Northeast corner of Section 2, Waterridge 150 District, as recorded in Instrument Number 19038655 of the said Plat Records, the Northwest corner of this tract, from whence, a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, bears North 73°41'02" West, 577.24 Feet;

Thence, with the South Right-of-Way of the said 6 Creeks Boulevard, as follows:

- South 73°41'02" East, 30.18 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of this tract and the beginning of a curve to the Left, having a Radius of 840.00 Feet, a Central Angle of 73°25'25" an Arc Length of 1076.45 Feet and a Chord which bears North 69°38'34" East, 1004.29 Feet;
- With the Arc of the said Curve to the Left, 1076.45 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract;
- North 32°53'25" East, 67.91 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract and the beginning of a curve to the Right, having a Radius of 1160.00 Feet, a Central Angle of 52°53'07" an Arc Length of 1070.71 Feet and a Chord which bears North 59°20'24" East, 1033.10 Feet;
- With the Arc of the said Curve to the Right, 1070.71 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, on the West line of a 608.70 Acre tract, described in a Deed from Blanco River Ranch Properties, LP, to HMBRR LP #2, as recorded in Instrument Number 17034180 of the said Official Public Records, for the Northeast corner of this tract;

Thence, South 04°51'56" East, departing the South Right-of-Way of the said 6 Creeks Boulevard, with the West line of the said 608.70 acre tract, 39.86 Feet, to a ½ Inch Iron Rod found, for an Inner Ell corner of the said 608.70 Acre tract, the Southeast corner of this tract and the beginning of a curve to the Left, having a Radius of 1184.66 Feet, a Central Angle of 14°24'31" an Arc Length of 297.92 Feet and a Chord which bears South 77°55'39" West, 297.13 Feet;

Page 1 of 2

URBANCIVIL

Thence, with the Arc of the said Curve to the Left, a North line of the said 608.70 Acre tract, 297.92 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;

Thence, with a Northwest line of the said 608.70 Acre tract, as follows:

- South 44°16'19" West, 582.31 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 28°23'42" West, 708.39 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 46°10'14" West, 1179.44 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 26°31'56" West, 9.22 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 2, the Southwest corner of this tract;

Thence, with the East line of the said Section 2, as follows:

- North 30°04'07" West, 269.04 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 2 and this tract;
- North 06°03'19" East, 546.43 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the said Section 2 and this tract;
- North 14°02'36" East, 274.28 Feet, to the **Point of Beginning**, containing 18.856 Acres (821,354 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Map of tract described herein.



URBAN CIVIL

Keith W. Wooley
Keith W. Wooley, R.P.L.S.
License No. 5463

Page 2 of 2

EXHIBIT J-3 – REMAINDER AREA LEGAL DESCRIPTION

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EXHIBIT "A"

Job No. 2104.04.NB
September 3, 2021

107.906 Acres Tract One

State of Texas County of Hays

Fieldnotes, for 107.906 Acres, situated in the Caleb W. Baker Survey, Abstract Number 31, Hays County, Texas, being out of 1971.29 Acres, designated Tract I, in a Deed from the State of Texas to Blanco River Ranch Properties, LP, as recorded in Volume 5230, Page 583 of the Official Public Records of Hays County, Texas; said 107.906 Acres being more fully described by metes and bounds as follows;

Commencing, at a X Chiseled in Rock found, on the Northeast Right-of-Way of Waterridge Boulevard, *Not Constructed* (also known as RM 150), as recorded in Instrument Number 19038653 Of the Plat Records of Hays County Texas, for the South corner of a 134.86 Acre tract, described in a Deed from Charles M. Decker, IV, John Albert Decker and Nancy R. Decker, individually and as Independent Executrix of the Estate of James W. Decker, to Auburn E. Dennis and Shara B. Dennis, as recorded in Volume 1057, Page 225 of the said Official Public Records, an Inner Ell corner of the said 1971.29 Acre tract, from whence, an 8 Inch Cedar Fence Corner Post found, for a North corner of the said 1971.29 Acre tract, bears North 29°06'16" West, 2803.20 Feet;

Thence, North 43°17'51" East, with the common line of the Northeast Right-of-Way of the said Waterridge Boulevard, a Southeast line of the said 134.86 Acre tract and a Northwest line of the said 1971.29 Acre tract, 23.91 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of the Northeast Right-of-Way of the said Waterridge Boulevard, the **Point of Beginning** and West corner of this tract;

Thence, North 43°17'51" East, continuing with the Southeast line of the said 134.86 Acre tract and the Northwest line of the said 1971.29 Acre tract, at 1391.55 Feet, pass a ½ Inch Iron Rod found, 2.91 Feet left of line, for the South corner of Arroyo Ranch Section Two, as recorded in Volume 10, Page 218 of the said Plat Records, at 1698.18 Feet, pass a ½ Inch Iron Rod found, 1.49 Feet Left of line, for the West corner of Arroyo Ranch Section One, as recorded in Volume 10, Page 179 of the said Plat Records, in all 1706.95 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a Northwest corner of the said 1971.29 Acre tract and this tract;

Thence, South 82°42'51" East, with the North line of the said 1971.29 Acre tract, 683.00 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "AST" found, for a West corner of a 608.70 Acre tract, described in a Deed from Blanco River Ranch Properties, LP, to HMBRR LP #2, as recorded in Instrument Number 17034180 of the said Official Public Records, the Northeast corner of this tract;

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Thence, departing the North line of the said 1971.29 Acre tract, with the West line of the said 608.70 Acre tract, as follows:

- South 20°33'24" West, 282.58 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 38°05'41" East, 1251.15 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 01°26'33" East, 730.09 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 30°53'12" East, 576.30 Feet, to a ½ Inch Iron Rod with Orange Plastic Cap stamped "Urban Civil" set, for a corner of the said 608.70 Acre tract and this tract;
- South 02°33'03" East, 54.09 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, on the North Right-of-Way of 6 Creeks Boulevard, *Not Constructed*, as shown on the Plat of 6 Creeks Boulevard, Phase 4, as recorded in Instrument Number 19038651 of the said Plat Records, for the Southeast corner of this tract;

Thence, departing the West line of the said 608.70 Acre tract, with the North Right-of-Way of the said 6 Creeks Boulevard, as follows:

- North 76°06'09" West, 531.61 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract and the beginning of a curve to the Left, having a Radius of 1040.00 Feet, a Central Angle of 29°53'37" an Arc Length of 542.61 Feet and a Chord which bears South 88°58'38" West, 536.48 Feet;
- With the Arc of the said Curve to the Left, 542.61 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract;
- South 74°01'45" West, 527.09 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract and the beginning of a curve to the Right, having a Radius of 710.00 Feet, a Central Angle of 25°00'43" an Arc Length of 309.94 Feet and a Chord which bears South 86°32'41" West, 307.49 Feet;
- With the Arc of the said Curve to the Right, 309.94 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract;
- North 80°58'32" West, 367.25 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, on the East Right-of-Way of the said Waterridge Boulevard, for the Southwest corner of this tract and the beginning of a curve to the Left, having a Radius of 1000.00 Feet, a Central Angle of 29°19'59" an Arc Length of 511.96 Feet and a Chord which bears North 14°23'53" West, 506.39 Feet;

Thence, departing the North Right-of-Way of the said 6 Creeks Boulevard, with the East Right-of-Way of the said Waterridge Boulevard and the Arc of the said curve to the Left, 511.96 Feet, to a ½ Inch Iron Rod with Yellow Plastic Cap stamped "Atwell LLC" found, for a corner of this tract;

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Thence, North 29°02'20" West, with the Northeast Right-of-Way of the said Waterridge Boulevard, 994.36 Feet, to the **Point of Beginning**, containing 107.906 Acres (4,700,378 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Map of tract described herein.

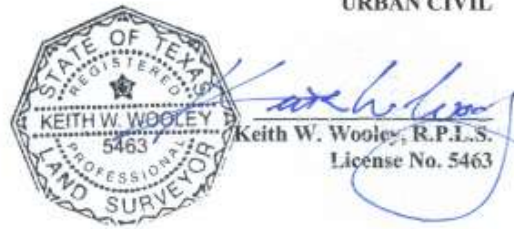
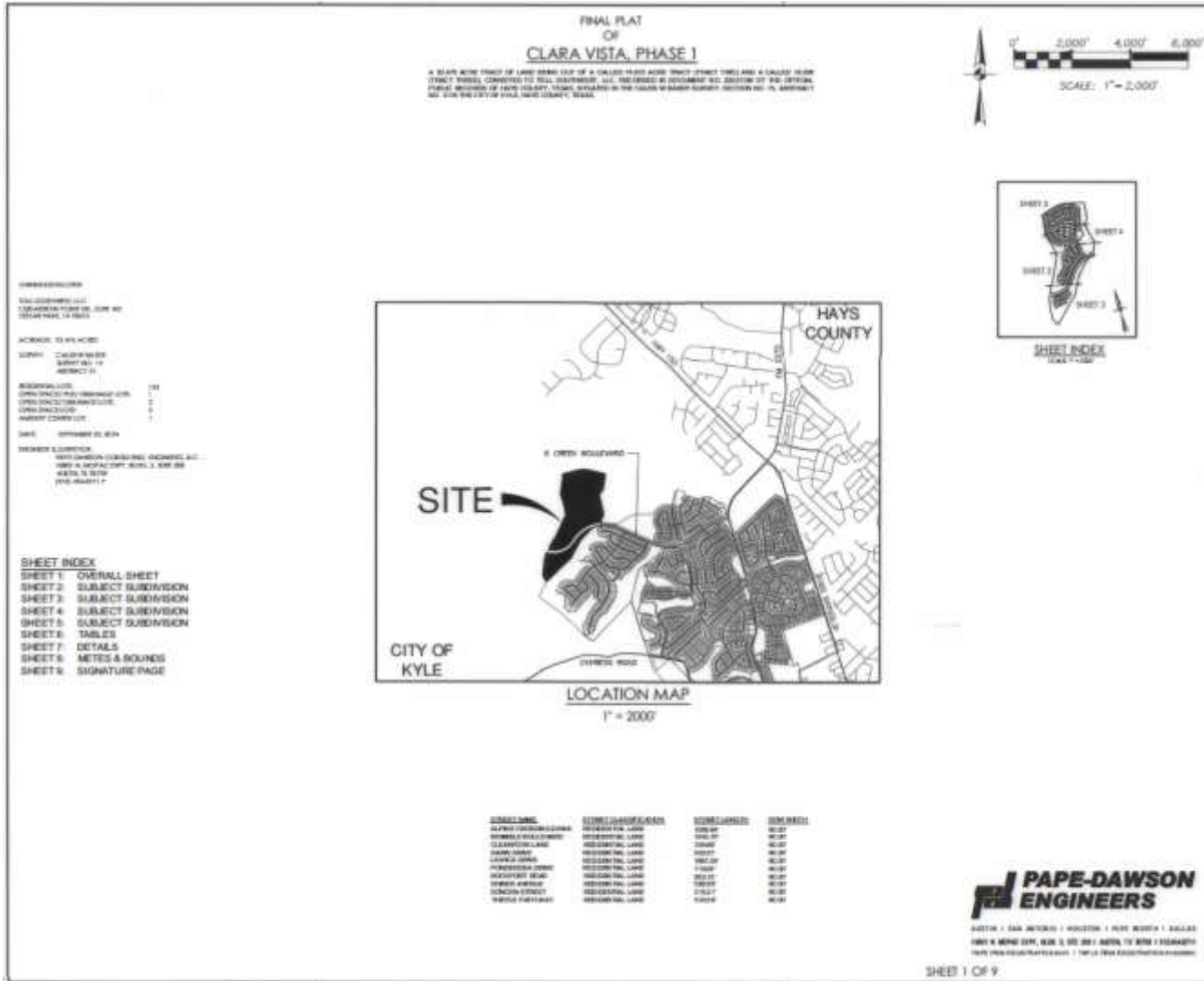


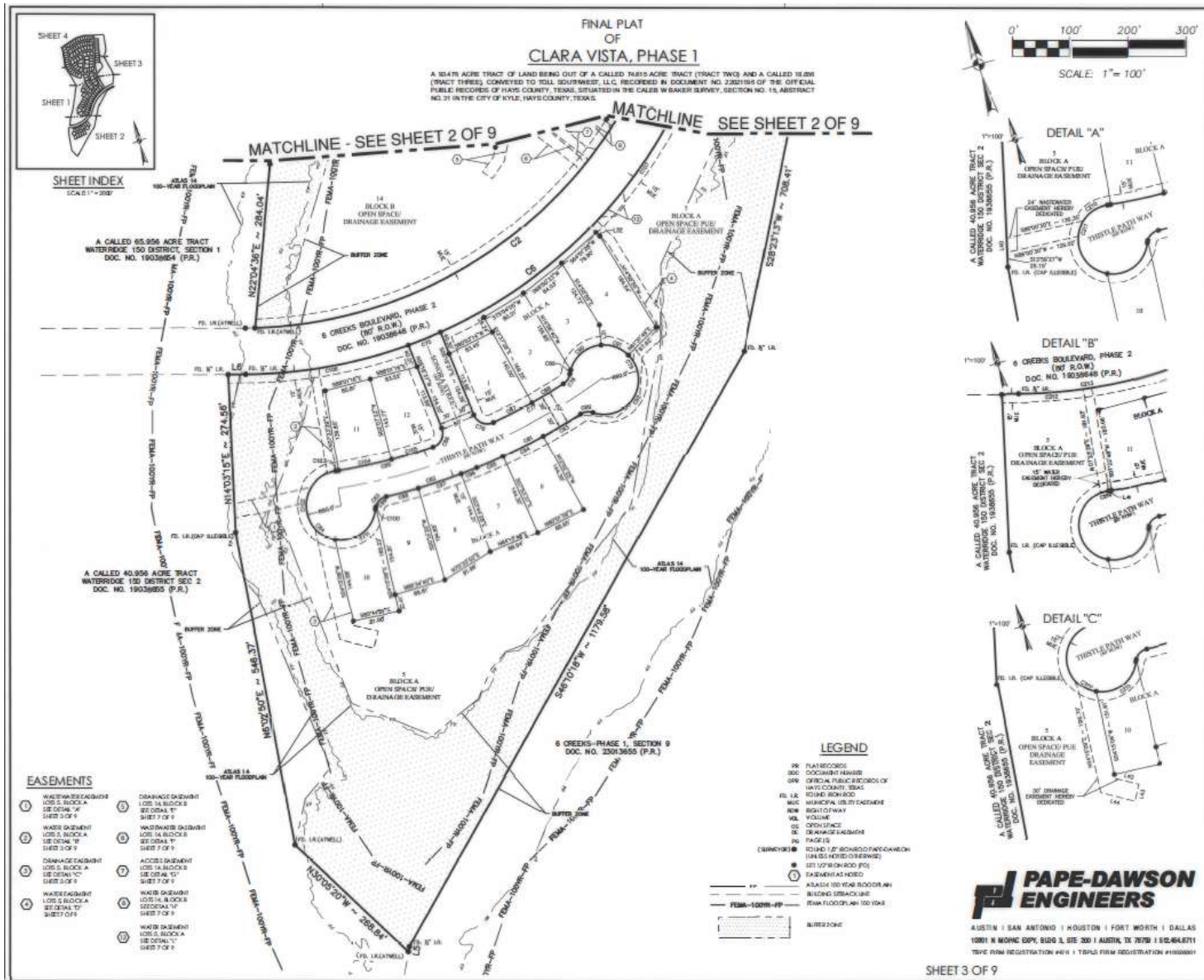
EXHIBIT K – LOT TYPE CLASSIFICATION MAP

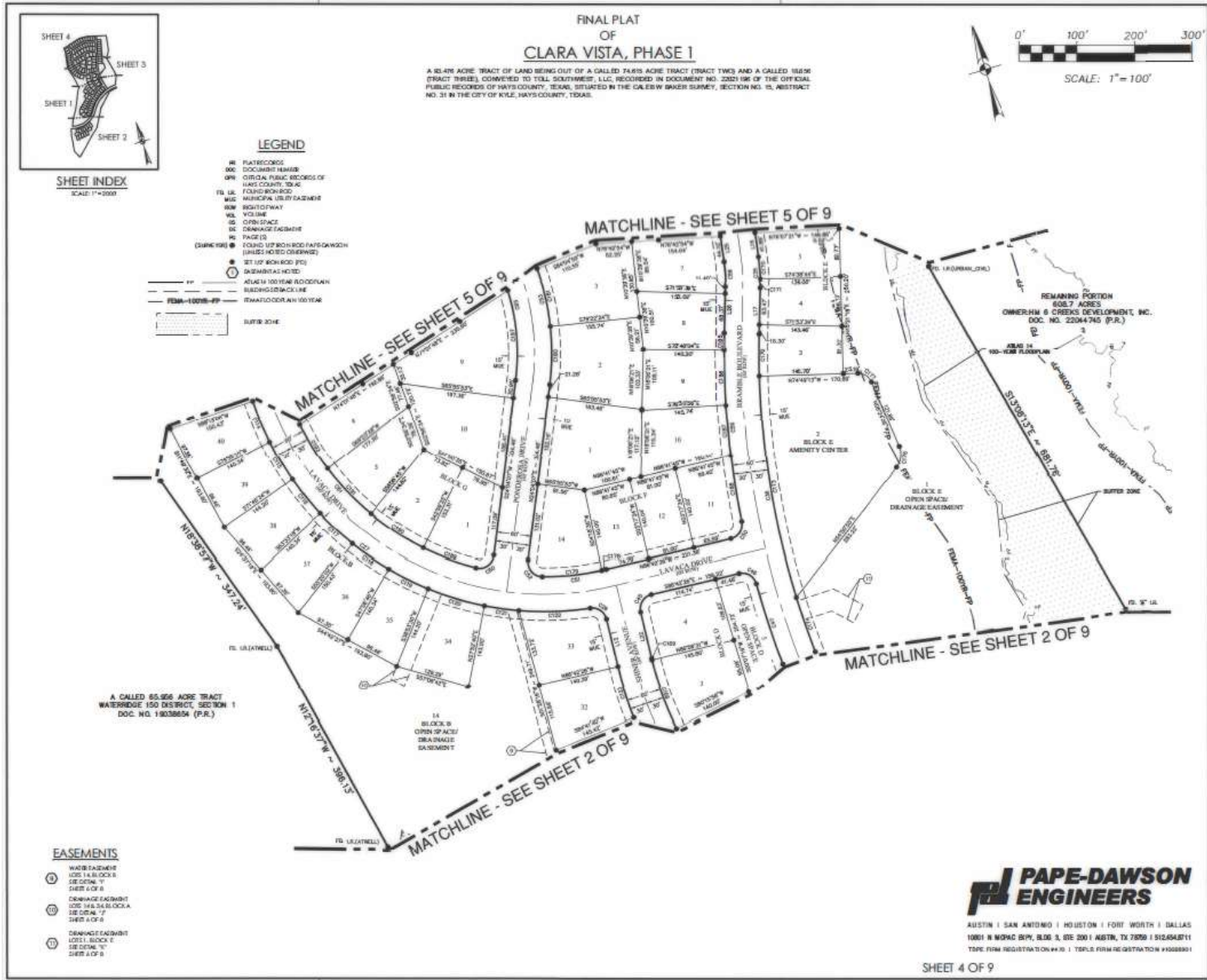
Clara Vista: Phase 1



EXHIBIT L – PHASE 1 PLAT





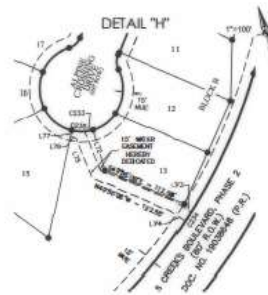
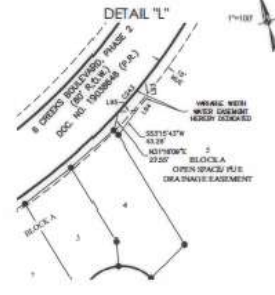
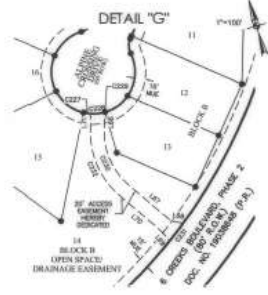
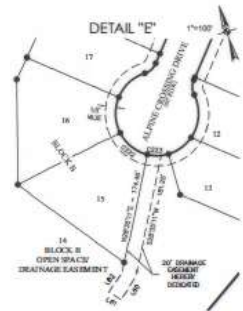
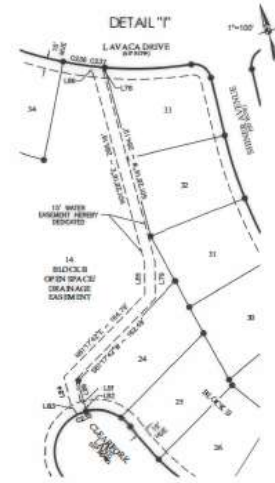


Pape-Dawson ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOYAC BLVD., SUITE 300 | AUSTIN, TX 78750 | 512.454.8711
TYPIC FIRM REGISTRATION #410 | TEXAS FIRM REGISTRATION #10088901

FINAL PLAT
OF
CLARA VISTA, PHASE 1

A 93.476 ACRES TRACT OF LAND BEING OUT OF A CALLED 74.815 ACRES TRACT (TRACT TWO) AND A CALLED 18.666 (TRACT THREE) CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 20071196 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SETBACKS IN THE CLARIS W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 311 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 W. MOPAC BLVD., SUITE 300 | AUSTIN, TX 78759 | 912.654.8771
TOPIC FROM REGISTRATION #4010 | TOPIC FROM REGISTRATION #16169961

SHEET 7 OF 9

**FINAL PLAT
OF
CLARA VISTA, PHASE 1**

A 34.945 ACRE TRACT OF LAND BEING OUT OF A CALLED 74.602 ACRE TRACT (TRACT TWO) AND A CALLED 16.896 TRACT THREE, CONVEYED TO TOLL SOUTHWEST, L.L.C. RECORDER'S DOCUMENT NO. 2202195 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IS PART OF THE CALLED WARDER SURVEY, SECTION NO. 15, ABSTRACT NO. 18, IN THE CITY OF HOUSTON, TEXAS, SAID 74.602 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS: WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH-CENTRAL ZONE.

**FIELD NOTES
FOR**

A 74.602 ACRE TRACT OF LAND BEING OUT OF A CALLED 74.602 (TRACT TWO), CONVEYED TO TOLL SOUTHWEST, L.L.C. RECORDER'S DOCUMENT NO. 2202195 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, ESTABLISHED BY THE CALLED WARDER SURVEY, SECTION NO. 15, ABSTRACT NO. 18, IN THE CITY OF HOUSTON, TEXAS, SAID 74.602 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS: WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH-CENTRAL ZONE.

BEGINNING at an iron rod with cap marked "Steel" for a point of curvature on the west boundary line of the Westwood Partition of a called 608.7 acre tract, conveyed to Toll S Development, Inc., recorded in Document No. 2204745 of the Official Public Records of Hays County, Texas, said point being the northeast terminus of a Creek Boulevard, Phase 2, an 80-foot right-of-way, delineated by plat recorded in Document No. 1922864 of the Official Public Records of Hays County, Texas, some being a southeast corner of said Tract Two, for a southeast corner and POINT OF BEGINNING hence.

THENCE, departing the west boundary line of the Westwood Partition of said 608.7 acre tract, with the north right-of-way line of said 6 Creek Boulevard, Phase 2, some being the south boundary line of said Tract Two, the following three courses and distances:

1. Along the arc of a curve to the left having a radius of 1246.00 feet, a central angle of 52°52'48", a chord bearing and distance of S 25°17'52" W, 1100.80 feet, an arc length of 1143.71 feet to an iron rod with cap marked "Steel" found for a point of tangency hence.

2. S 32°47'30" W, a distance of 67.98 feet to an iron rod with cap marked "Steel" found for a point of tangency curvature hence, and

3. Along a curve to the right, having a radius of 783.00 feet, a central angle of 72°18'54", a chord bearing and distance of S 88°38'37" W, 885.00 feet, an arc length of 936.99 feet to an iron rod with cap marked "Steel" found on the southeast corner of a called 65.336 acre tract, Watergate 150 District, Section 1, a subdivision according to the plat recorded in Document No. 1922864 of said Plat Records, some being the southeast corner of said Tract Two, for a point of tangency and the southeast corner hence.

THENCE, departing the north right-of-way line of said 6 Creek Boulevard, Phase 2, with the west boundary line of said 65.336 acre tract, some being the west boundary line of said Tract Two, the following five (5) courses and distances:

1. S 22°04'38" E, a distance of 284.04 feet to an iron rod with cap marked "Steel" found for an angle point hence.

2. N 32°48'40" E, a distance of 285.74 feet to an iron rod with cap marked "Steel" found for an angle point hence.

3. S 29°22'30" E, a distance of 382.80 feet to an iron rod with cap marked "Steel" found for an angle point hence.

4. N 22°23'30" E, a distance of 281.85 feet to an iron rod with cap marked "Steel" found for an angle point hence.

5. N 32°57'17" E, a distance of 141.06 feet to an iron rod with cap marked "Steel" found for an angle point hence.

6. N 12°18'37" W, a distance of 395.13 feet to an iron rod with cap marked "Steel" found for an angle point hence.

7. N 18°30'37" W, a distance of 342.24 feet to an iron rod with cap marked "Steel" found for an angle point hence.

8. N 08°15'43" E, a distance of 577.06 feet to an iron rod with cap marked "Steel" found for an angle point hence, and

9. S 08°25'30" W, a distance of 133.50 feet to an iron rod with cap marked "Steel" found on the south right-of-way line of 6 Creek Boulevard, Phase 4, an 80-foot right-of-way, delineated by plat recorded in Document No. 1922864 of said Plat Records, said point being the northeast corner of said 65.336 acre tract, some being the northeast corner of said Tract Two, for the northeast corner hence.

THENCE, departing the west boundary line of said 65.336 acre tract, with the south right-of-way line of said 6 Creek Boulevard, Phase 4, some being the north boundary line of said Tract Two, the following four (4) courses and distances:

1. N 74°12'35" E, a distance of 406.01 feet to an iron rod with cap marked "Steel" found for a point of non-tangent curvature hence.

2. Along the arc of a curve to the right having a radius of 360.00 feet, a central angle of 28°32'30", a chord bearing and distance of N 88°38'37" E, 483.26 feet, an arc length of 303.81 feet to an iron rod with cap marked "Steel" found for a point of tangency hence.

3. N 76°44'50" E, a distance of 533.23 feet to an iron rod with cap marked "Steel" found for a point of non-tangent curvature hence, and

4. Along the arc of a curve to the left having a radius of 710.00 feet, a central angle of 67°35'30", a chord bearing and distance of S 78°38'37" E, 13.87 feet, an arc length of 19.87 feet to an iron rod with cap marked "Steel" found for a point of non-tangency on the west boundary line of the Westwood Partition of said 608.7 acre tract, said point being the southeast terminus of said 6 Creek Boulevard, Phase 4, some being the southeast corner of said Tract Two for the southeast corner hence.

THENCE, departing the south right-of-way line of said 6 Creek Boulevard, Phase 4, with the west boundary line of the Westwood Partition of said 608.7 acre tract, some being the west boundary line of said Tract Two, the following six (6) courses and distances:

1. S 02°21'43" E, a distance of 57.63 feet to an iron rod with cap marked "Urban Chaf" found for an angle point hence.

2. S 08°44'02" W, a distance of 473.63 feet to an iron rod with cap marked "Urban Chaf" found for an angle point hence.

3. S 31°42'31" W, a distance of 238.93 feet to an iron rod with cap marked "Urban Chaf" found for an angle point hence.

4. S 12°38'12" E, a distance of 681.76 feet to a 1/2" iron rod found for an angle point hence.

5. S 23°21'12" W, a distance of 321.63 feet to a 1/2" iron rod found for an angle point hence, and

6. S 04°51'17" E, a distance of 5.32 feet to the POINT OF BEGINNING, and containing 74.602 acres in Hays County, Texas, said Tract being described in accordance with an exhibit prepared by Pape Dawson Consulting Engineers, L.L.C. under Job No. 21432-01.

**FIELD NOTES
FOR**

A 16.896 ACRE TRACT OF LAND BEING OUT OF A CALLED 16.896 (TRACT THREE), CONVEYED TO TOLL SOUTHWEST, L.L.C. RECORDER'S DOCUMENT NO. 2202195 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, ESTABLISHED BY THE CALLED WARDER SURVEY, SECTION NO. 15, ABSTRACT NO. 18, IN THE CITY OF HOUSTON, TEXAS, SAID 16.896 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS: WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH-CENTRAL ZONE.

BEGINNING at a 1/2" iron rod found for a point on an interior corner of 6 Creek-Phase 1, Section 8B, a subdivision according to the plat recorded in Document No. 2202195 of the Plat Records of Hays County, Texas, said point being a southeast corner of said Tract Three, for a point of curvature and southeast corner and POINT OF BEGINNING hence.

THENCE, with the north boundary line of said 6 Creek-Phase 1, Section 8B, in part with the northwest boundary line of 6 Creek-Phase 1, Section 9, a subdivision according to the plat recorded in Document No. 2202195 of said Plat Records, some being the southeast boundary line of said Tract Three, the following five (5) courses and distances:

1. Along the arc of a curve to the left having a radius of 1136.96 feet, a central angle of 142°2'37", a chord bearing and distance of S 77°32'42" W, 238.72 feet, an arc length of 393.30 feet to a 1/2" iron rod found for a point of tangency hence.

2. S 44°40'40" W, a distance of 362.29 feet to a 1/2" iron rod found angle point hence.

3. S 28°21'17" E, a distance of 705.41 feet to a 1/2" iron rod found angle point hence.

4. S 48°18'18" W, a distance of 1170.58 feet to a 1/2" iron rod found angle point hence, and

5. S 27°10'37" W, a distance of 61.86 feet to an iron rod with cap marked "Steel" found on a northeast corner of a called 45.026 acre tract, conveyed to Watergate 150 District, Section 2, recorded in Document No. 1922864 of said Plat Records, said point being the southeast corner of said Tract Three for the southeast corner hence.

THENCE, departing the northeast boundary line of said 6 Creek-Phase 1, Section 3, with the east boundary line of said 45.026 acre tract, some being the west boundary line of said Tract Three, the following three (3) courses and distances:

1. N 30°18'37" W, a distance of 285.04 feet to an iron rod with cap marked "Steel" found for an angle point hence.

2. N 08°18'37" E, a distance of 346.57 feet to an iron rod with an 8/16" cap found for an angle point hence, and

3. N 14°01'38" E, a distance of 274.50 feet to a 1/2" iron rod found for a point on the south right-of-way line of 6 Creek Boulevard, Phase 2, an 80-foot right-of-way, delineated by plat recorded in Document No. 1922864 of said Plat Records, said point being the northeast corner of said 45.026 acre tract, some being the northeast corner of said Tract Three for the northeast corner hence.

THENCE, departing the west boundary line of said 45.026 acre tract, with the south boundary line of said 6 Creek Boulevard, some being the north boundary line of said Tract Three, the following four (4) courses and distances:

1. S 28°18'17" E, a distance of 30.14 feet to a 1/2" iron rod found for a point of tangent curvature hence.

2. Along a curve to the left, having a radius of 940.00 feet, a central angle of 23°25'30", a chord bearing and distance of N 82°27'02" E, 104.24 feet, an arc length of 107.93 feet to an iron rod with cap marked "Steel" found for a point of tangency hence.

3. N 52°42'37" E, a distance of 61.87 feet to an iron rod with cap marked "Steel" found for a point of tangent curvature hence, and

4. Along a curve to the right, having a radius of 190.00 feet, a central angle of 52°52'31", a chord bearing and distance of N 52°04'48" E, 103.92 feet, an arc length of 109.50 feet to a corner witness found on a northeast corner of said 6 Creek-Phase 1, Section 8B, some being a northeast corner of said 16.896 acre tract for a point of tangency and the northeastern north corner hence.

THENCE, S 04°30'17" E, departing the south right-of-way line of said 6 Creek Boulevard, with the west boundary line of said 6 Creek-Phase 1, Section 8B, some being the west boundary line of said 16.896 acre tract, a distance of 31.88 feet to the POINT OF BEGINNING, and containing 16.896 acres in Hays County, Texas, said Tract being described in accordance with an exhibit prepared by Pape Dawson Consulting Engineers, L.L.C. under Job No. 21432-01.

BLOCK A		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	12,848	SINGLE FAMILY
2	14,691	SINGLE FAMILY
3	12,328	SINGLE FAMILY
4	15,950	SINGLE FAMILY
5	16,039	OPEN SPACE
6	10,037	SINGLE FAMILY
7	12,035	SINGLE FAMILY
8	12,938	SINGLE FAMILY
9	13,074	SINGLE FAMILY
10	12,000	SINGLE FAMILY
11	12,425	SINGLE FAMILY
12	12,940	SINGLE FAMILY

BLOCK C		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	11,520	SINGLE FAMILY
2	11,576	SINGLE FAMILY
3	12,480	SINGLE FAMILY
4	11,825	SINGLE FAMILY
5	11,824	SINGLE FAMILY
6	11,823	SINGLE FAMILY
7	11,822	SINGLE FAMILY
8	11,798	SINGLE FAMILY
9	11,574	SINGLE FAMILY
10	11,574	SINGLE FAMILY
11	12,022	SINGLE FAMILY
12	13,484	01

BLOCK G		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	14,934	SINGLE FAMILY
2	13,000	SINGLE FAMILY
3	14,507	SINGLE FAMILY
4	15,332	SINGLE FAMILY
5	16,043	SINGLE FAMILY
6	15,082	SINGLE FAMILY
7	14,793	SINGLE FAMILY
8	15,880	SINGLE FAMILY
9	13,469	SINGLE FAMILY
10	13,790	SINGLE FAMILY

BLOCK H		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	14,938	SINGLE FAMILY
2	14,504	SINGLE FAMILY
3	12,276	SINGLE FAMILY
4	13,507	SINGLE FAMILY
5	14,372	SINGLE FAMILY
6	14,250	SINGLE FAMILY
7	15,196	SINGLE FAMILY
8	13,180	SINGLE FAMILY
9	13,587	SINGLE FAMILY
10	14,976	SINGLE FAMILY
11	11,243	SINGLE FAMILY
12	11,250	SINGLE FAMILY
13	12,001	SINGLE FAMILY
14	13,001	SINGLE FAMILY
15	12,501	SINGLE FAMILY
16	13,527	SINGLE FAMILY
17	11,243	SINGLE FAMILY
18	14,008	SINGLE FAMILY

BLOCK B		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	11,570	SINGLE FAMILY
2	11,943	SINGLE FAMILY
3	11,943	SINGLE FAMILY
4	11,943	SINGLE FAMILY
5	11,943	SINGLE FAMILY
6	11,943	SINGLE FAMILY
7	11,943	SINGLE FAMILY
8	11,943	SINGLE FAMILY
9	11,943	SINGLE FAMILY
10	11,943	SINGLE FAMILY
11	11,943	SINGLE FAMILY
12	11,943	SINGLE FAMILY
13	11,943	SINGLE FAMILY
14	32,074.788	OPEN SPACE
15	11,943	SINGLE FAMILY
16	11,943	SINGLE FAMILY
17	11,943	SINGLE FAMILY
18	11,943	SINGLE FAMILY
19	11,943	SINGLE FAMILY
20	11,943	SINGLE FAMILY
21	11,943	SINGLE FAMILY

BLOCK D		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	15,838	SINGLE FAMILY
2	16,780	SINGLE FAMILY
3	16,623	SINGLE FAMILY
4	15,244	SINGLE FAMILY
5	26,875	01

BLOCK E		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	326.38	01/0K
2	60,454	AMENITY GREEN
3	11,336	SINGLE FAMILY
4	10,689	SINGLE FAMILY
5	11,636	SINGLE FAMILY
6	11,636	SINGLE FAMILY
7	11,636	SINGLE FAMILY
8	11,636	SINGLE FAMILY
9	11,240	SINGLE FAMILY
10	11,240	SINGLE FAMILY
11	11,240	SINGLE FAMILY
12	11,240	SINGLE FAMILY

BLOCK F		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	24,337	SINGLE FAMILY
2	22,336	SINGLE FAMILY
3	16,880	SINGLE FAMILY
4	13,616	SINGLE FAMILY
5	14,976	SINGLE FAMILY
6	15,077	SINGLE FAMILY
7	14,381	SINGLE FAMILY
8	14,430	SINGLE FAMILY
9	14,285	SINGLE FAMILY
10	15,321	SINGLE FAMILY
11	12,970	SINGLE FAMILY
12	11,342	SINGLE FAMILY
13	11,468	SINGLE FAMILY
14	15,822	SINGLE FAMILY

BLOCK I		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	12,848	SINGLE FAMILY
2	14,691	SINGLE FAMILY
3	12,328	SINGLE FAMILY
4	15,950	SINGLE FAMILY
5	16,039	OPEN SPACE
6	10,037	SINGLE FAMILY
7	12,035	SINGLE FAMILY
8	12,938	SINGLE FAMILY
9	13,074	SINGLE FAMILY
10	12,000	SINGLE FAMILY
11	12,425	SINGLE FAMILY
12	12,940	SINGLE FAMILY



FINAL PLAT
OF
CLARA VISTA, PHASE 1

A 64.476 ACRES TRACT OF LAND BEING OUT OF A CALLED 74.610 ACRES TRACT (TRACT TWO) AND A CALLED 16.866 ACRES TRACT (TRACT THREE) CONVEYED TO TOLL, SOUTHWEST, L.L.C. RECORDED IN DOCUMENT NO. 2201196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALDER W. BAKER SURVEY, SECTION NO. 18, ABSTRACT NO. 3134 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT TOLL, SOUTHWEST, L.L.C. A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 1740 VIRGINIA DRIVE, FT. WASHINGTON, PENNSYLVANIA, AS CONVEYED TO IT BY DEED RECORDED APRIL 28, 2012 IN DOCUMENT NUMBER 2201196, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 63.476 ACRES OF LAND OUT OF THE CALDER W. BAKER SURVEY NO. 31, ABSTRACT 31, TO BE KNOWN AS:

CLARA VISTA, PHASE 1

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS'S SHOWN HEREON.

Bryan Lohr
TOLL, SOUTHWEST, L.L.C.
BY:
1740 VIRGINIA DRIVE
FT. WASHINGTON, PA 19384

THE STATE OF TEXAS
COUNTY OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Bryan Lohr, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HEREBY ACKNOWLEDGED TO ME THAT HE/HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREBY SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY OF June 4, A.D. 2025.

Debra St. Germaine
NOTARY PUBLIC STATE OF TEXAS



Debra St. Germaine
PRINTED NOTARY NAME
MY COMMISSION EXPIRES NOV 15 2026

THE STATE OF TEXAS
COUNTY OF TEXAS

I, PARKER J. GRAHAM, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

Parker J. Graham
DATE 6/5/25

PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3295
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, L.L.C.
TSPS, FIRM REGISTRATION NO. 470
TSPS, TEXAS SURVEYING FIRM NO. 16028081
10817 WOPAC EXPY., BLDG. 3, SUIT 201
AUSTIN, TX 78759



THE STATE OF TEXAS
COUNTY OF TEXAS

I, AMEREE CHAVEZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THE PLAT.

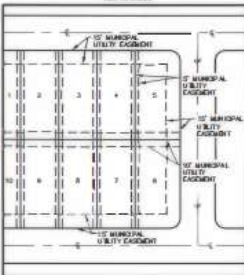


Ameree Chavez
DATE 6/4/25
AMEREE CHAVEZ
REGISTERED PROFESSIONAL ENGINEER NO. 122240
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, L.L.C.
TSPS, FIRM REGISTRATION NO. 470
TSPS, TEXAS SURVEYING FIRM NO. 16028081
10817 WOPAC EXPY., BLDG. 3, SUIT 201
AUSTIN, TX 78759

SURVEYORS NOTES

1. THIS FINAL PLAT IS LOCATED ENTIRELY WITHIN HAYS COUNTY.
2. THIS SUBDIVISION IS WITHIN THE CITY OF KYLE, TEXAS.
3. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
4. THE SITE IS LOCATED WITHIN HAYS COUNTY ESD #8 AND #9.
5. A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN DESIGNATED 100-YEAR FLOOD PLAN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48030C0107 AND REDUCED RISK EFFECTIVE DATES OF SEPTEMBER 2, 2008, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. THIS PLAT FALLS WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE.
7. THIS SITE IS LOCATED WITHIN THE BARTON SPRINGS EDWARDS AQUIFER CONSERVATION DISTRICT.
8. NO OBJECT INCLUDING FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORMWATER SHALL BE PLACED OR ERRECTED WITHIN GRAVAME EASEMENTS.
9. MAINTENANCE OF EASEMENTS, DETENTION POND AND RIGHT OF WAYS TO THE FRAMEWORK TO BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR PROPERTY AND/OR HOMEOWNERS ASSOCIATIONS.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF ALPINE CROSSING DRIVE, BRAMBLE BOULVARD, CLEARVIEW LANE, DAWN DRIVE, LAVACA DRIVE, PONDEROSA DRIVE, ROCKCROFT ROAD, SHERMAN AVENUE, SONGHRA STREET, AND TRINITY PATHWAY. THESE SIDEWALKS NOT ADJUTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED WHERE THESE ARE DOUBLE FROM FACE LOTS. SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. (ORD #438, ARTICLE V, SEC 10 (K) CODE)
11. WATER IS PROVIDED BY THE CITY OF KYLE, TEXAS.
12. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF KYLE, TEXAS.
13. ELECTRICITY PROVIDED BY FEDERAL ENERGY ELECTRIC COMPANY.
14. ESTHACS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF KYLE ZONING ORDINANCES DEVELOPMENT AGREEMENT.
15. A TEN (10) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. AND A TEN (10) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
16. ALL OPEN SPACE MULE EASEMENTS SHALL NOT HAVE ANY STRUCTURES CROSSING IT.
17. CITY, AS ITS SOLE COST AND EXPENSE, SHALL BE OBLIGATED TO RESTORE THE SURFACE OF THE SOIL OF THE EASEMENTS THAT HAS BEEN REMOVED, RELOCATED, ALTERED AS A RESULT OF CITY USE OF EASEMENT. CITY WILL NOT BE OBLIGATED TO RESTORE OR RELOCATE ANY OTHER IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, WALKWAYS, DRIVEWAYS, ACCESS ROADS, PARKING AREAS, FENCING, LANDSCAPING ITEMS, AND ANY MOVABLE STRUCTURES SUCH AS BENCHES, GARDENS OR OTHER SIMILAR ITEMS, LOCATED IN, UPON, UNDER OR ACROSS THE EASEMENT.
18. ALL COMPLICATION (25-26-2009) CURRENTLY UNDER REVIEW BY FEMA SHALL MODIFY THE LIMITS OF THE FEMA 100-YR FLOODPLAIN TO ADOPT THE ATLAS 14 100-YR FLOODPLAIN REPRESENTED IN THIS FINAL PLAT.

TYPICAL LOT EASEMENTS
NOT TO SCALE



A TEN (10) FOOT MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW.
A FIVE (5) FOOT MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE LOTS WITHIN THE SINGLE FAMILY LOT.
A TEN (10) FOOT MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL REAR LOT LINES WITHIN THE SINGLE FAMILY LOT.

REVIEWED BY:
M.E. Murphy
DIRECTOR OF WATER UTILITIES

DATE 6/18/25

REVIEWED BY:
Ron Boale
CITY ENGINEER

DATE 6/23/25

THE STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE H. CASSEMAN, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 28 DAY OF June, 2025, A.D. AT 8:58 O'CLOCK P.M. AND DULY RECORDED ON THE 28 DAY OF June, 2025, A.D. AT 2:03 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT # 25027464

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE 28 DAY OF June, 2025, A.D.

Elaine H. Casseman
ELAINE H. CASSEMAN, COUNTY CLERK
HAYS COUNTY, TEXAS



THE STATE OF TEXAS
COUNTY OF HAYS

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED THIS 25 DAY OF JUNE, 2025

Michael
PLANNING AND ZONING COMMISSION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10817 WOPAC EXPY., BLDG 3, SUIT 200 | AUSTIN, TX 78759 | 512.464.8711
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #16028081

APPENDIX A – ENGINEER’S REPORT

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CLARA VISTA PID IMPROVEMENT AREA #1 PUBLIC IMPROVEMENT DISTRICT ENGINEERING REPORT

PREPARED BY:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TBPE FIRM REGISTRATION #470
10801 N MoPac Expy., Bldg. 3, Suite 200
AUSTIN, TEXAS 78759



NOVEMBER 2025

PAPE-DAWSON

PAPE-DAWSON.COM

CLARA VISTA PID IMPROVEMENT AREA #1 PUBLIC IMPROVEMENT DISTRICT ENGINEERING REPORT

**PREPARED BY:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TBPE FIRM REGISTRATION #470
10801 N MoPac Expy., Bldg. 3, Suite 200
AUSTIN, TEXAS 78759**

NOVEMBER 2025

CLARA VISTA PID IMPROVEMENT AREA NO. 1

Public Improvement District Engineering Report

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CLARA VISTA PID IMPROVEMENT AREA NO. 1

Public Improvement District Engineering Report

EXHIBITS

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Exhibit 2 – PID Improvement Area No.1

Exhibit 3 – Improvements Map: Roadway Improvements

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Exhibit 5 – Improvements Map: Wastewater Improvements

Exhibit 6 – Improvements Map: Drainage Improvements

Exhibit 7 – Improvements Map: Erosion Controls Improvements

Exhibit 8 – Shared Major Improvements: S. 6 Creeks Boulevard

Exhibit 9 – Shared Major Improvements: S. 6 Creeks 12-inch Waterline

Exhibit 10 – Shared Major Improvements: Clara Vista Offsite Waterline

Exhibit 11 – Shared Major Improvements: Clara Vista Lift Station & Force Main

Exhibit 12 – Shared Major Improvements: N. 6 Creeks Boulevard

Exhibit 13 – Engineer’s Opinion of Probable Cost

CLARA VISTA PID IMPROVEMENT AREA NO. 1

Public Improvement District Engineering Report

INTRODUCTION

The Clara Vista Development is a proposed Single-Family Residential community by Toll Southwest, LLC. The development proposes 303 Single-Family Lots, includes an Amenity Center, open space areas with interconnecting trails throughout, and major improvements in accordance with the Blanco River Ranch (Phase Two Residential – Savannah District) Development agreement. The development is located within the City of Kyle, Texas approximately 0.30-miles west of the intersection of S. 6 Creeks Boulevard and Falling River Road. An overall location of the public improvement district is provided as **Exhibit 1**. Water and wastewater services will be provided by the City of Kyle, and all in-tract and major improvements are anticipated to be funded by the PID.

PID Improvement Area No. 1 consists of 123-single family lots (Clara Vista, Phase 1), 3,051 LF of S. 6 Creeks Boulevard, 2,318 LF of a 12-inch waterline along S. 6 Creeks Boulevard, 11,368 LF of an Offsite Waterline, as well as the Clara Vista Lift Station and Force Main project. This report includes supporting documentation for PID Improvement Area No.1.

DEVELOPMENT COST

An Engineer's Opinion of Probable Cost (Engineer's OPC) has been prepared for all in-tract and major improvements including PID Improvement Area No. 1 as well as future in-tract and shared major improvements. Future in-tract and shared major improvements shall consist of 180-single family lots (Clara Vista, Phase 2 and Clara Vista, Phase 3) and approximately 1,961 LF of N. 6 Creeks Boulevard. The Engineer's OPC has been provided as **Exhibit 13**. Please note actual costs for future improvements shall vary upon project completion.

PID IMPROVEMENT AREA NO. 1

All public improvements have been designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and operated by the City of Kyle. The public improvements include from Clara Vista, Phase 1:

CLARA VISTA PID IMPROVEMENT AREA NO. 1

Public Improvement District Engineering Report

Roadway Improvements

Roadway Improvements include excavation, embankment, subgrade stabilization, road base, and asphalt pavement with concrete curb and gutter. Additional improvements include signage, striping, lighting, accessibility ramps, sidewalks, irrigation sleeves, concrete driveways as well as a fire access drive. All roadway improvements are designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and maintained by the City of Kyle.

Drainage Improvements

Drainage Improvements include trenching, trench safety, reinforced concrete piping, manholes, junction boxes, inlets, headwalls, channels / swales and ponds. All drainage improvements are designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and maintained by the City of Kyle. The partial sedimentation/filtration ponds, which are designed and constructed in accordance with City of Austin Standard and Specifications and TCEQ requirements, shall be maintained by the HOA.

Water Improvements

Water Improvements include trenching, trench safety, piping, valves, fire hydrant assemblies, pressure reducing valves, service connections, and testing. All water improvements include the necessary appurtenances to be fully operational transmission lines extending water service beyond the limits of the Improvement Area No. 1. All water improvements are designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and maintained by the City of Kyle.

Wastewater Improvements

Wastewater Improvements include trenching, trench safety, piping, manholes, service connections, vertical stacks, and testing. All wastewater improvements have been extended to service beyond the limits of the PID Improvement Area No. 1. All wastewater improvements are designed, constructed,

CLARA VISTA PID IMPROVEMENT AREA NO. 1

Public Improvement District Engineering Report

or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and operated by the City of Kyle.

Erosion Control Improvements

Erosion Control Improvements include silt fencing, tree protection, rock riprap, inlet protection, stabilized construction entrances, concrete washout pits, rock berms, and revegetation as required to limit stormwater pollution from construction activities.

Dry Utility Improvements

Dry Utility Improvements include trench excavation, electrical conduit, enclosures, transformer pads, secondary enclosures, poly main, aboveground testing stations, poly services, and sleeves as required to provide gas and electrical service. The gas improvements will be owned and maintained by CenterPoint Energy, the electrical improvements will be owned and maintained by Pedernales Electrical Corporation.

SHARED MAJOR IMPROVEMENTS

All shared major improvements have been designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and operated by the City of Kyle. The shared major improvements include:

S. 6 Creeks Boulevard

In accordance with the Blanco River Ranch (Phase Two Residential – Savannah District) Development agreement, roadway improvements include 3,051 LF of S. 6 Creeks Boulevard and associated bridge improvements to provide road connectivity and secondary access for the Clara Vista Development including Phases 1-3. S. 6 Creeks Boulevard is a collector roadway with four lanes across 80-feet of ROW and a paved width of 56-feet. The Boulevard improvements consist of roadway, wastewater, drainage, and erosion control improvements. Roadway Improvements include a bridge, streetlights, excavation, road base, subgrade, and asphalt pavement with concrete curb and gutter. Wastewater Improvements include a portion of wastewater extension from the

CLARA VISTA PID IMPROVEMENT AREA NO. 1

Public Improvement District Engineering Report

Clara Vista, Phase 1 development. Drainage Improvements include a partial sedimentation/filtration pond, inlets, junction boxes, and reinforced concrete piping. Erosion Control Improvements include silt fencing, inlet protection, and a stabilized construction entrance. All improvements are designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and operated by the City of Kyle. The partial sedimentation/filtration ponds, which are designed and constructed in accordance with City of Austin Standard and Specifications and TCEQ requirements, shall be maintained by the HOA.

S. 6 Creeks 12-inch Waterline

In accordance with the Blanco River Ranch (Phase Two Residential – Savannah District) Development agreement, water improvements include 2,318 LF of a 12-inch waterline within S. 6 Creeks Boulevard. This 12-inch waterline provides the source of water connection for the Clara Vista Development including Phases 1-3 and serves to provide adequate fire flow for the overall development. The S. 6 Creeks 12-inch waterline consist of the following water improvements: 2,318 LF of 12-inch waterline, 116 LF of 8-inch waterline for water service to Clara Vista, Phase 1, a pressure reducing valve and vault, steel encasement, trench safety, pipe bedding, associated valves and appurtenances, and construction water hauling. All water improvements are designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and operated by the City of Kyle.

Clara Vista Offsite Waterline

In accordance with the Blanco River Ranch (Phase Two Residential – Savannah District) Development agreement, water improvements include 9,057 LF of an offsite 16-inch waterline that transitions to a 12-inch waterline for another 2,311 LF to service Clara Vista, Phases 1-3. The Clara Vista Offsite Waterline consist of roadway, water, and erosion control improvements. Roadway Improvements include clearing and grubbing, pavement and pipe repair, and utility locating. Water Improvements include 16-inch waterline, 12-inch waterline, steel encasement, trench safety, pipe bedding, fire hydrants, associated valves and appurtenances, and a bore across FM 150. Erosion Control Improvements include silt fencing, inlet protection, and stabilized construction entrances.

CLARA VISTA PID IMPROVEMENT AREA NO. 1

Public Improvement District Engineering Report

All improvements are designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and operated by the City of Kyle.

Clara Vista Lift Station & Force Main

In accordance with the Blanco River Ranch (Phase Two Residential – Savannah District) Development agreement, wastewater improvements include the Clara Vista Lift Station and Force Main project to service Clara Vista, Phases 1-3. The Clara Vista Lift Station and Force Main consists of roadway, water, wastewater, and erosion control improvements. Roadway Improvements include a lift station access drive and access gate. Water Improvements include a lift station water service. Wastewater Improvements include 9,501 LF of 8-inch force main line, 211 LF of 18-inch gravity sewer, manholes, associated valves and appurtenances, tracer wire test stations, trench safety, odor control, a lift station with electrical controls, wet well, and valve vault. Erosion Control Improvements include silt fencing, rock berm, a stabilized construction entrance, and engineered vegetative filter strips. All improvements are designed, constructed, or shall be constructed in accordance with City of Kyle Standards and Specifications and will be owned and operated by the City of Kyle.

N. 6 Creeks Boulevard

In accordance with the Blanco River Ranch (Phase Two Residential – Savannah District) Development agreement, roadway improvements shall include 1,961 LF of N. 6 Creeks Boulevard to service Clara Vista, Phases 1-3. N. 6 Creeks Boulevard will be designed and constructed as a collector roadway with four lanes across 80-feet of ROW and a paved width of 56-feet. The Boulevard improvements shall consist of roadway, wastewater, drainage, and erosion control improvements that is currently under design.

CLARA VISTA PID IMPROVEMENT AREA NO. 1

Public Improvement District Engineering Report

DEVELOPMENT SCHEDULE

The following plans within PID Improvement Area No.1 and shared major improvements have been approved, platted, and constructed:

1. Clara Vista, Phase 1
123 Single-Family Lots
2. S. 6 Creeks Boulevard
Roadway Improvements
3. S. 6 Creeks 12-inch Waterline
2,318 LF of Water Improvements

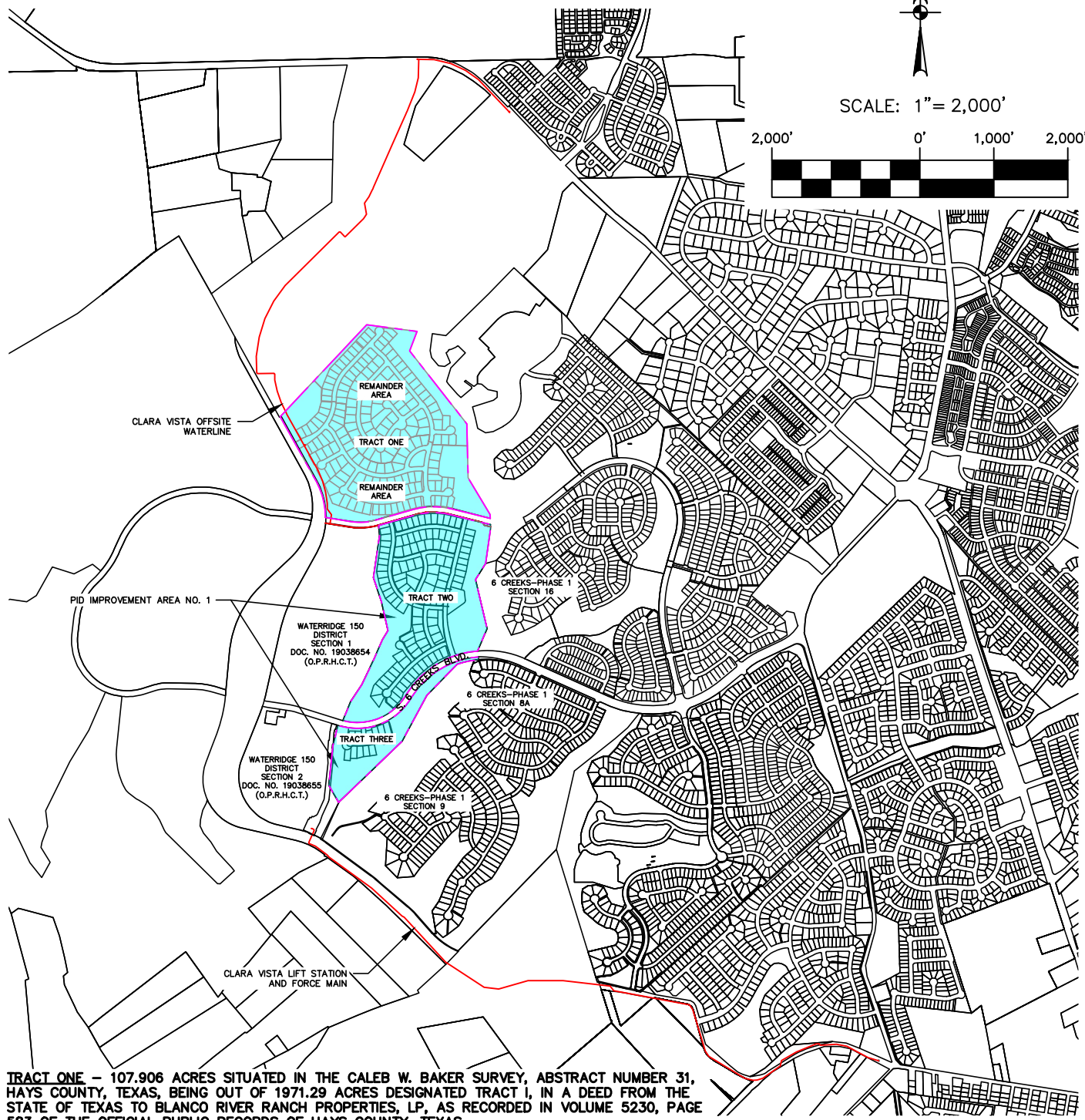
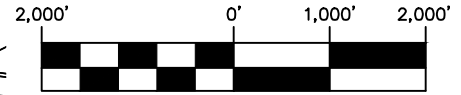
The following plans have been designed, approved, and are currently under construction:

1. Clara Vista Offsite Waterline
9,057 LF of 16-inch and 2,311 LF of 12-inch Water Improvements
2. Clara Vista Lift Station and Force Main
Wastewater Improvements

EXHIBIT 1.
**OVERALL PUBLIC
IMPROVEMENT DISTRICT**



SCALE: 1" = 2,000'



TRACT ONE - 107.906 ACRES SITUATED IN THE CALEB W. BAKER SURVEY, ABSTRACT NUMBER 31, HAYS COUNTY, TEXAS, BEING OUT OF 1971.29 ACRES DESIGNATED TRACT I, IN A DEED FROM THE STATE OF TEXAS TO BLANCO RIVER RANCH PROPERTIES, LP, AS RECORDED IN VOLUME 5230, PAGE 583 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT TWO - 74.615 ACRES SITUATED IN THE CALEB W. BAKER SURVEY, ABSTRACT NUMBER 31, HAYS COUNTY, TEXAS, BEING OUT OF 1971.29 ACRES DESIGNATED TRACT I, IN A DEED FROM THE STATE OF TEXAS TO BLANCO RIVER RANCH PROPERTIES, LP, AS RECORDED IN VOLUME 5230, PAGE 583 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT THREE - 18.856 ACRES SITUATED IN THE CALEB W. BAKER SURVEY, ABSTRACT NUMBER 31, HAYS COUNTY, TEXAS, BEING OUT OF 1971.29 ACRES DESIGNATED TRACT I, IN A DEED FROM THE STATE OF TEXAS TO BLANCO RIVER RANCH PROPERTIES, LP, AS RECORDED IN VOLUME 5230, PAGE 583 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

LEGEND

SHARED MAJOR IMPROVEMENTS	
IMPROVEMENT AREA BOUNDARY	
IMPROVEMENT AREA	

JOB NO. 51456-10
 DATE OCTOBER 2025
 DESIGNER AD/BA/JS
 CHECKED AC DRAWN JM
 SHEET 1 of 1

CLARA VISTA PID
 CITY OF KYLE, HAYS COUNTY TEXAS
 OVERALL PUBLIC IMPROVEMENT DISTRICT

PAPE-DAWSON
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Date: September 25, 2025, 3:46 PM - User: ID: ACHAVEZ
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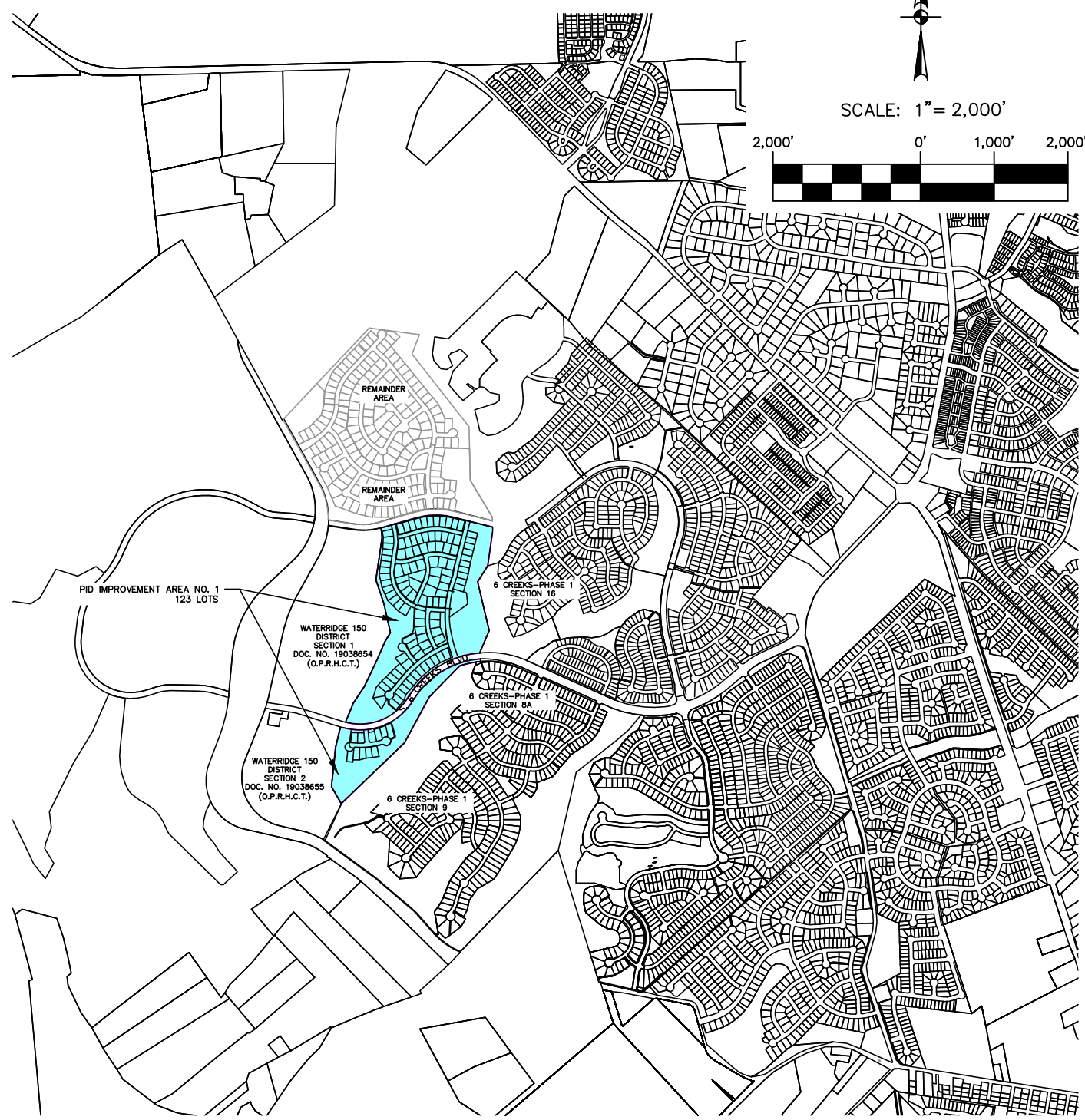
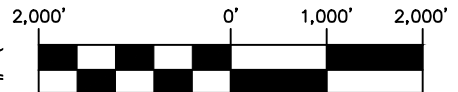
EXHIBIT 2.

PID IMPROVEMENT AREA

NO. 1



SCALE: 1" = 2,000'



LEGEND

IMPROVEMENT AREA BOUNDARY	
IMPROVEMENT AREA	

CLARA VISTA PHASE 1

A 93.476 ACRE TRACT OF LAND BEING OUT OF A CALLED 74.615 ACRE TRACT (TRACT TWO) AND A CALLED 18.856 (TRACT THREE), CONVEYED TO TOLL SOUTHWEST, LLC., RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE HAYS COUNTY, TEXAS.

Date: September 25, 2025, 3:29 PM - User ID: ACHAVEZ
 File: H:\Projects\14 56\10\301 Construction Documents Exhibits\PID Reimbursement\PHI-MP-51456-10-Boundary.dwg

JOB NO. 51456-10
 DATE OCTOBER 2025
 DESIGNER AD/BA/JS
 CHECKED AC DRAWN JM
 SHEET 1 of 1

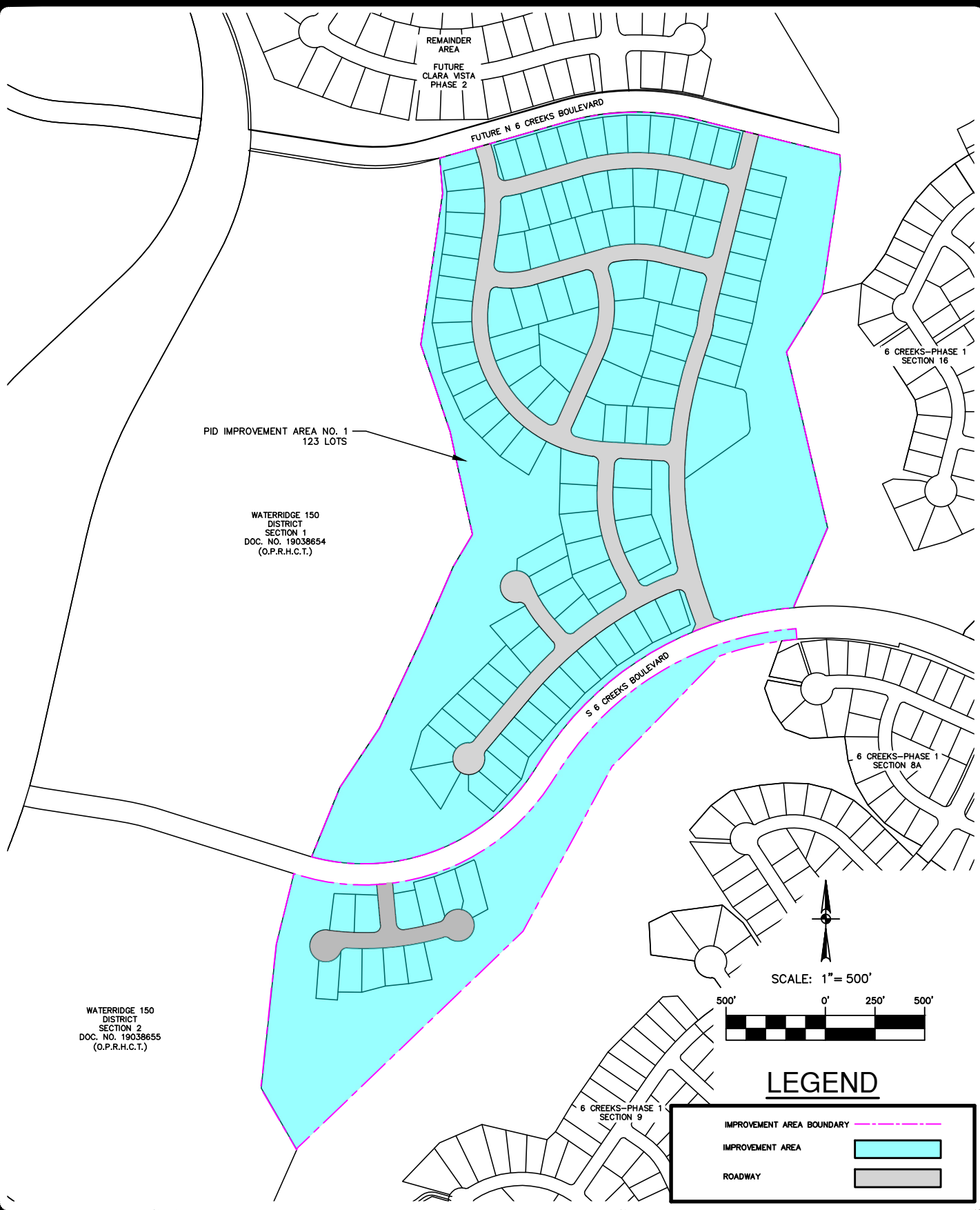
CLARA VISTA PID IMPROV. AREA NO. 1
 CITY OF KYLE, HAYS COUNTY TEXAS
 PID IMPROVEMENT AREA NO.1

PAPE-DAWSON
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

EXHIBIT 3.

**IMPROVEMENTS MAP:
ROADWAY IMPROVEMENTS**

Date: September 25, 2025, 3:39 PM - User ID: ACHAVEZ
File: H:\Projects\14 96\10\301 Construction Documents Exhibits\PID Reimbursement\251031-PH1-MP-51456-10-Roadway.dwg



PID IMPROVEMENT AREA NO. 1
123 LOTS

WATERIDGE 150
DISTRICT
SECTION 1
DOC. NO. 19038654
(O.P.R.H.C.T.)

WATERIDGE 150
DISTRICT
SECTION 2
DOC. NO. 19038655
(O.P.R.H.C.T.)

LEGEND

IMPROVEMENT AREA BOUNDARY	
IMPROVEMENT AREA	
ROADWAY	

JOB NO. 51456-10
DATE SEPTEMBER 2025
DESIGNER AD/BA/JS
CHECKED AC DRAWN JM
SHEET 1 of 1

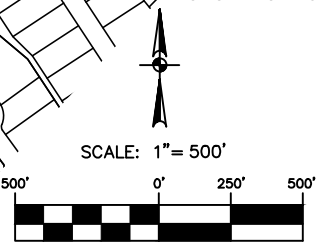
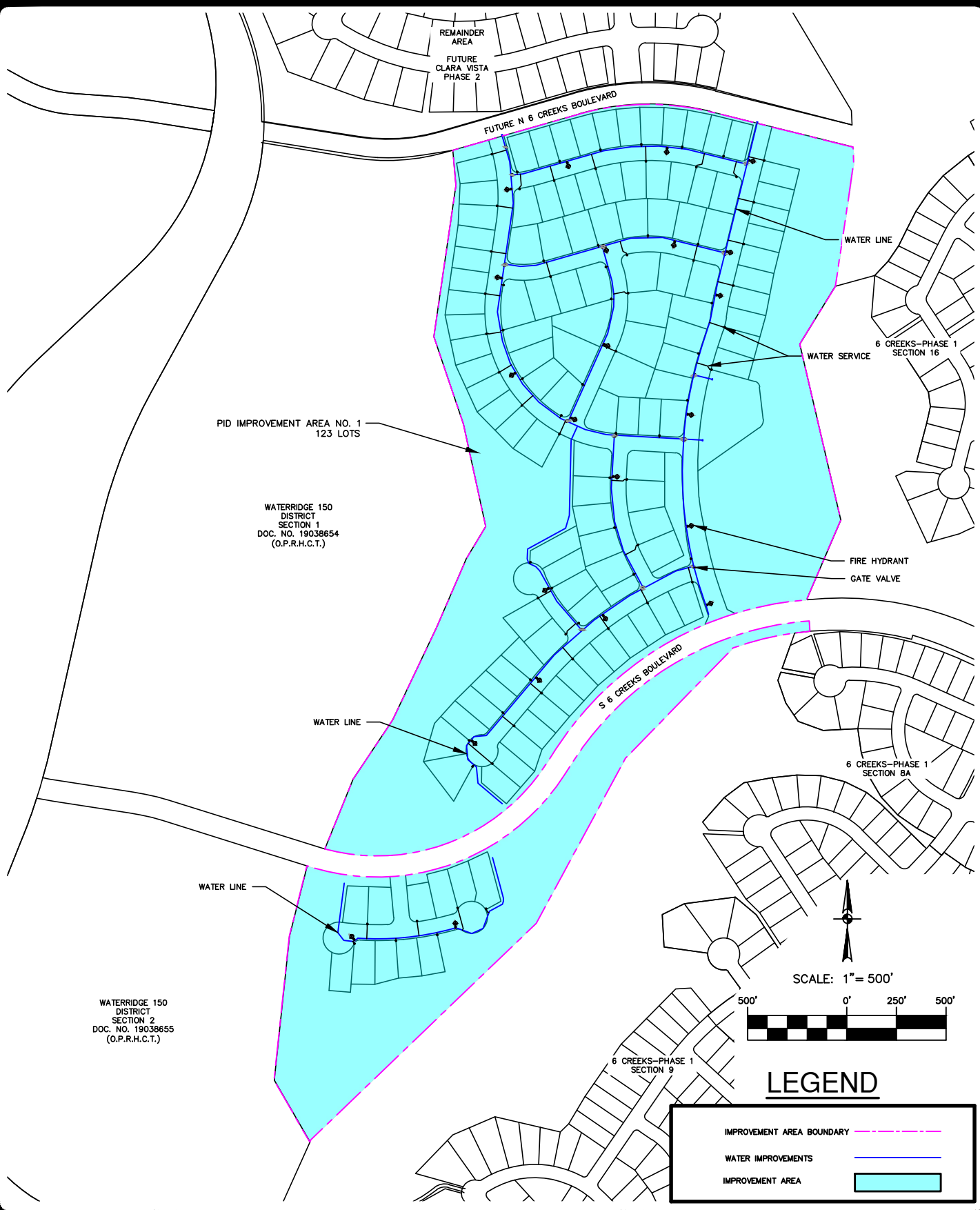
CLARA VISTA PID IMPROV. AREA NO. 1
CITY OF KYLE, HAYS COUNTY TEXAS
IMPROVEMENTS MAP: ROADWAY IMPROVEMENTS

PAPE-DAWSON
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

EXHIBIT 4.

**IMPROVEMENTS MAP:
WATER IMPROVEMENTS**

Date: September 25, 2025, 3:40 PM - User ID: ACHAVEZ
 File: H:\Projects\51456\10\301 Construction Documents Exhibits\PID Reimbursement\251031-PH1-MP-51456-10-Water.dwg



LEGEND

- IMPROVEMENT AREA BOUNDARY ---
- WATER IMPROVEMENTS ---
- IMPROVEMENT AREA

JOB NO. 51456-10
 DATE OCTOBER 2025
 DESIGNER AD/BA/JS
 CHECKED AC DRAWN JM
 SHEET 1 of 1

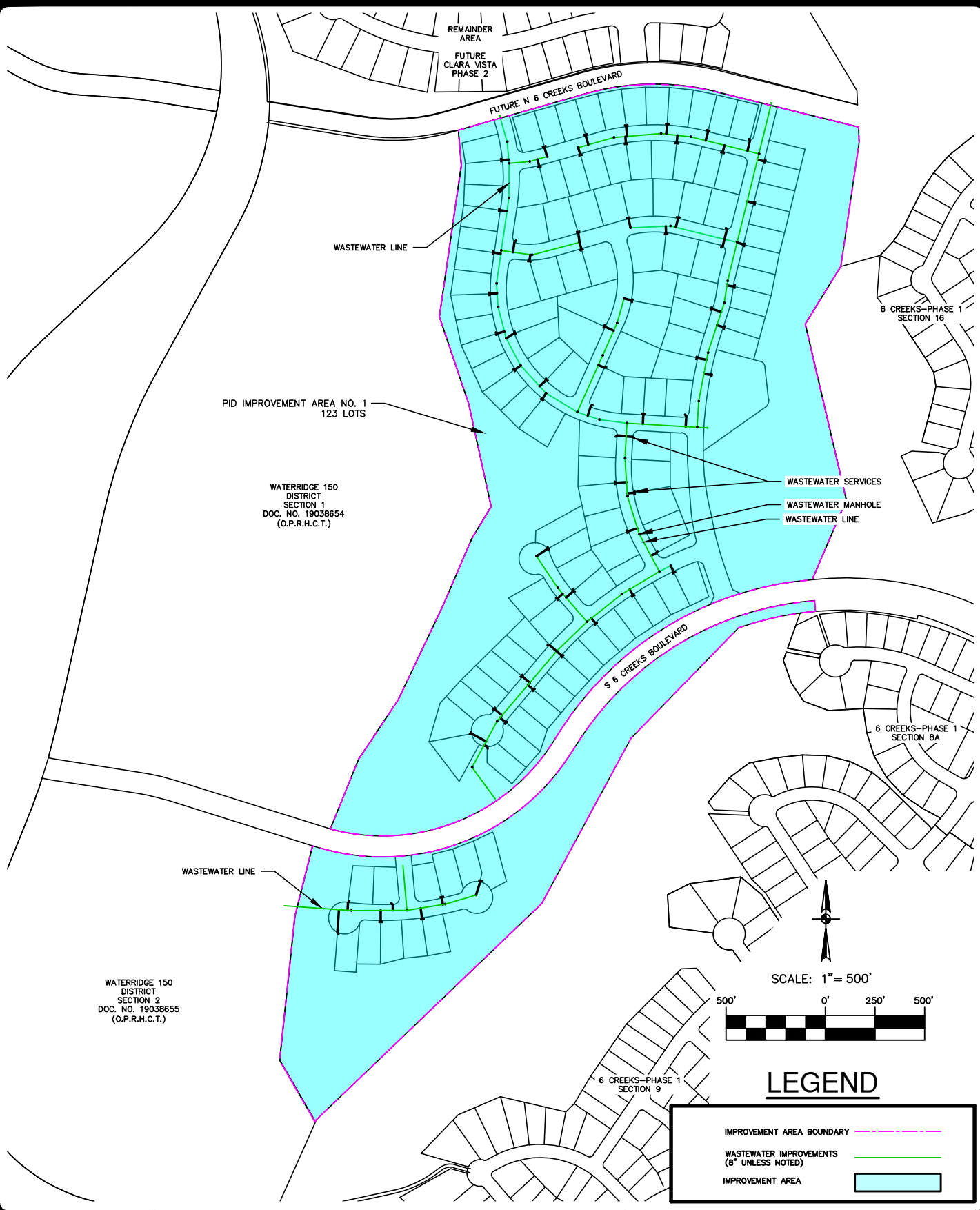
CLARA VISTA PID IMPROV. AREA NO.1
 CITY OF KYLE, HAYS COUNTY TEXAS
 IMPROVEMENTS MAP: WATER IMPROVEMENTS

PAPE-DAWSON
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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EXHIBIT 5.
**IMPROVEMENTS MAP:
WASTEWATER
IMPROVEMENTS**

Date: September 25, 2025, 3:42 PM - User ID: ACHAVEZ
 File: H:\Projects\51456\10\301 Construction Documents\Exhibits\PID Reimbursement\251031-PH1-MP-51456-10-Wastewater.dwg



JOB NO. 51456-10
 DATE OCTOBER 2025
 DESIGNER AD/BA/JS
 CHECKED AC DRAWN JM
 SHEET 1 of 1

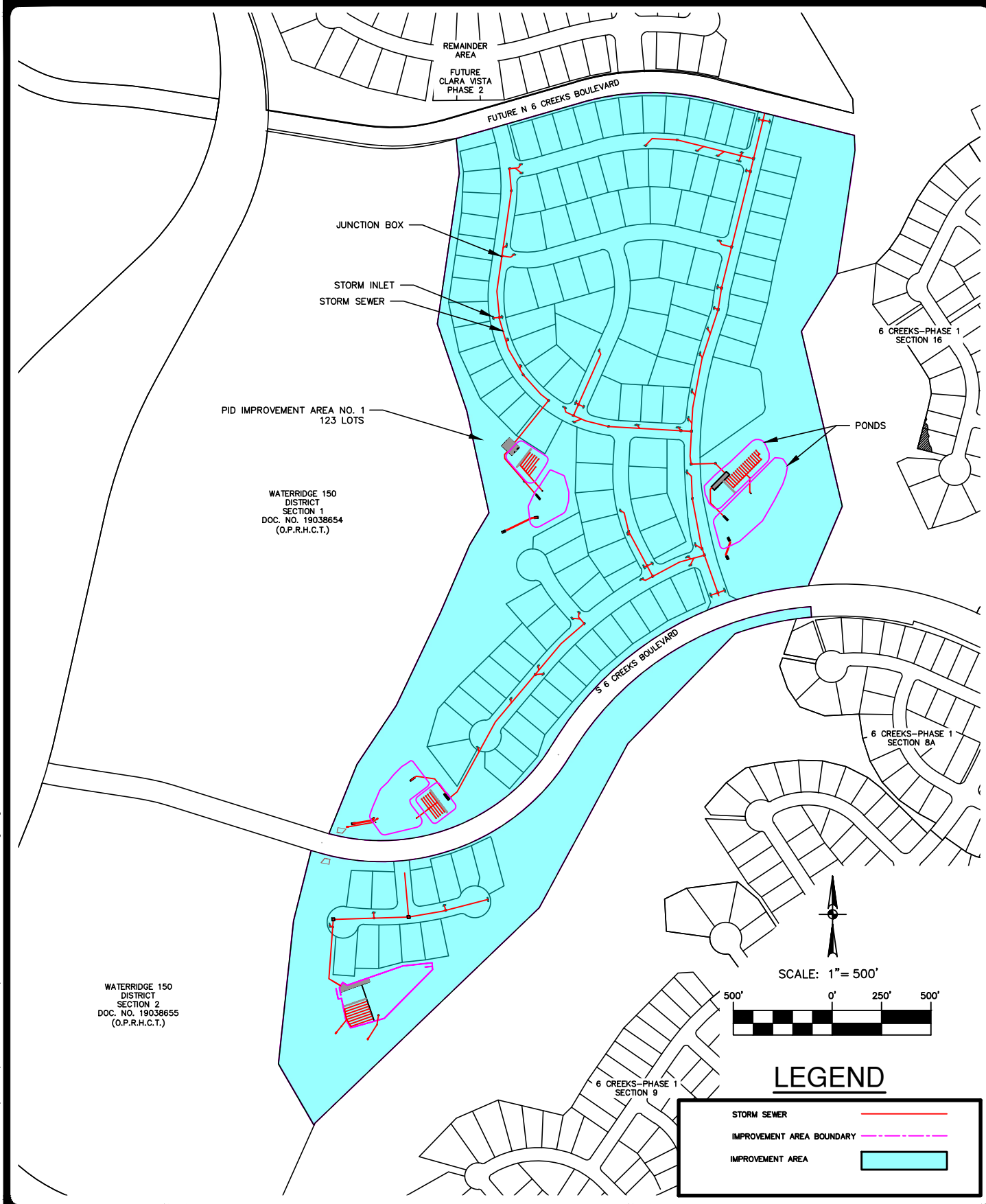
CLARA VISTA PID IMPROV. AREA NO.1
 CITY OF KYLE, HAYS COUNTY TEXAS
 IMPROVEMENTS AREA: WASTEWATER IMPROVEMENTS

PAPE-DAWSON
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

EXHIBIT 6.

**IMPROVEMENTS MAP:
DRAINAGE IMPROVEMENTS**

Date: September 25, 2025, 3:44 PM - User ID: ACHAVEZ
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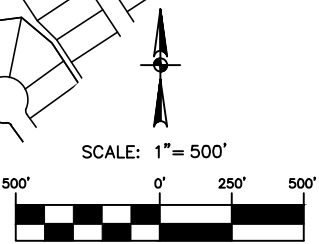


JUNCTION BOX
 STORM INLET
 STORM SEWER

PID IMPROVEMENT AREA NO. 1
 123 LOTS

WATERRIDGE 150
 DISTRICT
 SECTION 1
 DOC. NO. 19038654
 (O.P.R.H.C.T.)

WATERRIDGE 150
 DISTRICT
 SECTION 2
 DOC. NO. 19038655
 (O.P.R.H.C.T.)



LEGEND

STORM SEWER	
IMPROVEMENT AREA BOUNDARY	
IMPROVEMENT AREA	

JOB NO. 51456-10
 DATE OCTOBER 2025
 DESIGNER AD/BA/JS
 CHECKED AC DRAWN JM
 SHEET 1 of 1

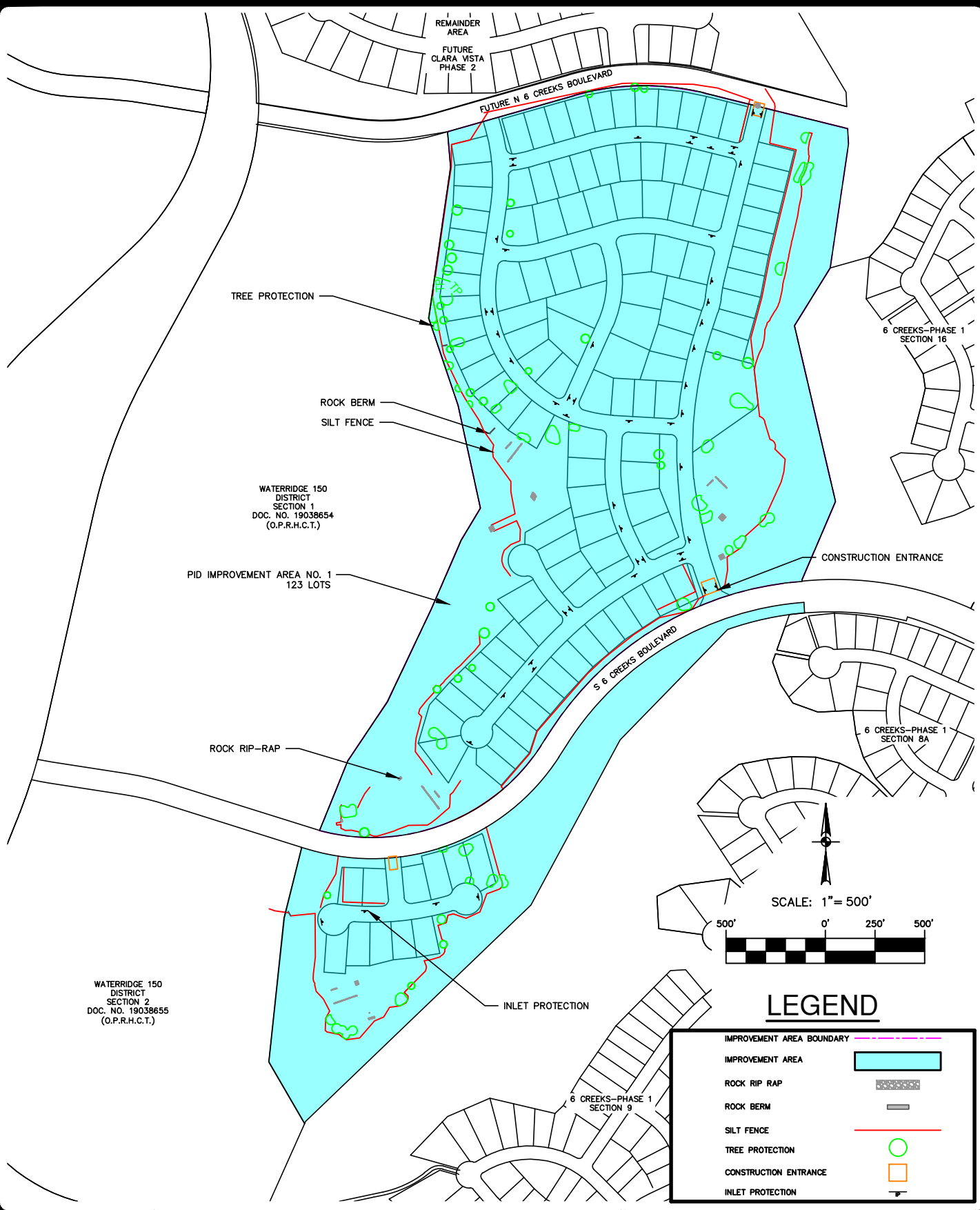
CLARA VISTA PID IMPROV. AREA NO.1
 CITY OF KYLE, HAYS COUNTY TEXAS
 IMPROVEMENTS MAP: DRAINAGE IMPROVEMENTS

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 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

EXHIBIT 7.

**IMPROVEMENTS MAP:
EROSION CONTROL
IMPROVEMENTS**

Date: September 25, 2025, 3:49 PM - User ID: ACHAVEZ
 File: H:\Projects\51456\10\301 Construction Documents Exhibits\PID Reimbursement\251031-PH1-MP-51456-10-Erosion.dwg



JOB NO. 51456-10
 DATE OCTOBER 2025
 DESIGNER AD/BA/JS
 CHECKED AC DRAWN JM
 SHEET 1 of 1

CLARA VISTA PID IMPROV. AREA NO. 1
 CITY OF KYLE, HAYS COUNTY TEXAS
 IMPROVEMENTS MAP: EROSION CONTROL IMPROVEMENTS

LEGEND

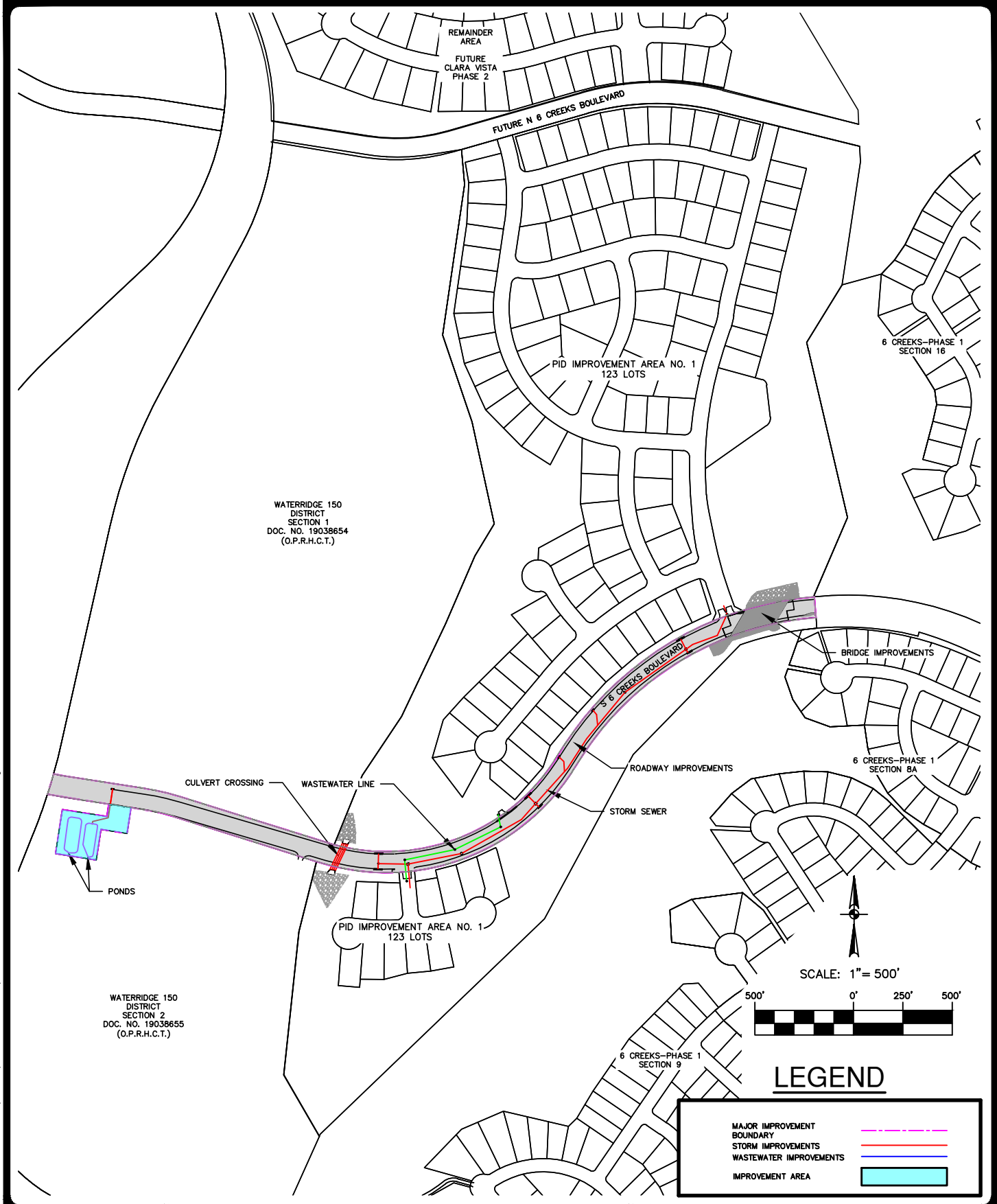
IMPROVEMENT AREA BOUNDARY	
IMPROVEMENT AREA	
ROCK RIP RAP	
ROCK BERM	
SILT FENCE	
TREE PROTECTION	
CONSTRUCTION ENTRANCE	
INLET PROTECTION	

PAPE-DAWSON
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 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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EXHIBIT 8.
SHARED MAJOR
IMPROVEMENTS:
S. 6 CREEKS BOULEVARD

Date: September 25, 2025, 4:32 PM - User ID: CKrause
 File: H:\Projects\14 56\10\301 Construction Documents Exhibits\PID Reimbursement\251031-PH1-MP-51456-10-S 6 CREEKS BLVD.dwg



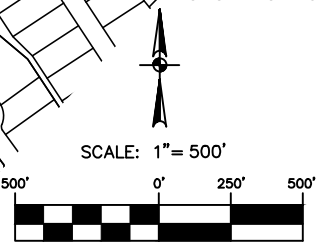
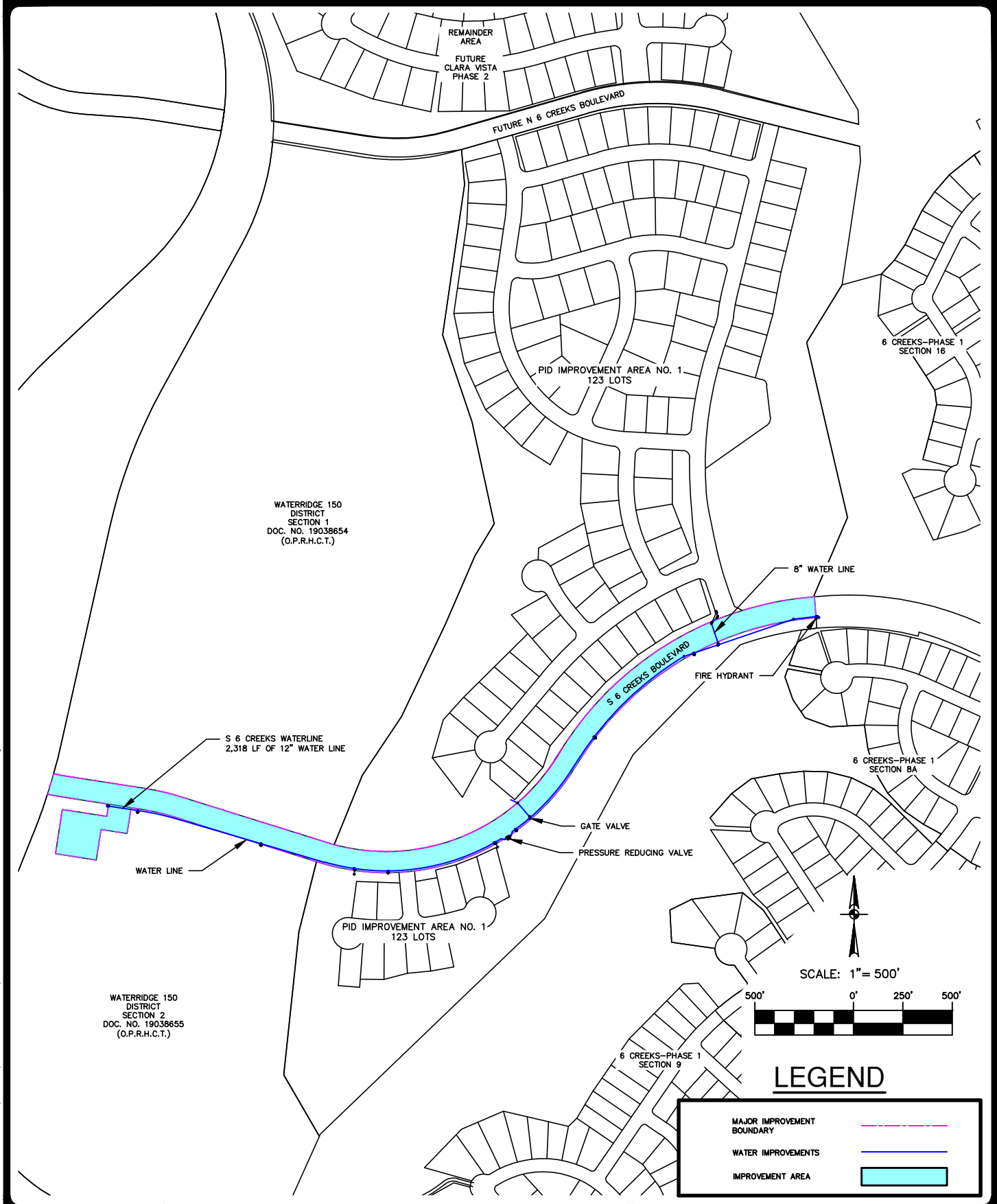
JOB NO. 51456-10
 DATE OCTOBER 2025
 DESIGNER AD/BA/JS
 CHECKED AC DRAWN JM
 SHEET 1 of 1

CLARA VISTA PID IMPROV. AREA NO.1
 CITY OF KYLE, HAYS COUNTY TEXAS
 SHARED MAJOR IMPROVEMENTS
 S. 6 CREEKS BOULEVARD

PAPE-DAWSON
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

EXHIBIT 9.
SHARED MAJOR
IMPROVEMENTS:
S. 6 CREEKS 12-INCH
WATERLINE

Date: September 25, 2025, 4:31 PM - User ID: CKrause
 File: H:\Projects\51456\10\301 Construction Documents\Exhibits\PID Reimbursement\251031-PH1-MP-51456-10-S 6 CREEKS WATERLINE.dwg



LEGEND

MAJOR IMPROVEMENT BOUNDARY	
WATER IMPROVEMENTS	
IMPROVEMENT AREA	

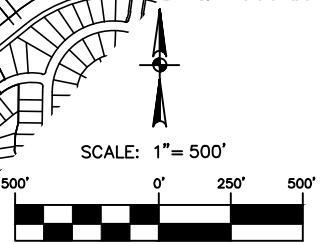
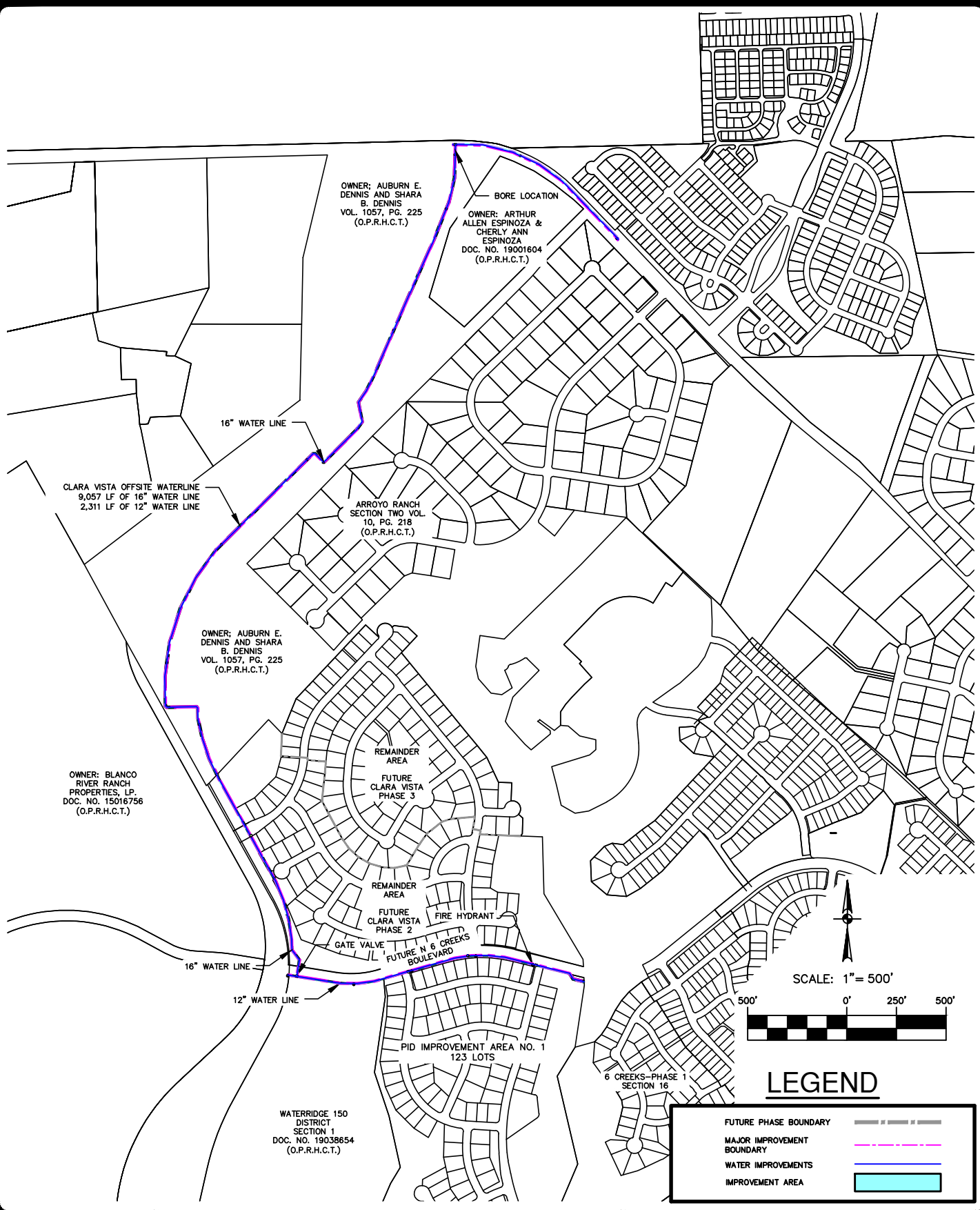
JOB NO. 51456-10
 DATE OCTOBER 2025
 DESIGNER AD/BA/JS
 CHECKED AC DRAWN JM
 SHEET 1 of 1

CLARA VISTA PID IMPROV. AREA NO.1
 CITY OF KYLE, HAYS COUNTY TEXAS
 SHARED MAJOR IMPROVEMENTS
 S. 6 CREEKS 12-INCH WATERLINE

PAPE-DAWSON
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

EXHIBIT 10.
**SHARED MAJOR
IMPROVEMENTS:
CLARA VISTA OFFSITE
WATERLINE**

Date: September 25, 2025, 3:59 PM - User ID: ACHAVEZ
 File: H:\Projects\14 56\10\301 Construction Documents\Exhibits\PID Reimbursement\251031-PH1-MP-51456-10-CLARA OFFSITE WATERLINE.dwg



LEGEND

FUTURE PHASE BOUNDARY	---
MAJOR IMPROVEMENT BOUNDARY	---
WATER IMPROVEMENTS	---
IMPROVEMENT AREA	█

JOB NO. 51456-10
 DATE OCTOBER 2025
 DESIGNER AD/BA/JS
 CHECKED AC DRAWN JM
 SHEET 1 of 1

CLARA VISTA PID IMPROV. AREA NO.1
 CITY OF KYLE, HAYS COUNTY TEXAS
 SHARED MAJOR IMPROVEMENTS:
 CLARA VISTA OFFSITE WATERLINE

PAPE-DAWSON
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 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

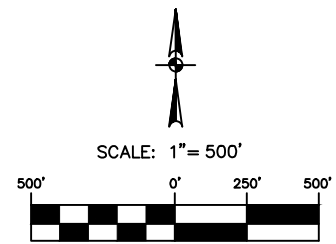
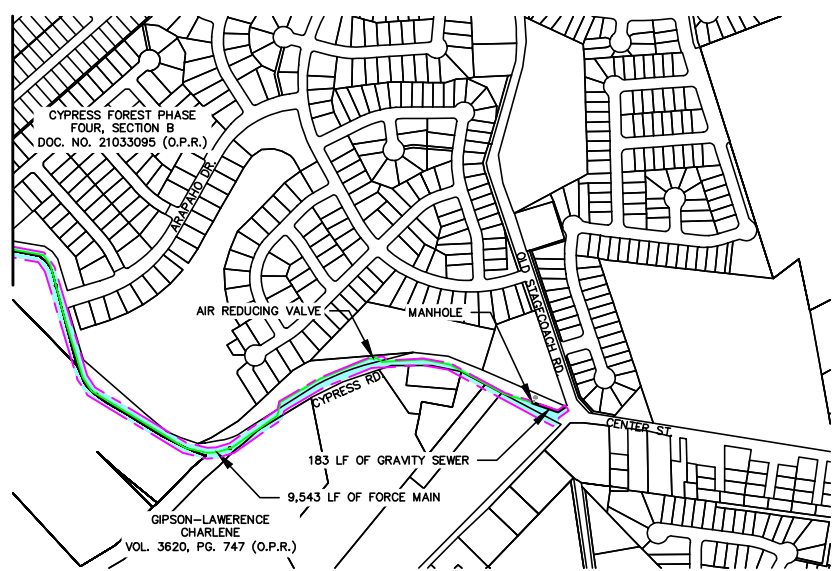
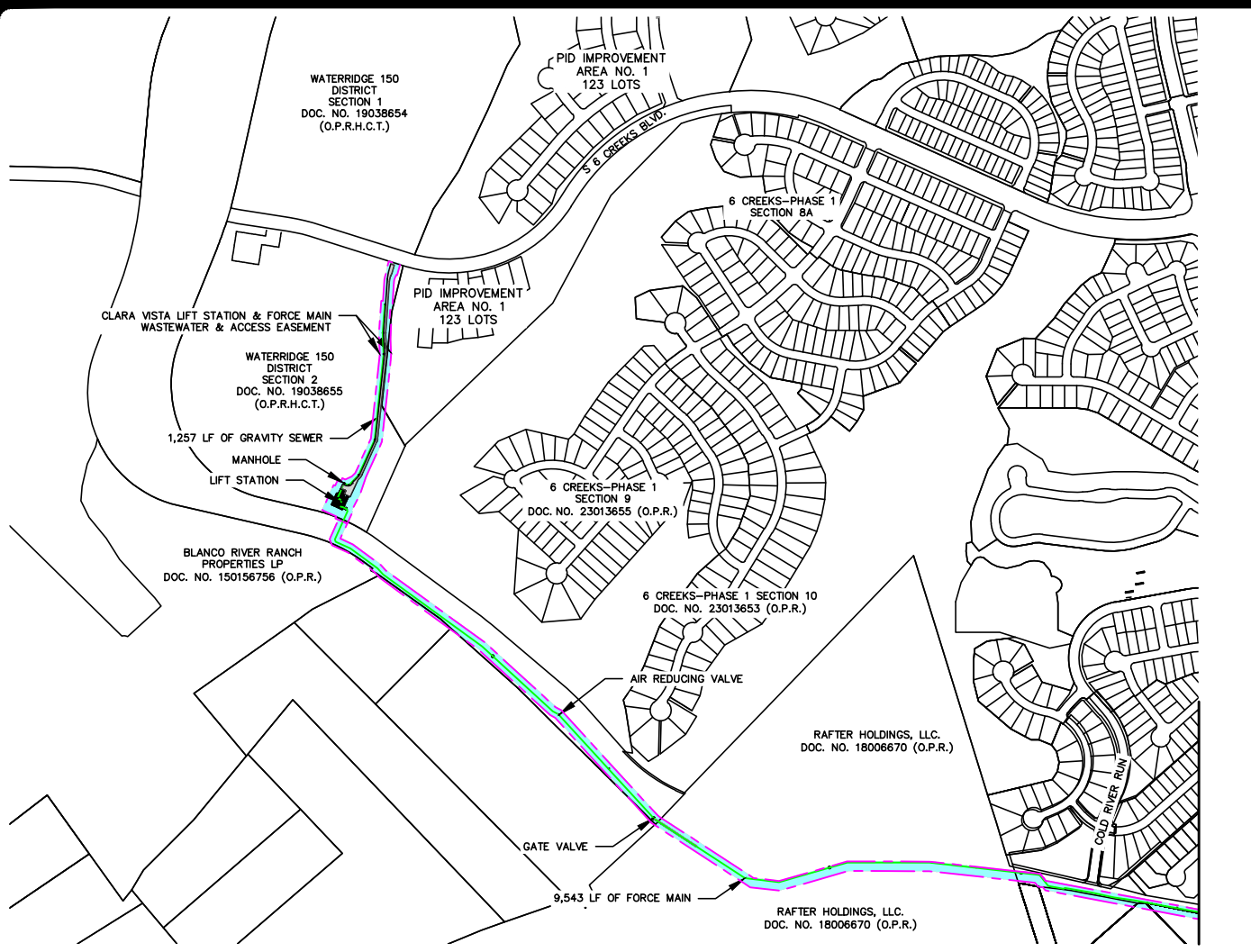
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EXHIBIT 11.

**SHARED MAJOR
IMPROVEMENTS:**

**CLARA VISTA LIFT STATION
& FORCE MAIN**

Date: September 25, 2025, 4:02 PM - User ID: ACHAVEZ
 File: H:\Projects\51456\10\301 Construction Exhibits\PID Reimbursement\251031-PH1-MP-51456-10-CLARA LIFT STATION & FORCE



LEGEND

MAJOR IMPROVEMENT BOUNDARY	
WASTEWATER IMPROVEMENTS	
IMPROVEMENT AREA	

JOB NO. 51456-10
 DATE OCTOBER 2025
 DESIGNER AD/BA/JS
 CHECKED AC DRAWN JM
 SHEET 1 of 1

CLARA VISTA PID IMPROV. AREA NO.1
CITY OF KYLE, HAYS COUNTY TEXAS
 SHARED MAJOR IMPROVEMENTS:
 CLARA LIFT STATION & FORCE MAIN

PAPE-DAWSON
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

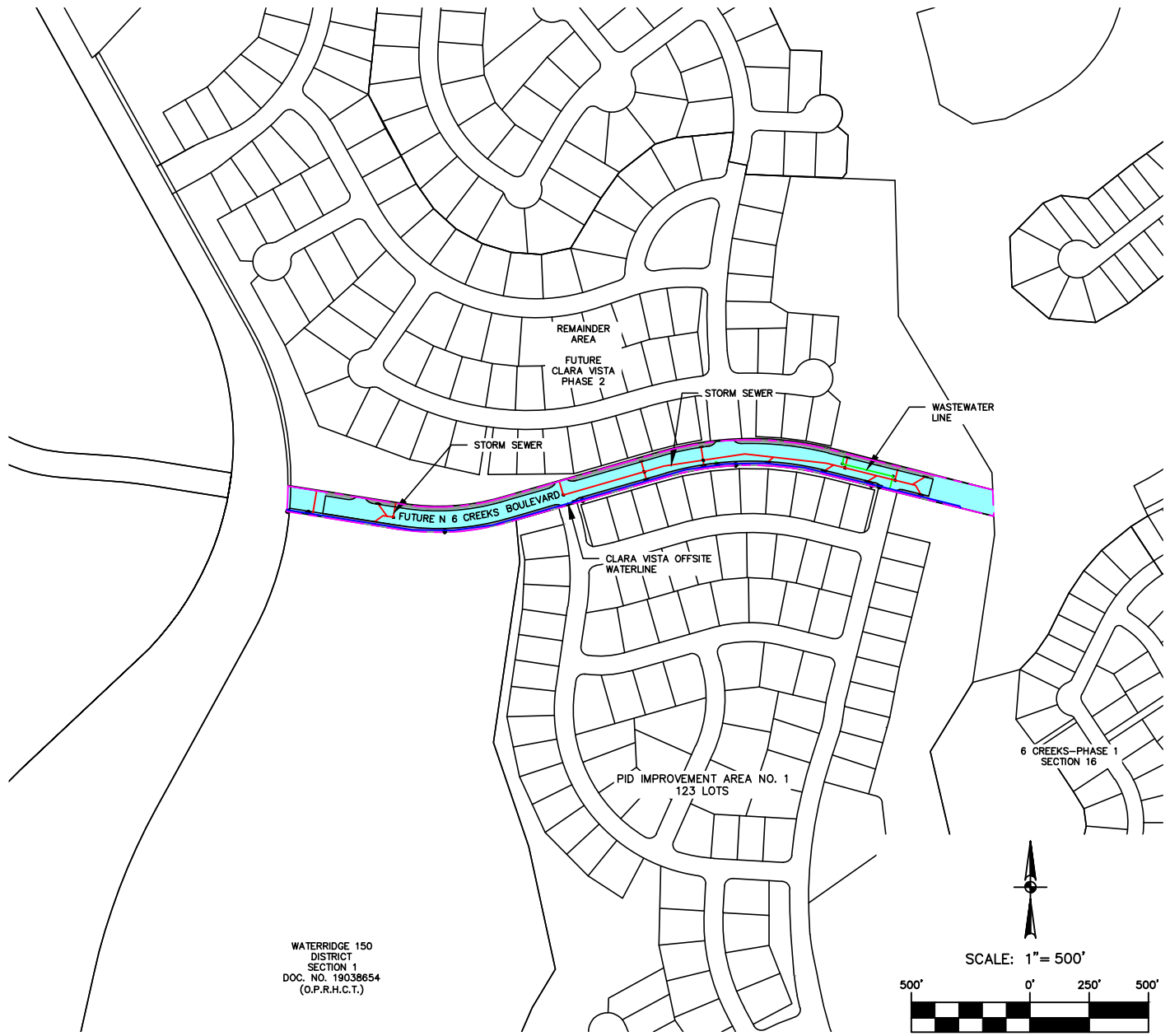
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT 12.

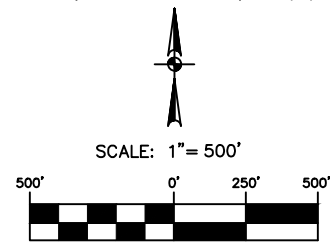
**SHARED MAJOR
IMPROVEMENTS:**

N. 6 CREEKS BOULEVARD

Date: September 25, 2025, 4:51 PM - User ID: ACHAVEZ
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WATERRIDGE 150
 DISTRICT
 SECTION 1
 DOC. NO. 19038654
 (O.P.R.H.C.T.)



LEGEND

MAJOR IMPROVEMENT BOUNDARY	
WATER IMPROVEMENTS	
STORM IMPROVEMENTS	
WASTEWATER IMPROVEMENTS	
IMPROVEMENT AREA	

JOB NO. 51456-10
 DATE NOVEMBER 2025
 DESIGNER AD/BA/JS
 CHECKED AC DRAWN JM
 SHEET 1 of 1

CLARA VISTA PID IMPROV. AREA NO.1
 CITY OF KYLE, HAYS COUNTY TEXAS
 SHARED MAJOR IMPROVEMENTS: N. 6 CREEKS BOULEVARD

PAPE-DAWSON
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 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

EXHIBIT 13.

**ENGINEER'S OPINION OF
PROBABLE COST**

CLARA VISTA - OPC SUMMARY										
TYPE OF IMPROVEMENTS	PID IMPROVEMENT AREA NO.1	FUTURE IMPROVEMENT AREAS			SHARED MAJOR IMPROVEMENTS					TOTAL
	CLARA VISTA PHASE 1	CLARA VISTA PHASE 2	CLARA VISTA PHASE 3	S. 6 CREEKS BOULEVARD	S. 6 CREEKS 12" WATERLINE	CLARA VISTA OFFSITE WATERLINE	CLARA VISTA LIFT STATION & FORCE MAIN	N. 6 CREEKS BOULEVARD		
ROADWAY	\$ 4,750,330.77	\$ 3,157,572.34	\$ 2,144,292.88	\$ 4,437,846.45	-	\$ 221,201.19	\$ 452,852.00	\$ 1,318,329.49	\$ 16,482,425.12	
WATER	\$ 1,214,587.22	\$ 590,193.36	\$ 581,780.13	-	\$ 703,518.07	\$ 1,779,974.69	\$ 47,223.00	-	\$ 4,917,276.47	
WASTEWATER	\$ 1,316,927.31	\$ 834,035.08	\$ 776,811.44	\$ 65,060.55	-	-	\$ 3,211,157.96	-	\$ 6,203,992.34	
DRAINAGE	\$ 4,042,414.22	\$ 3,895,874.09	\$ 1,195,459.57	\$ 1,316,913.15	-	-	-	\$ 284,794.85	\$ 10,735,455.88	
EROSION CONTROLS	\$ 478,524.18	\$ 382,802.75	\$ 350,745.08	\$ 231,255.71	-	\$ 95,508.47	\$ 62,408.00	\$ 24,312.06	\$ 1,625,556.25	
DRY UTILITIES	\$ 512,356.68	-	-	\$ 243,827.28	-	-	-	-	\$ 756,183.96	
	\$ 12,315,140.38	\$ 8,860,477.62	\$ 5,049,089.10	\$ 6,294,903.14	\$ 703,518.07	\$ 2,096,684.35	\$ 3,773,640.96	\$ 1,627,436.40	\$ 40,720,890.02	

Note: Future Improvements costs are speculative and are subject to change prior to city acceptance.

**ENGINEER'S OPINION
OF
DEVELOPMENT COST**

Project:	Clara Phase 1	Client:	
Project No:	51432-00	Date:	October 21, 2025
Prepared By:	Pape-Dawson Consulting Engineers, LLC.	Lots:	123
	TBPE Firm Registration #470	UPA:	0.8
Quantities From:	Pape-Dawson Consulting Engineers, LLC.	Acres:	99.56
Unit Costs From:	Clara Vista Phase 1		

**CLARA PHASE 1
RESIDENTIAL IMPROVEMENTS**

Item No.	Description	Quantity	Unit	Unit Cost	Item Total
Erosion Control					
1	Mobilization	1	LS	\$ 174,491.89	\$ 174,491.89
2	Stabilized Construction Entrance	3	EA	\$ 1,130.00	\$ 3,390.00
3	Silt Fence	10,663	LF	\$ 4.67	\$ 49,796.21
4	P&P Bond	1	LS	\$ 55,723.69	\$ 55,723.69
5	Tree Protection	5,267	LF	\$ 4.24	\$ 22,332.08
6	Inlet Protection	51	EA	\$ 127.73	\$ 6,514.23
7	Concrete W/O Pit	3	EA	\$ 565.00	\$ 1,695.00
8	Rock Berm	44	LF	\$ 26.56	\$ 1,168.64
9	Reveg	1	LS	\$ 126,212.14	\$ 126,212.14
10	Rock Rip-Rap	30	SY	\$ 66.39	\$ 1,991.70
11	Construction Staking	1	LS	\$ 4,972.00	\$ 4,972.00
12	Construction Water Hauling	1	LS	\$ 30,236.60	\$ 30,236.60
EROSION CONTROL SUBTOTAL					\$ 478,524.18
Storm Sewer Improvements					
1	54" CL3 RCP	168	LF	\$ 355.71	\$ 59,759.28
2	42" CL3 RCP	1,332	LF	\$ 219.22	\$ 292,001.04
3	36" CL3 RCP	191	LF	\$ 165.46	\$ 31,602.86
4	30" CL3 RCP	1,339	LF	\$ 108.65	\$ 145,482.35
5	24" CL3 RCP	1,323	LF	\$ 85.19	\$ 112,706.37
6	18" CL3 RCP	2,965	LF	\$ 64.78	\$ 192,072.70
7	6' X 4' CL2 RCB	572	LF	\$ 588.77	\$ 336,776.44
8	10' Curb Inlet	32	EA	\$ 5,326.85	\$ 170,459.20
9	15' Curb Inlet	19	EA	\$ 8,677.54	\$ 164,873.26
10	4' Manhole	1	EA	\$ 4,811.94	\$ 4,811.94
11	4 x 4 Junction Box	15	EA	\$ 4,189.86	\$ 62,847.90
12	5 x 5 Junction Box	8	EA	\$ 4,892.63	\$ 39,141.04
13	6 x 6 Junction Box	8	EA	\$ 6,871.54	\$ 54,972.32
14	10 x 10 Junction Box	2	EA	\$ 20,048.15	\$ 40,096.30
15	Remove Existing 36" and 54" SET	1	LS	\$ 3,023.14	\$ 3,023.14
16	All WQP	1	LS	\$ 2,068,814.29	\$ 2,068,814.29
17	Trench Safety - Storm	7,545	LF	\$ 1.00	\$ 7,545.00
18	Construction Water Hauling	1	LS	\$ 255,428.79	\$ 255,428.79
STORM SEWER SUBTOTAL					\$ 4,042,414.22
Water Improvements					
1	8" PVC	8,496	LF	\$ 56.49	\$ 479,939.04
2	12" PVC	1,915	LF	\$ 100.83	\$ 193,089.45
3	6" Gate Valve	22	EA	\$ 2,013.63	\$ 44,299.86
4	8" Gate Valve	20	EA	\$ 3,680.01	\$ 73,600.20
5	2" Blow Off Valve (12")	1	EA	\$ 1,705.93	\$ 1,705.93
6	12" Gate Valve	5	EA	\$ 4,976.55	\$ 24,882.75
7	18" Steel Casing	30	LF	\$ 159.34	\$ 4,780.20
8	8" Blowoff	3	EA	\$ 1,520.73	\$ 4,562.19
9	Single Service - Short	13	EA	\$ 1,212.04	\$ 15,756.52
10	Single Service - Long	9	EA	\$ 2,007.30	\$ 18,065.70
11	Double Service - Short	23	EA	\$ 1,926.04	\$ 44,298.92
12	Double Service - Long	30	EA	\$ 2,901.82	\$ 87,054.60
13	Connect to Existing 8" Line	3	EA	\$ 2,198.58	\$ 6,595.74
14	Connect to Existing 12" Line	1	EA	\$ 1,883.87	\$ 1,883.87
15	Fire Hydrant Assembly	22	EA	\$ 5,770.95	\$ 126,960.90
16	Trench Safety - Water	10,365	LF	\$ 1.00	\$ 10,365.00
17	Construction Water Hauling	1	LS	\$ 76,746.35	\$ 76,746.35
WATER SUBTOTAL					\$ 1,214,587.22

Item No.	Description		Unit	Unit Cost	Item Total
Wastewater Improvements					
1	8" ASTM D2241 PR160 PVC	8,054	LF	\$ 67.08	\$ 540,262.32
2	6" Sanitary Sewer Stack	125	EA	\$ 142.40	\$ 17,800.00
3	Single Service - 6"	25	LF	\$ 2,243.90	\$ 56,097.50
4	Double Service - 6"	50	LF	\$ 3,464.03	\$ 173,201.50
5	4' Dia. Std. Manhole	42	EA	\$ 6,952.24	\$ 291,994.08
6	5' Dia. Std. Manhole	7	EA	\$ 15,289.85	\$ 107,028.95
7	Connctet to Existing 4' WW Manhole	1	EA	\$ 7,705.74	\$ 7,705.74
8	Connect to Existing 8" WW Stub	1	EA	\$ 5,329.00	\$ 5,329.00
9	18" Steel Encasement	42	LF	\$ 145.91	\$ 6,128.22
10	8" Cleanout	1	EA	\$ 1,308.87	\$ 1,308.87
11	8" Sanitary Sewer Drop Connection	5	EA	\$ 1,348.79	\$ 6,743.95
12	6" Sanitary Sewer Drop Connection	3	EA	\$ 972.98	\$ 2,918.94
13	8" Sanitary Plug	2	EA	\$ 41.27	\$ 82.54
14	Adjust Manhole Rim	1	EA	\$ 633.04	\$ 633.04
15	Trench Safety	7,852	LF	\$ 1.00	\$ 7,852.00
16	Added WW Service cut-in tee	1	EA	\$ 8,627.73	\$ 8,627.73
17	Construction Water Hauling	1	LS	\$ 83,212.93	\$ 83,212.93
WASTEWATER SUBTOTAL					\$ 1,316,927.31
Roadway Improvements					
1	Excavation	161,790	CY	\$ 7.19	\$ 1,163,270.10
2	Embankment	170,596	CY	\$ 3.32	\$ 566,378.72
3	Rock Walls	23,270	SF	\$ 42.21	\$ 982,226.70
4	Fine Grade Lots	123	EA	\$ 123.18	\$ 15,151.14
5	Tree Well	1	LS	\$ 34,733.38	\$ 34,733.38
6	9" Base	30,579	SY	\$ 9.09	\$ 277,963.11
7	10" Base	10,110	SY	\$ 8.76	\$ 88,563.60
8	HMAC 1.5"	22,914	SY	\$ 13.26	\$ 303,839.64
9	HMAC 2"	7,602	SY	\$ 17.52	\$ 133,187.04
10	Curb & Gutter	17,827	LF	\$ 20.07	\$ 357,787.89
11	4' Sidewalk	3,150	LF	\$ 31.87	\$ 100,390.50
12	Ramps	44	EA	\$ 1,535.45	\$ 67,559.80
13	Driveway - Fire Access	444	SY	\$ 53.61	\$ 23,802.84
14	TY 2 Concrete Driveway	4	EA	\$ 2,088.46	\$ 8,353.84
15	Street Lights	1	LS	\$ 126,846.95	\$ 126,846.95
16	Barricade	8	EA	\$ 3,236.96	\$ 25,895.68
17	Signage/Striping	1	LS	\$ 17,108.20	\$ 17,108.20
18	Type 3 Barricade	1	LS	\$ 2,890.14	\$ 2,890.14
19	Subgrade Prep (Local Roads)	30,579	SY	\$ 3.00	\$ 91,737.00
20	Subgrade Prep (Collector Roads)	10,110	SY	\$ 3.00	\$ 30,330.00
21	Flowable Fill	1	LS	\$ 4,704.00	\$ 4,704.00
22	Parking Stall Subgrade Prep	339	SY	\$ 2.22	\$ 752.58
23	Parking Stall 10" Base	339	SY	\$ 8.76	\$ 2,969.64
24	Parking Stall 2" HMAC	339	SY	\$ 17.52	\$ 5,939.28
25	Parking Stall ADA Ramp	1	EA	\$ 1,535.45	\$ 1,535.45
26	Parking Stall Signage and Striping	1	LS	\$ 2,029.10	\$ 2,029.10
27	4" Irrigation Sleeves	522	LF	\$ 23.00	\$ 12,006.00
28	3x5 Rock, rebar, Epoxy, Concrete, and Labor	1	LS	\$ 2,218.40	\$ 2,218.40
29	Construction Water Hauling	1	LS	\$ 300,160.05	\$ 300,160.05
ROADWAY SUBTOTAL					\$ 4,750,330.77

Item No.	Description		Unit	Unit Cost	Item Total
Dry Utility Improvements					
1	Trench Excavation - Dry Utilities	14,483	LF	\$ 14.50	\$ 210,003.50
2	3" Conduit	21,408	EA	\$ 4.85	\$ 103,828.80
3	74 Large Combo Pad nad Enclosure	6	LF	\$ 5,950.00	\$ 35,700.00
4	74 Large Sectionalizing Pad and Enclosure	2	LF	\$ 4,500.00	\$ 9,000.00
5	Transformer Pad	31	EA	\$ 2,100.00	\$ 65,100.00
6	Secondary Enclosure	70	EA	\$ 805.00	\$ 56,350.00
7	Construction Water Hauling	1	LS	\$ 32,374.38	\$ 32,374.38
DRY UTILITY SUBTOTAL					\$ 512,356.68
TOTAL FOR Clara Phase 1 IMPROVEMENTS					\$ 12,315,140.38

Note: 1. Per the City of Kyle, Fire Hydrants may not be used for construction water. Construction Water Hauling is required.
2. Landscape Improvements and Fees are not included with this estimate.

**ENGINEER'S OPINION
OF
DEVELOPMENT COST**

Project:	S. 6 Creeks Blvd.	Client:	
Project No:	51456-10	Date:	October 21, 2025
Prepared By:	Pape-Dawson Consulting Engineers, LLC.	Lots:	
	TBPE Firm Registration #470	UPA:	
Quantities From:	Pape-Dawson Consulting Engineers, LLC.	Acres:	
Unit Costs From:	S. 6 Creeks Blvd. Phase 2 & 3 - Pay Application #24		

**S. 6 CREEKS BOULEVARD
ROADWAY IMPROVEMENTS**

Item No.	Description	Quantity	Unit	Contract Total	
				Unit Cost	Item Total
Erosion Control					
1	Mobilization	1	LS	\$ 115,000.00	\$ 115,000.00
2	Silt Fence	820	LF	\$ 4.67	\$ 3,829.40
3	PUE Clearing	1	LF	\$ 4,500.00	\$ 4,500.00
4	Silt Fence	13,033	LF	\$ 3.75	\$ 48,873.75
5	Inlet Protection Barrier	10	EA	\$ 215.00	\$ 2,150.00
6	Stabilized Construction Entrance	1	EA	\$ 1,200.00	\$ 1,200.00
7	V-Bottom Diversion Swale & Interim Channel w/3:1 Side Slopes	2,280	LF	\$ 5.00	\$ 11,400.00
8	Inlet Protection Barrier	2	EA	\$ 100.00	\$ 200.00
9	Construction Staking	1	LS	\$ 15,000.00	\$ 15,000.00
10	Performance & Payment Bonds	1	LS	\$ 25,300.00	\$ 25,300.00
11	Construction Water Hauling	1	LS	\$ 3,802.56	\$ 3,802.56
	EROSION CONTROL SUBTOTAL				\$ 231,255.71
Storm Sewer Improvements					
1	18" R.C.P	416	LF	\$ 70.00	\$ 29,120.00
2	24" R.C.P	99	LF	\$ 88.00	\$ 8,712.00
3	30" R.C.P	113	LF	\$ 113.00	\$ 12,769.00
3	36" R.C.P	50	LF	\$ 175.00	\$ 8,750.00
4	42" R.C.P	218	LF	\$ 220.00	\$ 47,960.00
5	54" R.C.P	1,480	LF	\$ 350.00	\$ 518,000.00
6	6'X4' RCB Storm Sewer	333	LF	\$ 540.00	\$ 179,820.00
7	5' Diameter Storm Manhole	2	EA	\$ 5,025.00	\$ 10,050.00
8	6' Diameter Storm Manhole	2	EA	\$ 7,400.00	\$ 14,800.00
9	8' Diameter Storm Manhole	1	EA	\$ 15,330.00	\$ 15,330.00
10	6'X6' Junction Box	1	EA	\$ 7,670.00	\$ 7,670.00
11	7'X7' Junction Box	2	EA	\$ 10,775.00	\$ 21,550.00
12	Headwall & Wingwalls for 18" RCP, P/City of Austin Detail 508S-13 (Inclu	1	EA	\$ 4,390.00	\$ 4,390.00
13	Headwall & Wingwalls for 54" RCP, P/TXDOT Detail SETP-CD	1	EA	\$ 7,850.00	\$ 7,850.00
14	Headwall with Wingwalls for 6'X4' RCB, P/TXDOT Detail FW-S	2	EA	\$ 18,580.00	\$ 37,160.00
15	Headwall & Wingwalls for 36" RCP, P/TXDOT	1	EA	\$ 4,405.00	\$ 4,405.00
16	10' Curb Inlet	4	EA	\$ 5,565.00	\$ 22,260.00
17	20' Curb Inlet	2	EA	\$ 9,825.00	\$ 19,650.00
18	30' Curb Inlet	4	EA	\$ 14,390.00	\$ 57,560.00
19	Trench Safety	2,709	EA	\$ 1.00	\$ 2,709.00
20	Construction Surveying	1	LS	\$ 8,425.00	\$ 8,425.00
21	Load and Haul Utility Spoils	5,385	CY	\$ 3.75	\$ 20,193.75
22	Process Surplus and Stockpile On-Site	7,227	CY	\$ 6.50	\$ 46,975.50
23	Construction Water Hauling	1	LS	\$ 18,491.94	\$ 18,491.94
	STORM SEWER SUBTOTAL				\$ 1,124,601.19

Item No.	Description	Quantity	Unit	Contract Total	
				Unit Cost	Item Total
Water Quality Ponds					
1	Excavation within Pond "K"	2,170	CY	\$ 9.50	\$ 20,615.00
2	OnSite Placement of Excavation Within Pond "K"	79	CY	\$ 2.25	\$ 177.75
3	12" Clay Liner	110	CY	\$ 26.00	\$ 2,860.00
4	Bio Filtration Media, Gravel, Fabrics, & Perf PVC	1	LS	\$ 91,250.00	\$ 91,250.00
5	Pond Plantings	1	LS	\$ 5,925.00	\$ 5,925.00
6	6" PVC Discharge Pipe	86	LF	\$ 42.00	\$ 3,612.00
7	6" Cleanout	1	EA	\$ 470.00	\$ 470.00
8	6" Discahrge Headwall	2	EA	\$ 915.00	\$ 1,830.00
9	Rock Rip-Rap	8	SY	\$ 85.00	\$ 680.00
10	18-inch SET	1	EA	\$ 2,100.00	\$ 2,100.00
11	Sediment Depth Marker	1	EA	\$ 905.00	\$ 905.00
12	Gabion Basket, Footer, Splash Rd	1	LS	\$ 8,750.00	\$ 8,750.00
13	Splitter Box	1	EA	\$ 17,775.00	\$ 17,775.00
14	Weir Erosion Control Matting	48	SY	\$ 8.00	\$ 384.00
15	Type II Concrete Driveway	1	EA	\$ 3,950.00	\$ 3,950.00
16	12' All Weather Access Road	926	SY	\$ 30.00	\$ 27,780.00
17	Trench Safety	86	LF	\$ 1.00	\$ 86.00
18	Construction Water Hauling	1	LS	\$ 3,162.21	\$ 3,162.21
WATER QUALITY PONDS SUBTOTAL					\$ 192,311.96
Sanitary Sewer Improvements					
1	8" SDTM D2241 PR160 PVC Sanitary Sewer	515	LF	\$ 56.00	\$ 28,840.00
2	Sanitary Sewer Manhole (4' Diameter)	3	EA	\$ 6,845.00	\$ 20,535.00
3	8" Sanitary Plug	2	EA	\$ 41.00	\$ 82.00
4	16" Steel Encasement, to be Plugged	81	LF	\$ 110.00	\$ 8,910.00
5	Trench Safety	515	LF	\$ 1.00	\$ 515.00
6	Reprofiled 8" WW	515	LF	\$ 8.25	\$ 4,248.75
7	Extra Depth Manholes	2	VF	\$ 430.00	\$ 860.00
8	Construction Water Hauling	1	LS	\$ 1,069.80	\$ 1,069.80
SANITARY SEWER SUBTOTAL					\$ 65,060.55

Item No.	Description	Quantity	Unit	Contract Total	
				Unit Cost	Item Total
Roadway Improvements					
1	Excavation for Paving and Lots	11,461	CY	\$ 3.00	\$ 34,383.00
2	Spread and Compact Paving Excavation	1,632	CY	\$ 3.75	\$ 6,120.00
3	6" Moisture Conditioned Subgrade	21,639	SY	\$ 2.75	\$ 59,507.25
4	18" Flexible Base (Collector Roads)	21,639	SY	\$ 18.00	\$ 389,502.00
5	2.5" HMAC Surface, type D (Collector Roads)	18,885	SY	\$ 22.00	\$ 415,470.00
6	6" Concrete Curb with Catch gutter	6,193	LF	\$ 20.00	\$ 123,860.00
7	Wheelchair Ramp	8	EA	\$ 1,600.00	\$ 12,800.00
8	Street Sign/Stop Sign	2	EA	\$ 1,415.00	\$ 2,830.00
9	Turf Establishment by Hydromulch Seeding within ROW	1.7	AC	\$ 21,000.00	\$ 35,700.00
10	Turf Establishment by Broadcasting Seeding	1	AC	\$ 15,225.00	\$ 15,225.00
11	Turf Establishment with Straw Mulch Blanket, Fill Slopes	12,610	SY	\$ 5.75	\$ 72,507.50
12	Type III Barricade	6	EA	\$ 2,030.00	\$ 12,180.00
13	Remove Type III Barricade	1	EA	\$ 140.00	\$ 140.00
14	Traffic Striping and Markers	1	LS	\$ 24,875.00	\$ 24,875.00
15	4' Sidewalk (4in thick)(#3@18inOCEW)	2,820	LF	\$ 31.87	\$ 89,873.40
16	10' Sidewalk (4in thick)(#3@18inOCEW)	2,740	LF	\$ 79.68	\$ 218,323.20
17	Streetlights	1	LS	\$ 305,055.10	\$ 305,055.10
18	Excavation for Paving and Lots	4,601	CY	\$ 10.00	\$ 46,010.00
19	Spread and compact Paving Excavation	655	CY	\$ 2.75	\$ 1,801.25
20	6" Irrigation Sleeve	157	LF	\$ 26.00	\$ 4,082.00
21	4" Irrigation Sleeve	157	LF	\$ 23.00	\$ 3,611.00
22	2" Irrigation Sleeve	157	LF	\$ 19.00	\$ 2,983.00
23	Construction Surveying	1	LS	\$ 5,595.00	\$ 5,595.00
24	Construction Water Hauling	1	LS	\$ 31,470.54	\$ 31,470.54
ROADWAY SUBTOTAL					\$ 1,913,904.24
S. 6 Creeks Bridge					
1	18" Diameter Drilled Shafts	138	LF	\$ 115.00	\$ 15,870.00
2	36" Diameter Drilled Shafts	667	LF	\$ 250.00	\$ 166,750.00
3	48" Diameter Drilled Shafts	238	LF	\$ 405.00	\$ 96,390.00
4	Class C Concrete for Abutments	117	CY	\$ 1,110.00	\$ 129,870.00
5	Class C Concrete for CAPS	48	CY	\$ 1,230.00	\$ 59,040.00
6	Class C Concrete for Columns	18	CY	\$ 1,485.00	\$ 26,730.00
7	Class S Concrete for Bridge Sidewalk and Curb (Includes	4,020	SF	\$ 13.25	\$ 53,265.00
8	Prestressed Concrete TxGirders (Tx28)	1,784	LF	\$ 295.00	\$ 526,280.00
9	Reinforced Concrete Slab	12,527	SF	\$ 35.50	\$ 444,708.50
10	Structural Steel Plate (Misc. Non-Bridge) for Sidewalk Expansion	579	LB	\$ 23.75	\$ 13,751.25
11	Traffic Rail (C1W), in place and galvanized	399	LF	\$ 373.75	\$ 149,126.25
12	Sealed Expansion Joint	163	LF	\$ 267.25	\$ 43,561.75
13	Approach Slab	258	CY	\$ 697.00	\$ 179,826.00
14	Cement Stabilized Backfill, in place and compacted using Optional	221	CY	\$ 256.00	\$ 56,576.00
15	Concrete Channel Lining p/Detail Sheet 32	1,429	SY	\$ 209.00	\$ 298,661.00
16	Slope Paving p/Details Sheet 51	1,220	SY	\$ 128.00	\$ 156,160.00
17	12"-18" Rock Rip Rap	775	SY	\$ 85.00	\$ 65,875.00
18	Construction Water Hauling	1	LS	\$ 41,501.46	\$ 41,501.46
S. 6 CREEKS BRIDGE SUBTOTAL					\$ 2,523,942.21
Dry Utility Improvements					
1	3" Conduit	10,292	LF	\$ 5.00	\$ 51,460.00
2	4" Conduit	1,577	LF	\$ 7.50	\$ 11,827.50
3	Trench Excavation	5,837	LF	\$ 16.50	\$ 96,310.50
4	74 Large Combo Pad & Enclosure	2	EA	\$ 6,100.00	\$ 12,200.00
5	74 Large Sectionalizing Pad & Enclosure	11	EA	\$ 5,000.00	\$ 55,000.00
6	8'x8' Switchgear Vault	1	EA	\$ 11,500.00	\$ 11,500.00
7	Secondary Enclosure	2	EA	\$ 760.00	\$ 1,520.00
8	Construction Water Hauling	1	LS	\$ 4,009.28	\$ 4,009.28
DRY UTILITY SUBTOTAL					\$ 243,827.28
TOTAL FOR S. 6 CREEKS BLVD IMPROVEMENTS					\$ 6,294,903.14

Note: 1. Per the City of Kyle, Fire Hydrants may not be used for construction water. Construction Water Hauling is required.

**ENGINEER'S OPINION
OF
DEVELOPMENT COST**

Project:	S. 6 Creeks 12" Waterline	Client:	
Project No:	51456-10	Date:	October 20, 2025
Prepared By:	Pape-Dawson Consulting Engineers, LLC. TBPE Firm Registration #470	Lots:	
Quantities From:	Pape-Dawson Consulting Engineers, LLC.	UPA:	
Unit Costs From:	S. 6 Creeks Blvd. Phase 2 & 3 - Pay Application #24	Acres:	

S. 6 CREEKS 12" WATERLINE

Item No.	Description	Quantity	Unit	Unit Cost	Contract Total
					Item Total
Water Improvements					
1	12" PVC Water Line, Including Fittings	2,318	LF	\$ 107.00	\$ 248,026.00
2	8" PVC Water Line, Including Fittings	116	LF	\$ 64.00	\$ 7,424.00
3	20" Steel Casting for Water Line, Installed by Boring	119	EA	\$ 785.00	\$ 93,415.00
4	12" Gate Valve & Box	6	EA	\$ 4,310.00	\$ 25,860.00
5	8" Gate Valve & Box	3	EA	\$ 2,830.00	\$ 8,490.00
5	6" Gate Valve & Box	7	EA	\$ 1,930.00	\$ 13,510.00
6	Flush Valve	7	EA	\$ 6,710.00	\$ 46,970.00
7	12" Plug and Clamp	2	EA	\$ 390.00	\$ 780.00
8	8" Plug and Clamp	3	EA	\$ 250.00	\$ 750.00
9	Remove Existing 12" Plug and Connect to Existing 12" Water Line	1	EA	\$ 1,640.00	\$ 1,640.00
10	Automatic Flushing Valve per CoA Detail 511-AW-05	1	EA	\$ 8,125.00	\$ 8,125.00
11	Trench Safety	3,218	LF	\$ 0.50	\$ 1,609.00
12	12" PVC Water Line, Including Fittings	903	LF	\$ 98.00	\$ 88,494.00
13	Water - 12" Joint Restraints	14	EA	\$ 360.00	\$ 5,040.00
14	Water - 8" Joint Restraints	5	EA	\$ 250.00	\$ 1,250.00
15	Single Service, 1" Poly	1	EA	\$ 1,212.04	\$ 1,212.04
16	12" Pressure Reducing Valve Vault	1	LS	\$ 29,441.00	\$ 29,441.00
17	12" PRV Complete Assembly (Minus Valve Vault)	1	LS	\$ 86,166.65	\$ 86,166.65
18	Labor, Equipment, Bedding, & Const Surveying	1	LS	\$ 19,392.35	\$ 19,392.35
19	2" Air Release Valve	1	EA	\$ 4,355.00	\$ 4,355.00
20	Construction Water Hauling	1	LS	\$ 11,568.03	\$ 11,568.03
WATER SUBTOTAL					\$ 703,518.07
TOTAL FOR S. 6 CREEKS BLVD IMPROVEMENTS					\$ 703,518.07

**ENGINEER'S OPINION
OF
DEVELOPMENT COST**

Project:	Clara Vista Offsite Waterline	Client:
Project No:	51432-02	Date: October 21, 2025
Prepared By:	Pape-Dawson Consulting Engineers, LLC. TBPE Firm Registration #470	Lots:
Quantities From:	Pape-Dawson Consulting Engineers, LLC.	UPA:
Unit Costs From:	Clara Vista Offsite Waterline - Pay App #1	Acres:

CLARA VISTA OFFSITE WATERLINE

Item No.	Description	Quantity	Unit	Unit Cost	Item Total
Erosion Control					
1	Silt Fence	10,480	LF	\$ 3.00	\$ 31,440.00
2	Stabilized Construction Entrance	3	EA	\$ 2,185.00	\$ 6,555.00
3	Revegetation (Disturbed Areas)	35,163	SY	\$ 1.00	\$ 35,163.00
4	Tree Protection	156	LF	\$ 96.75	\$ 15,093.00
5	Temporary Rock Berm	104	LF	\$ 42.50	\$ 4,420.00
6	Concrete Washout	2	EA	\$ 790.00	\$ 1,580.00
7	Construction Water Hauling	1	LS	\$ 1,257.47	\$ 1,257.47
EROSION CONTROL SUBTOTAL					\$ 95,508.47
Water Improvements					
1	12" C900 DR-14 Water Line	2,311	LF	\$ 87.50	\$ 202,212.50
2	16" C900 DR-14 Water Line	9,057	LF	\$ 102.25	\$ 926,078.25
3	Trench Safety	11,368	LF	\$ 2.00	\$ 22,736.00
4	30" Steel Encasement	460	LF	\$ 185.00	\$ 85,100.00
5	Bore Across FM 150	70	LF	\$ 1,010.00	\$ 70,700.00
6	Concrete Trench Cap	76	LF	\$ 41.75	\$ 3,173.00
7	8" Gate Valve	3	EA	\$ 2,720.00	\$ 8,160.00
8	12" Gate Valve	8	EA	\$ 4,432.00	\$ 35,456.00
9	16" Gate Valve	14	EA	\$ 11,540.50	\$ 161,567.00
10	Air Release Valve	5	EA	\$ 3,861.00	\$ 19,305.00
11	Fire Hydrant Assembly	5	EA	\$ 7,682.00	\$ 38,410.00
12	45° Bend	8	EA	\$ 1,684.00	\$ 13,472.00
13	22.5° Bend	1	EA	\$ 1,852.00	\$ 1,852.00
14	11.25° Bend	29	EA	\$ 1,646.00	\$ 47,734.00
15	12" X 8" Tee	1	EA	\$ 1,218.00	\$ 1,218.00
16	12" X 12" Tee	1	EA	\$ 1,360.25	\$ 1,360.25
17	16" X 12" Tee	1	EA	\$ 2,700.00	\$ 2,700.00
18	16" X 16" Tee	1	EA	\$ 3,122.00	\$ 3,122.00
19	Joint Restraint	1,048	LF	\$ 49.75	\$ 52,138.00
20	2" Blow-Off Valve per CORR Detail WT-24	1	EA	\$ 4,875.00	\$ 4,875.00
21	16" X 16" Tapping Sleeve	1	EA	\$ 14,850.00	\$ 14,850.00
22	Remove Existing Blow-Off Valve	2	EA	\$ 560.25	\$ 1,120.50
23	Testing	11,200	LF	\$ 3.50	\$ 39,200.00
23	Construction Water Hauling	1	LS	\$ 23,435.19	\$ 23,435.19
WATER SUBTOTAL					\$ 1,779,974.69
Roadway Improvements					
1	Traffic Control on FM 150	1	LS	\$ 10,295.00	\$ 10,295.00
2	Utility Locating Along FM 150	1	LS	\$ 4,955.00	\$ 4,955.00
3	Repair Existing Pavement on FM 150	100	SF	\$ 105.15	\$ 10,515.00
4	Repair Existing 18" CMP	1	LF	\$ 1,000.00	\$ 1,000.00
5	Replace Existing Fence and Install 16' Gate	2	LS	\$ 2,250.00	\$ 4,500.00
6	Clear and Grub	24,512	SY	\$ 2.75	\$ 67,408.00
7	Haul Off Utility Spoils (Off-Road Trucks)	3,251	CY	\$ 3.35	\$ 10,890.85
8	Mobilization	1	LS	\$ 74,300.00	\$ 74,300.00
9	Construction Survey	1	LS	\$ 34,425.00	\$ 34,425.00
10	Construction Water Hauling	1	LS	\$ 2,912.34	\$ 2,912.34
ROADWAY SUBTOTAL					\$ 221,201.19
TOTAL FOR CLARA VISTA OFFSITE WATERLINE IMPROVEMENTS					\$ 2,096,684.35

Note: 1. Per the City of Kyle, Fire Hydrants may not be used for construction water. Construction Water Hauling is required.

**ENGINEER'S OPINION
OF
DEVELOPMENT COST**

Project:	Clara Vista Lift Station & Force Main	Client:
Project No:	51456-10	Date: October 20, 2025
Prepared By:	Pape-Dawson Consulting Engineers, LLC. TBPE Firm Registration #470	Lots:
Quantities From:	Pape-Dawson Consulting Engineers, LLC.	UPA:
Unit Costs From:	Clara Vista Lift Station & Force Main - Pay App #5	Acres:

CLARA VISTA LIFT STATION & FORCE MAIN

Item No.	Description	Quantity	Unit	Unit Cost	Item Total
Roadway Improvements					
1	Clearing	1	LS	\$ 100,000.00	\$ 100,000.00
2	Remove & Replace Existing Fence	1,503	LF	\$ 21.00	\$ 31,563.00
3	Lift Station Access Road	1	LS	\$ 250,000.00	\$ 250,000.00
4	Sawcut Asphalt Pavement	1,600	LS	\$ 3.00	\$ 4,800.00
5	Mill & Pave 2" HMAC TY D	1,797	SY	\$ 37.00	\$ 66,489.00
ROADWAY IMPROVEMENTS SUBTOTAL					\$ 452,852.00
Erosion Control Improvements					
1	Engineered Vegetative Filter Strip (15'Width)	1,236	LF	\$ 15.00	\$ 18,540.00
2	Concrete Washout	1	EA	\$ 1,830.00	\$ 1,830.00
3	Stabalized Construction Entrance	1	EA	\$ 1,150.00	\$ 1,150.00
4	Silt Fence	10,916	LF	\$ 3.00	\$ 32,748.00
5	Staging Area	1	EA	\$ 1,150.00	\$ 1,150.00
6	Rock Berm	178	LF	\$ 27.00	\$ 4,806.00
7	Tree Protection Fence	546	LF	\$ 4.00	\$ 2,184.00
EROSION CONTROL SUBTOTAL					\$ 62,408.00
Water Improvements					
1	Lift Station Water service	1,431	LF	\$ 33.00	\$ 47,223.00
WATER SUBTOTAL					\$ 47,223.00

Item No.	Description	Quantity	Unit	Unit Cost	Item Total
Wastewater Improvements					
1	WWFM 18" PVC (PS115) 8-10' depth	28	LF	\$ 143.00	\$ 4,004.00
2	WWFM 18" PVC (PS115) 10-12' depth	140	LF	\$ 151.00	\$ 21,140.00
3	WWFM 18" PVC (PS115) 12-14' depth	43	LF	\$ 160.00	\$ 6,880.00
4	WWFM 8" PVC (DR-18 C900) 0-8' depth	8,550	LF	\$ 95.00	\$ 812,250.00
5	WWFM 8" PVC (DR-18 C900) 8-10' depth	917	LF	\$ 99.00	\$ 90,783.00
6	WWFM 8" PVC (DR-18 C900) 10-12' depth	34	LF	\$ 182.00	\$ 6,188.00
7	Trench Safety	9,712	LF	\$ 2.00	\$ 19,424.00
8	WWFM 8" Gate Valve	4	EA	\$ 3,330.00	\$ 13,320.00
9	WWFM Tracer Wire Test Station	8	EA	\$ 332.00	\$ 2,656.00
10	WWFM 1" Combination Air Release Valve	5	EA	\$ 8,940.00	\$ 44,700.00
11	WWFM 5' DIA Polymer Concrete Manhole	2	EA	\$ 35,000.00	\$ 70,000.00
12	Charcoal Filter & Odor Control Assembly	1	EA	\$ 19,000.00	\$ 19,000.00
13	WWFM Core & Tie-In to Existing Manhole	1	EA	\$ 6,370.00	\$ 6,370.00
14	WWGRAV 10" PVC (SDR-26) 8-10' depth	613	LF	\$ 100.00	\$ 61,300.00
15	WWGRAV 10" PVC (SDR-26) 8-10' depth	112	LF	\$ 104.00	\$ 11,648.00
16	WWGRAV 10" PVC (SDR-26) 8-10' depth	59	LF	\$ 113.00	\$ 6,667.00
17	WWGRAV 12" PVC (SDR-26) 8-10' depth	267	LF	\$ 110.00	\$ 29,370.00
18	WWGRAV 12" PVC (SDR-26) 8-10' depth	69	LF	\$ 117.00	\$ 8,073.00
19	WWGRAV 15" PVC (SDR-26) 8-10' depth	138	LF	\$ 142.00	\$ 19,596.00
20	Trench Safety	1,258	LF	\$ 3.00	\$ 3,774.00
21	WWGRAV 4' DIA. STD Precast Manhole	9	EA	\$ 10,000.00	\$ 90,000.00
22	Lift Station	1	LS	\$ 1,893,000.00	\$ 1,893,000.00
23	Odor Control Enclosure, Masonry Screenwall & Gate	1	LS	\$ 22,231.56	\$ 22,231.56
24	Lift Station Gate Model Upgrade	1	LS	\$ 7,783.40	\$ 7,783.40
25	Precast Wet Well in lieu of CIP Wet Well	1	LS	\$ (48,000.00)	\$ (48,000.00)
26	Precast Valve Vault in lieu of CIP Vault	1	LS	\$ (11,000.00)	\$ (11,000.00)
WASTEWATER SUBTOTAL					\$ 3,211,157.96
TOTAL FOR CLARA VISTA LIFT STATION & FORCE MAIN IMPROVEMENTS					\$ 3,773,640.96

**ENGINEER'S OPINION
OF
DEVELOPMENT COST**

Project:	N. 6 Creeks Blvd.	Client:
Project No:	51432-03	Date: October 20, 2025
Prepared By:	Pape-Dawson Consulting Engineers, LLC. TBPE Firm Registration #470	Lots:
Quantities From:	Pape-Dawson Consulting Engineers, LLC.	UPA:
Unit Costs From:	Clara Vista Phase 1	Acres:

**N. 6 CREEKS BOULEVARD
RESIDENTIAL IMPROVEMENTS**

Item No.	Description	Quantity	Unit	Unit Cost	Item Total
Roadway Improvements					
1	Clear & Grub	21,295	SY	\$ 2.25	\$ 47,913.75
2	63' Subgrade Prep (3' BOC)	14,513	SY	\$ 2.22	\$ 32,218.86
3	60' Flexible Base (10" Thick) (1.5' BOC)	13,806	SY	\$ 8.76	\$ 120,940.56
4	63' Lime Stabilization (8" Thick) (3' BOC)	14,513	SY	\$ 17.52	\$ 254,267.76
5	53' H.M.A.C. (2" Thick)	12,183	SY	\$ 17.52	\$ 213,446.16
6	6" Curb & Gutter	3,944	LF	\$ 20.07	\$ 79,156.08
7	Type 1 Ramps	14	EA	\$ 1,535.45	\$ 21,496.30
8	10' Sidewalk	1,958	LF	\$ 112.00	\$ 219,296.00
9	4' Sidewalk	1,862	LF	\$ 31.87	\$ 59,341.94
10	Stop Sign w/ Street Name & Stop Bar	4	EA	\$ 2,245.00	\$ 8,980.00
11	Tie-in to Existing Street	3	EA	\$ 1,500.00	\$ 4,500.00
12	Striping	1	LS	\$ 5,000.00	\$ 5,000.00
13	Street Lights	1	LS	\$ 244,044.08	\$ 244,044.08
14	4" Irrigation Sleeves	336	LF	\$ 23.00	\$ 7,728.00
ROADWAY SUBTOTAL					\$ 1,318,329.49
ESC Improvements					
1	Stabilized Construction Entrance	3	EA	\$ 1,130.00	\$ 3,390.00
2	Silt Fence	1,871	LF	\$ 4.67	\$ 8,737.57
3	Tree Protection	613	LF	\$ 4.24	\$ 2,599.12
4	Reveg Disturbed Areas	4,863	SY	\$ 1.05	\$ 5,106.15
5	Curb Inlet Protection	14	EA	\$ 127.73	\$ 1,788.22
6	Remove Rock Rip-Rap	30	SY	\$ 33.20	\$ 996.00
7	Concrete Washout	3	EA	\$ 565.00	\$ 1,695.00
ESC SUBTOTAL					\$ 24,312.06
Drainage Improvements					
1	10' Curb Inlet	6	EA	\$ 5,326.85	\$ 31,961.10
2	15' Curb Inlet	8	EA	\$ 8,677.54	\$ 69,420.32
3	18" Class III R.C.P.	872	LF	\$ 64.78	\$ 56,488.16
4	24" Class III R.C.P.	666	LF	\$ 85.19	\$ 56,736.54
5	30" Class III R.C.P.	317	LF	\$ 108.65	\$ 34,442.05
6	36" Class III R.C.P.	18	LF	\$ 165.46	\$ 2,978.28
7	Trench Safety - Storm	1,873	LF	\$ 1.00	\$ 1,873.00
8	4' X 4' Junction Box	4	EA	\$ 4,182.86	\$ 16,731.44
9	4' X 4' Junction Box w/ Drop	2	EA	\$ 5,182.86	\$ 10,365.72
10	Raise MH Castings - Storm	6	EA	\$ 633.04	\$ 3,798.24
DRAINAGE SUBTOTAL					\$ 284,794.85
TOTAL FOR N. 6 CREEKS BLVD IMPROVEMENTS					\$ 1,627,436.40

- Note:**
1. No dry utilities are included with this estimate.
 2. No construction staking is included with this estimate.
 3. No landscape fencing or pond plantings are included with this estimate.
 4. No water hauling is included with this estimate.
 5. No culvert crossing for 6 Creeks Blvd. connection is included with this estimate.

APPENDIX B – BUYER DISCLOSURES

Forms of the buyer disclosures for the following Lot Types are found in this appendix:

Improvement Area #1

- Lot Type 1
- Lot Type 2

[Remainder of page left intentionally blank.]

**SAVANNAH RANCH PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #1
- LOT TYPE 1 HOMEBUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF KYLE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$95,385.87

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Savannah Ranch Public Improvement District Improvement Area #1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Kyle. The exact amount of each annual installment will be approved each year by the Kyle City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Kyle.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

ANNUAL INSTALLMENTS - LOT TYPE 1

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs ^[b]	Total Annual Installment Due ^[b]
2026	\$ -	\$ 1,747.81	\$ (1,747.81)	\$ -	\$ -	\$ -
2027	\$ 1,389.30	\$ 5,200.09	\$ -	\$ 476.93	\$ 308.06	\$ 7,374.38
2028	\$ 1,449.70	\$ 5,137.57	\$ -	\$ 469.98	\$ 314.22	\$ 7,371.48
2029	\$ 1,517.66	\$ 5,072.33	\$ -	\$ 462.73	\$ 320.51	\$ 7,373.23
2030	\$ 1,585.61	\$ 5,004.04	\$ -	\$ 455.15	\$ 326.92	\$ 7,371.71
2031	\$ 1,661.12	\$ 4,932.69	\$ -	\$ 447.22	\$ 333.46	\$ 7,374.48
2032	\$ 1,736.62	\$ 4,857.94	\$ -	\$ 438.91	\$ 340.13	\$ 7,373.60
2033	\$ 1,812.13	\$ 4,779.79	\$ -	\$ 430.23	\$ 346.93	\$ 7,369.07
2034	\$ 1,902.73	\$ 4,698.24	\$ -	\$ 421.17	\$ 353.87	\$ 7,376.01
2035	\$ 1,985.79	\$ 4,612.62	\$ -	\$ 411.65	\$ 360.94	\$ 7,371.01
2036	\$ 2,076.40	\$ 4,523.26	\$ -	\$ 401.73	\$ 368.16	\$ 7,369.54
2037	\$ 2,174.55	\$ 4,429.82	\$ -	\$ 391.34	\$ 375.53	\$ 7,371.24
2038	\$ 2,295.36	\$ 4,310.22	\$ -	\$ 380.47	\$ 383.04	\$ 7,369.09
2039	\$ 2,431.27	\$ 4,183.98	\$ -	\$ 368.99	\$ 390.70	\$ 7,374.94
2040	\$ 2,567.18	\$ 4,050.26	\$ -	\$ 356.84	\$ 398.51	\$ 7,372.79
2041	\$ 2,710.64	\$ 3,909.06	\$ -	\$ 344.00	\$ 406.48	\$ 7,370.19
2042	\$ 2,869.20	\$ 3,759.98	\$ -	\$ 330.45	\$ 414.61	\$ 7,374.24
2043	\$ 3,027.76	\$ 3,602.17	\$ -	\$ 316.10	\$ 422.90	\$ 7,368.94
2044	\$ 3,201.43	\$ 3,435.64	\$ -	\$ 300.96	\$ 431.36	\$ 7,369.39
2045	\$ 3,390.19	\$ 3,259.56	\$ -	\$ 284.96	\$ 439.99	\$ 7,374.70
2046	\$ 3,586.50	\$ 3,073.10	\$ -	\$ 268.01	\$ 448.79	\$ 7,376.40
2047	\$ 3,790.37	\$ 2,875.85	\$ -	\$ 250.07	\$ 457.76	\$ 7,374.05
2048	\$ 4,016.88	\$ 2,657.90	\$ -	\$ 231.12	\$ 466.92	\$ 7,372.82
2049	\$ 4,258.50	\$ 2,426.93	\$ -	\$ 211.04	\$ 476.26	\$ 7,372.72
2050	\$ 4,515.22	\$ 2,182.07	\$ -	\$ 189.74	\$ 485.78	\$ 7,372.81
2051	\$ 4,787.04	\$ 1,922.44	\$ -	\$ 167.17	\$ 495.50	\$ 7,372.14
2052	\$ 5,073.96	\$ 1,647.19	\$ -	\$ 143.23	\$ 505.41	\$ 7,369.79
2053	\$ 5,383.53	\$ 1,355.43	\$ -	\$ 117.86	\$ 515.52	\$ 7,372.34
2054	\$ 5,708.20	\$ 1,045.88	\$ -	\$ 90.95	\$ 525.83	\$ 7,370.86
2055	\$ 6,055.53	\$ 717.66	\$ -	\$ 62.41	\$ 536.34	\$ 7,371.93
2056	\$ 6,425.50	\$ 369.47	\$ -	\$ 32.13	\$ 547.07	\$ 7,374.17
Total	\$ 95,385.87	\$ 105,780.98	\$ (1,747.81)	\$ 9,253.55	\$ 12,497.47	\$ 221,170.06

Footnotes:

[a] Interest rate on PID Bonds is 4.500% for bonds maturing in 2036, 5.500% for bonds maturing in 2046, and 5.750% for bonds maturing in 2056.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**SAVANNAH RANCH PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #1
- LOT TYPE 2 HOMEBUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF KYLE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$124,435.49

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Savannah Ranch Public Improvement District Improvement Area #1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Kyle. The exact amount of each annual installment will be approved each year by the Kyle City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Kyle.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

ANNUAL INSTALLMENTS - LOT TYPE 2

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs ^[b]	Total Annual Installment Due ^[b]
2026	\$ -	\$ 2,280.10	\$ (2,280.10)	\$ -	\$ -	\$ -
2027	\$ 1,812.41	\$ 6,783.77	\$ -	\$ 622.18	\$ 401.88	\$ 9,620.23
2028	\$ 1,891.21	\$ 6,702.21	\$ -	\$ 613.12	\$ 409.92	\$ 9,616.45
2029	\$ 1,979.86	\$ 6,617.11	\$ -	\$ 603.66	\$ 418.12	\$ 9,618.74
2030	\$ 2,068.51	\$ 6,528.01	\$ -	\$ 593.76	\$ 426.48	\$ 9,616.76
2031	\$ 2,167.01	\$ 6,434.93	\$ -	\$ 583.42	\$ 435.01	\$ 9,620.36
2032	\$ 2,265.51	\$ 6,337.41	\$ -	\$ 572.58	\$ 443.71	\$ 9,619.21
2033	\$ 2,364.01	\$ 6,235.47	\$ -	\$ 561.25	\$ 452.58	\$ 9,613.31
2034	\$ 2,482.21	\$ 6,129.09	\$ -	\$ 549.43	\$ 461.64	\$ 9,622.36
2035	\$ 2,590.56	\$ 6,017.39	\$ -	\$ 537.02	\$ 470.87	\$ 9,615.84
2036	\$ 2,708.76	\$ 5,900.81	\$ -	\$ 524.07	\$ 480.29	\$ 9,613.93
2037	\$ 2,836.81	\$ 5,778.92	\$ -	\$ 510.53	\$ 489.89	\$ 9,616.15
2038	\$ 2,994.41	\$ 5,622.89	\$ -	\$ 496.34	\$ 499.69	\$ 9,613.34
2039	\$ 3,171.71	\$ 5,458.20	\$ -	\$ 481.37	\$ 509.68	\$ 9,620.97
2040	\$ 3,349.01	\$ 5,283.76	\$ -	\$ 465.51	\$ 519.88	\$ 9,618.16
2041	\$ 3,536.16	\$ 5,099.56	\$ -	\$ 448.77	\$ 530.27	\$ 9,614.76
2042	\$ 3,743.01	\$ 4,905.07	\$ -	\$ 431.09	\$ 540.88	\$ 9,620.05
2043	\$ 3,949.86	\$ 4,699.21	\$ -	\$ 412.37	\$ 551.70	\$ 9,613.14
2044	\$ 4,176.41	\$ 4,481.96	\$ -	\$ 392.62	\$ 562.73	\$ 9,613.73
2045	\$ 4,422.67	\$ 4,252.26	\$ -	\$ 371.74	\$ 573.99	\$ 9,620.65
2046	\$ 4,678.77	\$ 4,009.01	\$ -	\$ 349.63	\$ 585.47	\$ 9,622.87
2047	\$ 4,944.72	\$ 3,751.68	\$ -	\$ 326.23	\$ 597.17	\$ 9,619.81
2048	\$ 5,240.22	\$ 3,467.36	\$ -	\$ 301.51	\$ 609.12	\$ 9,618.21
2049	\$ 5,555.42	\$ 3,166.05	\$ -	\$ 275.31	\$ 621.30	\$ 9,618.08
2050	\$ 5,890.32	\$ 2,846.61	\$ -	\$ 247.53	\$ 633.73	\$ 9,618.19
2051	\$ 6,244.92	\$ 2,507.92	\$ -	\$ 218.08	\$ 646.40	\$ 9,617.32
2052	\$ 6,619.22	\$ 2,148.83	\$ -	\$ 186.86	\$ 659.33	\$ 9,614.24
2053	\$ 7,023.07	\$ 1,768.23	\$ -	\$ 153.76	\$ 672.52	\$ 9,617.58
2054	\$ 7,446.63	\$ 1,364.40	\$ -	\$ 118.64	\$ 685.97	\$ 9,615.64
2055	\$ 7,899.73	\$ 936.22	\$ -	\$ 81.41	\$ 699.69	\$ 9,617.04
2056	\$ 8,382.38	\$ 481.99	\$ -	\$ 41.91	\$ 713.68	\$ 9,619.96
Total	\$ 124,435.49	\$ 137,996.42	\$ (2,280.10)	\$ 12,071.71	\$ 16,303.56	\$ 288,527.07

Footnotes:

[a] Interest rate on PID Bonds is 4.500% for bonds maturing in 2036, 5.500% for bonds maturing in 2046, and 5.750% for bonds maturing in 2056.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.