River Bridge Ranch
Public Improvement District

SERVICE AND ASSESSMENT PLAN

AUGUST 18, 2026

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

TABLE OF CONTENTS

Table of Contents 2
Introduction 4
Section I: Definitions 5
Section II: The District 12
Section III: Authorized Improvements 12
Section IV: Service Plan 15
Section V: Assessment Plan 15
Section VI: Terms of the Assessments 18
Section VII: Assessment Roll 25
Section VIII: Additional Provisions 25
Exhibits 27
Appendices 28
Exhibit A-1 – Map of the District 29
Exhibit A-2 – Map of Improvement Area #1 and Remainder Area 30
Exhibit B-1 – Authorized Improvements 31
Exhibit B-2 – Allocation of Major Improvements 32
Exhibit C – Service Plan 33
Exhibit D – Sources and Uses of Funds 34
Exhibit E-1 – Maximum Assessment and Tax Rate Equivalent 35
Exhibit F-1 – Improvement Area #1 Assessment Roll 36
Exhibit F-2 – Improvement Area #1 Annual Installments 46
Exhibit G-1 – Maps of Major Improvements 47
Exhibit G-2 – Maps of Improvement Area #1 Improvements 50
Exhibit H – Form of Notice of Assessment Lien Termination 54
Exhibit I – Annual Installment Schedule For Improvement Area #1 Reimbursement Obligation 57
Exhibit J-1 – District Legal Description 58
Exhibit J-2 – Improvement Area #1 Legal Description 62
Exhibit K – Lot Type Classification Map 66
Appendix A – Buyer Disclosures 67

River Bridge Ranch Public Improvement District - Improvement Area #1 - Lot Type 1 Homebuyer Disclosure 68

River Bridge Ranch Public Improvement District - Improvement Area #1 - Lot Type 2 Homebuyer Disclosure 74

River Bridge Ranch Public Improvement District - Improvement Area #1 - Lot Type 3 Homebuyer Disclosure 80

Appendix B – Engineer's Report 86

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 October 29, 2020, the City Council passed and approved Resolution 2020-232R, authorizing the establishment of the River Bridge Ranch Public Improvement District in accordance with the PID Act, which authorization was effective upon approval in accordance with the PID Act. Prior to levying any Assessments in the District, on July 7, 2026 the City Council passed and approved Resolution No._____ amending the boundaries of the District and approved an increased estimate of the Actual Costs of the Authorized Improvements. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 328.85 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 A.**

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 2026-28 approved and adopted by the City Council on August 18, 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 San Marcos, Texas.

"City Council" means the governing body of the City.

"County" means collectively or individually Hays County, Texas and Guadalupe 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.

"District" means the River Bridge Ranch Public Improvement District containing approximately 328.85 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 89.13 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 payment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, and (3) Annual Collection Costs.

"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" mean any PID Bonds issued in the future to refinance the Improvement Area #1 Reimbursement Obligation, if such bonds are issued.

"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.

"Improvement Area #1 Reimbursement Agreement" means that certain "River Bridge Ranch Public Improvement District Financing and Reimbursement Agreement" effective July 7, 2026, entered into by and between the City and Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership and consented to by Millrose Properties Texas LLC, a Texas limited liability company, whereby all or a portion of the Actual Costs not paid to Owner from PID Bonds, will be paid to the Owner from Improvement Area #1 Assessments to reimburse the Owner for

Actual Costs paid by the Owner, plus interest, that are eligible to be paid with Improvement Area #1 Assessments.

"Improvement Area #1 Reimbursement Obligation" means an amount not to exceed $10,287,000 secured by the Improvement Area #1 Assessments to be paid to Owner pursuant to the Improvement Area #1 Reimbursement Agreement but excluding any payments from the net proceeds of PID Bonds. The Annual Installments for the Improvement Area #1 Reimbursement Obligation are shown on **Exhibit F-2**. The Improvement Area #1 Reimbursement Obligation is anticipated to be satisfied and financed by a portion of the Improvement Area #1 Bonds.

"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 35' lot. The buyer disclosure for Lot Type 1 is attached as **Appendix A.** 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 45' lot. The buyer disclosure for Lot Type 2 is attached as **Appendix A.** The location of each Lot classified as Lot Type 2 is depicted on **Exhibit K.**

"Lot Type 3" means a Lot Type within Improvement Area #1 marketed to homebuilders as a 50' lot. The buyer disclosure for Lot Type 3 is attached as **Appendix A.** The location of each Lot classified as Lot Type 3 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 Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, and Millrose Properties Texas LLC, a Texas limited liability company and any successors or assigns thereof that intend 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 1A Plat" means the River Bridge Ranch Phase 1A plat that was recorded as document number 25001301 with Hays County and document number 202599001116 with Guadalupe County on January 14, 2025. This plat is shown in **Appendix B**.

"Phase 1B Plat" means the River Bridge Ranch Phase 1B plat that was recorded as document number 25033678 with Hays County and document number 202599022715 with Guadalupe County on September 9, 2025. This plat is shown in **Appendix B**.

"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.

"Remainder Area" means approximately 239.72 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 River Bridge 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.

"Trustee" means the trustee or successor trustee under an Indenture.

SECTION II: THE DISTRICT

The District includes approximately 328.85 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 1,351 Lots developed with single-family homes.

Improvement Area #1 includes approximately 89.13 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 334 Lots developed with single-family homes (49 single-family homes that are on Lots classified as Lot Type 1, 184 single-family homes that are on Lots classified as Lot Type 2, and 101 single-family homes that are on Lots classified as Lot Type 3.)

The Remainder Area includes approximately 239.72 contiguous acres located within the corporate limits of the City. Development of the Remainder Area is anticipated to include approximately 1,017 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

- *Water*

  Water improvements include tie to existing City of San Marcos water line, trench safety, pressure reducing valve with vault, water lines, gate valves, fire hydrants, valve casting adjustments, cast iron fittings, services, irrigation sleeves, air release valves, and automatic flush valve. This portion of water line is located partly within the District, then along FM 621 to Old Bastrop Highway. Water improvements will be owned and maintained by the City of San Marcos.

- *Wastewater*

  Wastewater improvements include a lift station and a 12" force main. The improvements include a lift station, pipes, trench safety, manholes, extra depth, raise manhole castings, bore with encasement, valves, connection to existing line, and services. Wastewater improvements will be owned and maintained by the City of San Marcos.

- *Drainage*

  The drainage improvements include a regional detention pond, storm sewer, trench safety, berms, berm/swale, channel and outlet structure. Drainage improvements will be owned and maintained by the City of San Marcos.

- *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*

  The street improvements include clearing and grubbing, excavation/embankment (grading), subgrade preparation, flexible base, Hot Mix Asphalt Concrete, curb and gutter, traffic control, streetlights, concrete sidewalk, sidewalk ramps, street marking and signs, saw cut and tie to existing pavement, erosion controls, and tree protection. Street improvements will be owned and maintained by the City of San Marcos.

- *Water*

  Water improvements include tie to offsite water line, trench safety, water lines, gate valves, fire hydrants, valve casting adjustments, cast iron fittings, services, and automatic flush valve. Water improvements will be owned and maintained by the City of San Marcos.

- *Wastewater*

  Wastewater improvements includes wastewater lines, trench safety, manholes, extra depth, raise manhole castings, bore with encasement, connection to existing line, and services. Wastewater improvements will be owned and maintained by the City of San Marcos.

- *Drainage*

The drainage improvements include storm sewer, trench safety, manholes, junction boxes, curb inlets, grate inlets, berms, berm/swale, channel and headwall. Drainage improvements will be owned and maintained by the City of San Marcos.

- *Landscaping*

  Landscaping improvements include multi-use trails within the Improvement Area, along with proposed landscaping of rights of way and open spaces. Landscaping improvements will be owned and maintained by the Homeowners Association.

- *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 A.**

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 74.68% of the Actual Costs of the Major Improvements, and Improvement Area #1 is allocated 25.32% 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, Lot Type 2 and Lot Type 3, 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 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 $15,883,992 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 $10,287,000 as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**;
  - The special benefit ($15,883,992) 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 ($10,287,000) 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 and several individual homeowners 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 PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. If applicable, Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

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 and Lot Type 3 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 and Lot Type 3 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.

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 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 or the Guadalupe 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 A.** 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 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	Annual Installment Schedule for Improvement Area #1 Reimbursement Obligation
Exhibit J-1	District Boundary Description
Exhibit J-2	Improvement Area #1 Boundary Description
Exhibit K	Lot Type Classification Map

APPENDICES

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

Appendix A	Buyer Disclosures
Appendix B	Engineer's Report

EXHIBIT A-1 – MAP OF THE DISTRICT

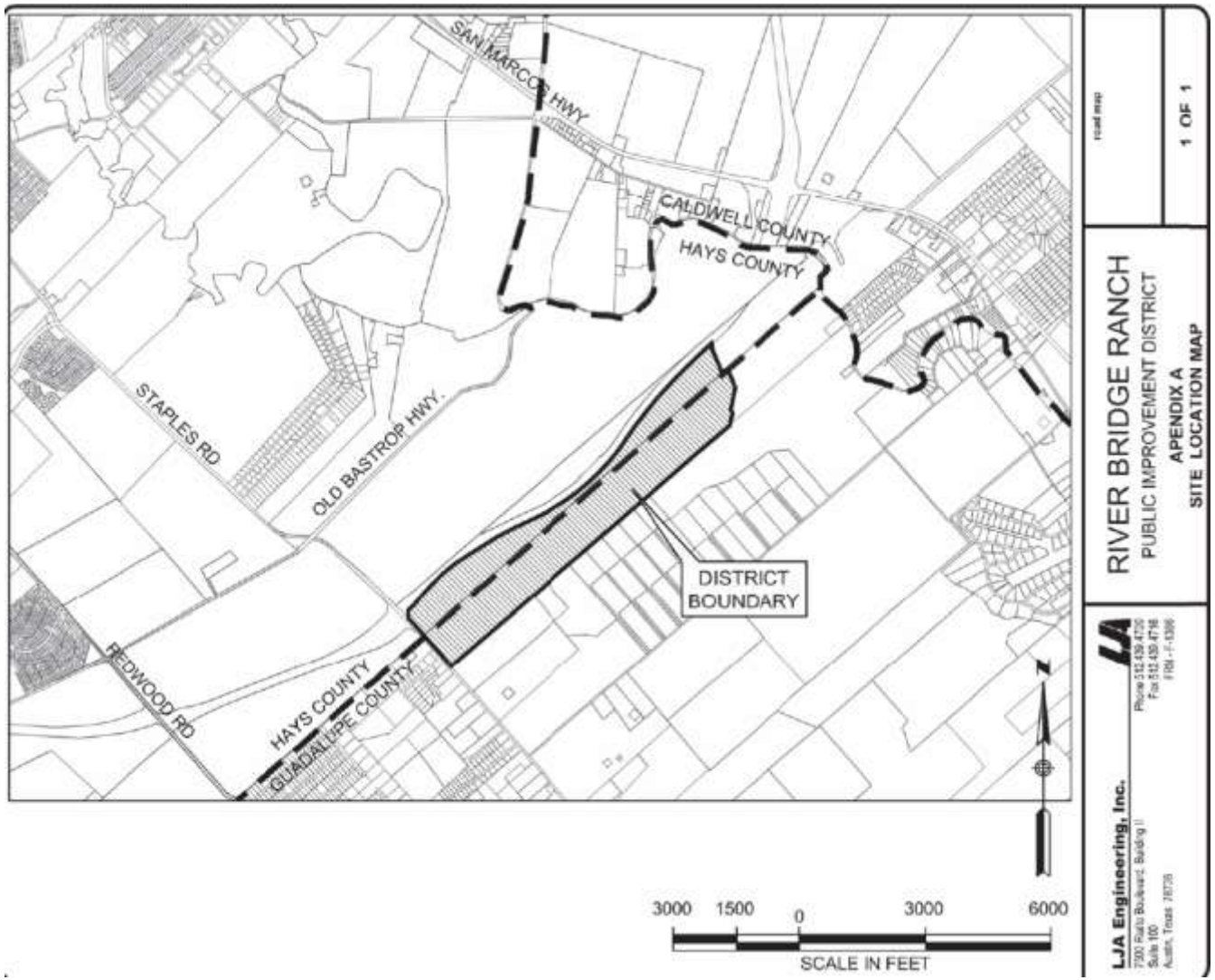


EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1 AND REMAINDER AREA

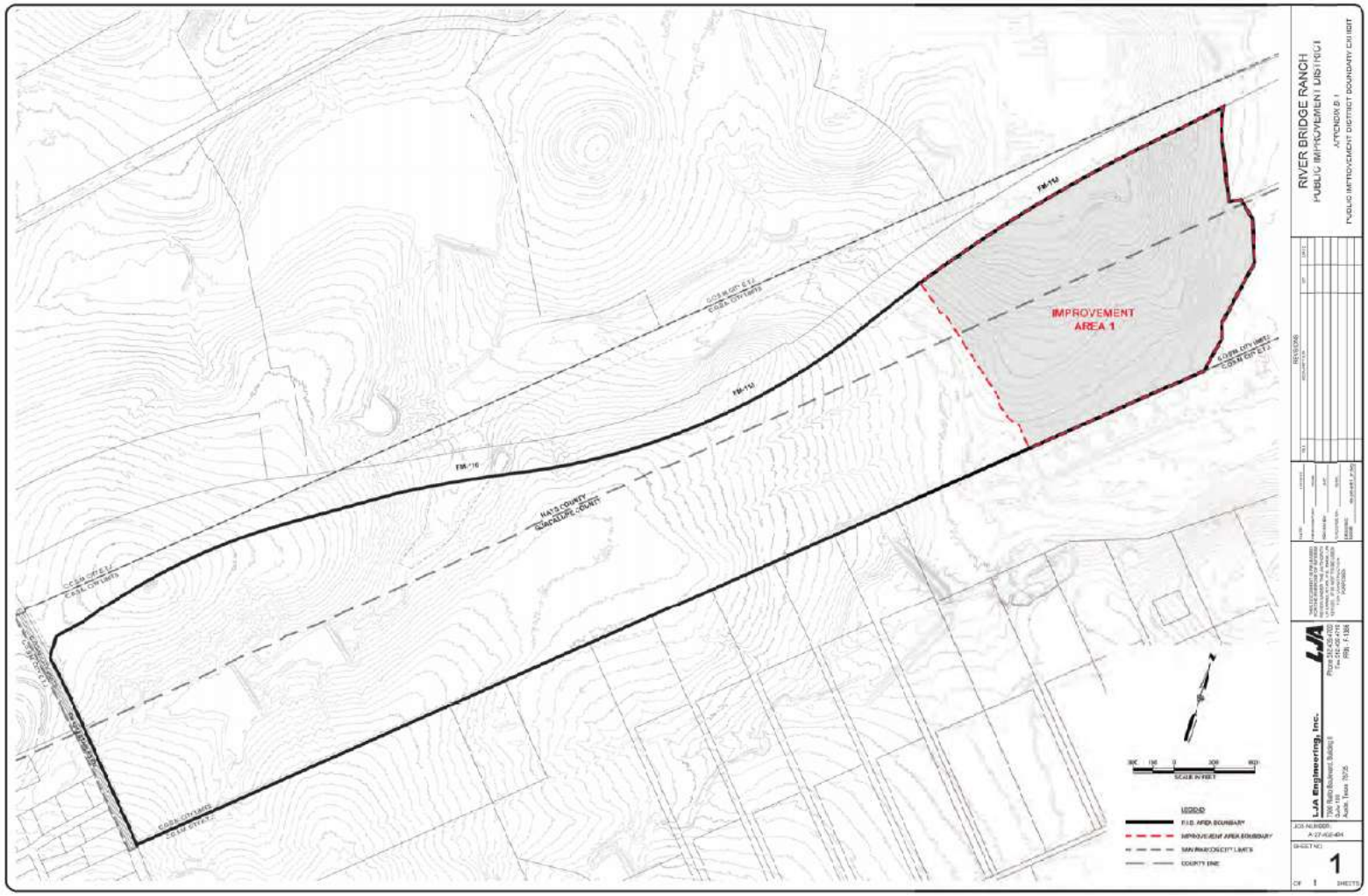


EXHIBIT B-1 – AUTHORIZED IMPROVEMENTS

	Total Costs[a]	Improvement Area #1		Remainder Area	
		%	Cost	%	Cost
Major Improvements [b]					
Water	$ 2,198,402	25.32%	$ 556,696	74.68%	$ 1,641,706
Wastewater	5,877,958	25.32%	1,488,461	74.68%	4,389,498
Drainage	583,388	25.32%	147,730	74.68%	435,658
Soft Costs[c]	1,212,365	25.32%	307,004	74.68%	905,361
	$ 9,872,113		$ 2,499,891		$ 7,372,222
Improvement Area #1 Improvements					
Water	$ 1,428,229	100.00%	$ 1,428,229	0.00%	$ -
Wastewater	1,350,654	100.00%	1,350,654	0.00%	-
Drainage	1,468,337	100.00%	1,468,337	0.00%	-
Street	5,328,070	100.00%	5,328,070	0.00%	-
Landscaping	679,413	100.00%	679,413	0.00%	-
Soft Costs[c]	1,435,658	100.00%	1,435,658	0.00%	-
	$ 11,690,362		$ 11,690,362		$ -
Bond Issuance Costs [e]					
Debt Service Reserve Fund	$ 727,910		$ 727,910		$ -
Capitalized Interest	-		-		-
Underwriter Discount[f]	308,610		308,610		-
Cost of Issuance	617,220		617,220		-
	$ 1,653,740		$ 1,653,740		$ -
Other Costs [e]					
Deposit to Administrative Fund	$ 40,000		$ 40,000		$ -
	$ 40,000		$ 40,000		$ -
Total	**$ 23,256,215**		**$ 15,883,992**		**$ 7,372,222**

Footnotes:

[a] Per Engineer's Report dated May 2026.

[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] Soft costs include land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

[d] Not reimburseable to the Developer through Assessments or the issuance of PID Bonds.

[e] Preliminary estimates only and subject to change upon the issuance of PID Bonds.

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

EXHIBIT B-2 – ALLOCATION OF MAJOR IMPROVEMENTS

Improvement Area	Units	Estimated Buildout Value	Major Improvements[a]		Total Apportionment for Future Funding[b]
			%	Costs	
Improvement Area #1	334	$ 108,631,548.00	25.32%	$ 2,499,890.57	
Remainder Area	1017	$ 320,356,399.00	74.68%	$ 7,372,222.48	$ 7,372,222.48
Total	**1351**	**$ 428,987,947.00**		**$ 9,872,113.05**	

Footnotes:

[a] The costs of the Major Improvements apportioned 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		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Principal		$ 136,000.00	$ 144,000.00	$ 152,000.00	$ 161,000.00	$ 170,000.00
Interest		591,503.00	583,683.00	575,403.00	566,663.00	557,405.00
Capitalized Interest	(1)	-	-	-	-	-
		$ 727,503.00	$ 727,683.00	$ 727,403.00	$ 727,663.00	$ 727,405.00
Additional Interest[a]	(2)	$ -	$ -	$ -	$ -	$ -
Annual Collection Costs	(3)	$ 40,800.00	$ 41,616.00	$ 42,448.00	$ 43,297.00	$ 44,163.00
Total Annual Installment Due	**(4) = (1) + (2) + (3)**	**$ 768,303.00**	**$ 769,299.00**	**$ 769,851.00**	**$ 770,960.00**	**$ 771,568.00**

Footnotes:

[a] If PID Bonds are issued, Additional Interest will be charged and collected.

EXHIBIT D – SOURCES AND USES OF FUNDS

	Improvement Area #1	Remainder Area	Total
Sources of Funds			
Improvement Area #1 Reimbursment Obligation	$ 10,287,000	$ -	$ 10,287,000
Developer Contribution[a]	5,596,992	-	5,596,992
Remainder Area Apportionment of Costs[b]	-	7,372,222	7,372,222
Total Sources of Funds	**$ 15,883,992**	**$ 7,372,222**	**$ 23,256,215**
Uses of Funds			
Major Improvements	$ 2,499,891	$ 7,372,222	$ 9,872,113
Improvement Area #1 Improvements	11,690,362	-	11,690,362
	$ 14,190,252	$ 7,372,222	$ 21,562,475
Bond Issuance Costs [c]			
Debt Service Reserve Fund	$ 727,910	$ -	$ 727,910
Capitalized Interest	-	-	-
Underwriter Discount[d]	308,610	-	308,610
Cost of Issuance	617,220	-	617,220
	$ 1,653,740	$ -	$ 1,653,740
Other Costs [c]			
Deposit to Administrative Fund	$ 40,000	$ -	$ 40,000
	$ 40,000	$ -	$ 40,000
Total Uses of Funds	**$ 15,883,992**	**$ 7,372,222**	**$ 23,256,215**

Footnotes:

[a] Not reimbursable to the Developer through Assessments or the issuance of PID Bonds. Developer contribution is an estimated amount of funds to be expended by the Developer in excess of the funds received from each series of PID Bonds. The Developer contribution represents actual and estimated costs of improvements constructed or to be constructed by the Developer at the Developer's expense.

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

[c] Preliminary estimates only and subject to change upon the issuance of PID Bonds.

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

EXHIBIT E-1 – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units[a]	Estimated Buildout Value[a]		Allocation	Assessment		Average Annual Installment[b]		Gross PID TRE[b]
		Per Unit	Total		Per Unit	Total	Per Unit	Total	
Improvement Area #1									
Lot Type 1	49	$ 259,488	$ 12,714,912	11.70%	$ 24,572.54	$ 1,204,054	$ 1,869.42	$ 91,602	$ 0.7204
Lot Type 2	184	307,704	56,617,536	52.12%	29,138.41	5,361,468	2,216.78	407,887	0.7204
Lot Type 3	101	389,100	39,299,100	36.18%	36,846.31	3,721,477	2,803.18	283,121	0.7204
IA#1 Subtotal	**334**		**$ 108,631,548**	**100.00%**		**$ 10,287,000**		**$ 782,610**	**$ 0.7204**

Footnotes:

[a] As provided in the Developer model dated May 28, 2026.

[b] Subject to change upon issuance of PID Bonds.

EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID[a]	Lot Type	County	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027
R214540	Non-Benefitted	Hays		$ -	$ -
R214541	Non-Benefitted	Hays		$ -	$ -
R214542	2	Hays		$ 29,138.41	$ 2,176.25
R214543	2	Hays		$ 29,138.41	$ 2,176.25
R214544	2	Hays		$ 29,138.41	$ 2,176.25
R214545	2	Hays		$ 29,138.41	$ 2,176.25
R214546	2	Hays		$ 29,138.41	$ 2,176.25
R214547	2	Hays		$ 29,138.41	$ 2,176.25
R214548	2	Hays		$ 29,138.41	$ 2,176.25
R214549	2	Hays		$ 29,138.41	$ 2,176.25
R214550	2	Hays		$ 29,138.41	$ 2,176.25
R214551	2	Hays		$ 29,138.41	$ 2,176.25
R214552	2	Hays		$ 29,138.41	$ 2,176.25
R214553	2	Hays		$ 29,138.41	$ 2,176.25
R214554	2	Hays		$ 29,138.41	$ 2,176.25
R214555	2	Hays		$ 29,138.41	$ 2,176.25
R214556	2	Hays		$ 29,138.41	$ 2,176.25
R214557	2	Hays		$ 29,138.41	$ 2,176.25
R214558	Non-Benefitted	Hays		$ -	$ -
R214559	2	Hays		$ 29,138.41	$ 2,176.25
R214560	2	Hays		$ 29,138.41	$ 2,176.25
R214561	2	Hays		$ 29,138.41	$ 2,176.25
R214562	2	Hays		$ 29,138.41	$ 2,176.25
R214563	2	Hays		$ 29,138.41	$ 2,176.25
R214564	2	Hays		$ 29,138.41	$ 2,176.25
R214565	2	Hays		$ 29,138.41	$ 2,176.25
R214566	2	Hays		$ 29,138.41	$ 2,176.25
R214567	2	Hays		$ 29,138.41	$ 2,176.25
R214568	2	Hays		$ 29,138.41	$ 2,176.25
R214569	2	Hays		$ 29,138.41	$ 2,176.25
R214570	2	Hays		$ 29,138.41	$ 2,176.25
R214571	3	Hays		$ 36,846.31	$ 2,751.93
R214572	3	Hays		$ 36,846.31	$ 2,751.93
R214573	3	Hays		$ 36,846.31	$ 2,751.93
R214574	3	Hays		$ 36,846.31	$ 2,751.93
R214575	3	Hays		$ 36,846.31	$ 2,751.93
R214576	3	Hays		$ 36,846.31	$ 2,751.93
R214577	3	Hays		$ 36,846.31	$ 2,751.93
R214578	3	Hays		$ 36,846.31	$ 2,751.93
R214579	3	Hays		$ 36,846.31	$ 2,751.93

Property ID[a]	Lot Type	County	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027
R214580	3	Hays		$ 36,846.31	$ 2,751.93
R214581	3	Hays		$ 36,846.31	$ 2,751.93
R214582	2	Hays		$ 29,138.41	$ 2,176.25
R214583	2	Hays		$ 29,138.41	$ 2,176.25
R214584	2	Hays		$ 29,138.41	$ 2,176.25
R214585	2	Hays		$ 29,138.41	$ 2,176.25
R214586	2	Hays		$ 29,138.41	$ 2,176.25
R214587	2	Hays		$ 29,138.41	$ 2,176.25
R214588	2	Hays		$ 29,138.41	$ 2,176.25
R214589	Non-Benefitted	Hays		$ -	$ -
R214590	2	Hays		$ 29,138.41	$ 2,176.25
R214591	2	Hays		$ 29,138.41	$ 2,176.25
R214592	3	Hays		$ 36,846.31	$ 2,751.93
R214593	3	Hays		$ 36,846.31	$ 2,751.93
R214594	3	Hays		$ 36,846.31	$ 2,751.93
R214595	3	Hays		$ 36,846.31	$ 2,751.93
R214596	3	Hays		$ 36,846.31	$ 2,751.93
R214597	Non-Benefitted	Hays		$ -	$ -
R214598	3	Hays	[c]	$ 36,846.31	$ 2,751.93
R214599	3	Hays	[c]	$ 36,846.31	$ 2,751.93
R214600	Non-Benefitted	Hays		$ -	$ -
R214413	2	Hays		$ 29,138.41	$ 2,176.25
R214414	2	Hays		$ 29,138.41	$ 2,176.25
R214415	2	Hays		$ 29,138.41	$ 2,176.25
R214416	2	Hays		$ 29,138.41	$ 2,176.25
R214417	2	Hays		$ 29,138.41	$ 2,176.25
R214418	2	Hays		$ 29,138.41	$ 2,176.25
R214419	2	Hays		$ 29,138.41	$ 2,176.25
R214420	2	Hays		$ 29,138.41	$ 2,176.25
R214421	2	Hays		$ 29,138.41	$ 2,176.25
R214422	2	Hays		$ 29,138.41	$ 2,176.25
R214423	2	Hays		$ 29,138.41	$ 2,176.25
R214424	2	Hays		$ 29,138.41	$ 2,176.25
R214425	2	Hays		$ 29,138.41	$ 2,176.25
R214426	2	Hays		$ 29,138.41	$ 2,176.25
R214427	2	Hays		$ 29,138.41	$ 2,176.25
R214428	2	Hays		$ 29,138.41	$ 2,176.25
R214429	2	Hays		$ 29,138.41	$ 2,176.25
R214430	2	Hays		$ 29,138.41	$ 2,176.25
R214431	2	Hays		$ 29,138.41	$ 2,176.25

Property ID[a]	Lot Type	County	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027
R214432	1	Hays		$ 24,572.54	$ 1,835.24
R214433	1	Hays		$ 24,572.54	$ 1,835.24
R214434	1	Hays		$ 24,572.54	$ 1,835.24
R214435	1	Hays		$ 24,572.54	$ 1,835.24
R214436	1	Hays		$ 24,572.54	$ 1,835.24
R214437	1	Hays		$ 24,572.54	$ 1,835.24
R214438	1	Hays		$ 24,572.54	$ 1,835.24
R214439	1	Hays		$ 24,572.54	$ 1,835.24
R214440	1	Hays		$ 24,572.54	$ 1,835.24
R214441	1	Hays		$ 24,572.54	$ 1,835.24
R214442	1	Hays		$ 24,572.54	$ 1,835.24
R214443	1	Hays		$ 24,572.54	$ 1,835.24
R214444	1	Hays		$ 24,572.54	$ 1,835.24
R214445	1	Hays		$ 24,572.54	$ 1,835.24
R214446	1	Hays		$ 24,572.54	$ 1,835.24
R214447	1	Hays		$ 24,572.54	$ 1,835.24
R214448	1	Hays		$ 24,572.54	$ 1,835.24
R214449	1	Hays		$ 24,572.54	$ 1,835.24
R214450	1	Hays		$ 24,572.54	$ 1,835.24
R214451	1	Hays		$ 24,572.54	$ 1,835.24
R214452	1	Hays		$ 24,572.54	$ 1,835.24
R214453	1	Hays		$ 24,572.54	$ 1,835.24
R214454	1	Hays		$ 24,572.54	$ 1,835.24
R214455	1	Hays		$ 24,572.54	$ 1,835.24
R214456	1	Hays		$ 24,572.54	$ 1,835.24
R214457	1	Hays		$ 24,572.54	$ 1,835.24
R214458	1	Hays		$ 24,572.54	$ 1,835.24
R214459	1	Hays		$ 24,572.54	$ 1,835.24
R214460	1	Hays		$ 24,572.54	$ 1,835.24
R214461	1	Hays		$ 24,572.54	$ 1,835.24
R214462	1	Hays		$ 24,572.54	$ 1,835.24
R214463	1	Hays		$ 24,572.54	$ 1,835.24
R214464	1	Hays		$ 24,572.54	$ 1,835.24
R214465	Non-Benefitted	Hays		$ -	$ -
R214466	1	Hays		$ 24,572.54	$ 1,835.24
R214467	1	Hays		$ 24,572.54	$ 1,835.24
R214468	1	Hays		$ 24,572.54	$ 1,835.24
R214469	1	Hays		$ 24,572.54	$ 1,835.24
R214470	1	Hays		$ 24,572.54	$ 1,835.24
R214471	1	Hays		$ 24,572.54	$ 1,835.24

Property ID[a]	Lot Type	County	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027
R214472	1	Hays		$ 24,572.54	$ 1,835.24
R214473	1	Hays		$ 24,572.54	$ 1,835.24
R214474	1	Hays		$ 24,572.54	$ 1,835.24
R214475	1	Hays		$ 24,572.54	$ 1,835.24
R214476	1	Hays		$ 24,572.54	$ 1,835.24
R214477	1	Hays		$ 24,572.54	$ 1,835.24
R214478	1	Hays		$ 24,572.54	$ 1,835.24
R214479	1	Hays		$ 24,572.54	$ 1,835.24
R214480	1	Hays		$ 24,572.54	$ 1,835.24
R214481	1	Hays		$ 24,572.54	$ 1,835.24
R214482	Non-Benefitted	Hays		$ -	$ -
R214483	2	Hays		$ 29,138.41	$ 2,176.25
R214484	2	Hays		$ 29,138.41	$ 2,176.25
R214485	2	Hays		$ 29,138.41	$ 2,176.25
R214486	2	Hays		$ 29,138.41	$ 2,176.25
R214487	2	Hays		$ 29,138.41	$ 2,176.25
R214488	2	Hays		$ 29,138.41	$ 2,176.25
R214489	2	Hays		$ 29,138.41	$ 2,176.25
R214490	2	Hays		$ 29,138.41	$ 2,176.25
R214491	2	Hays		$ 29,138.41	$ 2,176.25
R214492	2	Hays		$ 29,138.41	$ 2,176.25
R214493	2	Hays		$ 29,138.41	$ 2,176.25
R214494	2	Hays		$ 29,138.41	$ 2,176.25
R214495	2	Hays		$ 29,138.41	$ 2,176.25
R214496	2	Hays		$ 29,138.41	$ 2,176.25
R214497	2	Hays		$ 29,138.41	$ 2,176.25
R214498	2	Hays		$ 29,138.41	$ 2,176.25
R214499	2	Hays		$ 29,138.41	$ 2,176.25
R214500	2	Hays		$ 29,138.41	$ 2,176.25
R214501	2	Hays		$ 29,138.41	$ 2,176.25
R214502	Non-Benefitted	Hays		$ -	$ -
R214503	2	Hays		$ 29,138.41	$ 2,176.25
R214504	2	Hays		$ 29,138.41	$ 2,176.25
R214505	2	Hays		$ 29,138.41	$ 2,176.25
R214506	2	Hays		$ 29,138.41	$ 2,176.25
R214507	2	Hays		$ 29,138.41	$ 2,176.25
R214508	2	Hays		$ 29,138.41	$ 2,176.25
R214509	2	Hays		$ 29,138.41	$ 2,176.25
R214510	2	Hays		$ 29,138.41	$ 2,176.25
R214511	2	Hays		$ 29,138.41	$ 2,176.25

Property ID[a]	Lot Type	County	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027
R214512	2	Hays		$ 29,138.41	$ 2,176.25
R214513	2	Hays		$ 29,138.41	$ 2,176.25
R214514	2	Hays		$ 29,138.41	$ 2,176.25
R214515	2	Hays		$ 29,138.41	$ 2,176.25
R214516	2	Hays		$ 29,138.41	$ 2,176.25
R214517	2	Hays		$ 29,138.41	$ 2,176.25
R214518	2	Hays		$ 29,138.41	$ 2,176.25
R214519	2	Hays		$ 29,138.41	$ 2,176.25
R214520	2	Hays		$ 29,138.41	$ 2,176.25
R214521	Non-Benefitted	Hays		$ -	$ -
R214522	2	Hays		$ 29,138.41	$ 2,176.25
R214523	2	Hays		$ 29,138.41	$ 2,176.25
R214524	2	Hays		$ 29,138.41	$ 2,176.25
R214525	2	Hays		$ 29,138.41	$ 2,176.25
R214526	2	Hays		$ 29,138.41	$ 2,176.25
R214527	2	Hays		$ 29,138.41	$ 2,176.25
R214528	2	Hays		$ 29,138.41	$ 2,176.25
R214529	2	Hays		$ 29,138.41	$ 2,176.25
R214530	2	Hays		$ 29,138.41	$ 2,176.25
R214531	2	Hays		$ 29,138.41	$ 2,176.25
R214532	3	Hays		$ 36,846.31	$ 2,751.93
R214533	3	Hays		$ 36,846.31	$ 2,751.93
R214534	3	Hays		$ 36,846.31	$ 2,751.93
R214535	3	Hays		$ 36,846.31	$ 2,751.93
R214536	3	Hays		$ 36,846.31	$ 2,751.93
R214537	3	Hays		$ 36,846.31	$ 2,751.93
R214538	3	Hays		$ 36,846.31	$ 2,751.93
R214539	Non-Benefitted	Hays		$ -	$ -
216908	Non-Benefitted	Guadalupe		$ -	$ -
216909	3	Guadalupe		$ 36,846.31	$ 2,751.93
216910	3	Guadalupe		$ 36,846.31	$ 2,751.93
216911	3	Guadalupe		$ 36,846.31	$ 2,751.93
216912	3	Guadalupe		$ 36,846.31	$ 2,751.93
216913	3	Guadalupe		$ 36,846.31	$ 2,751.93
216914	3	Guadalupe		$ 36,846.31	$ 2,751.93
216915	3	Guadalupe		$ 36,846.31	$ 2,751.93
216916	3	Guadalupe		$ 36,846.31	$ 2,751.93
216917	3	Guadalupe		$ 36,846.31	$ 2,751.93
216918	3	Guadalupe		$ 36,846.31	$ 2,751.93
216919	3	Guadalupe		$ 36,846.31	$ 2,751.93

Property ID[a]	Lot Type	County	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027
216920	3	Guadalupe		$ 36,846.31	$ 2,751.93
216921	3	Guadalupe		$ 36,846.31	$ 2,751.93
216922	3	Guadalupe		$ 36,846.31	$ 2,751.93
216923	3	Guadalupe		$ 36,846.31	$ 2,751.93
216924	3	Guadalupe		$ 36,846.31	$ 2,751.93
216925	3	Guadalupe		$ 36,846.31	$ 2,751.93
216926	3	Guadalupe		$ 36,846.31	$ 2,751.93
216927	3	Guadalupe		$ 36,846.31	$ 2,751.93
216928	3	Guadalupe		$ 36,846.31	$ 2,751.93
216929	3	Guadalupe		$ 36,846.31	$ 2,751.93
216930	3	Guadalupe		$ 36,846.31	$ 2,751.93
216931	3	Guadalupe		$ 36,846.31	$ 2,751.93
216932	2	Guadalupe		$ 29,138.41	$ 2,176.25
216933	2	Guadalupe		$ 29,138.41	$ 2,176.25
216934	2	Guadalupe		$ 29,138.41	$ 2,176.25
216935	2	Guadalupe		$ 29,138.41	$ 2,176.25
216936	2	Guadalupe		$ 29,138.41	$ 2,176.25
216937	2	Guadalupe		$ 29,138.41	$ 2,176.25
216938	2	Guadalupe		$ 29,138.41	$ 2,176.25
216939	2	Guadalupe		$ 29,138.41	$ 2,176.25
216940	2	Guadalupe		$ 29,138.41	$ 2,176.25
216941	2	Guadalupe		$ 29,138.41	$ 2,176.25
216942	3	Guadalupe		$ 36,846.31	$ 2,751.93
216943	3	Guadalupe		$ 36,846.31	$ 2,751.93
216944	3	Guadalupe		$ 36,846.31	$ 2,751.93
216945	3	Guadalupe		$ 36,846.31	$ 2,751.93
216946	3	Guadalupe		$ 36,846.31	$ 2,751.93
216947	3	Guadalupe		$ 36,846.31	$ 2,751.93
216948	3	Guadalupe		$ 36,846.31	$ 2,751.93
216949	3	Guadalupe		$ 36,846.31	$ 2,751.93
216950	3	Guadalupe		$ 36,846.31	$ 2,751.93
216951	3	Guadalupe		$ 36,846.31	$ 2,751.93
216952	3	Guadalupe		$ 36,846.31	$ 2,751.93
216953	3	Guadalupe		$ 36,846.31	$ 2,751.93
216954	3	Guadalupe		$ 36,846.31	$ 2,751.93
216955	3	Guadalupe		$ 36,846.31	$ 2,751.93
216956	3	Guadalupe		$ 36,846.31	$ 2,751.93
216957	3	Guadalupe		$ 36,846.31	$ 2,751.93
216958	3	Guadalupe		$ 36,846.31	$ 2,751.93
216959	3	Guadalupe		$ 36,846.31	$ 2,751.93

Property ID[a]	Lot Type	County	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027
216960	3	Guadalupe		$ 36,846.31	$ 2,751.93
216961	3	Guadalupe		$ 36,846.31	$ 2,751.93
216962	3	Guadalupe		$ 36,846.31	$ 2,751.93
216963	3	Guadalupe		$ 36,846.31	$ 2,751.93
216964	3	Guadalupe		$ 36,846.31	$ 2,751.93
216965	3	Guadalupe		$ 36,846.31	$ 2,751.93
216966	3	Guadalupe		$ 36,846.31	$ 2,751.93
216967	3	Guadalupe		$ 36,846.31	$ 2,751.93
216968	3	Guadalupe		$ 36,846.31	$ 2,751.93
216969	3	Guadalupe		$ 36,846.31	$ 2,751.93
216970	2	Guadalupe		$ 29,138.41	$ 2,176.25
216971	2	Guadalupe		$ 29,138.41	$ 2,176.25
216972	2	Guadalupe		$ 29,138.41	$ 2,176.25
216973	2	Guadalupe		$ 29,138.41	$ 2,176.25
216974	2	Guadalupe		$ 29,138.41	$ 2,176.25
216975	2	Guadalupe		$ 29,138.41	$ 2,176.25
216976	2	Guadalupe		$ 29,138.41	$ 2,176.25
216977	2	Guadalupe		$ 29,138.41	$ 2,176.25
216978	2	Guadalupe		$ 29,138.41	$ 2,176.25
216979	2	Guadalupe		$ 29,138.41	$ 2,176.25
216980	2	Guadalupe		$ 29,138.41	$ 2,176.25
216981	2	Guadalupe		$ 29,138.41	$ 2,176.25
216982	2	Guadalupe		$ 29,138.41	$ 2,176.25
216983	2	Guadalupe		$ 29,138.41	$ 2,176.25
216984	2	Guadalupe		$ 29,138.41	$ 2,176.25
216985	2	Guadalupe		$ 29,138.41	$ 2,176.25
216986	2	Guadalupe		$ 29,138.41	$ 2,176.25
216987	2	Guadalupe		$ 29,138.41	$ 2,176.25
216988	2	Guadalupe		$ 29,138.41	$ 2,176.25
216989	2	Guadalupe		$ 29,138.41	$ 2,176.25
216990	3	Guadalupe		$ 36,846.31	$ 2,751.93
216991	3	Guadalupe		$ 36,846.31	$ 2,751.93
216992	3	Guadalupe		$ 36,846.31	$ 2,751.93
216993	Non-Benefitted	Guadalupe		$ -	$ -
216994	Non-Benefitted	Guadalupe		$ -	$ -
217438		Guadalupe	[c]	$ -	$ -
217439		Guadalupe	[c]	$ -	$ -
217440		Guadalupe	[c]	$ -	$ -
217441		Guadalupe	[c]	$ -	$ -
217442		Guadalupe	[c]	$ -	$ -

Property ID[a]	Lot Type	County	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027
217443		Guadalupe	[c]	$ -	$ -
217444		Guadalupe	[c]	$ -	$ -
217445		Guadalupe	[c]	$ -	$ -
217446		Guadalupe	[c]	$ -	$ -
217447		Guadalupe	[c]	$ -	$ -
217448		Guadalupe	[c]	$ -	$ -
217449		Guadalupe	[c]	$ -	$ -
217450		Guadalupe	[c]	$ -	$ -
217451		Guadalupe	[c]	$ -	$ -
217452		Guadalupe	[c]	$ -	$ -
217453		Guadalupe	[c]	$ -	$ -
217454		Guadalupe	[c]	$ -	$ -
217455		Guadalupe	[c]	$ -	$ -
217456		Guadalupe	[c]	$ -	$ -
217457	3	Guadalupe		$ 36,846.31	$ 2,751.93
217458	3	Guadalupe		$ 36,846.31	$ 2,751.93
217730		Guadalupe	[c]	$ -	$ -
217731	3	Guadalupe		$ 36,846.31	$ 2,751.93
217732	2	Guadalupe		$ 29,138.41	$ 2,176.25
217733	2	Guadalupe		$ 29,138.41	$ 2,176.25
217734	2	Guadalupe		$ 29,138.41	$ 2,176.25
217735		Guadalupe	[c]	$ -	$ -
217736		Guadalupe	[c]	$ -	$ -
217737		Guadalupe	[c]	$ -	$ -
217738	3	Guadalupe		$ 36,846.31	$ 2,751.93
217739	3	Guadalupe		$ 36,846.31	$ 2,751.93
217740	3	Guadalupe		$ 36,846.31	$ 2,751.93
217741	3	Guadalupe		$ 36,846.31	$ 2,751.93
217742	3	Guadalupe		$ 36,846.31	$ 2,751.93
217743	3	Guadalupe		$ 36,846.31	$ 2,751.93
217744	3	Guadalupe		$ 36,846.31	$ 2,751.93
217745	2	Guadalupe		$ 29,138.41	$ 2,176.25
217746	2	Guadalupe		$ 29,138.41	$ 2,176.25
217747	2	Guadalupe		$ 29,138.41	$ 2,176.25
217748		Guadalupe		$ -	$ -
217749	3	Guadalupe		$ 36,846.31	$ 2,751.93
217750	3	Guadalupe		$ 36,846.31	$ 2,751.93
217751	3	Guadalupe		$ 36,846.31	$ 2,751.93
217752	3	Guadalupe		$ 36,846.31	$ 2,751.93
217753	3	Guadalupe		$ 36,846.31	$ 2,751.93

Property ID[a]	Lot Type	County	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027
217754	3	Guadalupe		$ 36,846.31	$ 2,751.93
217755	3	Guadalupe		$ 36,846.31	$ 2,751.93
217756	3	Guadalupe		$ 36,846.31	$ 2,751.93
217757	3	Guadalupe		$ 36,846.31	$ 2,751.93
217758	3	Guadalupe		$ 36,846.31	$ 2,751.93
217759	3	Guadalupe		$ 36,846.31	$ 2,751.93
217760	3	Guadalupe		$ 36,846.31	$ 2,751.93
217761	2	Guadalupe		$ 29,138.41	$ 2,176.25
217762	2	Guadalupe		$ 29,138.41	$ 2,176.25
217763	2	Guadalupe		$ 29,138.41	$ 2,176.25
217764	2	Guadalupe		$ 29,138.41	$ 2,176.25
217765	2	Guadalupe		$ 29,138.41	$ 2,176.25
217766	2	Guadalupe		$ 29,138.41	$ 2,176.25
217767	2	Guadalupe		$ 29,138.41	$ 2,176.25
217768	2	Guadalupe		$ 29,138.41	$ 2,176.25
217769	2	Guadalupe		$ 29,138.41	$ 2,176.25
217770	2	Guadalupe		$ 29,138.41	$ 2,176.25
217771	2	Guadalupe		$ 29,138.41	$ 2,176.25
217772	2	Guadalupe		$ 29,138.41	$ 2,176.25
217773	2	Guadalupe		$ 29,138.41	$ 2,176.25
217774	2	Guadalupe		$ 29,138.41	$ 2,176.25
217775	2	Guadalupe		$ 29,138.41	$ 2,176.25
217776	2	Guadalupe		$ 29,138.41	$ 2,176.25
217777	2	Guadalupe		$ 29,138.41	$ 2,176.25
217778	2	Guadalupe		$ 29,138.41	$ 2,176.25
217779	2	Guadalupe		$ 29,138.41	$ 2,176.25
217780	2	Guadalupe		$ 29,138.41	$ 2,176.25
217781	2	Guadalupe		$ 29,138.41	$ 2,176.25
217782	2	Guadalupe		$ 29,138.41	$ 2,176.25
217783	2	Guadalupe		$ 29,138.41	$ 2,176.25
217784	2	Guadalupe		$ 29,138.41	$ 2,176.25
217785	2	Guadalupe		$ 29,138.41	$ 2,176.25
217786	2	Guadalupe		$ 29,138.41	$ 2,176.25
217787	2	Guadalupe		$ 29,138.41	$ 2,176.25
217788	2	Guadalupe		$ 29,138.41	$ 2,176.25
217789	2	Guadalupe		$ 29,138.41	$ 2,176.25
217790	2	Guadalupe		$ 29,138.41	$ 2,176.25
217791	2	Guadalupe		$ 29,138.41	$ 2,176.25
217792	2	Guadalupe		$ 29,138.41	$ 2,176.25
217793	2	Guadalupe		$ 29,138.41	$ 2,176.25

Property ID[a]	Lot Type	County	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027
217794	2	Guadalupe		$ 29,138.41	$ 2,176.25
217795	2	Guadalupe		$ 29,138.41	$ 2,176.25
217796	2	Guadalupe		$ 29,138.41	$ 2,176.25
217797	2	Guadalupe		$ 29,138.41	$ 2,176.25
217798	2	Guadalupe		$ 29,138.41	$ 2,176.25
217799	2	Guadalupe		$ 29,138.41	$ 2,176.25
217800	2	Guadalupe		$ 29,138.41	$ 2,176.25
217801	2	Guadalupe		$ 29,138.41	$ 2,176.25
217802	2	Guadalupe		$ 29,138.41	$ 2,176.25
217803	2	Guadalupe		$ 29,138.41	$ 2,176.25
217804	2	Guadalupe		$ 29,138.41	$ 2,176.25
217805	2	Guadalupe		$ 29,138.41	$ 2,176.25
Total[b]				**$ 10,287,000.00**	**$ 768,301.69**

Footnotes:

[a] Property IDs preliminary and subject to change based on certified rolls provided by the County 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.

[c] Assessment to be collected by Hays County.

EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Additional Interest[b]	Annual Collection Costs	Total Annual Installment Due[c]
2027	$ 136,000	$ 591,503	$ -	$ -	$ 40,800	$ 768,303
2028	$ 144,000	$ 583,683	$ -	$ -	$ 41,616	$ 769,299
2029	$ 152,000	$ 575,403	$ -	$ -	$ 42,448	$ 769,851
2030	$ 161,000	$ 566,663	$ -	$ -	$ 43,297	$ 770,960
2031	$ 170,000	$ 557,405	$ -	$ -	$ 44,163	$ 771,568
2032	$ 180,000	$ 547,630	$ -	$ -	$ 45,046	$ 772,676
2033	$ 190,000	$ 537,280	$ -	$ -	$ 45,947	$ 773,227
2034	$ 201,000	$ 526,355	$ -	$ -	$ 46,866	$ 774,221
2035	$ 213,000	$ 514,798	$ -	$ -	$ 47,804	$ 775,602
2036	$ 225,000	$ 502,550	$ -	$ -	$ 48,760	$ 776,310
2037	$ 238,000	$ 489,613	$ -	$ -	$ 49,735	$ 777,348
2038	$ 251,000	$ 475,928	$ -	$ -	$ 50,730	$ 777,658
2039	$ 266,000	$ 461,495	$ -	$ -	$ 51,744	$ 779,239
2040	$ 281,000	$ 446,200	$ -	$ -	$ 52,779	$ 779,979
2041	$ 297,000	$ 430,043	$ -	$ -	$ 53,835	$ 780,878
2042	$ 314,000	$ 412,965	$ -	$ -	$ 54,911	$ 781,876
2043	$ 333,000	$ 394,910	$ -	$ -	$ 56,010	$ 783,920
2044	$ 352,000	$ 375,763	$ -	$ -	$ 57,130	$ 784,893
2045	$ 372,000	$ 355,523	$ -	$ -	$ 58,272	$ 785,795
2046	$ 393,000	$ 334,133	$ -	$ -	$ 59,438	$ 786,571
2047	$ 416,000	$ 311,535	$ -	$ -	$ 60,627	$ 788,162
2048	$ 440,000	$ 287,615	$ -	$ -	$ 61,839	$ 789,454
2049	$ 465,000	$ 262,315	$ -	$ -	$ 63,076	$ 790,391
2050	$ 492,000	$ 235,578	$ -	$ -	$ 64,337	$ 791,915
2051	$ 520,000	$ 207,288	$ -	$ -	$ 65,624	$ 792,912
2052	$ 550,000	$ 177,388	$ -	$ -	$ 66,937	$ 794,325
2053	$ 582,000	$ 145,763	$ -	$ -	$ 68,275	$ 796,038
2054	$ 615,000	$ 112,298	$ -	$ -	$ 69,641	$ 796,939
2055	$ 650,000	$ 76,935	$ -	$ -	$ 71,034	$ 797,969
2056	$ 688,000	$ 39,560	$ -	$ -	$ 72,454	$ 800,014
Total	**$ 10,287,000**	**$ 11,536,118**	**$ -**	**$ -**	**$ 1,655,175**	**$ 23,478,293**

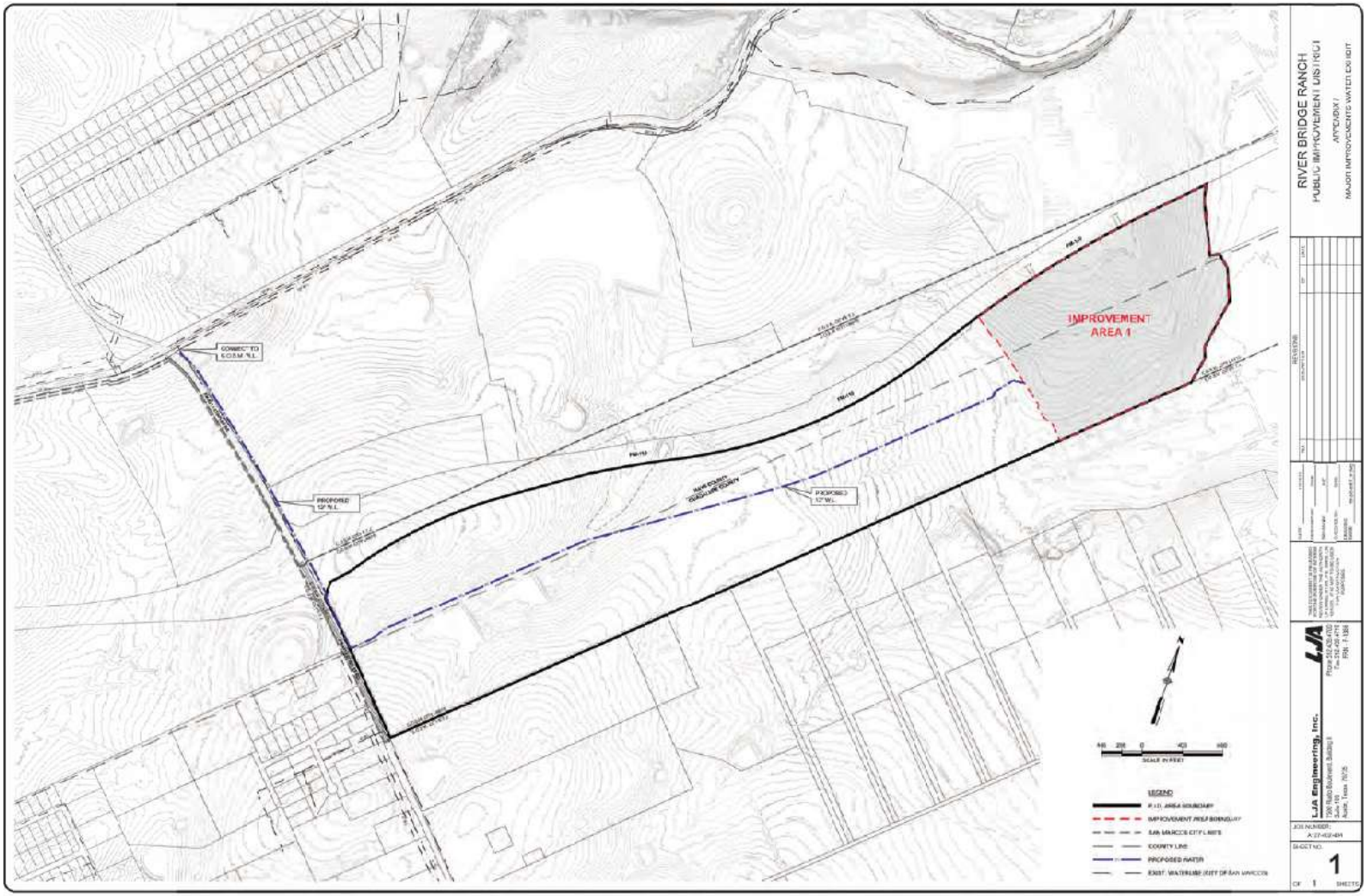
Footnotes:

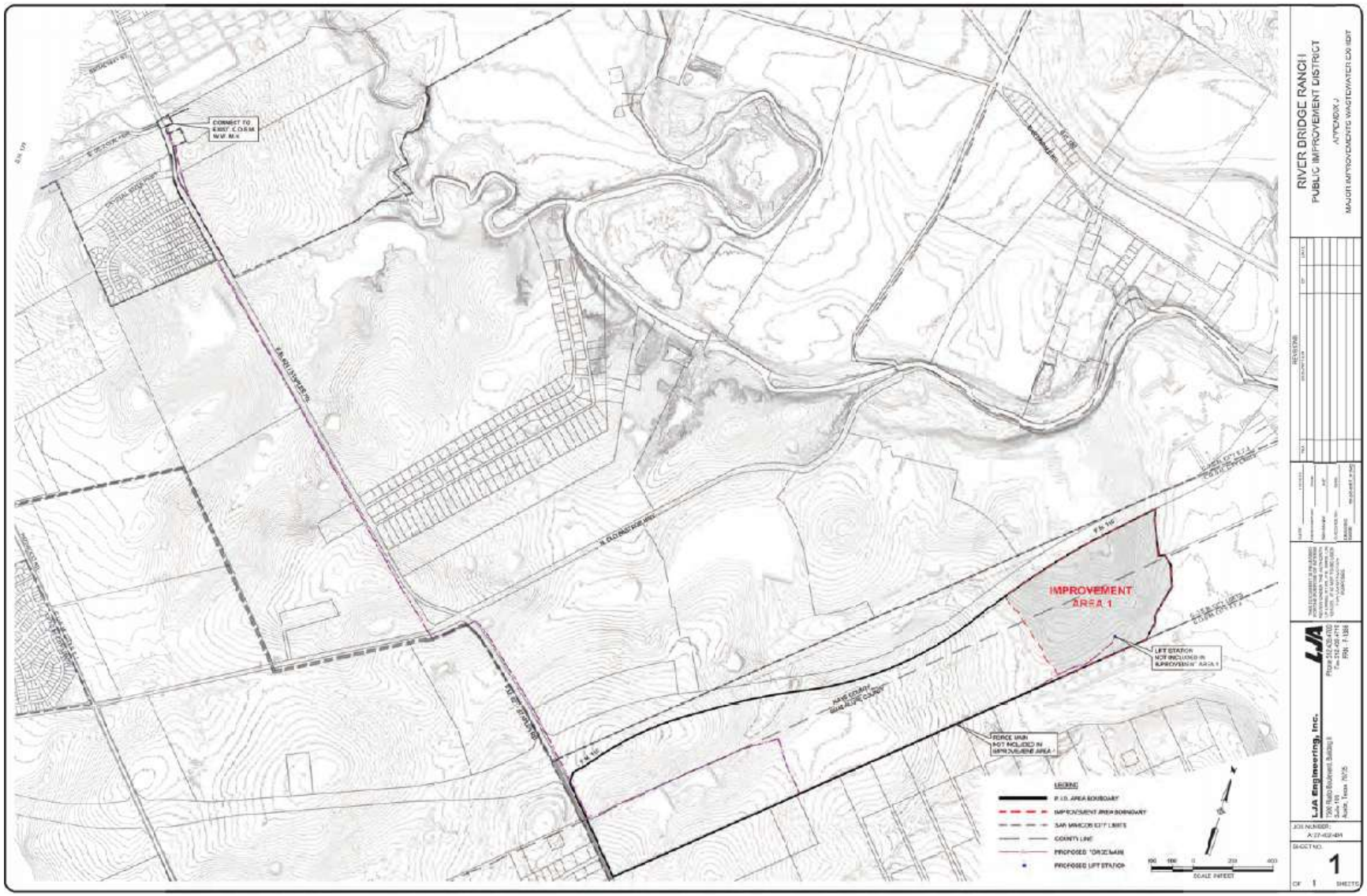
[a] Interest is calculated at a 5.75% rate, which is less than 2.00% higher than the Bond Buyer's 25 Bond Revenue Index as of July 9, 2026.

[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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.

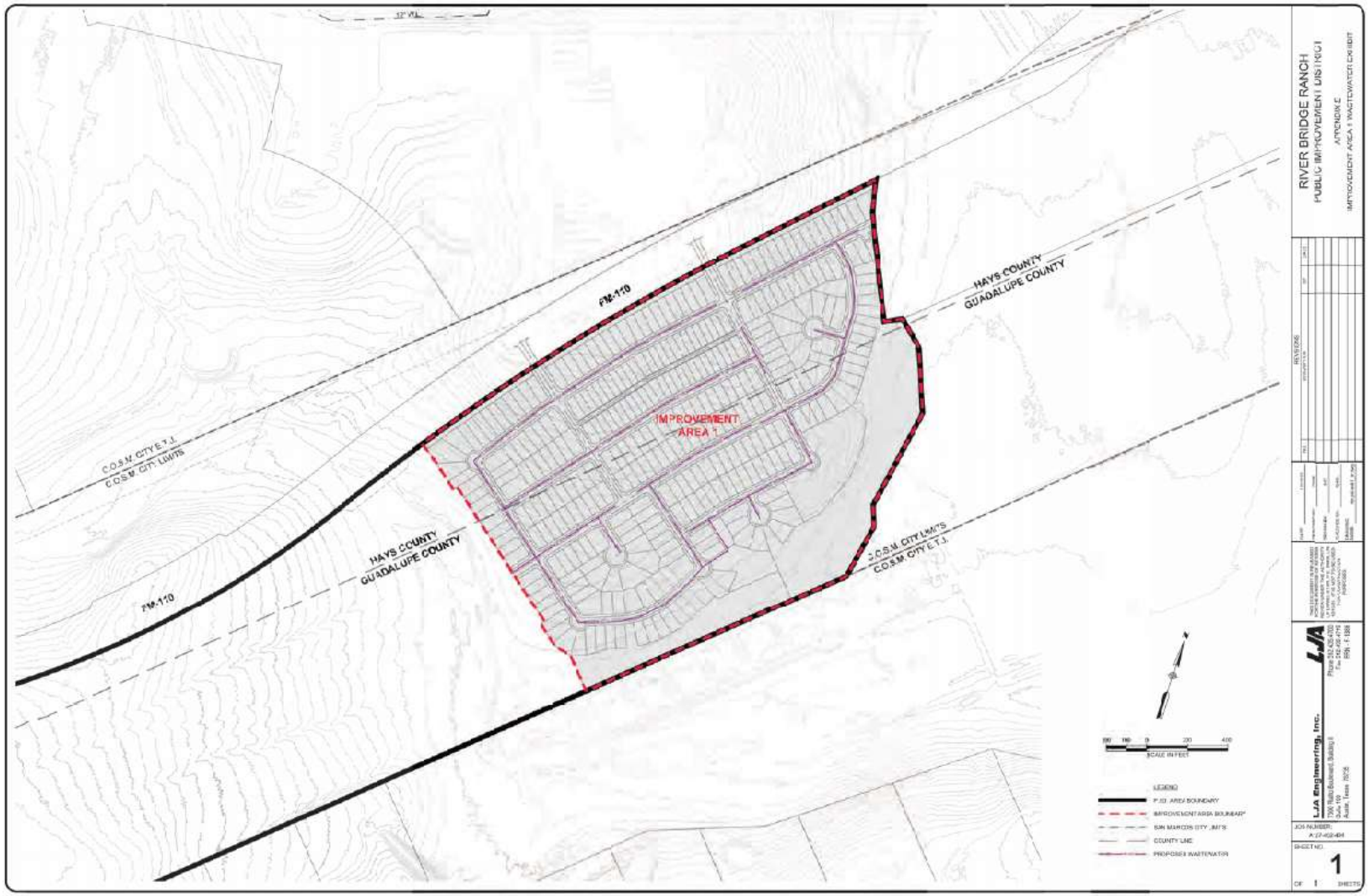
EXHIBIT G-1 – MAPS OF MAJOR IMPROVEMENTS

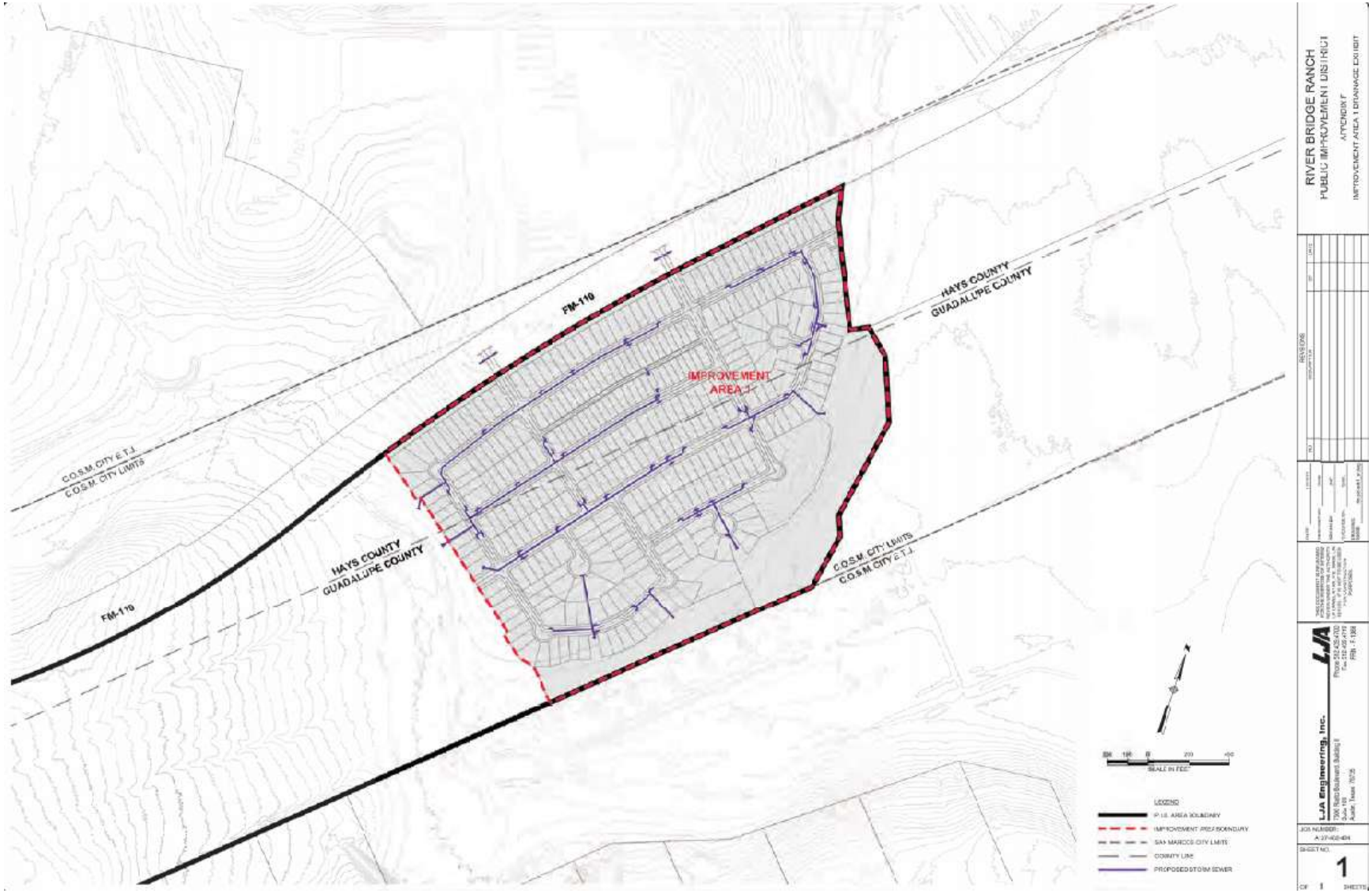


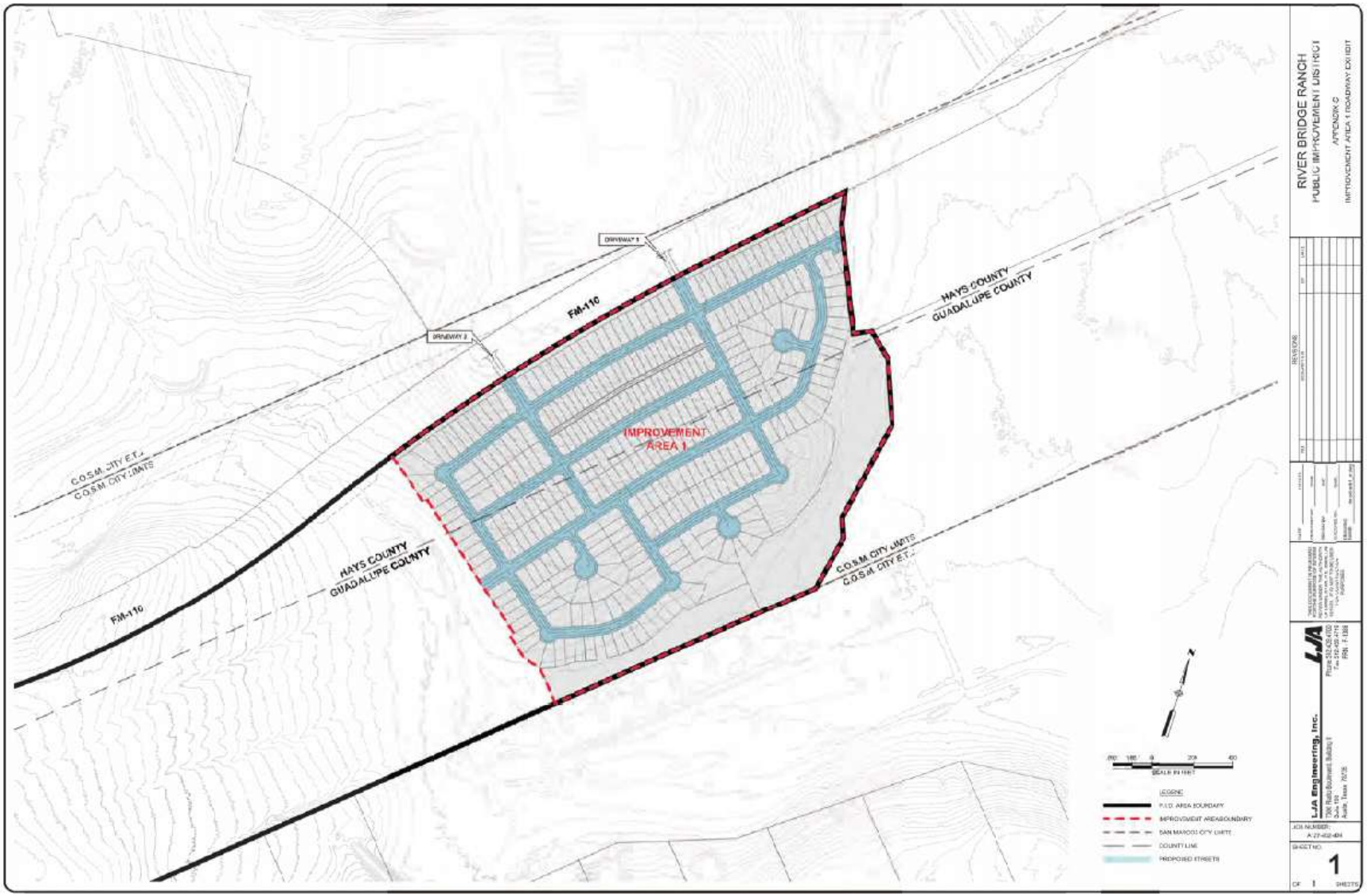

RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT
APPENDIX J
MAJOR IMPROVEMENTS WASTEWATER EXHIBIT
IMPROVEMENT AREA 1
LIFT STATION NOT INCLUDED IN IMPROVEMENT AREA 1
FORCE MAIN NOT INCLUDED IN IMPROVEMENT AREA 1
CONNECT TO 4.0357' C.O.S.M. W/F M-K
LEGEND
P.I.D. AREA BOUNDARY
IMPROVEMENT AREA BOUNDARY
SAN MARCOS CITY LIMITS
COUNTY LINE
PROPOSED FORCEMAIN
PROPOSED LIFT STATION
SCALE IN FEET
LJA Engineering, Inc.
JOB NUMBER:
A-27-02-484
SHEET NO.
1
OF 1 SHEETS

RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT
APPENDIX K
MAJOR IMPROVEMENTS DRAINAGE EXHIBIT
IMPROVEMENT AREA 1
FM-110
HAYS COUNTY
GUADALUPE COUNTY
DRAINAGE POND
SCALE IN FEET
LEGEND
COUNTY LINE
DRAINAGE POND
L.J.A. Engineering, Inc.
JOB NUMBER:
SHEET NO.
1
OF 1 SHEETS

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




RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT
APPENDIX F
IMPROVEMENT AREA 1 DRAINAGE EXHIBIT
FM-110
HAYS COUNTY
GUADALUPE COUNTY
IMPROVEMENT AREA 1
C.O.S.M. CITY E.T.J.
C.O.S.M. CITY LIMITS
LEGEND
P.I.D. AREA BOUNDARY
IMPROVEMENT AREA BOUNDARY
SAN MARCOS CITY LIMITS
COUNTY LINE
PROPOSED STORM SEWER
SCALE IN FEET
LJA Engineering, Inc.
SHEET NO.
1


RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT
APPENDIX C
IMPROVEMENT AREA 1 ROADWAY EXHIBIT
DRIVEWAY 1
DRIVEWAY 2
FM-110
HAYS COUNTY
GUADALUPE COUNTY
IMPROVEMENT AREA 1
C.O.S.M. CITY E.T.J.
C.O.S.M. CITY LIMITS
LEGEND
P.I.D. AREA BOUNDARY
IMPROVEMENT AREA BOUNDARY
SAN MARCOS CITY LIMITS
COUNTY LINE
PROPOSED STREETS
LJA Engineering, Inc.
JOB NUMBER:
A-27-452-404
SHEET NO.
1
OF 1 SHEETS

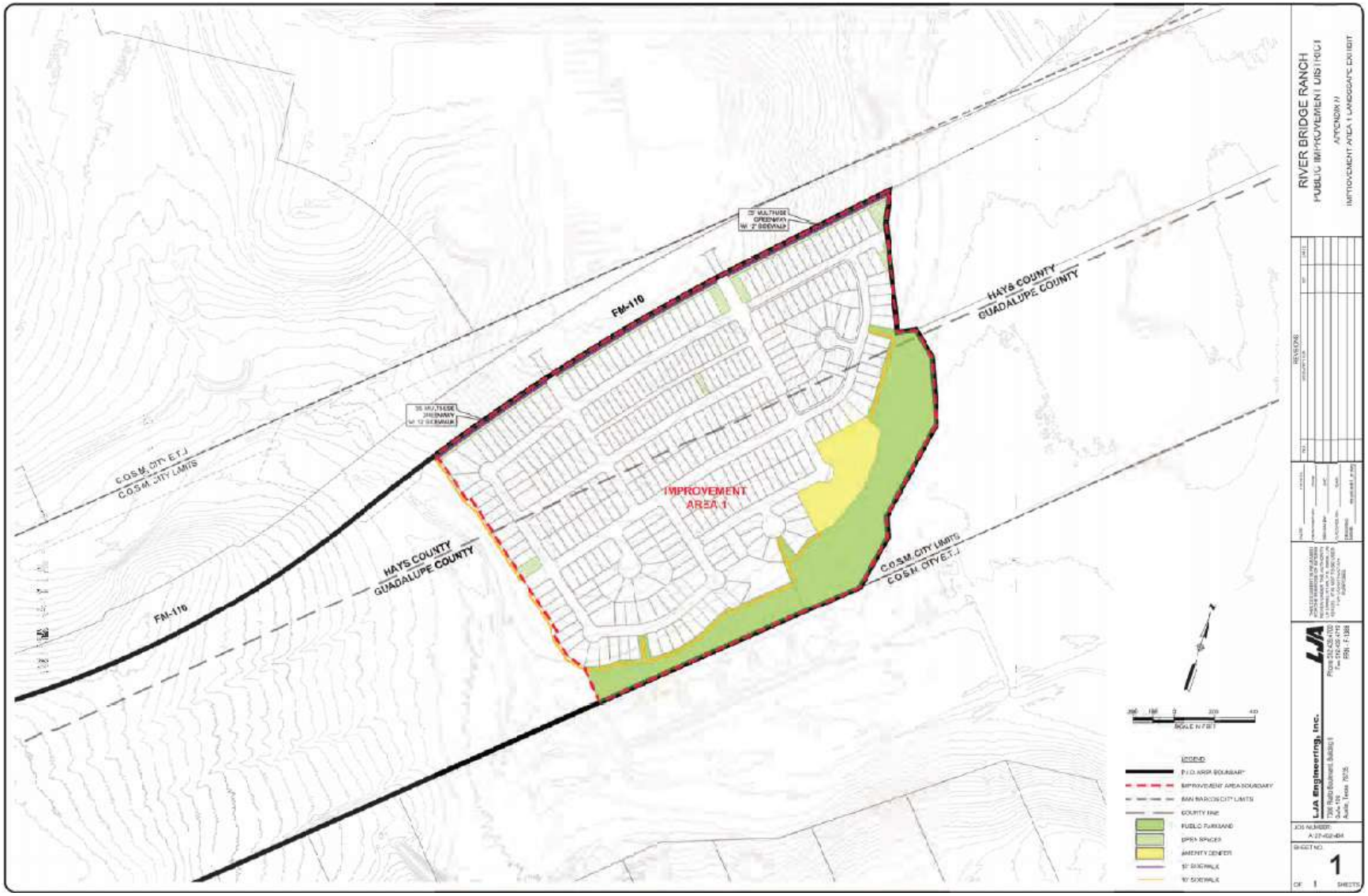

RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT
APPENDIX H
IMPROVEMENT AREA 1 LANDSCAPE EXHIBIT
FM-110
HAYS COUNTY
GUADALUPE COUNTY
C.O.S.M. CITY E.T.J.
C.O.S.M. CITY LIMITS
IMPROVEMENT AREA 1
SCALE IN FEET
LEGEND
P.I.D. AREA BOUNDARY
IMPROVEMENT AREA BOUNDARY
SAN MARCOS CITY LIMITS
COUNTY LINE
PUBLIC PARKLAND
OPEN SPACES
AMENITY CENTER
5' SIDEWALK
10' SIDEWALK
LJA Engineering, Inc.
JOB NUMBER:
SHEET NO.
1
OF 1 SHEETS

EXHIBIT H – FORM OF NOTICE OF ASSESSMENT LIEN TERMINATION

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

[Date]
[County] Clerk's Office
Honorable [County Clerk Name]
[Street Address]
[City], Texas [Zip Code]

Re: City of San Marcos Lien Release documents for filing

Dear Ms./Mr. [County Clerk]

Enclosed is a lien release that the City of San Marcos 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 San Marcos
Attn: City Secretary
100 W. Center Street
San Marcos, 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

AFTER RECORDING RETURN TO:

[City Secretary Name]
100 W. Center Street
San Marcos, TX 78640

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS	**§**	
	§	**KNOWN ALL MEN BY THESE PRESENTS:**
COUNTY OF HAYS	**§**	

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of San Marcos, Texas, a Texas home rule municipality.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of San Marcos, Texas (hereinafter referred to as the "City "), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on October 29, 2020, the City Council of the City approved Resolution 2020-232R creating the River Bridge Ranch Public Improvement District; and

WHEREAS, the District consists of approximately 328.85 contiguous acres within the corporate limits of the City; and

WHEREAS, on _____, the City Council, approved Ordinance No. _____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the real property located with the District, the Assessment Ordinance being recorded on _____, as Instrument No. _____ in the Official Public Records of _____ County, Texas; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") and further imposed a lien to secure the payment of the Lien Amount (the "Lien") against the following property located within the District, to wit:

[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 SAN MARCOS, 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 San Marcos, Texas, a Texas home rule municipality, on behalf of said municipality.

_____
Notary Public, State of Texas

EXHIBIT I – ANNUAL INSTALLMENT SCHEDULE FOR IMPROVEMENT AREA #1 REIMBURSEMENT OBLIGATION

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Additional Interest[b]	Annual Collection Costs	Total Annual Installment Due[c]
2027	$ 136,000	$ 591,503	$ -	$ -	$ 40,800	$ 768,303
2028	$ 144,000	$ 583,683	$ -	$ -	$ 41,616	$ 769,299
2029	$ 152,000	$ 575,403	$ -	$ -	$ 42,448	$ 769,851
2030	$ 161,000	$ 566,663	$ -	$ -	$ 43,297	$ 770,960
2031	$ 170,000	$ 557,405	$ -	$ -	$ 44,163	$ 771,568
2032	$ 180,000	$ 547,630	$ -	$ -	$ 45,046	$ 772,676
2033	$ 190,000	$ 537,280	$ -	$ -	$ 45,947	$ 773,227
2034	$ 201,000	$ 526,355	$ -	$ -	$ 46,866	$ 774,221
2035	$ 213,000	$ 514,798	$ -	$ -	$ 47,804	$ 775,602
2036	$ 225,000	$ 502,550	$ -	$ -	$ 48,760	$ 776,310
2037	$ 238,000	$ 489,613	$ -	$ -	$ 49,735	$ 777,348
2038	$ 251,000	$ 475,928	$ -	$ -	$ 50,730	$ 777,658
2039	$ 266,000	$ 461,495	$ -	$ -	$ 51,744	$ 779,239
2040	$ 281,000	$ 446,200	$ -	$ -	$ 52,779	$ 779,979
2041	$ 297,000	$ 430,043	$ -	$ -	$ 53,835	$ 780,878
2042	$ 314,000	$ 412,965	$ -	$ -	$ 54,911	$ 781,876
2043	$ 333,000	$ 394,910	$ -	$ -	$ 56,010	$ 783,920
2044	$ 352,000	$ 375,763	$ -	$ -	$ 57,130	$ 784,893
2045	$ 372,000	$ 355,523	$ -	$ -	$ 58,272	$ 785,795
2046	$ 393,000	$ 334,133	$ -	$ -	$ 59,438	$ 786,571
2047	$ 416,000	$ 311,535	$ -	$ -	$ 60,627	$ 788,162
2048	$ 440,000	$ 287,615	$ -	$ -	$ 61,839	$ 789,454
2049	$ 465,000	$ 262,315	$ -	$ -	$ 63,076	$ 790,391
2050	$ 492,000	$ 235,578	$ -	$ -	$ 64,337	$ 791,915
2051	$ 520,000	$ 207,288	$ -	$ -	$ 65,624	$ 792,912
2052	$ 550,000	$ 177,388	$ -	$ -	$ 66,937	$ 794,325
2053	$ 582,000	$ 145,763	$ -	$ -	$ 68,275	$ 796,038
2054	$ 615,000	$ 112,298	$ -	$ -	$ 69,641	$ 796,939
2055	$ 650,000	$ 76,935	$ -	$ -	$ 71,034	$ 797,969
2056	$ 688,000	$ 39,560	$ -	$ -	$ 72,454	$ 800,014
Total	**$ 10,287,000**	**$ 11,536,118**	**$ -**	**$ -**	**$ 1,655,175**	**$ 23,478,293**

Footnotes:

[a] Interest is calculated at a 5.75% rate, which is less than 2.00% higher than the Bond Buyer's 25 Bond Revenue Index as of July 9, 2026.

[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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.

EXHIBIT J-1 – DISTRICT LEGAL DESCRIPTION

River Bridge Ranch
W.M. Burnett Jr. Survey, Abstract No. 56,
W.A. Matthews Survey, Abstract No. 305,
B&G Fulcher Survey, Abstract No. 813, and
B&G Fulcher Survey, Abstract No. 21
Hays and Guadalupe County, Texas

April 18, 2023
LJAS-A208-0452
328.85 Acres
Page 1 of 3

LEGAL DESCRIPTION
TRACT TWO – RIVER BRIDGE RANCH

DESCRIPTION OF A 328.85 ACRE TRACT, MORE OR LESS, SITUATED IN THE W.M. BURNETT JR. SURVEY, ABSTRACT NO. 56, THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS, BEING OUT OF A CALLED 563.797 ACRE TRACT, DESCRIBED IN VOLUME 4212, PAGE 826, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS (O.P.R.G.C.TX.) AND VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 328.85 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF STAPLES ROAD (80' RIGHT-OF-WAY) AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 (VARIABLE WIDTH RIGHT-OF-WAY), FOR THE NORTHWEST CORNER OF SAID 563.797 ACRE TRACT, THE SOUTWESTERN CORNER OF A CALLED 53.897 ACRE TRACT DESCRIBED AS F.M. 110 PUBLIC RIGHT-OF-WAY (UNIMPROVED) IN DEED TO HAYS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., AND THE SOUTHEAST CORNER OF A CALLED 16.509 ACRE TRACT DESCRIBED AS PART 1 IN DEED TO HAYS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 18001659, O.P.R.H.C.TX.;

THENCE SOUTH 44 DEGREES 53 MINUTES 16 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID 563.797 ACRE TRACT, AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, A DISTANCE OF 410.34 FEET TO A CALCULATED POINT FOR THE **POINT OF BEGINNING** (GRID COORDINATES= NORTHING: 13,853,467.04, EASTING: 2,315,239.80 U.S. SURVEY FEET) OF THE HEREIN DESCRIBED TRACT,

SAME BEING A SOUTHEASTERLY CORNER OF SAD 53.897 ACRE TRACT, FROM WHICH A TXDOT TYPE II MONUMENT FOUND BEARS NORTH 69 DEGREES 31 MINUTES 35 SECONDS EAST, 0.48 FEET;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT AND WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1) NORTH 00 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 169.63 FEET TO A TXDOT TYPE II MONUMENT FOUND,

2) NORTH 45 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 222.18 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT,

3) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1,734.64 FEET, A RADIUS OF 4,632.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 27 MINUTES 24 SECONDS, AND A CHORD THAT BEARS NORTH 47 DEGREES 11 MINUTES 09 SECONDS EAST, A DISTANCE OF 1,724.52 FEET TO A TXDOT TYPE II MONUMENT FOUND,

4) NORTH 57 DEGREES 54 MINUTES 51 SECONDS EAST, A DISTANCE OF 870.57 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT,

5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 918.56 FEET, A RADIUS OF 10,990.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 47 MINUTES 20 SECONDS, AND A CHORD THAT BEARS NORTH 63 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF 918.30 FEET TO A CALCULATED POINT AT THE BEGINNING OF A CURVE TO THE LEFT, FROM WHICH A TXDOT TYPE II MONUMENT FOUND BEARS SOUTH 32 DEGREES 22 MINUTES 20 SECONDS EAST, A DISTANCE OF 0.45 FEET,

6) WITH SAID CURVE TO THE LEFT, AT AN ARC LENGTH OF 2,838.08 PASSING A 1/2-INCH IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT ROW" AND CONTINUING FOR A TOTAL ARC LENGTH OF 2,861.78 FEET, A RADIUS OF 5,110.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 05 MINUTES 15 SECONDS, AND A CHORD THAT BEARS NORTH 49 DEGREES 58 MINUTES 20 SECONDS EAST, A DISTANCE OF 2,824.52 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT,

7) WITH SAID CURVE TO THE RIGHT, AT AN ARC LENGTH OF 427.72 FEET PASSING A 1/2-INCH IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT ROW" AND CONTINUING FOR A TOTAL ARC LENGTH OF 2,393.19 FEET, A RADIUS OF 10,990.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 28 MINUTES 36 SECONDS, AND A CHORD THAT BEARS NORTH 40 DEGREES 10 MINUTES 01 SECONDS EAST, A DISTANCE OF 2,388.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AND

8) NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, A DISTANCE OF 751.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1) SOUTH 10 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 165.15 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

2) SOUTH 22 DEGREES 57 MINUTES 44 SECONDS EAST, A DISTANCE OF 549.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

3) NORTH 64 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 94.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

4) SOUTH 47 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 161.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

5) SOUTH 20 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 331.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

6) SOUTH 11 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 523.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

7) SOUTH 20 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 106.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AND

8) SOUTH 12 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 285.59 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWEST LINE OF A CALLED 219.526 ACRE TRACT, DESCRIBED IN VOLUME 4048, PAGE 295, O.P.R.G.C.TX., FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 49 DEGREES 06 MINUTES 58 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, THE NORTHWEST LINE OF SAID 219.526 ACRE TRACT, THE NORTHWEST LINE OF A CALLED 10.98 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018-99026621, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 10.99 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202099034464, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 11.00 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202199018384, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 10.93 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202199015198, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 10.95 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20219908584, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 14.08 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202199000942, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 8.85 ACRE TRACT DESCRIBED IN VOLUME 734, PAGE 22, O.P.R.G.C.TX., AND THE NORTHWEST LINE OF A CALLED 50.062 ACRE TRACT DESCRIBED IN VOLUME 3141, PAGE 280, O.P.R.G.C.TX., AT A DISTANCE OF 2,513.67 FEET PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN ENG" FOUND FOR A COMMON CORNER OF SAID 219.526 ACRE TRACT AND SAID 10.98 ACRE TRACT, CONTINUING AT A DISTANCE OF 3,017.57 FEET PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "MATKIN HOOVER ENG & SURVEY" FOUND FOR A COMMON CORNER OF SAID 10.98 ACRE TRACT AND SAID 10.99 ACRE TRACT, CONTINUING A DISTANCE OF 5,742.70 FEET PASSING A 3/8-INCH IRON ROD FOUND FOR A COMMON CORNER OF SAID 14.08 ACRE TRACT AND SAID 8.85 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 8,772.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FOR THE WEST CORNER OF SAID 50.062 ACRE TRACT AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTHWEST LINE OF SAID 563.797 ACRE TRACT AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STAPLES ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) NORTH 41 DEGREES 23 MINUTES 10 SECONDS WEST, AT A DISTANCE OF 981.52 FEET PASSING A TXDOT TYPE I MONUMENT, AND CONTINUING FOR A TOTAL DISTANCE OF 1,143.87 FEET TO A TXDOT CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE LEFT,

2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 352.90 FEET, A RADIUS OF 5,771.07 FEET, A CENTRAL ANGLE OF 03 DEGREES 30 MINUTES 13 SECONDS, AND A CHORD THAT BEARS NORTH 43 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 352.84 FEET TO A TXDOT CONCRETE MONUMENT FOUND, AND

3) NORTH 44 DEGREES 53 MINUTES 16 SECONDS WEST, A DISTANCE OF 52.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 328.85 ACRES OF LAND, MORE OR LESS.

Bearing Basis: All bearings based on the Texas State Plane Coordinate System, Grid North, South Central Zone (4204), NAD83. All distances were adjusted to surface using a combined scale factor of 1.00007410049.

Matt Overall

Matt Overall
Registered Professional Land Surveyor No. 6864
LJA Surveying, Inc.
7500 Rialto Blvd, Building II, Suite 100
Austin, Texas 78735
TBPLS No. 10194382

Date: 04/18/2023

EXHIBIT J-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

B.&G. Fulcher Survey, Abstract No. 813
W.A. Matthews Survey, Abstract No. 305
Hays County, Texas
B.&G. Fulcher Survey, Abstract No. 21
Guadalupe County, Texas

December 19, 2023
LJAS001-A208-0452A
Page 1 of 4

EXHIBIT "A"

DESCRIPTION OF A 81.93 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS, OUT OF A CALLED 563.797 ACRE TRACT, DESCRIBED IN VOLUME 4212, PAGE 826, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS (O.P.R.G.C.TX.) AND VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A TXDOT TYPE II MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 110 (VARIABLE WIDTH RIGHT-OF-WAY) (F.M. 110) (GRID N: 13,8560,144.56, GRID E: 2,322,627.49), ON THE NORTH LINE OF A CALLED 52.0 ACRE TRACT CONVEYED TO RIVER BRIDGE RANCH, LLC, RECORDED IN DOCUMENT NO. 202299000107, O.P.R.H.C.TX.;

THENCE SOUTH 46 DEGREES 24 MINUTES 19 SECONDS WEST, A DISTANCE OF 216.72 FEET TO THE **POINT OF BEGINNING** (GRID N:13,859,995.18, GRID E:2,322,470.34) AND NORTH CORNER OF RIVER BRIDGE RANCH SUBDIVISION PHASE 1A AND PHASE 1B COMBINED;

THENCE WITH THE EAST LINE OF SAID PHASE 1A AND PHASE 1B COMBINED THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1) SOUTH 10 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 165.15 FEET TO A POINT,
2) SOUTH 22 DEGREES 57 MINUTES 44 SECONDS EAST, A DISTANCE OF 549.63 FEET TO A POINT,
3) NORTH 64 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 94.31 FEET TO A POINT,
4) SOUTH 47 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 161.56 FEET TO A POINT,
5) SOUTH 20 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 331.34 FEET TO A POINT,
6) SOUTH 11 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 523.30 FEET TO A POINT,
7) SOUTH 20 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 106.22 FEET TO A POINT, AND
8) SOUTH 12 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 285.59 FEET TO A POINT ON THE NORTH LINE OF A CALLED 219.526 ACRE TRACT OF LAND CONVEYED TO VCD SAN MARCOS RIVER, LLC, RECORDED IN VOLUME 4048, PAGE 295, O.P.R.G.C.TX. AND THE EASTERLY CORNER OF SAID PHASE 1A AND PHASE 1B COMBINED;

THENCE SOUTH 49 DEGREES 06 MINUTES 58 SECONDS WEST, WITH THE COMMON LINE OF SAID PHASE 1A AND PHASE 1B COMBINED AND SAID 219.526 ACRE TRACT, A DISTANCE OF 1,427.31 FEET TO A POINT FOR THE SOUTH CORNER OF SAID PHASE 1A AND PHASE 1B COMBINED;

THENCE WITH THE WEST LINE OF SAID PHASE 1A AND PHASE 1B COMBINED THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1) NORTH 40 DEGREES 53 MINUTES 02 SECONDS WEST, A DISTANCE OF 192.27 FEET TO A POINT,
2) NORTH 74 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF 94.12 FEET TO A POINT,
3) NORTH 49 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 129.21 FEET TO A POINT,
4) NORTH 40 DEGREES 11 MINUTES 39 SECONDS EAST, A DISTANCE OF 23.00 FEET TO A POINT,
5) NORTH 49 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 805.68 FEET TO A POINT,
6) SOUTH 40 DEGREES 11 MINUTES 39 SECONDS WEST, A DISTANCE OF 23.00 FEET TO A POINT,
7) NORTH 49 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 155.73 FEET TO A POINT, AND
8) NORTH 53 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 121.47 FEET TO A POINT ON THE CURVING SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 110, FOR THE WEST CORNER OF SAID PHASE 1A AND

PHASE 1B COMBINED, FROM WHICH A 1/2-INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 110 BEARS SOUTH 36 DEGREES 22 MINUTES 20 SECONDS WEST, A DISTANCE OF 81.98 FEET;

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 110 AND THE NORTH LINE OF SAID PHASE 1A AND PHASE 1B COMBINED THE FOLLOWING TWO (2) COURSES AND DISTANCES:

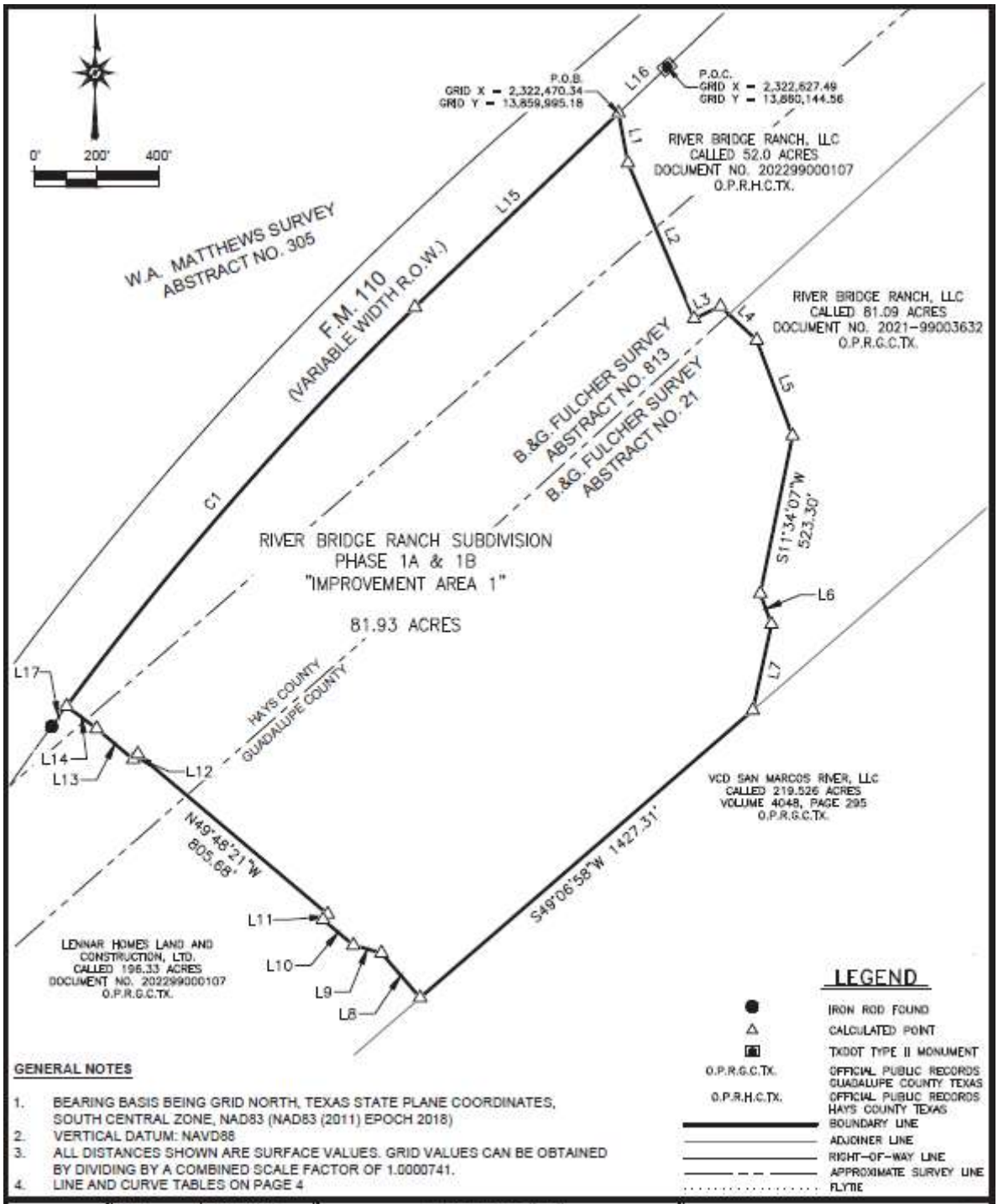
1) WITH A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1,722.06 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE OF 08 DEGREES 58 MINUTES 40 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 1,720.30 FEET TO A POINT, AND
2) NORTH 46 DEGREES 19 MINUTES 51 SECONDS EAST, A DISTANCE OF 912.84 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 81.93 ACRES, MORE OR LESS.

Bearing Basis: All bearings based on the Texas State Plane Coordinate System, Grid North, South Central Zone (4204), NAD83. All distances were adjusted to surface using a combined scale factor of 1.0000741.

Matt Overall

Matt Overall
Texas Registered Professional Land Surveyor No. 6864
LJA Surveying
7500 Rialto Blvd, Bldg. II, Ste. 100
Austin, TX 78748
TBPELS No. 10194382

19 December 2023

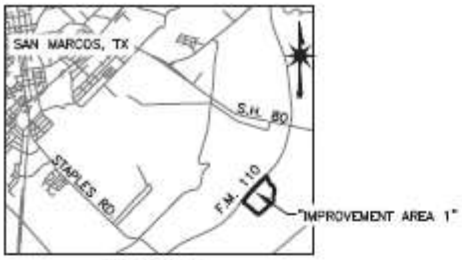


GENERAL NOTES

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2018)
2. VERTICAL DATUM: NAVD88
3. ALL DISTANCES SHOWN ARE SURFACE VALUES. GRID VALUES CAN BE OBTAINED BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.0000741.
4. LINE AND CURVE TABLES ON PAGE 4

PAGE 3 OF 4	DATE:	12/19/2023	EXHIBIT "A" 81.93 ACRE (3,568,767.17 Sq. Ft.) IMPROVEMENT AREA 1 W.A. MATTHEWS SURVEY, ABSTRACT NO. 305 B&G FULCHER SURVEY, ABSTRACT NO. 813 HAYS COUNTY, TEXAS B&G FULCHER SURVEY, ABSTRACT NO. 21 GUADALUPE COUNTY, TEXAS
	DRWN BY:	EMC	
	CHKD BY:	MRO	
	PROJ NO.	5001-A208-0452A	

LJA Surveying, Inc.
7500 Rialto Blvd, Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
T.B.P.L.S. Firm No. 10194382



VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	1,722.06'	10,990.00'	8°58'40"	N41°04'29"E	1,720.30'

Line Table		
Line #	Direction	Length
L1	S10°39'10"E	165.15'
L2	S22°57'44"E	549.63'
L3	N64°44'14"E	94.31'
L4	S47°01'56"E	161.56'
L5	S20°30'11"E	331.34'
L6	S20°06'04"E	106.22'
L7	S12°14'11"W	285.59'
L8	N40°53'02"W	192.27'
L9	N74°14'50"W	94.12'
L10	N49°48'21"W	129.21'
L11	N40°11'39"E	23.00'
L12	S40°11'39"W	23.00'
L13	N49°48'21"W	155.73'
L14	N53°24'51"W	121.47'
L15	N46°19'51"E	912.84'
L16	S46°24'19"W	216.72'
L17	S36°22'20"W	81.98'

STATE OF TEXAS REGISTERED
MATT OVERALL
6864
PROFESSIONAL LAND SURVEYOR

GENERAL NOTES

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2018)
2. VERTICAL DATUM: NAVD88
3. ALL DISTANCES SHOWN ARE SURFACE VALUES. GRID VALUES CAN BE OBTAINED BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.0000741.

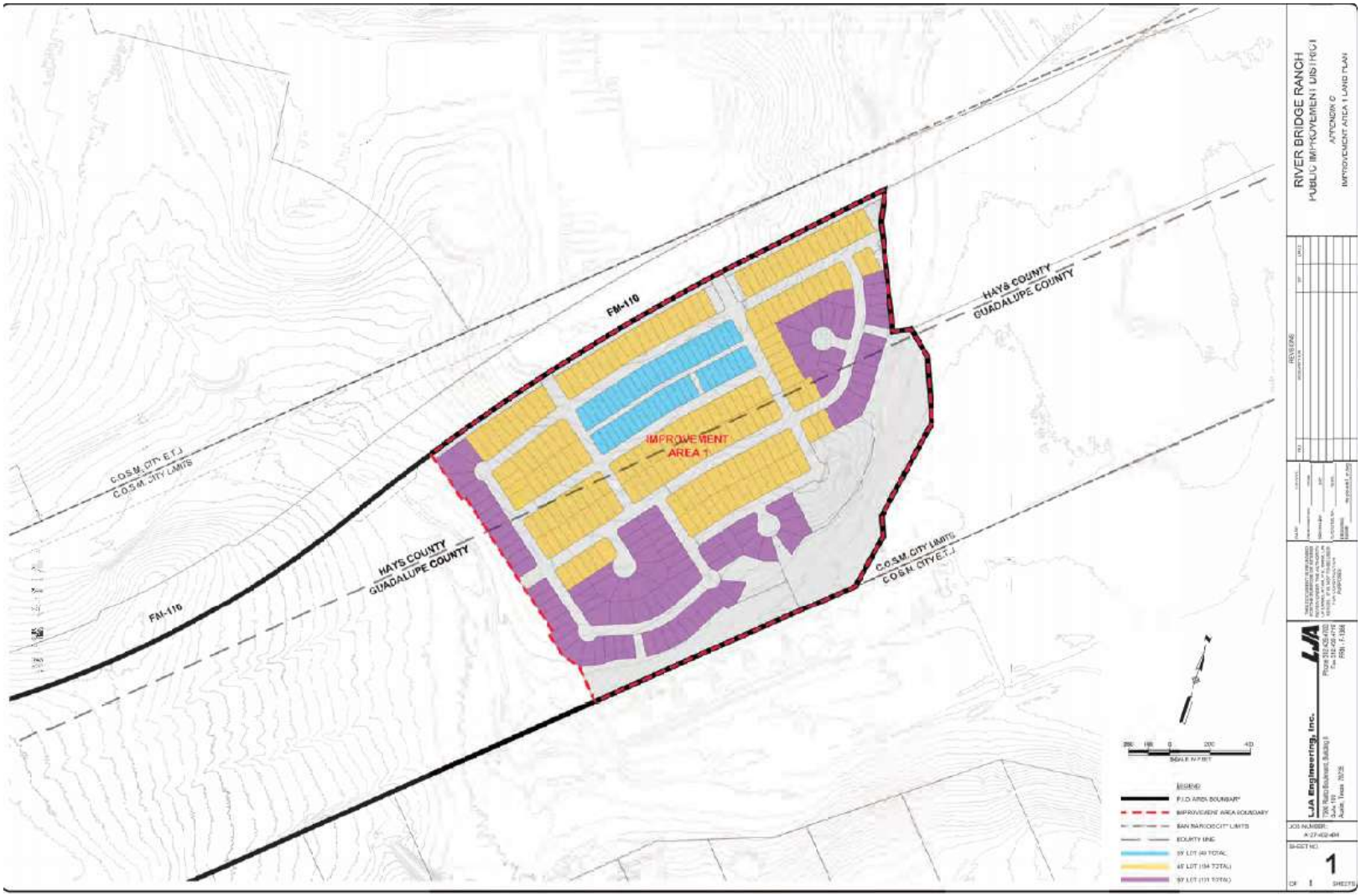
Matt Overall
MATT OVERALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6864
DATE OF SURVEY: 12/19/2023

PAGE 4 OF 4	DATE:	12/19/2023
	DRWN BY:	EMC
	CHKD BY:	MRO
	PROJ NO.	5001-A208-0452A

EXHIBIT "A"
81.93 ACRE (3,568,767.17 Sq. Ft.)
IMPROVEMENT AREA 1
W.A. MATTHEWS SURVEY, ABSTRACT NO. 301
B&B FULCHER SURVEY, ABSTRACT NO. 853
HAYS COUNTY, TEXAS
B&B FULCHER SURVEY, ABSTRACT NO. 23
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd, Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
T.B.P.L.S. Firm No. 10194382

EXHIBIT K – LOT TYPE CLASSIFICATION MAP



APPENDIX A – 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
- Lot Type 3

[Remainder of page left intentionally blank.]

RIVER BRIDGE 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 RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
PROPERTY ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: $24,572.54

As the purchaser of the real property described above, you are obligated to pay assessments to the City of San Marcos, 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 ***River Bridge 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 San Marcos. The exact amount of each annual installment will be approved each year by the San Marcos 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 San Marcos.

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[b]	Annual Collection Costs	Total Annual Installment Due[c]
2027	$ 324.86	$ 1,412.92	$ -	$ -	$ 97.46	$ 1,835.24
2028	$ 343.97	$ 1,394.24	$ -	$ -	$ 99.41	$ 1,837.62
2029	$ 363.08	$ 1,374.46	$ -	$ -	$ 101.40	$ 1,838.94
2030	$ 384.58	$ 1,353.59	$ -	$ -	$ 103.42	$ 1,841.59
2031	$ 406.08	$ 1,331.47	$ -	$ -	$ 105.49	$ 1,843.04
2032	$ 429.97	$ 1,308.12	$ -	$ -	$ 107.60	$ 1,845.69
2033	$ 453.85	$ 1,283.40	$ -	$ -	$ 109.75	$ 1,847.01
2034	$ 480.13	$ 1,257.30	$ -	$ -	$ 111.95	$ 1,849.38
2035	$ 508.79	$ 1,229.70	$ -	$ -	$ 114.19	$ 1,852.68
2036	$ 537.46	$ 1,200.44	$ -	$ -	$ 116.47	$ 1,854.37
2037	$ 568.51	$ 1,169.54	$ -	$ -	$ 118.80	$ 1,856.85
2038	$ 599.56	$ 1,136.85	$ -	$ -	$ 121.18	$ 1,857.59
2039	$ 635.39	$ 1,102.37	$ -	$ -	$ 123.60	$ 1,861.37
2040	$ 671.22	$ 1,065.84	$ -	$ -	$ 126.07	$ 1,863.13
2041	$ 709.44	$ 1,027.24	$ -	$ -	$ 128.60	$ 1,865.28
2042	$ 750.05	$ 986.45	$ -	$ -	$ 131.17	$ 1,867.67
2043	$ 795.44	$ 943.32	$ -	$ -	$ 133.79	$ 1,872.55
2044	$ 840.82	$ 897.58	$ -	$ -	$ 136.47	$ 1,874.87
2045	$ 888.60	$ 849.24	$ -	$ -	$ 139.19	$ 1,877.03
2046	$ 938.76	$ 798.14	$ -	$ -	$ 141.98	$ 1,878.88
2047	$ 993.70	$ 744.16	$ -	$ -	$ 144.82	$ 1,882.68
2048	$ 1,051.03	$ 687.03	$ -	$ -	$ 147.71	$ 1,885.77
2049	$ 1,110.74	$ 626.59	$ -	$ -	$ 150.67	$ 1,888.01
2050	$ 1,175.24	$ 562.72	$ -	$ -	$ 153.68	$ 1,891.65
2051	$ 1,242.12	$ 495.15	$ -	$ -	$ 156.76	$ 1,894.03
2052	$ 1,313.78	$ 423.73	$ -	$ -	$ 159.89	$ 1,897.40
2053	$ 1,390.22	$ 348.18	$ -	$ -	$ 163.09	$ 1,901.49
2054	$ 1,469.05	$ 268.25	$ -	$ -	$ 166.35	$ 1,903.65
2055	$ 1,552.65	$ 183.77	$ -	$ -	$ 169.68	$ 1,906.11
2056	$ 1,643.42	$ 94.50	$ -	$ -	$ 173.07	$ 1,910.99
Total	**$ 24,572.54**	**$ 27,556.31**	**$ -**	**$ -**	**$ 3,953.71**	**$ 56,082.56**

Footnotes:

[a] Interest is calculated at a 5.75% rate, which is less than 2.00% higher than the Bond Buyer's 25 Bond Revenue Index as of July 9, 2026.

[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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.

RIVER BRIDGE 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 RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
PROPERTY ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: $29,138.41

As the purchaser of the real property described above, you are obligated to pay assessments to the City of San Marcos, 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 ***River Bridge 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 San Marcos. The exact amount of each annual installment will be approved each year by the San Marcos 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 San Marcos.

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[b]	Annual Collection Costs	Total Annual Installment Due[c]
2027	$ 385.23	$ 1,675.46	$ -	$ -	$ 115.57	$ 2,176.25
2028	$ 407.89	$ 1,653.31	$ -	$ -	$ 117.88	$ 2,179.08
2029	$ 430.55	$ 1,629.86	$ -	$ -	$ 120.24	$ 2,180.64
2030	$ 456.04	$ 1,605.10	$ -	$ -	$ 122.64	$ 2,183.78
2031	$ 481.53	$ 1,578.88	$ -	$ -	$ 125.09	$ 2,185.50
2032	$ 509.86	$ 1,551.19	$ -	$ -	$ 127.59	$ 2,188.64
2033	$ 538.18	$ 1,521.87	$ -	$ -	$ 130.15	$ 2,190.20
2034	$ 569.34	$ 1,490.93	$ -	$ -	$ 132.75	$ 2,193.02
2035	$ 603.33	$ 1,458.19	$ -	$ -	$ 135.41	$ 2,196.93
2036	$ 637.32	$ 1,423.50	$ -	$ -	$ 138.12	$ 2,198.93
2037	$ 674.15	$ 1,386.85	$ -	$ -	$ 140.88	$ 2,201.87
2038	$ 710.97	$ 1,348.09	$ -	$ -	$ 143.70	$ 2,202.75
2039	$ 753.46	$ 1,307.21	$ -	$ -	$ 146.57	$ 2,207.23
2040	$ 795.95	$ 1,263.88	$ -	$ -	$ 149.50	$ 2,209.33
2041	$ 841.27	$ 1,218.12	$ -	$ -	$ 152.49	$ 2,211.87
2042	$ 889.42	$ 1,169.74	$ -	$ -	$ 155.54	$ 2,214.70
2043	$ 943.24	$ 1,118.60	$ -	$ -	$ 158.65	$ 2,220.49
2044	$ 997.06	$ 1,064.37	$ -	$ -	$ 161.82	$ 2,223.25
2045	$ 1,053.71	$ 1,007.04	$ -	$ -	$ 165.06	$ 2,225.80
2046	$ 1,113.19	$ 946.45	$ -	$ -	$ 168.36	$ 2,228.00
2047	$ 1,178.34	$ 882.44	$ -	$ -	$ 171.73	$ 2,232.51
2048	$ 1,246.32	$ 814.68	$ -	$ -	$ 175.16	$ 2,236.17
2049	$ 1,317.13	$ 743.02	$ -	$ -	$ 178.67	$ 2,238.82
2050	$ 1,393.61	$ 667.29	$ -	$ -	$ 182.24	$ 2,243.14
2051	$ 1,472.92	$ 587.15	$ -	$ -	$ 185.88	$ 2,245.96
2052	$ 1,557.90	$ 502.46	$ -	$ -	$ 189.60	$ 2,249.96
2053	$ 1,648.54	$ 412.88	$ -	$ -	$ 193.39	$ 2,254.82
2054	$ 1,742.02	$ 318.09	$ -	$ -	$ 197.26	$ 2,257.37
2055	$ 1,841.16	$ 217.92	$ -	$ -	$ 201.21	$ 2,260.28
2056	$ 1,948.79	$ 112.06	$ -	$ -	$ 205.23	$ 2,266.08
Total	**$ 29,138.41**	**$ 32,676.60**	**$ -**	**$ -**	**$ 4,688.36**	**$ 66,503.38**

Footnotes:

[a] Interest is calculated at a 5.75% rate, which is less than 2.00% higher than the Bond Buyer's 25 Bond Revenue Index as of July 9, 2026.

[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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.

RIVER BRIDGE RANCH PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #1 - LOT TYPE 3 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 RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
PROPERTY ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: $36,846.31

As the purchaser of the real property described above, you are obligated to pay assessments to the City of San Marcos, 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 ***River Bridge 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 San Marcos. The exact amount of each annual installment will be approved each year by the San Marcos 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 San Marcos.

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 3

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Additional Interest[b]	Annual Collection Costs	Total Annual Installment Due[c]
2027	$ 487.13	$ 2,118.66	$ -	$ -	$ 146.14	$ 2,751.93
2028	$ 515.78	$ 2,090.65	$ -	$ -	$ 149.06	$ 2,755.50
2029	$ 544.44	$ 2,061.00	$ -	$ -	$ 152.04	$ 2,757.48
2030	$ 576.68	$ 2,029.69	$ -	$ -	$ 155.08	$ 2,761.45
2031	$ 608.91	$ 1,996.53	$ -	$ -	$ 158.18	$ 2,763.63
2032	$ 644.73	$ 1,961.52	$ -	$ -	$ 161.35	$ 2,767.60
2033	$ 680.55	$ 1,924.45	$ -	$ -	$ 164.57	$ 2,769.57
2034	$ 719.95	$ 1,885.32	$ -	$ -	$ 167.87	$ 2,773.13
2035	$ 762.93	$ 1,843.92	$ -	$ -	$ 171.23	$ 2,778.08
2036	$ 805.91	$ 1,800.05	$ -	$ -	$ 174.65	$ 2,780.61
2037	$ 852.48	$ 1,753.71	$ -	$ -	$ 178.14	$ 2,784.33
2038	$ 899.04	$ 1,704.69	$ -	$ -	$ 181.71	$ 2,785.44
2039	$ 952.77	$ 1,653.00	$ -	$ -	$ 185.34	$ 2,791.10
2040	$ 1,006.49	$ 1,598.21	$ -	$ -	$ 189.05	$ 2,793.75
2041	$ 1,063.80	$ 1,540.34	$ -	$ -	$ 192.83	$ 2,796.97
2042	$ 1,124.70	$ 1,479.17	$ -	$ -	$ 196.68	$ 2,800.55
2043	$ 1,192.75	$ 1,414.50	$ -	$ -	$ 200.62	$ 2,807.87
2044	$ 1,260.81	$ 1,345.92	$ -	$ -	$ 204.63	$ 2,811.36
2045	$ 1,332.44	$ 1,273.42	$ -	$ -	$ 208.72	$ 2,814.59
2046	$ 1,407.66	$ 1,196.81	$ -	$ -	$ 212.90	$ 2,817.37
2047	$ 1,490.04	$ 1,115.87	$ -	$ -	$ 217.16	$ 2,823.06
2048	$ 1,576.01	$ 1,030.19	$ -	$ -	$ 221.50	$ 2,827.69
2049	$ 1,665.55	$ 939.57	$ -	$ -	$ 225.93	$ 2,831.05
2050	$ 1,762.26	$ 843.80	$ -	$ -	$ 230.44	$ 2,836.51
2051	$ 1,862.55	$ 742.47	$ -	$ -	$ 235.05	$ 2,840.08
2052	$ 1,970.01	$ 635.37	$ -	$ -	$ 239.76	$ 2,845.14
2053	$ 2,084.63	$ 522.10	$ -	$ -	$ 244.55	$ 2,851.27
2054	$ 2,202.83	$ 402.23	$ -	$ -	$ 249.44	$ 2,854.50
2055	$ 2,328.19	$ 275.57	$ -	$ -	$ 254.43	$ 2,858.19
2056	$ 2,464.30	$ 141.70	$ -	$ -	$ 259.52	$ 2,865.52
Total	**$ 36,846.31**	**$ 41,320.44**	**$ -**	**$ -**	**$ 5,928.56**	**$ 84,095.31**

Footnotes:

[a] Interest is calculated at a 5.75% rate, which is less than 2.00% higher than the Bond Buyer's 25 Bond Revenue Index as of July 9, 2026.

[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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.

APPENDIX B – ENGINEER'S REPORT

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ENGINEERING REPORT
FOR
RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT
CITY OF SAN MARCOS, TEXAS

IMPROVEMENT AREA 1 AND
MAJOR IMPROVEMENTS

Prepared for:

Lennar Homes of Texas
13620 N FM 620, Building B, Suite 150
Austin, Texas 78717

Prepared by:

LJA Engineering, Inc.
TBPE Firm No. F-1386
7500 Rialto Blvd., Bld. 2, Suite 100
Austin, Texas 78735
TBPE: F-1386
(512) 439-4700

May 2026

STATE OF TEXAS
DANIEL RYAN
89458
LICENSED
PROFESSIONAL ENGINEER
06/16/2026

TABLE OF CONTENTS

Introduction 3
Development Summary 3
Development Improvements 4

APPENDICES

Appendix A – Site Location Map
Appendix B-1 – Public Improvement District Boundary Exhibit
Appendix B-2 – Improvement Area 1 Boundary Exhibit
Appendix C – Improvement Area 1 Land Plan
Appendix D – Improvement Area 1 Water Exhibit
Appendix E – Improvement Area 1 Wastewater Exhibit
Appendix F – Improvement Area 1 Drainage Exhibit
Appendix G – Improvement Area 1 Roadway Exhibit
Appendix H – Improvement Area 1 Landscape Exhibit
Appendix I – Major Improvement Water Exhibit
Appendix J – Major Improvement Wastewater Exhibit
Appendix K – Major Improvement Drainage Exhibit
Appendix L-1 – Legal Description Overall Area
Appendix L-2 – Legal Description Improvement Area 1
Appendix M – Final Plats for Improvement Area 1
Appendix N – Cost Summary Backup for Improvement Area 1
Appendix O – Cost Summary Backup for Major Improvements

INTRODUCTION

The River Bridge Ranch development is located within the City of San Marcos' City Limits, Hays and Guadalupe County, Texas. River Bridge Ranch is located south of FM 110, and east of FM 621 along the San Marcos River. Attached as **Appendix A** is a site location map.

This report provides documentation of the public infrastructure items proposed to be funded by the PID through issuance of bonds by the City of San Marcos.

DEVELOPMENT SUMMARY

In preparing the Engineer's summary of current costs for the PID, the development was divided into Improvement Area 1 and Major Improvements.

The acreage of the development is approximately 328.80 acres. Please see **Appendix B-1** for an exhibit of the Public Improvement District (PID).

The acreage of Improvement Area 1 is approximately 89.13 acres. Please see **Appendix B-2** for an exhibit of Improvement Area 1.

Improvement Area 1 (IA 1) consists of 334 lots – a land plan is attached as **Appendix C**. Improvements for IA 1 are street, drainage, water, wastewater, landscape, permanent restoration and temporary erosion controls.

DEVELOPMENT IMPROVEMENTS

IMPROVEMENT AREA 1 (IA 1)

Water Improvements:

Water improvements include tie to offsite water line, trench safety, water lines, gate valves, fire hydrants, valve casting adjustments, cast iron fittings, services, and automatic flush valve. Water improvements will be owned and maintained by the City of San Marcos. See **Appendix D** for Improvement Area 1 Water Exhibit.

Wastewater Improvements:

Wastewater improvements includes wastewater lines, trench safety, manholes, extra depth, raise manhole castings, bore with encasement, connection to existing line, and services. Wastewater improvements will be owned and maintained by the City of San Marcos. See **Appendix E** for Improvement Area 1 Wastewater Exhibit.

Drainage Improvements:

The drainage improvements include storm sewer, trench safety, manholes, junction boxes, curb inlets, grate inlets, berms, berm/swale, channel and headwall. Drainage improvements will be owned and maintained by the City of San Marcos. See **Appendix F** for Improvement Area 1 Drainage Exhibit.

Street Improvements:

The street improvements include clearing and grubbing, excavation/embankment (grading), subgrade preparation, flexible base, Hot Mix Asphalt Concrete, curb and gutter, traffic control, streetlights, concrete sidewalk, sidewalk ramps, street marking and signs, saw cut and tie to existing pavement, erosion controls, and tree protection. Street improvements will be owned and maintained by the City of San Marcos. See **Appendix G** for Improvement Area 1 Roadway Exhibit.

Landscaping Improvements

Landscaping improvements include multi-use trails within the Improvement Area, along with proposed landscaping of rights of way and open spaces. Landscaping improvements will be

owned and maintained by the Homeowners Association. See **Appendix H** for Improvement Area 1 Landscape Exhibit.

Engineering, Surveying, and Project Management Costs

Included in the costs are 10% engineering and surveying cost along with a 4% project management cost. These percentages are based on total construction costs.

MAJOR IMPROVEMENTS

Water Improvements:

Water improvements include tie to existing City of San Marcos water line, trench safety, pressure reducing valve with vault, water lines, gate valves, fire hydrants, valve casting adjustments, cast iron fittings, services, irrigation sleeves, air release valves, and automatic flush valve. This portion of water line is located partly within the District, then along FM 621 to Old Bastrop Highway. Water improvements will be owned and maintained by the City of San Marcos. See **Appendix I** for Major Improvements Water Exhibit.

Wastewater Improvements:

Wastewater improvements include a lift station and a 12" force main. The improvements include a lift station, pipes, trench safety, manholes, extra depth, raise manhole castings, bore with encasement, valves, connection to existing line, and services. Wastewater improvements will be owned and maintained by the City of San Marcos. See **Appendix J** for Major Improvements Wastewater Exhibit.

Drainage Improvements:

The drainage improvements include a regional detention pond, storm sewer, trench safety, berms, berm/swale, channel and outlet structure. Drainage improvements will be owned and maintained by the City of San Marcos. See **Appendix K** for Major Improvements Drainage Exhibit.

Engineering, Surveying, and Project Management Costs

Included in the costs are 10% engineering and surveying cost along with a 4% project management cost. These percentages are based on total construction costs.

APPENDIX A

Site Location Map

LJA Engineering, Inc.
7500 Rialto Boulevard, Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT
APENDIX A
SITE LOCATION MAP

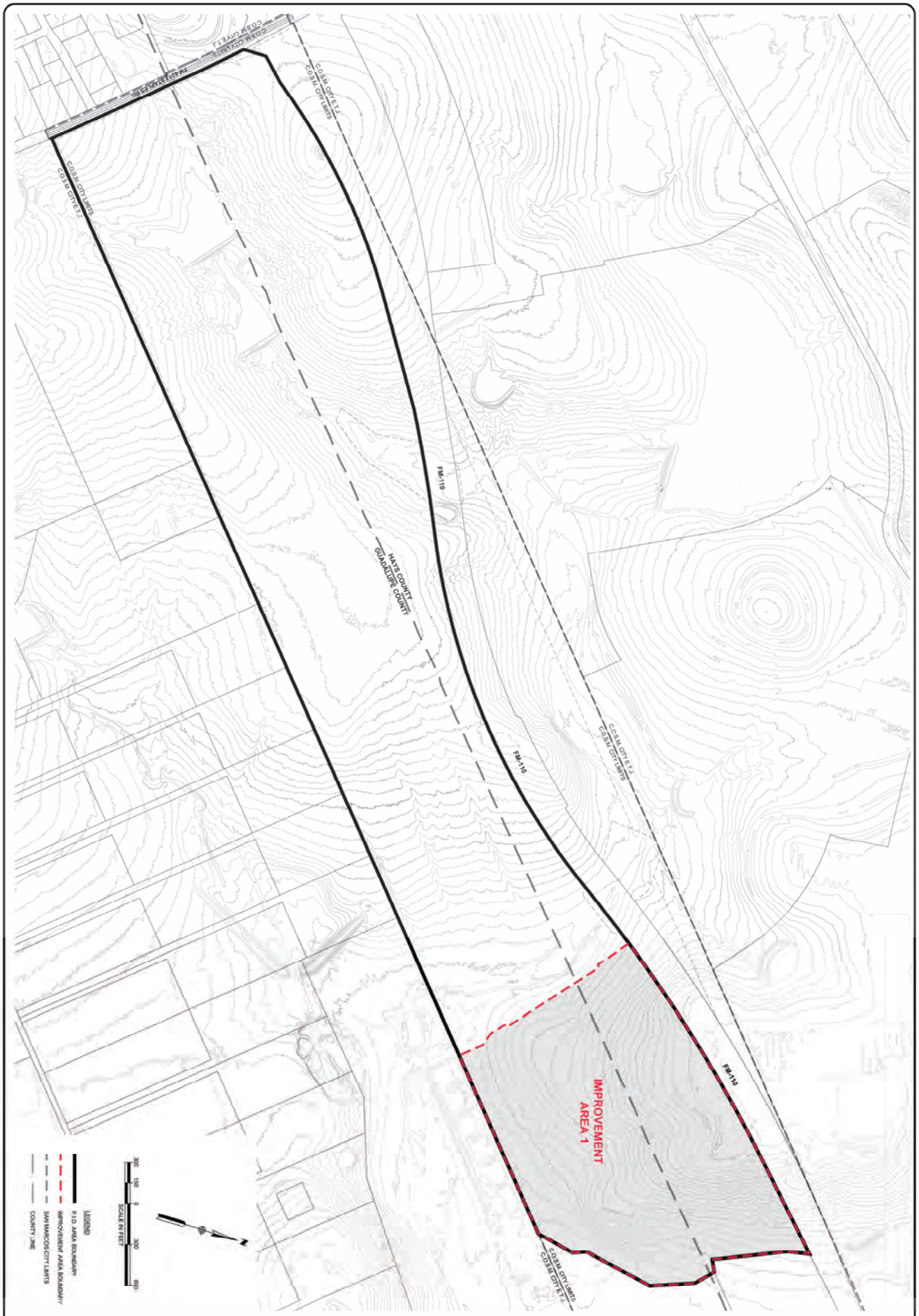
road map

I:\4208\452\river bridge\CAD\exhibits-PID\exhibits\rbr-pid-loc_sr.dwg

APPENDIX B-1

Public Improvement District Boundary Exhibit

I:\A208452\river bridge\CAD\exhibits-PID\exhibits\rbr-pid-exb1_sr.dwg
User: svaqtur
Last Modified: May. 26, 28 - 16:38
Plot Date/Time: May. 26, 28 - 16:38:47



SHEET NO. 1 OF 1 SHEETS	JOB NUMBER: A127-402-404	**LJA Engineering, Inc.** LJA 7500 Rialto Boulevard, Building II Suite 100 Austin, Texas 78735 Phone 512.439.4700 Fax 512.439.4716 FRN - F-1386	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DANIEL RYAN, P.E. 89658, ON 12/12/23. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

DATE: 12/12/23
DESIGNED BY: DWR
DRAWN BY: JMR
CHECKED BY: DWR
DRAWING NAME: rbr-pid-exb1_sr.dwg

REVISIONS

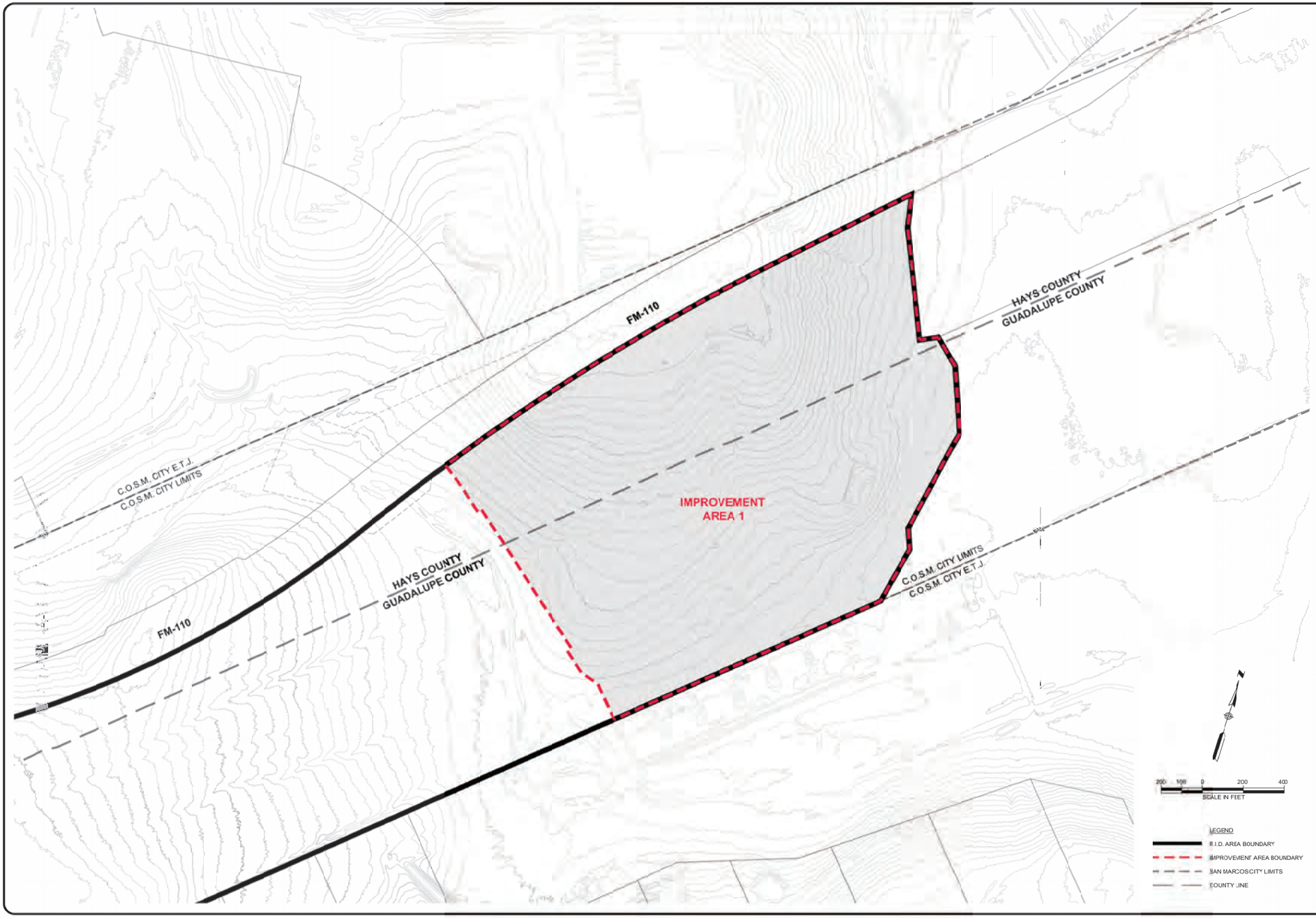
NO.	DESCRIPTION	BY	DATE

RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT

APPENDIX B-1
PUBLIC IMPROVEMENT DISTRICT BOUNDARY EXHIBIT

APPENDIX B-2

Improvement Area 1 Boundary Exhibit



RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT

APPENDIX D-2

IMPROVEMENT AREA 1 BOUNDARY EXHIBIT

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 12/12/23
DESIGNED BY: DMR
DRAWN BY: JMS
CHECKED BY: DWR
DRAWING NAME: rbr-pid-ex01_a1.dwg

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF DAVID W. ROBERTS, P.E. ON 12/12/23. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

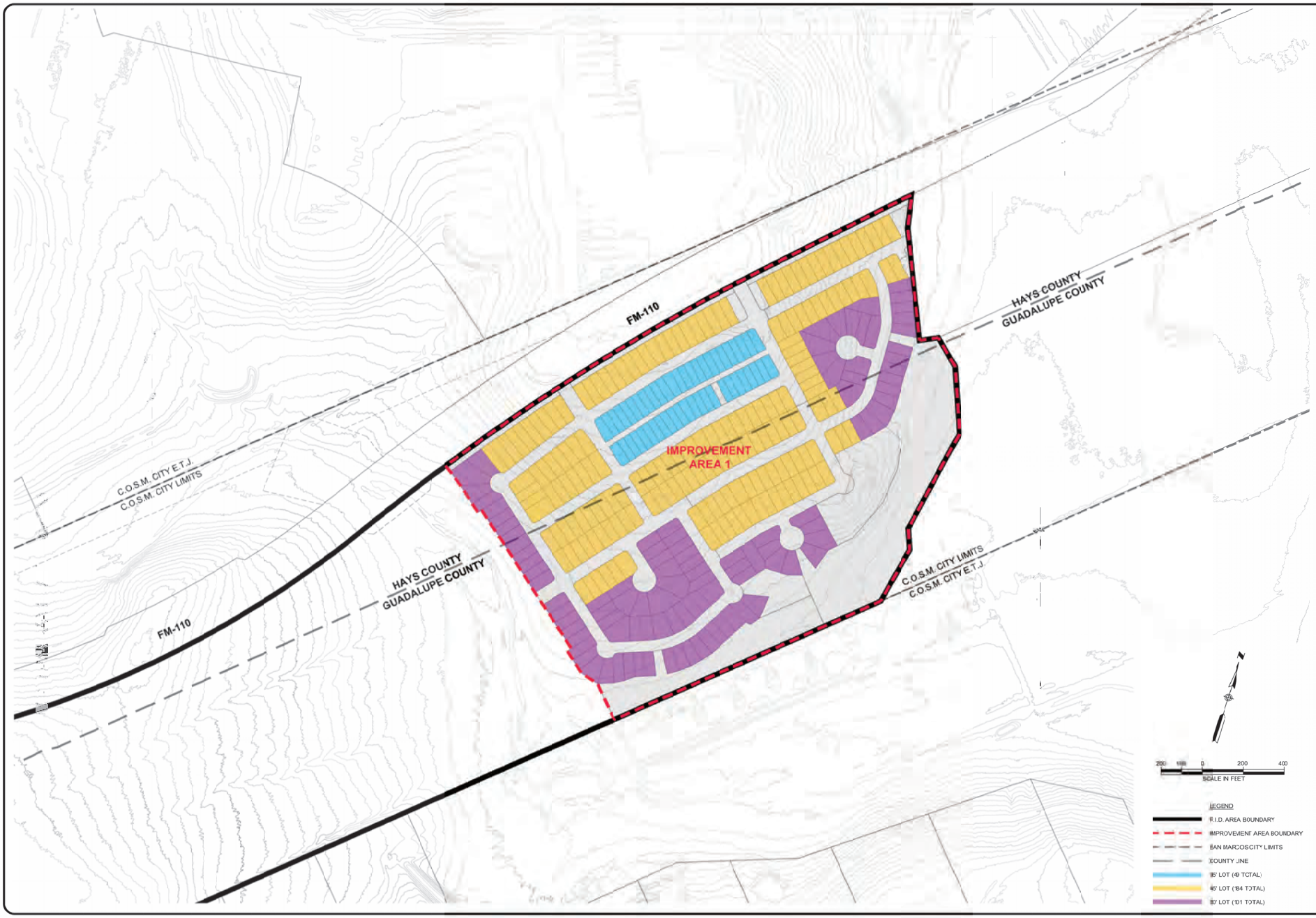
LJA Engineering, Inc.
7500 Rialto Boulevard, Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A127-002-404

SHEET NO. 1 OF 1 SHEETS

APPENDIX C

Improvement Area 1 Land Plan



RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT

APPENDIX C

IMPROVEMENT AREA 1 LAND PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/12/23
DESIGNED BY: DWB
DRAWN BY: JMS
CHECKED BY: DWB
DRAWING NAME: rbr-pid-exh1_ia1.dwg

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LJA Engineering, Inc.
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Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
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JOB NUMBER: A127-002-404

SHEET NO. 1 OF 1 SHEETS

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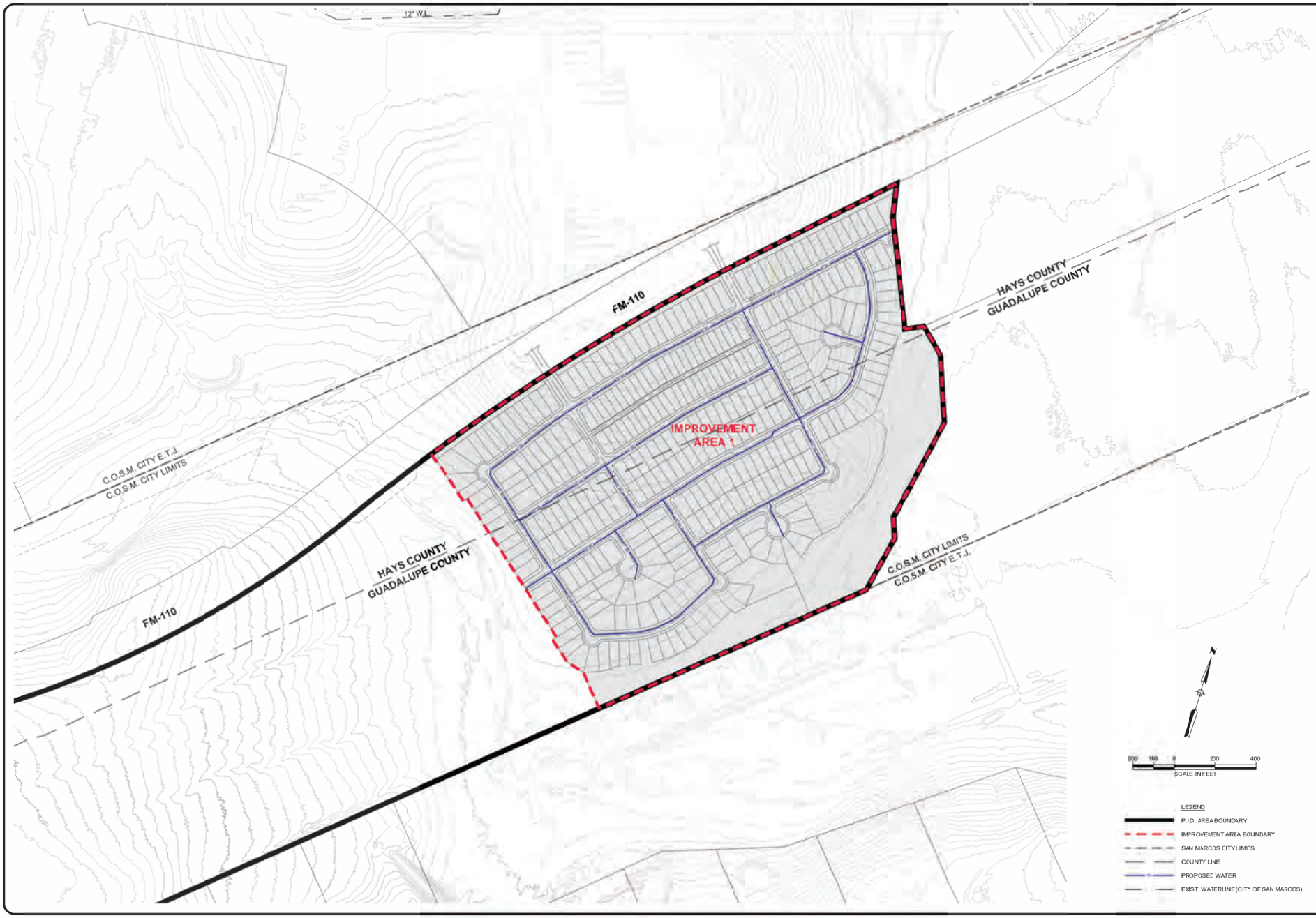
Last Modified: Mon, 25, 24 - 11:03
Plot Date/Time: Mon, 25, 24 - 11:03

APPENDIX D

Improvement Area 1Water Exhibit



RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT

APPENDIX D

IMPROVEMENT AREA 1 WATER EXHIBIT

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 12/12/23
DESIGNED BY: DMR
DRAWN BY: JMS
CHECKED BY: DMR
DRAWING NAME: dp-pid-ex01_w.dwg

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Austin, Texas 78735
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Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A127-002-404

SHEET NO. 1 OF 1 SHEETS

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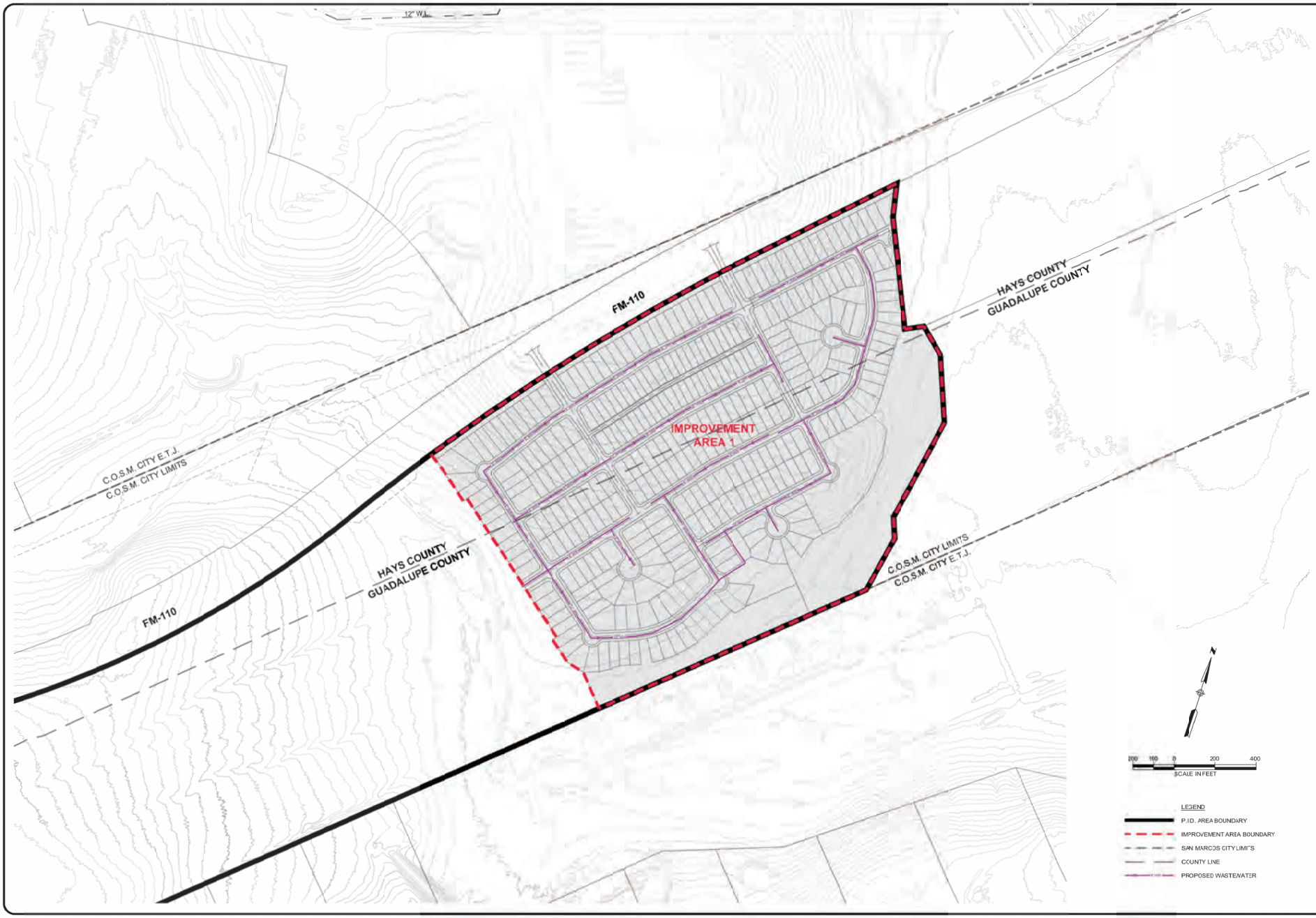
User: dmr
Last Modified: Mon, 26 Jun 1815
Plot Date/Time: Mon, 26 Jun 18 16:32:01

APPENDIX E

Improvement Area 1 Wastewater Exhibit



RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT

APPENDIX C

IMPROVEMENT AREA 1 WASTEWATER EXHIBIT

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 12/12/23
DESIGNED BY: DWB
DRAWN BY: JMS
CHECKED BY: DWB
DRAWING NAME: rbr-pid-ex01_w.dwg

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Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A127-002-404

SHEET NO. 1 OF 1 SHEETS

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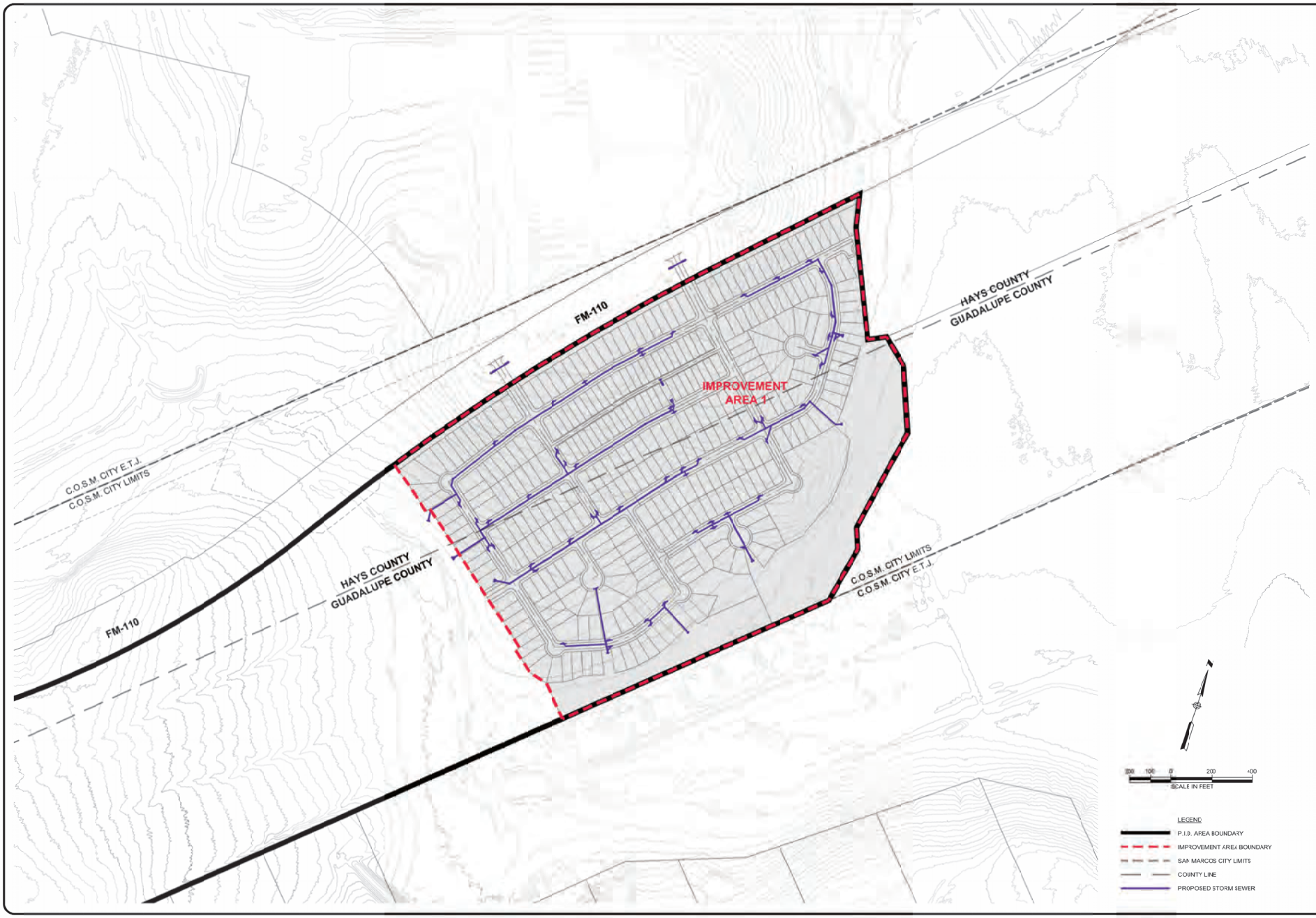
User: dwburger
Last Modified: Mon, 26, 24 - 7:00
Plot Date/Time: Mon, 26, 24 - 7:12AM

APPENDIX F

Improvement Area 1 Drainage Improvements Exhibit



RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT

APPENDIX F

IMPROVEMENT AREA 1 DRAINAGE EXHIBIT

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 12/12/23
DESIGNED BY: DWB
DRAWN BY: JMS
CHECKED BY: DWB
DRAWING NAME: rbr-pid-ex01_a1.dwg

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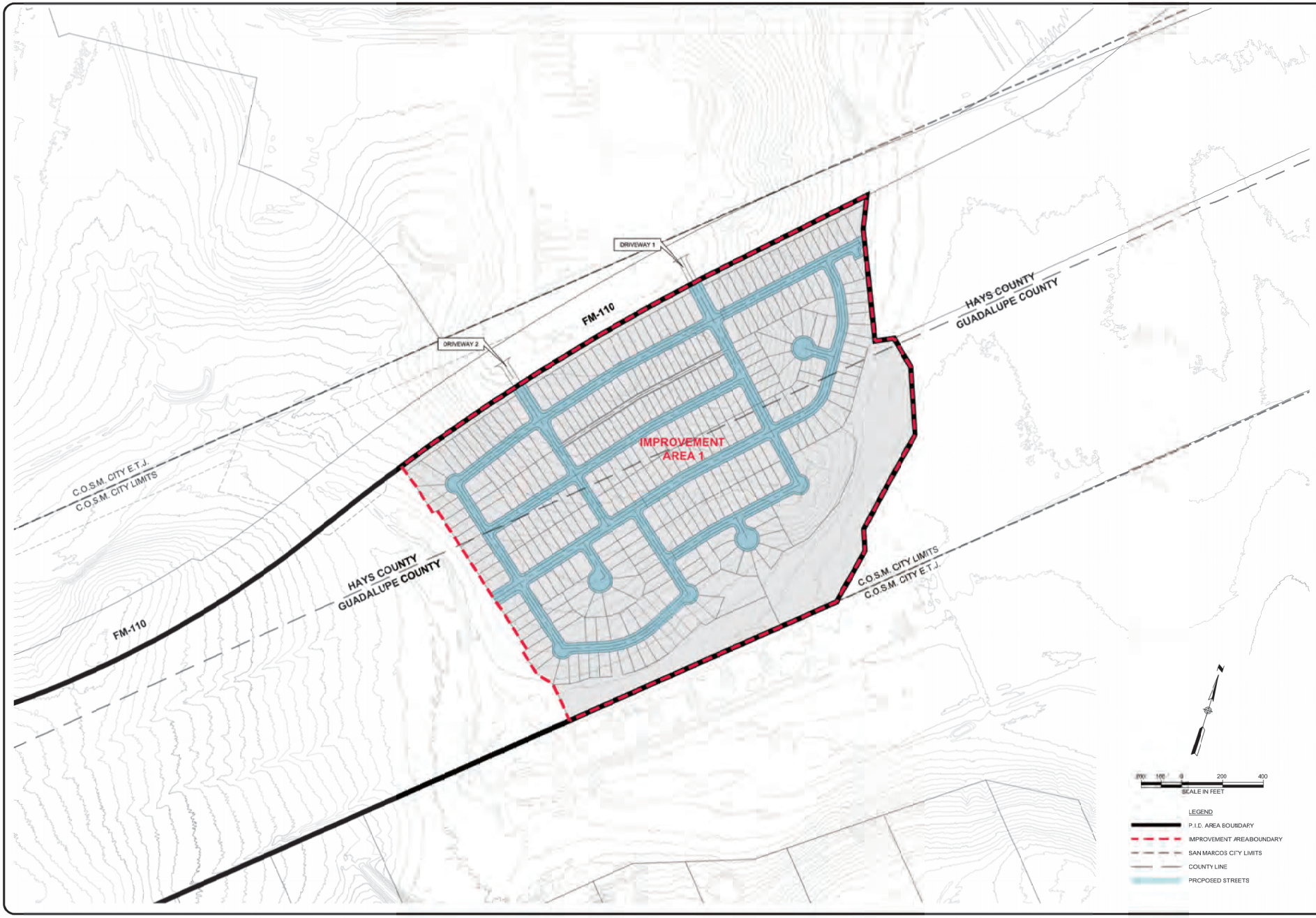
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A127-002-404

SHEET NO. 1 OF 1 SHEETS

APPENDIX G

Improvement Area 1 Roadway Improvements Exhibit



RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT

APPENDIX G

IMPROVEMENT AREA 1 ROADWAY EXHIBIT

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 12/12/23
DESIGNED BY: DWB
DRAWN BY: JMS
CHECKED BY: DWB
DRAWING NAME: rbr-pid-ex01_a1.dwg

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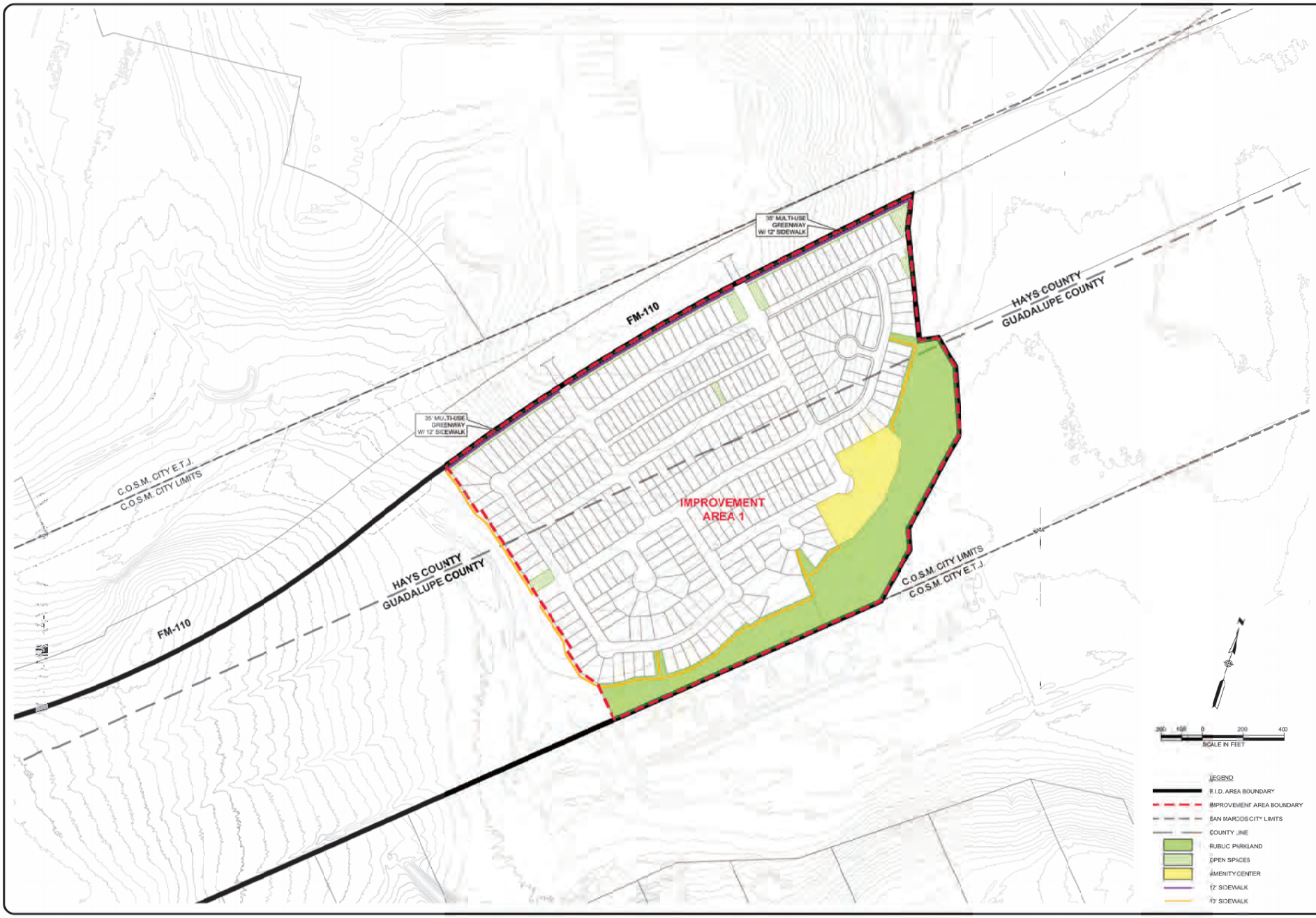
7500 Rialto Boulevard, Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A127-002-404

SHEET NO. 1 OF 1 SHEETS

APPENDIX H

Improvement Area 1 Landscape Exhibit



RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT

APPENDIX H

IMPROVEMENT AREA 1 LANDSCAPE EXHIBIT

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/12/23
DESIGNED BY: DMR
DRAWN BY: JMS
CHECKED BY: DWR
DRAWING NAME: rbr-pid-ex01_a1.dwg

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF DAVID W. ROSS, P.E. #99706 ON 12/12/23. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A127-002-404

SHEET NO. 1 OF 1 SHEETS

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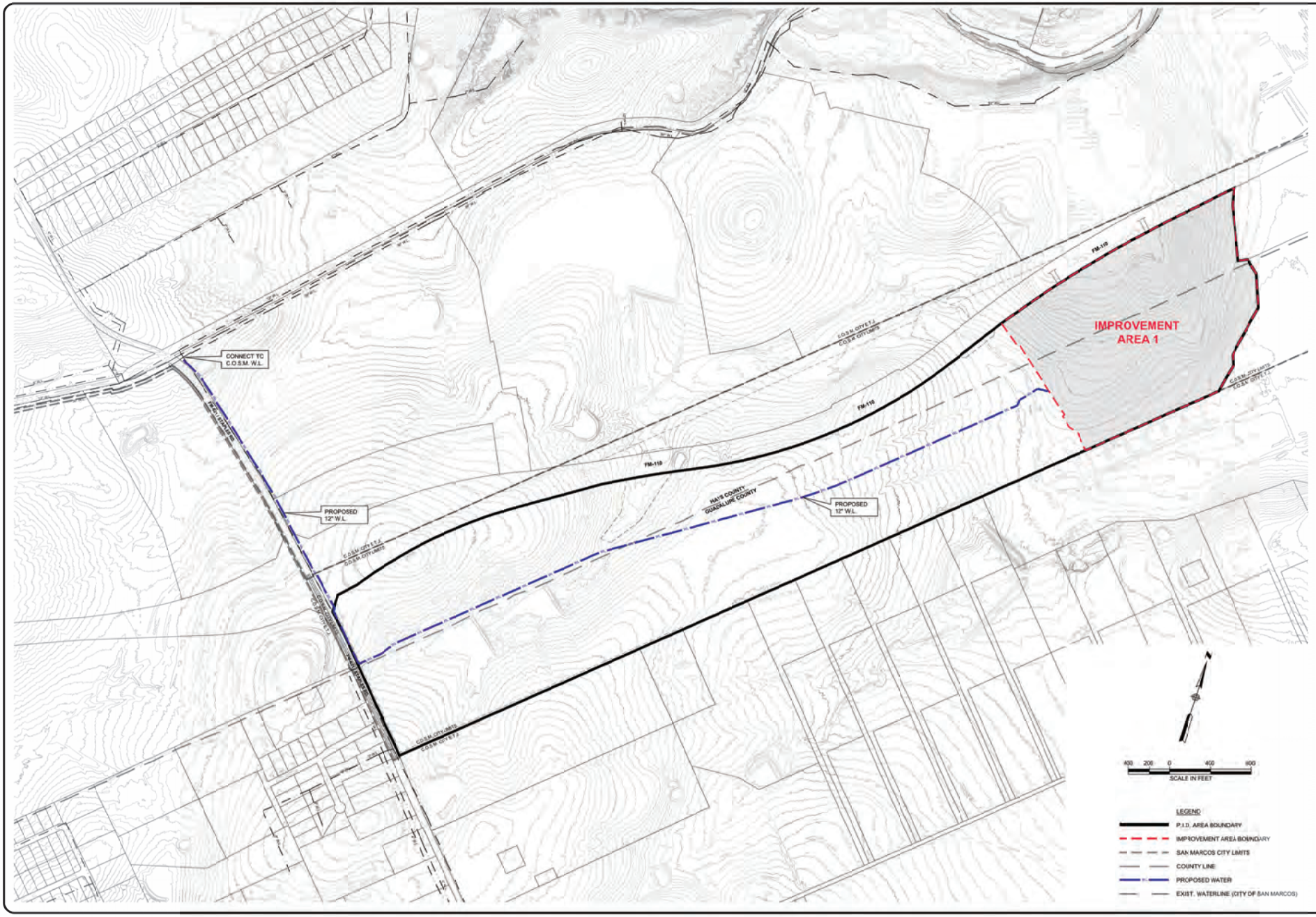
Layout: 1 - Plan
Last Modified: Mon, 27, 24 - 09:19
Plot Date/Time: Mon, 27, 24 - 09:19

APPENDIX I

MAJOR IMPROVEMENTS WATER EXHIBIT



RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT

APPENDIX I

MAJOR IMPROVEMENTS WATER EXHIBIT

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 12/12/23
DESIGNED BY: DWB
DRAWN BY: JMS
CHECKED BY: DWB
DRAWING NAME: dp-pid-ex01_w.dwg

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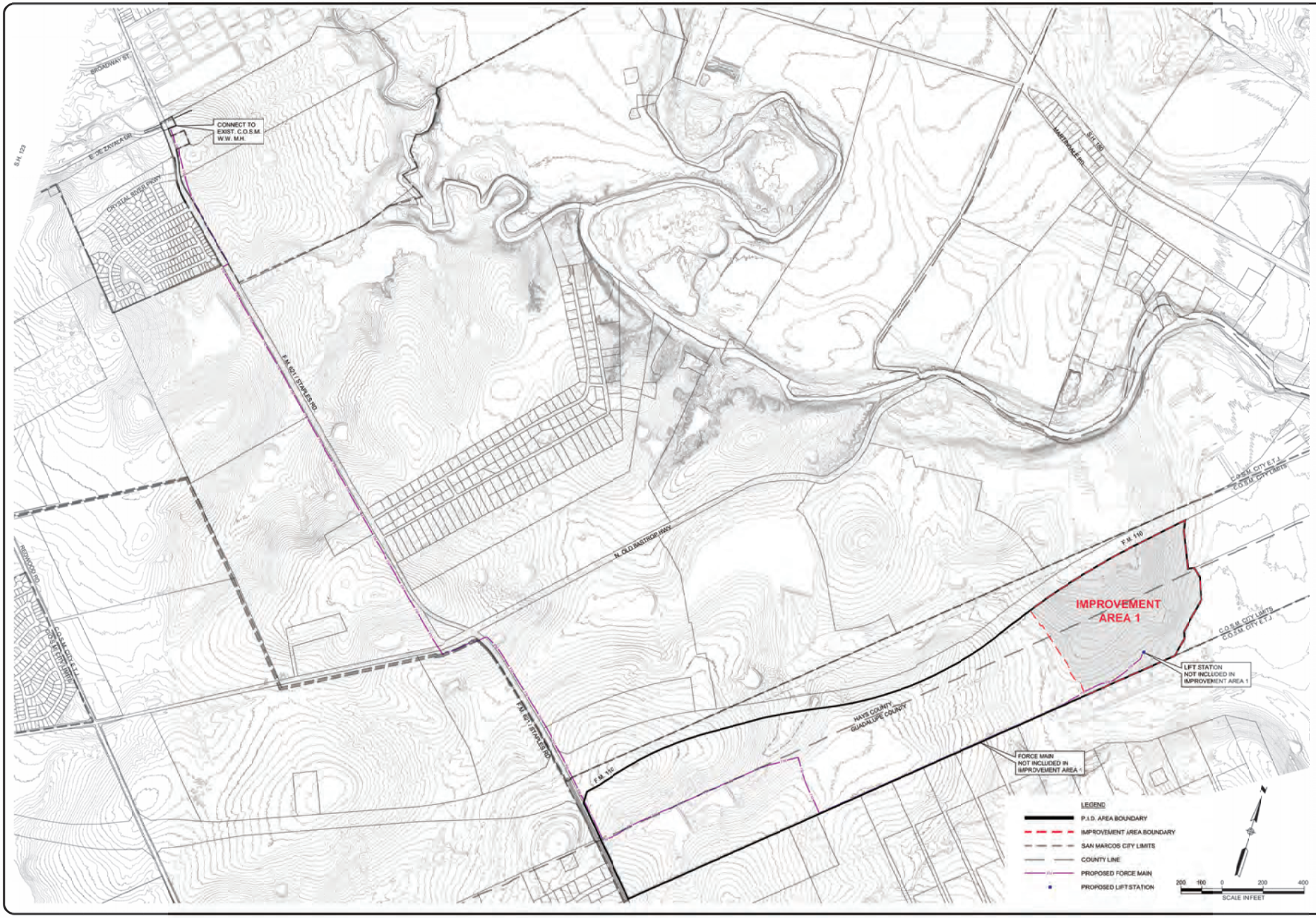
7500 Rialto Boulevard, Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A127-402-404

SHEET NO. 1 OF 1 SHEETS

APPENDIX J
MAJOR IMPROVEMENTS WASTEWATER EXHIBIT



RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT

APPENDIX J

MAJOR IMPROVEMENTS WASTEWATER EXHIBIT

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 12/12/23
DESIGNED BY: DWB
DRAWN BY: JMG
CHECKED BY: DWB
DRAWING NAME: dp-pid-ex01_ar.dwg

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LJA Engineering, Inc.
7500 Rialto Boulevard, Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A127-402-404

SHEET NO. 1 OF 1 SHEETS

APPENDIX K
MAJOR IMPROVEMENTS DRAINAGE EXHIBIT

L/A Engineering, Inc.
7500 Rialto Boulevard, Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4776
FRN - F-1386

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DANIEL RYAN, P.E. BASIC ON 12/13/23. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

JOB NUMBER: A127-002-404

SHEET NO. 1 OF 1 SHEETS

DATE:	12/13/23
DESIGNED BY:	DMB
DRAWN BY:	JMG
CHECKED BY:	DWH
DRAWING NAME:	rw-pd-exh1_sr.dwg

REVISIONS

NO	DESCRIPTION	BY	DATE

RIVER BRIDGE RANCH
PUBLIC IMPROVEMENT DISTRICT
APPENDIX K
MAJOR IMPROVEMENTS DRAINAGE EXHIBIT

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User: sergio
Last Modified: May 27, 26 - 12:28
Plot Date/Time: May 27, 26 - 12:28:28

APPENDIX L-1
LEGAL DESCRIPTION OVERALL AREA

LEGAL DESCRIPTION
TRACT TWO – RIVER BRIDGE RANCH

DESCRIPTION OF A 328.85 ACRE TRACT, MORE OR LESS, SITUATED IN THE W.M. BURNETT JR. SURVEY, ABSTRACT NO. 56, THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS, BEING OUT OF A CALLED 563.797 ACRE TRACT, DESCRIBED IN VOLUME 4212, PAGE 826, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS (O.P.R.G.C.TX.) AND VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 328.85 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF STAPLES ROAD (80' RIGHT-OF-WAY) AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 (VARIABLE WIDTH RIGHT-OF-WAY), FOR THE NORTHWEST CORNER OF SAID 563.797 ACRE TRACT, THE SOUTWESTERN CORNER OF A CALLED 53.897 ACRE TRACT DESCRIBED AS F.M. 110 PUBLIC RIGHT-OF-WAY (UNIMPROVED) IN DEED TO HAYS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., AND THE SOUTHEAST CORNER OF A CALLED 16.509 ACRE TRACT DESCRIBED AS PART 1 IN DEED TO HAYS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 18001659, O.P.R.H.C.TX.;

THENCE SOUTH 44 DEGREES 53 MINUTES 16 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID 563.797 ACRE TRACT, AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, A DISTANCE OF 410.34 FEET TO A CALCULATED POINT FOR THE **POINT OF BEGINNING** (GRID COORDINATES= NORTHING: 13,853,467.04, EASTING: 2,315,239.80 U.S. SURVEY FEET) OF THE HEREIN DESCRIBED TRACT,

SAME BEING A SOUTHEASTERLY CORNER OF SAD 53.897 ACRE TRACT, FROM WHICH A TXDOT TYPE II MONUMENT FOUND BEARS NORTH 69 DEGREES 31 MINUTES 35 SECONDS EAST, 0.48 FEET;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT AND WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1) NORTH 00 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 169.63 FEET TO A TXDOT TYPE II MONUMENT FOUND,

2) NORTH 45 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 222.18 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT,

3) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1,734.64 FEET, A RADIUS OF 4,632.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 27 MINUTES 24 SECONDS, AND A CHORD THAT BEARS NORTH 47 DEGREES 11 MINUTES 09 SECONDS EAST, A DISTANCE OF 1,724.52 FEET TO A TXDOT TYPE II MONUMENT FOUND,

4) NORTH 57 DEGREES 54 MINUTES 51 SECONDS EAST, A DISTANCE OF 870.57 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT,

5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 918.56 FEET, A RADIUS OF 10,990.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 47 MINUTES 20 SECONDS, AND A CHORD THAT BEARS NORTH 63 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF 918.30 FEET TO A CALCULATED POINT AT THE BEGINNING OF A CURVE TO THE LEFT, FROM WHICH A TXDOT TYPE II MONUMENT FOUND BEARS SOUTH 32 DEGREES 22 MINUTES 20 SECONDS EAST, A DISTANCE OF 0.45 FEET,

6) WITH SAID CURVE TO THE LEFT, AT AN ARC LENGTH OF 2,838.08 PASSING A 1/2-INCH IRON ROD WITH ALUMINUM CAP STAMPED “TXDOT ROW” AND CONTINUING FOR A TOTAL ARC LENGTH OF 2,861.78 FEET, A RADIUS OF 5,110.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 05 MINUTES 15 SECONDS, AND A CHORD THAT BEARS NORTH 49 DEGREES 58 MINUTES 20 SECONDS EAST, A DISTANCE OF 2,824.52 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT,

7) WITH SAID CURVE TO THE RIGHT, AT AN ARC LENGTH OF 427.72 FEET PASSING A 1/2-INCH IRON ROD WITH ALUMINUM CAP STAMPED “TXDOT ROW” AND CONTINUING FOR A TOTAL ARC LENGTH OF 2,393.19 FEET, A RADIUS OF 10,990.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 28 MINUTES 36 SECONDS, AND A CHORD THAT BEARS NORTH 40 DEGREES 10 MINUTES 01 SECONDS EAST, A DISTANCE OF 2,388.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED “LJA SURVEY” SET, AND

8) NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, A DISTANCE OF 751.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED “LJA SURVEY” SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1) SOUTH 10 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 165.15 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED “LJA SURVEY” SET,

2) SOUTH 22 DEGREES 57 MINUTES 44 SECONDS EAST, A DISTANCE OF 549.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED “LJA SURVEY” SET,

3) NORTH 64 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 94.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED “LJA SURVEY” SET,

4) SOUTH 47 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 161.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED “LJA SURVEY” SET,

5) SOUTH 20 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 331.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED “LJA SURVEY” SET,

6) SOUTH 11 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 523.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED “LJA SURVEY” SET,

7) SOUTH 20 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 106.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED “LJA SURVEY” SET, AND

8) SOUTH 12 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 285.59 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED “LJA SURVEY” SET ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWEST LINE OF A CALLED 219.526 ACRE TRACT, DESCRIBED IN VOLUME 4048, PAGE 295, O.P.R.G.C.TX., FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 49 DEGREES 06 MINUTES 58 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, THE NORTHWEST LINE OF SAID 219.526 ACRE TRACT, THE NORTHWEST LINE OF A CALLED 10.98 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018-99026621, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 10.99 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202099034464, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 11.00 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202199018384, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 10.93 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202199015198, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 10.95 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20219908584, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 14.08 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202199000942, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 8.85 ACRE TRACT DESCRIBED IN VOLUME 734, PAGE 22, O.P.R.G.C.TX., AND THE NORTHWEST LINE OF A CALLED 50.062 ACRE TRACT DESCRIBED IN VOLUME 3141, PAGE 280, O.P.R.G.C.TX., AT A DISTANCE OF 2,513.67 FEET PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED “BROWN ENG” FOUND FOR A COMMON CORNER OF SAID 219.526 ACRE TRACT AND SAID 10.98 ACRE TRACT, CONTINUING AT A DISTANCE OF 3,017.57 FEET PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED “MATKIN HOOVER ENG & SURVEY” FOUND FOR A COMMON CORNER OF SAID 10.98 ACRE TRACT AND SAID 10.99 ACRE TRACT, CONTINUING A DISTANCE OF 5,742.70 FEET PASSING A 3/8-INCH IRON ROD FOUND FOR A COMMON CORNER OF SAID 14.08 ACRE TRACT AND SAID 8.85 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 8,772.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED “LJA SURVEY” SET ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FOR THE WEST CORNER OF SAID 50.062 ACRE TRACT AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTHWEST LINE OF SAID 563.797 ACRE TRACT AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STAPLES ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) NORTH 41 DEGREES 23 MINUTES 10 SECONDS WEST, AT A DISTANCE OF 981.52 FEET PASSING A TXDOT TYPE I MONUMENT, AND CONTINUING FOR A TOTAL DISTANCE OF 1,143.87 FEET TO A TXDOT CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE LEFT,

2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 352.90 FEET, A RADIUS OF 5,771.07 FEET, A CENTRAL ANGLE OF 03 DEGREES 30 MINUTES 13 SECONDS, AND A CHORD THAT BEARS NORTH 43 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 352.84 FEET TO A TXDOT CONCRETE MONUMENT FOUND, AND

3) NORTH 44 DEGREES 53 MINUTES 16 SECONDS WEST, A DISTANCE OF 52.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 328.85 ACRES OF LAND, MORE OR LESS.

Bearing Basis: All bearings based on the Texas State Plane Coordinate System, Grid North, South Central Zone (4204), NAD83. All distances were adjusted to surface using a combined scale factor of 1.00007410049.

Matt Overall
Registered Professional Land Surveyor No. 6864
LJA Surveying, Inc.
7500 Rialto Blvd, Building II, Suite 100
Austin, Texas 78735
TBPLS No. 10194382

Date: 04/18/2023

APPENDIX L-2

Legal Description for Improvement Area 1

EXHIBIT "A"

DESCRIPTION OF A 81.93 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS, OUT OF A CALLED 563.797 ACRE TRACT, DESCRIBED IN VOLUME 4212, PAGE 826, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS (O.P.R.G.C.TX.) AND VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A TXDOT TYPE II MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 110 (VARIABLE WIDTH RIGHT-OF-WAY) (F.M. 110) (GRID N: 13,8560,144.56, GRID E: 2,322,627.49), ON THE NORTH LINE OF A CALLED 52.0 ACRE TRACT CONVEYED TO RIVER BRIDGE RANCH, LLC, RECORDED IN DOCUMENT NO. 202299000107, O.P.R.H.C.TX.;

THENCE SOUTH 46 DEGREES 24 MINUTES 19 SECONDS WEST, A DISTANCE OF 216.72 FEET TO THE **POINT OF BEGINNING** (GRID N:13,859,995.18, GRID E:2,322,470.34) AND NORTH CORNER OF RIVER BRIDGE RANCH SUBDIVISION PHASE 1A AND PHASE 1B COMBINED;

THENCE WITH THE EAST LINE OF SAID PHASE 1A AND PHASE 1B COMBINED THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1) SOUTH 10 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 165.15 FEET TO A POINT,
2) SOUTH 22 DEGREES 57 MINUTES 44 SECONDS EAST, A DISTANCE OF 549.63 FEET TO A POINT,
3) NORTH 64 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 94.31 FEET TO A POINT,
4) SOUTH 47 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 161.56 FEET TO A POINT,
5) SOUTH 20 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 331.34 FEET TO A POINT,
6) SOUTH 11 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 523.30 FEET TO A POINT,
7) SOUTH 20 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 106.22 FEET TO A POINT, AND
8) SOUTH 12 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 285.59 FEET TO A POINT ON THE NORTH LINE OF A CALLED 219.526 ACRE TRACT OF LAND CONVEYED TO VCD SAN MARCOS RIVER, LLC, RECORDED IN VOLUME 4048, PAGE 295, O.P.R.G.C.TX. AND THE EASTERLY CORNER OF SAID PHASE 1A AND PHASE 1B COMBINED;

THENCE SOUTH 49 DEGREES 06 MINUTES 58 SECONDS WEST, WITH THE COMMON LINE OF SAID PHASE 1A AND PHASE 1B COMBINED AND SAID 219.526 ACRE TRACT, A DISTANCE OF 1,427.31 FEET TO A POINT FOR THE SOUTH CORNER OF SAID PHASE 1A AND PHASE 1B COMBINED;

THENCE WITH THE WEST LINE OF SAID PHASE 1A AND PHASE 1B COMBINED THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1) NORTH 40 DEGREES 53 MINUTES 02 SECONDS WEST, A DISTANCE OF 192.27 FEET TO A POINT,
2) NORTH 74 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF 94.12 FEET TO A POINT,
3) NORTH 49 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 129.21 FEET TO A POINT,
4) NORTH 40 DEGREES 11 MINUTES 39 SECONDS EAST, A DISTANCE OF 23.00 FEET TO A POINT,
5) NORTH 49 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 805.68 FEET TO A POINT,
6) SOUTH 40 DEGREES 11 MINUTES 39 SECONDS WEST, A DISTANCE OF 23.00 FEET TO A POINT,
7) NORTH 49 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 155.73 FEET TO A POINT, AND
8) NORTH 53 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 121.47 FEET TO A POINT ON THE CURVING SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 110, FOR THE WEST CORNER OF SAID PHASE 1A AND

PHASE 1B COMBINED, FROM WHICH A 1/2-INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 110 BEARS SOUTH 36 DEGREES 22 MINUTES 20 SECONDS WEST, A DISTANCE OF 81.98 FEET;

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 110 AND THE NORTH LINE OF SAID PHASE 1A AND PHASE 1B COMBINED THE FOLLOWING TWO (2) COURSES AND DISTANCES:

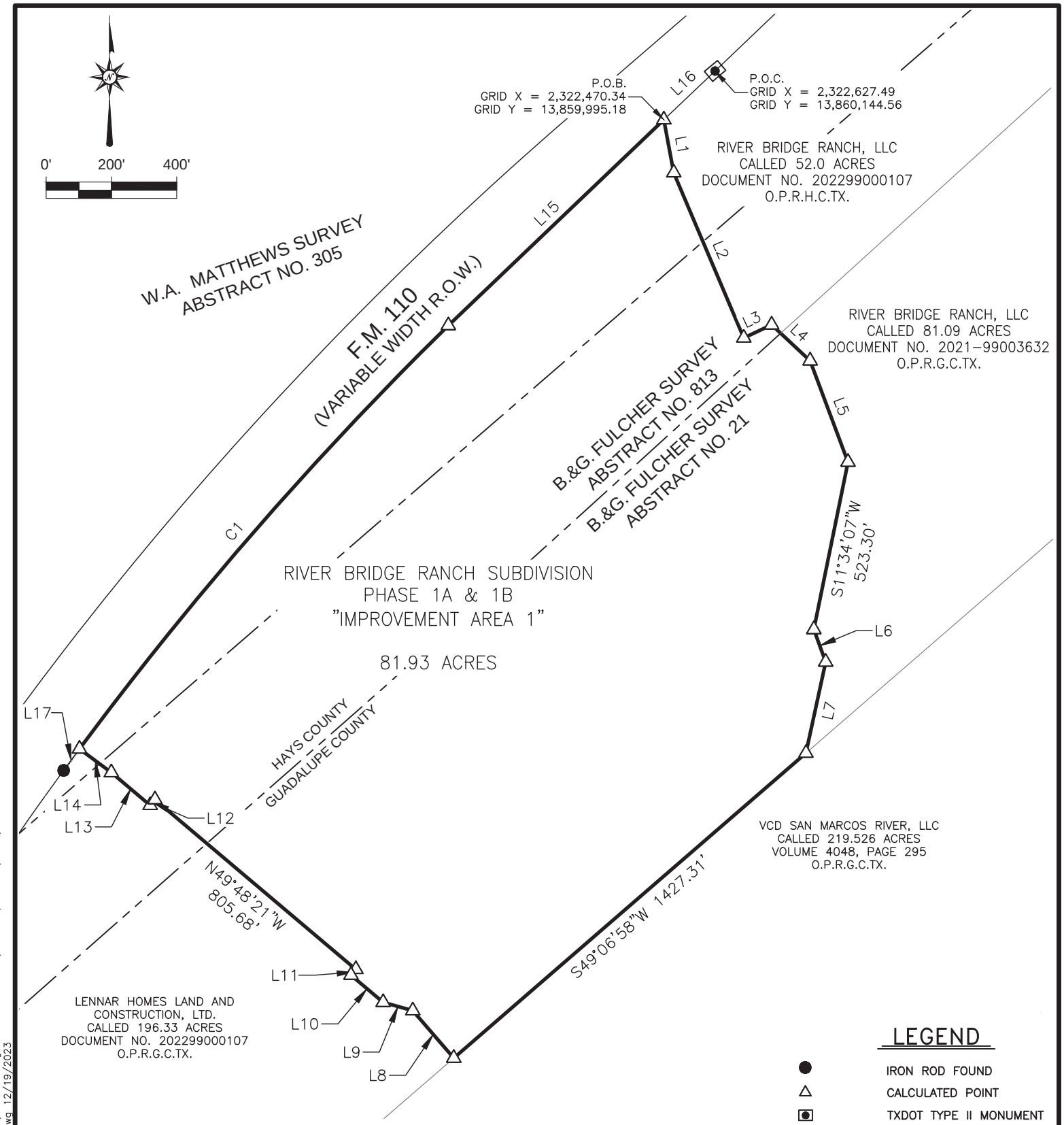
1) WITH A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1,722.06 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE OF 08 DEGREES 58 MINUTES 40 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 1,720.30 FEET TO A POINT, AND
2) NORTH 46 DEGREES 19 MINUTES 51 SECONDS EAST, A DISTANCE OF 912.84 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 81.93 ACRES, MORE OR LESS.

Bearing Basis: All bearings based on the Texas State Plane Coordinate System, Grid North, South Central Zone (4204), NAD83. All distances were adjusted to surface using a combined scale factor of 1.0000741.

Matt Overall

Matt Overall
Texas Registered Professional Land Surveyor No. 6864
LJA Surveying
7500 Rialto Blvd, Bldg. II, Ste. 100
Austin, TX 78748
TBPELS No. 10194382

19 December 2023



LEGEND

●	IRON ROD FOUND
△	CALCULATED POINT
◉	TXDOT TYPE II MONUMENT
O.P.R.G.C.TX.	OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
———	BOUNDARY LINE
———	ADJOINER LINE
———	RIGHT-OF-WAY LINE
— — —	APPROXIMATE SURVEY LINE
. . . . .	FLYTIE

GENERAL NOTES

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2018)
2. VERTICAL DATUM: NAVD88
3. ALL DISTANCES SHOWN ARE SURFACE VALUES. GRID VALUES CAN BE OBTAINED BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.0000741.
4. LINE AND CURVE TABLES ON PAGE 4

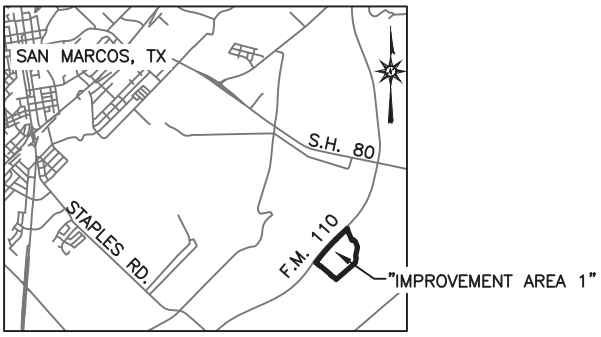
DATE:	12/19/2023
DRWN BY:	EMC
CHKD BY:	MRO
PROJ NO.	S001-A208-0452A

EXHIBIT "A"

81.93 ACRE (3,568,767.17 Sq. Ft.)
IMPROVEMENT AREA 1
W.A. MATTHEWS SURVEY, ABSTRACT NO. 305
B&G FULCHER SURVEY, ABSTRACT NO. 813
HAYS COUNTY, TEXAS
B&G FULCHER SURVEY, ABSTRACT NO. 21
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd, Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
T.B.P.L.S. Firm No. 10194382

S:\Sectors\Survey\Projects\LJAS001\A208\(0452A)_River Bridge Ranch_Phase 1\06-CAD\Civil 3D\Plats\IMPROVEMENT AREA1\S001-A208-0452A_IMPROVEMENT AREA1.dwg 12/19/2023



VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	1,722.06'	10,990.00'	8°58'40"	N41°04'29"E	1,720.30'

Line Table		
Line #	Direction	Length
L1	S10°39'10"E	165.15'
L2	S22°57'44"E	549.63'
L3	N64°44'14"E	94.31'
L4	S47°01'56"E	161.56'
L5	S20°30'11"E	331.34'
L6	S20°06'04"E	106.22'
L7	S12°14'11"W	285.59'
L8	N40°53'02"W	192.27'
L9	N74°14'50"W	94.12'
L10	N49°48'21"W	129.21'
L11	N40°11'39"E	23.00'
L12	S40°11'39"W	23.00'
L13	N49°48'21"W	155.73'
L14	N53°24'51"W	121.47'
L15	N46°19'51"E	912.84'
L16	S46°24'19"W	216.72'
L17	S36°22'20"W	81.98'

STATE OF TEXAS
REGISTERED
MATT OVERALL
6864
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2018)
2. VERTICAL DATUM: NAVD88
3. ALL DISTANCES SHOWN ARE SURFACE VALUES. GRID VALUES CAN BE OBTAINED BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.0000741.

Matt Overall

MATT OVERALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6864
DATE OF SURVEY: 12/19/2023

DATE:	12/19/2023
DRWN BY:	EMC
CHKD BY:	MRO
PROJ NO.	S001-A208-0452A

EXHIBIT "A"
81.93 ACRE (3,568,767.17 Sq. Ft.)
IMPROVEMENT AREA 1
W.A. MATTHEWS SURVEY, ABSTRACT NO. 305
B&G FULCHER SURVEY, ABSTRACT NO. 813
HAYS COUNTY, TEXAS
B&G FULCHER SURVEY, ABSTRACT NO. 21
GUADALUPE COUNTY, TEXAS

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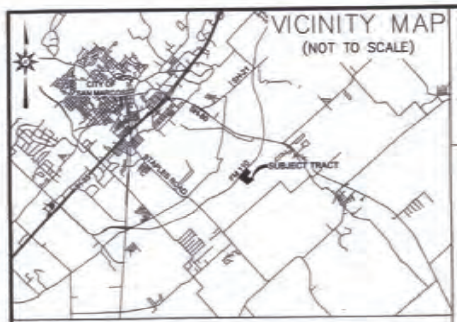
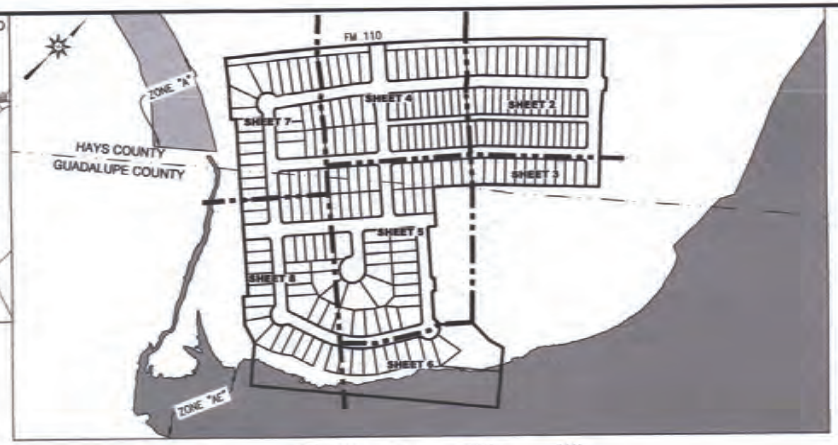
T.B.P.L.S. Firm No. 10194382

S:\Sectors\Survey\Projects\LJAS001\A208\(0452A)_River Bridge Ranch_Phase 1\06-CAD\Civil 3D\Plats\IMPROVEMENT AREA1\S001-A208-0452A_IMPROVEMENT AREA1.dwg 12/19/2023

APPENDIX M

Final Plats for Improvement Area 1





400' 200' 0' 400' 800'

SCALE: 1" = 400'
1 INCH = 400 FEET

PROJECT ADDRESS:
SAN MARCOS, TEXAS 78640
ZONING: CD-3
SITE AREA: 45.421 ACRES

OWNER/DEVELOPER:
MILLROSE PROPERTIES TEXAS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
5505 WATERFORD DISTRICT DRIVE
MIAMI, FL 33126

SHEET	DESCRIPTION
1.	COVER SHEET
2.-8.	PLAT PAGES
9.	LOT TABLES
10.	LINE AND CURVE TABLES

LAND USE SUMMARY

LAND USE	ACRE	# OF LOTS	% OF PROJECT
SINGLE FAMILY	23.714	159	52
ZERO LOT	4.845	49	11
OS/UE/DE	6.401	7	14
RIGHT-OF-WAY	10.481	N/A	23
TOTAL	45.421	215	100

STATE OF TEXAS §
COUNTY OF HAYS §
COUNTY OF GUADALUPE §

MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF 45.421 ACRE TRACT OF LAND OUT OF THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 613, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS, OUT OF A CALLED 328.85 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 24029040, OFFICIAL PUBLIC RECORDS, HAYS COUNTY (O.P.R.H.C.TX.), TEXAS AND DOCUMENT NO. 202499017945, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY (O.P.R.G.C.TX.), TEXAS, DO HEREBY SUBDIVIDE 45.421 ACRES OF LAND, TO BE KNOWN AS:

"RIVER BRIDGE RANCH PHASE 1A SUBDIVISION"

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, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

WITNESS MY HAND THIS THE 9 DAY OF December, 2024

MILLROSE PROPERTIES TEXAS, LLC
A TEXAS LIMITED LIABILITY COMPANY
BY: U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: KEN BLAKER, AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF Williamson

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 9, 2024 BY KEN BLAKER, AUTHORIZED AGENT, ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC, STATE OF TEXAS

JESSICA SCHWEITZER
Notary Public, State of Texas
Comm. Expires 04-28-2027
Notary ID 134332505

APPROVED ADMINISTRATIVELY AND AUTHORIZED TO BE RECORDED ON THE 12th DAY OF December 2024 A.D. BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OF THE CITY OF SAN MARCOS, TEXAS.

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES — DATE 12/12/24

CIP & ENGINEERING — DATE 12/16/24

RECORDING SECRETARY — DATE 12/16/24

STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE H. CARDENAS, 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 14th DAY OF January, 2025 A.D., AND DULY RECORDED ON THE ____ DAY OF _____ A.D., AT 2:29 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NUMBER 25001301

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF January 2025, A.D.

Elaine H. Cardenas
by Glenda Gomez Deputy
ELAINE H. CÁRDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Matt Overall

MATT OVERALL, R.P.L.S. No. 6864
LJA SURVEYING, INC.,
7500 RIALTO BLVD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
T.B.P.E.L.S. FIRM NO. 10194382

DATE: 2024-12-05

STATE OF TEXAS
REGISTERED
MATT OVERALL
6864
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

I DO HEREBY CERTIFY THAT PHASE 1A IS LOCATED WITHIN DESIGNATED 100-YEAR FLOOD ZONE AREA "X", AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS HAYS COUNTY: 48209C0482F, DATED SEPTEMBER 2, 2005, AND 100-YEAR FLOOD ZONE "X" AND "AE" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS GUADALUPE COUNTY: 48187C0035G, DATED DECEMBER 30, 2020, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, STORMWATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, AND/OR OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND THAT THE LOCATION AND DIMENSIONS OF PROPOSED STREETS CONFORM WITH CITY OF SAN MARCOS SUBDIVISION ORDINANCE, EXCEPT FOR ANY VARIANCES GRANTED BY THE CITY COUNCIL.

SALAR RANJBAR, PE #134530
LJA ENGINEERING, INC.
7500 RIALTO BLVD., BLDG. II, SUITE 100
AUSTIN, TEXAS 78735

DATE: 12/5/24

STATE OF TEXAS
SALAR RANJBAR
134530
LICENSED
PROFESSIONAL ENGINEER

FLOODPLAIN NOTE:
THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X", ZONE "A", AND ZONE "AE"; AS RECORDED IN "FIRM" MAP NO. 48209C0482F, EFFECTIVE DATE SEPTEMBER 02, 2005; "FIRM" MAP NO. 48209C0484F, EFFECTIVE DATE SEPTEMBER 02, 2005; "FIRM" MAP NO. 48187C0035G, EFFECTIVE DATE DECEMBER 30, 2020; AND LOMR 20-06-3176P, EFFECTIVE DATE DECEMBER 31, 2020

BEARING BASIS:
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD83, ALL DISTANCES ARE GRID DISTANCES. SURFACE DISTANCES CAN BE ATTAINED BY MULTIPLYING GRID VALUES BY A COMBINED SCALE FACTOR OF 1.00007410049

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

GENERAL NOTES:

1. THIS PROJECT IS SUBJECT TO CITY OF SAN MARCOS DEVELOPMENT CODES IN EFFECT JUNE 14, 2007 PURSUANT TO THE CITY OF SAN MARCOS RESOLUTION NO. 2020-232 EFFECTIVE OCTOBER 29, 2020. BASED ON THIS, ORDINANCE NO. 2004-92, AS AMENDED PRIOR TO JUNE 14, 2007, HAS BEEN USED IN PREPARATION OF THIS PRELIMINARY PLAT AND WILL BE USED IN THE PREPARATION OF ALL FINAL PLATS AND CONSTRUCTION PLANS, AS APPLICABLE.
2. THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT, OR ITS SUCCESSORS.
3. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT CITY OF SAN MARCOS STANDARDS.
4. THIS PLAT IS LOCATED ENTIRELY WITHIN THE LIMITS OF THE CITY OF SAN MARCOS.
5. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
6. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
7. WATER SERVICE WILL BE PROVIDED BY CITY OF SAN MARCOS.
8. ELECTRIC SERVICES SHALL BE SUPPLIED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.
9. MINIMUM BUILDING SETBACKS SHALL BE SET BY ZONING.
10. ALL STREETS AND ALLEYS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF SAN MARCOS REQUIREMENTS AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE CITY OF SAN MARCOS FOR MAINTENANCE.
11. THE CITY OF SAN MARCOS SHALL MAINTAIN CITY WATER AND WASTEWATER INFRASTRUCTURE WITHIN RIGHT-OF-WAY OR EASEMENTS AS ACCEPTED UNDER A PUBLIC IMPROVEMENT PLAN CONSTRUCTION PERMIT.
12. HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY LOTS DESIGNATED AS PUBLIC PARKLAND, OPEN SPACE, PRIVATE ACCESS, AND/OR AMENITY CENTER.
13. ANY ALLEY LOADED LOTS SHALL BE RESTRICTED TO ACCESS FROM THE ALLEY.
14. POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES PER CITY OF SAN MARCOS REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
15. LOT 9, BLOCK C IS A PUBLIC PARKLAND LOT AND IS HEREBY DEDICATED BY THIS PLAT AS A PUBLIC ACCESS EASEMENT. THIS LOT SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
16. SIDEWALKS ARE REQUIRED ALONG ALL STREETS AT THE TIME OF HOMEBUILDING.
17. THIS PROJECT IS SUBJECT TO THE CONDITIONS DESCRIBED IN ALTERNATIVE COMPLIANCE #AC-23-05 APPROVED BY PLANNING AND ZONING COMMISSION ON MAY 23, 2023.
18. IMPROVEMENTS WITHIN DRAINAGE EASEMENTS WILL BE PRIVATELY MAINTAINED.
19. THIS SUBDIVISION IS NOT WITHIN THE SAN MARCOS RIVER CORRIDOR OR THE SAN MARCOS RIVER PROTECTION ZONE.
20. BLOCK C, LOT 9; LOT 34, BLOCK F; AND LOT 24, BLOCK K ARE SUBJECT TO A DRAINAGE EASEMENT DEDICATED THROUGH THIS PLAT. NO ADDITIONAL IMPROVEMENTS SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE CITY OF SAN MARCOS.
21. LOT 1, BLOCK G AND LOT 1, BLOCK K ARE HEREBY DEDICATED AS A PUBLIC ACCESS EASEMENTS AND SHALL BE CONSTRUCTED AND MAINTAINED AS A GREENWAY PER SECTION 3.7.2.6.F OF THE SAN MARCOS LAND DEVELOPMENT CODE. THE LOT SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
22. ZERO LOT LINE HOMES: DETACHED UNITS MUST INCLUDE A 1' MIN. MAINTENANCE EASEMENT OR SETBACK AND SHALL MAINTAIN A MINIMUM OF 10' SEPARATION BETWEEN EACH BUILDING.

2025999001116 VOL. 10 PG. 317-326
I certify this instrument was FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on 01/14/2025 04:26:07 PM PAGES: 10 VICTORIA TERESA KIEL, COUNTY CLERK

Teresa Kiel

CERTIFIED TO BE A TRUE AND CORRECT COPY
Guadalupe County Clerk
PAGE 1 OF 10 VD

JAN 14 2025

THIS PLAT FILED IN HAYS AND GUADALUPE COUNTIES CoSM #FC-24-36

PROJECT NO.	4209-0452A	DATE	REVISIONS
DRAWN BY	JRC		
APPROVED BY	MRO		
DATE	11/06/24		

A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1A
45.421 ACRES
OUT OF THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 613, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd., Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
T.B.P.E.L.S. Firm No. 10194382

S:\Sections\Survey\Projects\LJA5001\A208\(0452A)_River Bridge Ranch_Phase 1A\05-CAD\Civil 3D\Plats\5001-A208-0452A_PLAT PHASE 1A.dwg
11/25/2024

VOL. 10 PG. 318

50' 25' 0' 50' 100'

SCALE: 1" = 50'
1 INCH = 50 FEET

TRACT 2
328.85 ACRES
MILLROSE PROPERTIES TEXAS LLC,
A TEXAS LIMITED LIABILITY COMPANY
REMAINDER OF A CALLED 373.74 ACRES
DOCUMENT NO. 24029040
O.P.R.H.C.TX.
DOCUMENT NO. 202499017945
O.P.R.G.C.TX.

S44°37'08"E 54.00'
SEE DETAIL "B"
S44°37'08"E 161.82'
S42°07'45"E 100.75'
S44°37'08"E 324.00'
P.O.B.
N:13859364.92
E:2321810.10
(SEE DETAIL "A")

DETAIL "D"
NOT TO SCALE
S45°22'52"W 0.94'

HK BAUGH RANCH, LLC
TRACT 3: CALLED 231.501 ACRES
DOCUMENT NO. 19040022
O.P.R.H.C.TX.

SUSPENSION STREET
(60' R.O.W.)

FM 110
(VARIABLE WIDTH R.O.W.)

HAYS COUNTY
CALLED 53.897 ACRES
F.M. 110 PUBLIC
RIGHT-OF-WAY
DOCUMENT NO.
2016-16001654
O.P.R.H.C.TX.

TRACT 1
44.90 ACRES
MILLROSE PROPERTIES TEXAS LLC,
A TEXAS LIMITED LIABILITY COMPANY
REMAINDER OF A CALLED 373.74 ACRES
DOCUMENT NO. 24029040
O.P.R.H.C.TX.
DOCUMENT NO. 202499017945
O.P.R.G.C.TX.

35' MULTI-USE EASEMENT

OPEN SPACE, LANDSCAPE, PEDESTRIAN & PUBLIC UTILITY EASEMENT

NAVIDAD RIVER DRIVE
(54' R.O.W.)

ALLEY A
(27' R.O.W.)

TRINITY RIVER HOLLOW
(54' R.O.W.)

MATCHLINE SHEET 3

MATCHLINE SHEET 4

THIS PLAT FILED IN HAYS AND GUADALUPE COUNTIES CoSM #PC-24-36

CERTIFIED TO BE A TRUE AND CORRECT COPY.
Guadalupe County Clerk
PAGE 2 OF 10 VOL
JAN 14 2025

PROJECT NO.	A208-04S24	DATE	REVISIONS
DRAWN BY	JBC		
APPROVED BY	MHD		
DATE	11/08/24		

A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1A
45.421 ACRES
OUT OF THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS

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7500 Rialto Blvd., Building II
Suite 100
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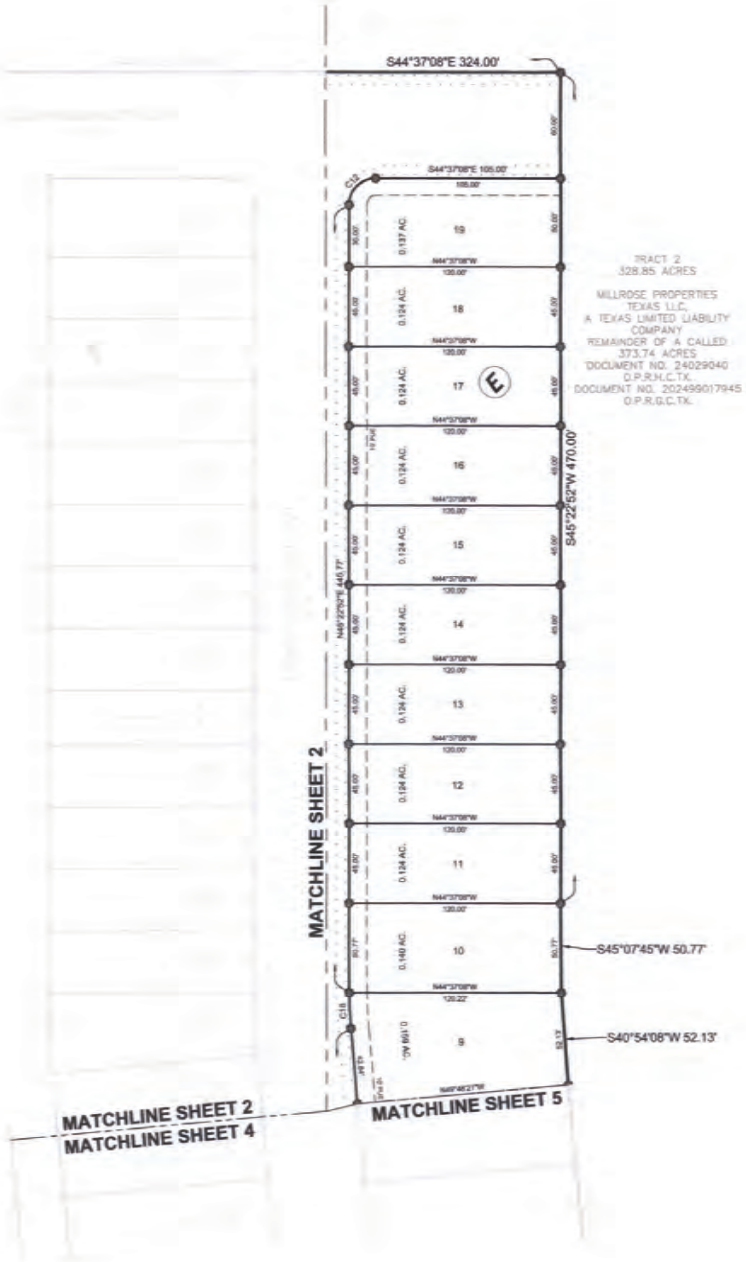
T.B.P.E.L.S. Firm No. 10194382

SHEET 2 OF 10

S:\Sectors\Survey\Projects\LJA50011\A208\(04S24)_River Bridge Ranch_Phase 1A\06-CAD\Civil 3D\Plats\5001-A208-04S24_PLAT PHASE 1A.dwg
11/25/2024

Vol.10 Pg.319



50' 25' 0' 50' 100'

SCALE: 1" = 50'
1 INCH = 50 FEET

CERTIFIED TO BE A TRUE
AND CORRECT COPY.
Guadalupe County Clerk
PAGE 3 OF 10 10

JAN 14 2025

THIS PLAT FILED IN HAYS AND GUADALUPE COUNTIES CoSM #PC-24-36

PROJECT NO.	4208-0452A	DATE	REVISIONS
DRAWN BY	dbc		
APPROVED BY	MRG		
DATE	11/26/24		

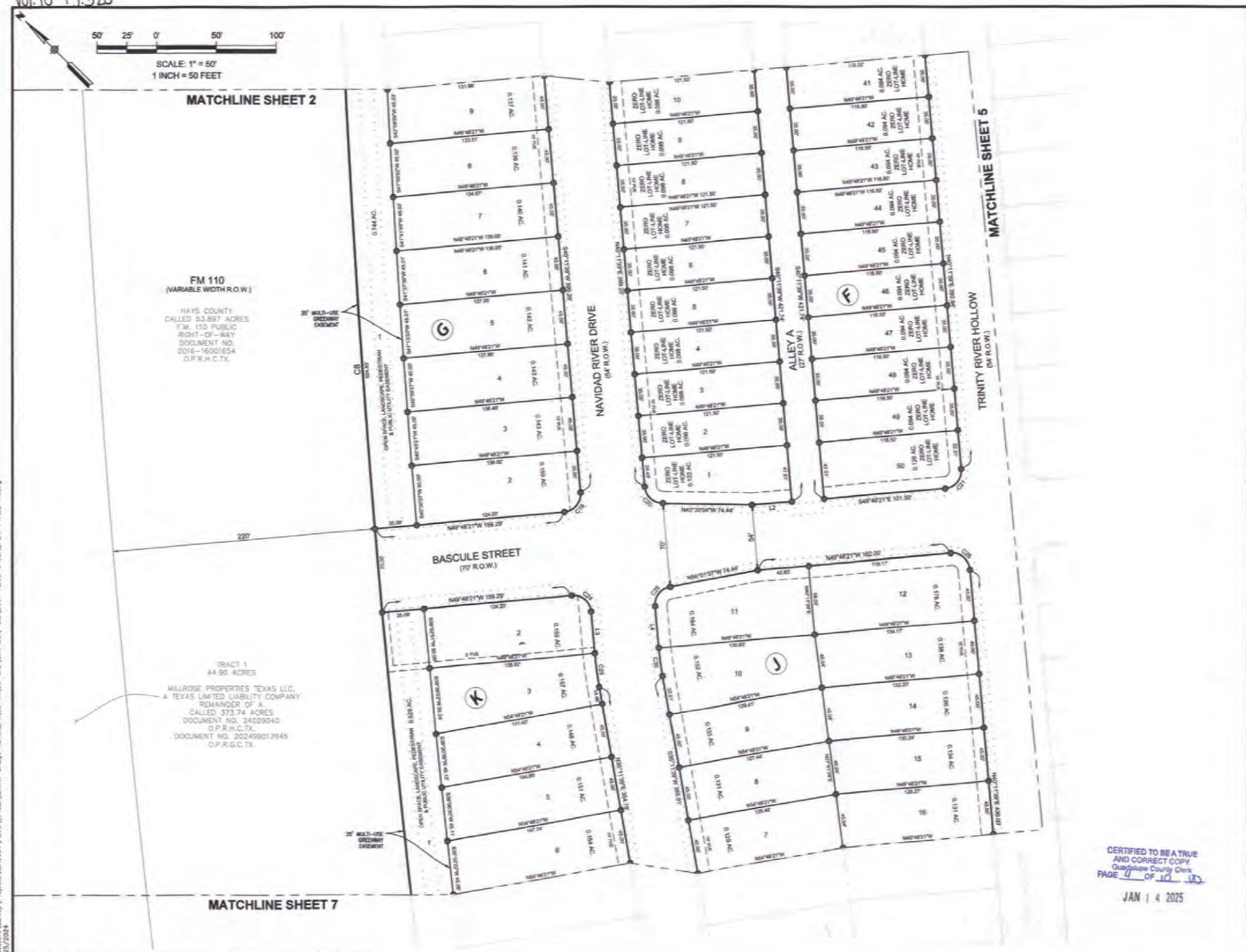
A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1A
45.421 ACRES
OUT OF THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, AND
THE B.&O. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY,
TEXAS AND THE B.&O. FULCHER SURVEY, ABSTRACT NO. 21,
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd., Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
T.B.P.E.L.S. Firm No. 10194382

SHEET 3 OF 10

S:\Barton\Survey\Projects\LJA5001\4208\(0452A)_River Bridge Ranch_Phase 1A\Dis-Cad\Civil 3D\Plats\5001-4208-0452A_PLAT PHASE 1A.dwg
11/25/2024

VOL. 10 PG. 320



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Guadalupe County Clerk
PAGE 4 OF 10 10
JAN 14 2025

THIS PLAT FILED IN HAYS AND GUADALUPE COUNTIES CoSM #PC-24-36

S:\Sectors\Survey\Projects\Lj450011\4208\(04524)_River Bridge Ranch_Phase 1A\06-CAD\Civil 3D\Plats\5001-4208-0452A_PLAT PHASE 1A.dwg
11/25/2024

PROJECT NO.	4208-0452A	DATE	REVISIONS
DRAWN BY	JRC		
APPROVED BY	WRD		
DATE	11/26/24		

A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1A
45.421 ACRES
OUT OF THE W.A. MATHEWS SURVEY, ABSTRACT NO. 305, AND
THE R.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY,
TEXAS AND THE R.&G. FULCHER SURVEY, ABSTRACT NO. 21,
GUADALUPE COUNTY, TEXAS

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7500 Rialto Blvd., Building II
Suite 100
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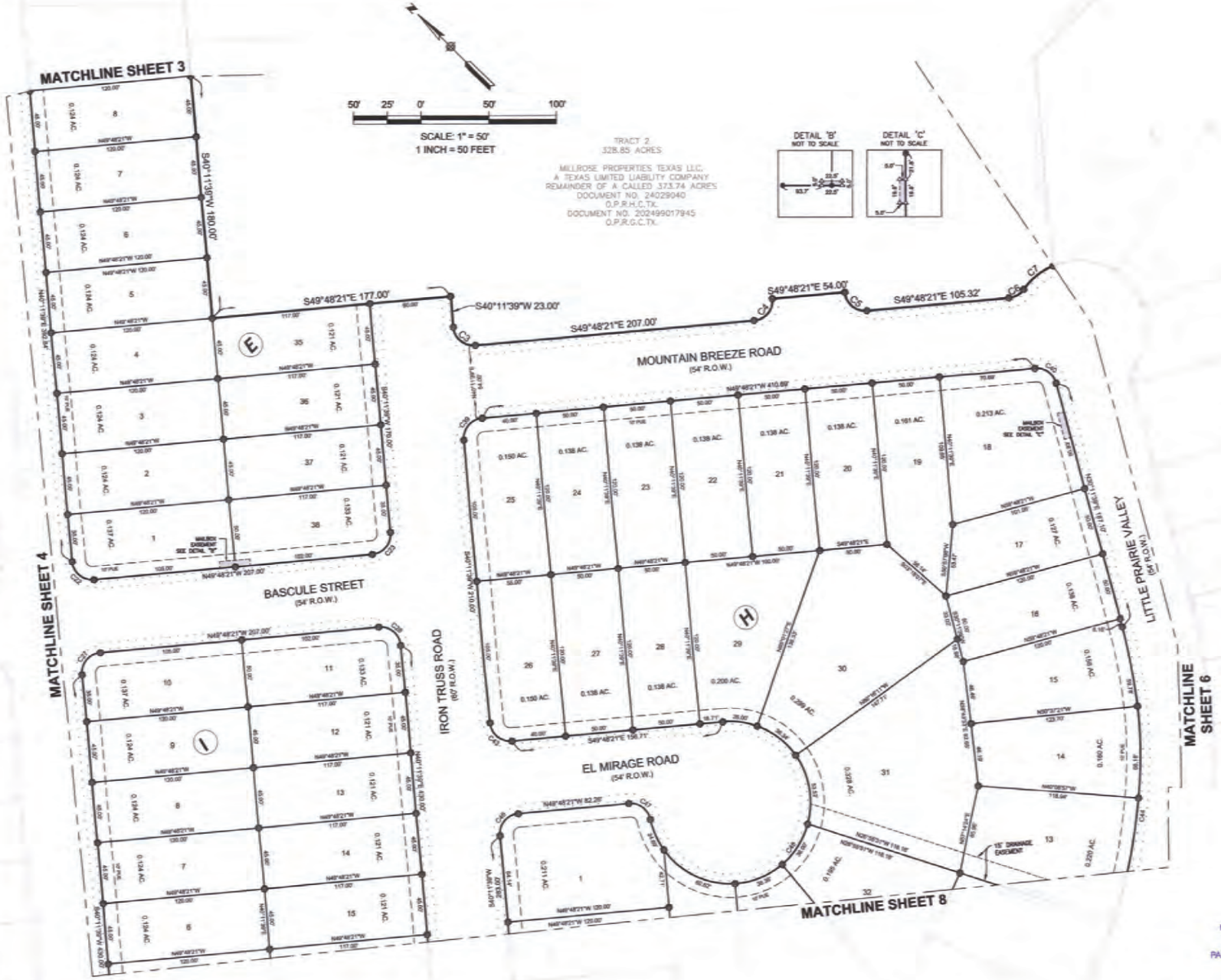
Phone 512.439.4700
T.B.P.E.L.S. Firm No. 10194382

SHEET 4 OF 10

V01.10 P9.321



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PAGE 5 OF 10

JAN 14 2025

PROJECT NO.	A208-0453A	DATE	REVISIONS
DRAWN BY	JRC		
APPROVED BY	HRD		
DATE	11/08/24		

A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1A
45.421 ACRES
OUT OF THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS

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SHEET 5 OF 10

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11/25/2024

VOL. 10 PG. 322

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PAGE 10 OF 10 VD

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11/25/2024

PROJECT NO.	A208-0452A	DATE	REVISIONS
DRAWN BY	JBC		
APPROVED BY	MRD		
DATE	11/06/24		

A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1A
45.421 ACRES
OUT OF THE W.A. ANDERSON SURVEY, ABSTRACT NO. 305, AND THE B.&O. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&O. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS

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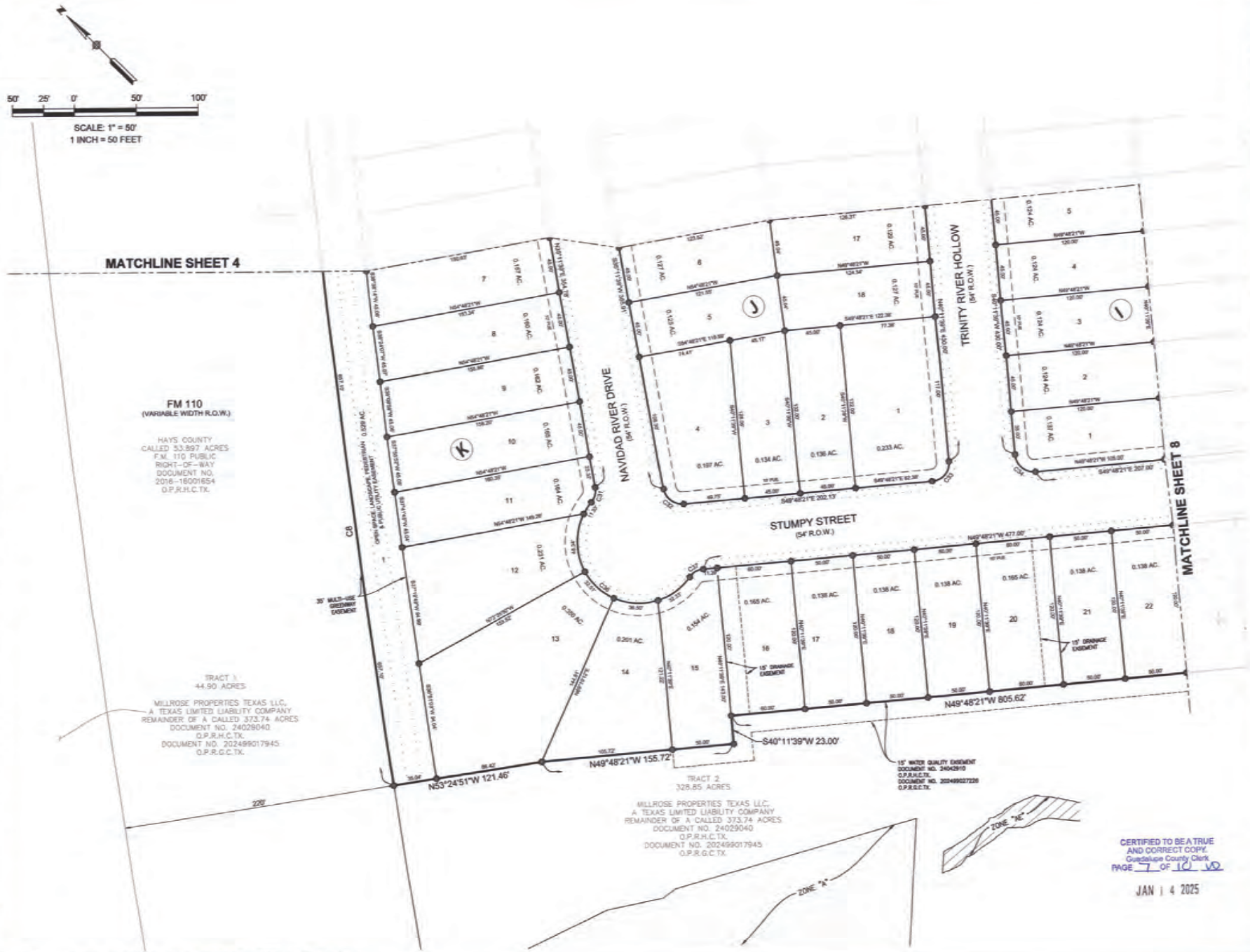
SHEET 6 OF 10

Vol. 10 Pg. 323



THIS PLAT FILED IN HAYS AND GUADALUPE COUNTIES CoSM #PC-24-36

PROJECT NO.	A208-04523A	DATE	REVISIONS
DRAWN BY	JRC		
APPROVED BY	MRD		
DATE	11/08/24		

A FINAL SUBDIVISION PLAT OF RIVER BRIDGE RANCH PHASE 1A
45.421 ACRES
OUT OF THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS

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11/25/2024

VOL. 10 PG. 324

MATCHLINE SHEET 7

MATCHLINE SHEET 5

MATCHLINE SHEET 6

IRON TRUSS ROAD
(60' R.O.W.)

STUMPY STREET
(54' R.O.W.)

9
PUBLIC PARKLAND &
DRAINAGE EASEMENT
3.710 AC.

ZONE "AE"

1127.42' S49°06'58"W

VCD SAN MARCOS RIVER, LLC
CALLED 219.526 ACRES
VOLUME 4048, PAGE 295
O.P.R.G.C.TX.

S49°48'21"E 207.00'

N49°48'21"W 477.00'

S49°48'21"E 313.14'

S49°48'21"E 282.78'

N49°48'21"W 805.62'

N40°11'39"E 23.00'

N49°48'21"W 129.21'

N74°14'50"W 94.11'

N40°53'02"W 192.26'

15' WATER QUALITY EASEMENT
DOCUMENT NO. 24042910
O.P.R.H.C.TX.
DOCUMENT NO. 202499027226
O.P.R.G.C.TX.

TRACT 2
328.85 ACRES

MILLROSE PROPERTIES TEXAS LLC,
A TEXAS LIMITED LIABILITY COMPANY
REMAINDER OF A CALLED 373.74 ACRES
DOCUMENT NO. 24029040
O.P.R.H.C.TX.
DOCUMENT NO. 202499017945
O.P.R.G.C.TX.

50' 25' 0' 50' 100'

SCALE: 1" = 50'
1 INCH = 50 FEET

THIS PLAT FILED IN HAYS AND GUADALUPE COUNTIES CoSM #PC-24-36

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Guadalupe County Clerk
PAGE 8 OF 10 UD

JAN 14 2025

PROJECT NO.	A208-04932A	DATE	REVISIONS
DRAWN BY	JBC		
APPROVED BY	MHO		
DATE	11/08/24		

A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1A
45.421 ACRES
OUT OF THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 395, AND
THE B.&G. FULCHER SURVEY, ABSTRACT NO. 613, HAYS COUNTY,
TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21,
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd., Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
T.B.P.E.L.S. Firm No. 10194382

SHEET 8 OF 10

S:\Sectors\Survey\Projects\LJA\5001\A208\(04932A)_River Bridge Ranch_Phase 1A\06-CAD\Civil 3D\Plats\5001-A208-04932A_PLAT PHASE 1A.dwg
11/29/2024

Vol.10 Pg.325

LOT TABLE BLOCK G		
LOT #	ACRES	SQUARE FEET
1	0.744	32395 Sq. Ft.
2	0.159	6905 Sq. Ft.
3	0.143	6242 Sq. Ft.
4	0.143	6218 Sq. Ft.
5	0.142	6185 Sq. Ft.
6	0.141	6145 Sq. Ft.
7	0.140	6096 Sq. Ft.
8	0.139	6038 Sq. Ft.
9	0.137	5973 Sq. Ft.
10	0.135	5899 Sq. Ft.
11	0.151	6561 Sq. Ft.
12	0.136	5931 Sq. Ft.
13	0.138	6013 Sq. Ft.
14	0.140	6088 Sq. Ft.
15	0.141	6153 Sq. Ft.
16	0.143	6211 Sq. Ft.
17	0.144	6260 Sq. Ft.
18	0.145	6301 Sq. Ft.
19	0.145	6334 Sq. Ft.
20	0.146	6358 Sq. Ft.
21	0.161	7034 Sq. Ft.

LOT TABLE BLOCK F			LOT TABLE BLOCK F		
LOT #	ACRES	SQUARE FEET	LOT #	ACRES	SQUARE FEET
1	0.122	5313 Sq. Ft.	26	0.118	5151 Sq. Ft.
2	0.098	4253 Sq. Ft.	27	0.094	4078 Sq. Ft.
3	0.098	4253 Sq. Ft.	28	0.094	4078 Sq. Ft.
4	0.098	4253 Sq. Ft.	29	0.094	4078 Sq. Ft.
5	0.098	4253 Sq. Ft.	30	0.094	4078 Sq. Ft.
6	0.098	4253 Sq. Ft.	31	0.094	4078 Sq. Ft.
7	0.098	4253 Sq. Ft.	32	0.094	4078 Sq. Ft.
8	0.098	4253 Sq. Ft.	33	0.094	4078 Sq. Ft.
9	0.098	4253 Sq. Ft.	34	0.083	3628 Sq. Ft.
10	0.098	4253 Sq. Ft.	35	0.094	4078 Sq. Ft.
11	0.112	4860 Sq. Ft.	36	0.094	4078 Sq. Ft.
12	0.126	5474 Sq. Ft.	37	0.094	4078 Sq. Ft.
13	0.098	4252 Sq. Ft.	38	0.094	4078 Sq. Ft.
14	0.098	4252 Sq. Ft.	39	0.109	4743 Sq. Ft.
15	0.098	4252 Sq. Ft.	40	0.094	4077 Sq. Ft.
16	0.098	4252 Sq. Ft.	41	0.094	4077 Sq. Ft.
17	0.098	4252 Sq. Ft.	42	0.094	4077 Sq. Ft.
18	0.098	4252 Sq. Ft.	43	0.094	4077 Sq. Ft.
19	0.098	4252 Sq. Ft.	44	0.094	4077 Sq. Ft.
20	0.098	4252 Sq. Ft.	45	0.094	4077 Sq. Ft.
21	0.098	4252 Sq. Ft.	46	0.094	4077 Sq. Ft.
22	0.098	4252 Sq. Ft.	47	0.094	4077 Sq. Ft.
23	0.098	4252 Sq. Ft.	48	0.094	4077 Sq. Ft.
24	0.098	4252 Sq. Ft.	49	0.094	4077 Sq. Ft.
25	0.117	5091 Sq. Ft.	50	0.126	5487 Sq. Ft.

LOT TABLE BLOCK E		
LOT #	ACRES	SQUARE FEET
1	0.137	5952 Sq. Ft.
2	0.124	5400 Sq. Ft.
3	0.124	5400 Sq. Ft.
4	0.124	5400 Sq. Ft.
5	0.124	5400 Sq. Ft.
6	0.124	5400 Sq. Ft.
7	0.124	5400 Sq. Ft.
8	0.124	5400 Sq. Ft.
9	0.159	6927 Sq. Ft.
10	0.140	6098 Sq. Ft.
11	0.124	5400 Sq. Ft.
12	0.124	5400 Sq. Ft.
13	0.124	5400 Sq. Ft.
14	0.124	5400 Sq. Ft.
15	0.124	5400 Sq. Ft.
16	0.124	5400 Sq. Ft.
17	0.124	5400 Sq. Ft.
18	0.124	5400 Sq. Ft.
19	0.137	5952 Sq. Ft.
35	0.121	5265 Sq. Ft.
36	0.121	5265 Sq. Ft.
37	0.121	5265 Sq. Ft.
38	0.133	5802 Sq. Ft.

LOT TABLE BLOCK C		
LOT #	ACRES	SQUARE FEET
9	3.710	161606 Sq. Ft.
35	1.008	43896 Sq. Ft.
36	0.205	8927 Sq. Ft.
37	0.175	7627 Sq. Ft.
38	0.179	7800 Sq. Ft.
39	0.138	6000 Sq. Ft.
40	0.138	6000 Sq. Ft.
41	0.147	6420 Sq. Ft.
42	0.150	6524 Sq. Ft.
43	0.149	6477 Sq. Ft.
44	0.149	6477 Sq. Ft.
45	0.149	6477 Sq. Ft.
46	0.144	6270 Sq. Ft.
47	0.138	6000 Sq. Ft.
48	0.147	6391 Sq. Ft.
49	0.158	6875 Sq. Ft.
50	0.173	7517 Sq. Ft.
51	0.203	8845 Sq. Ft.
52	0.154	6721 Sq. Ft.
53	0.164	7146 Sq. Ft.
54	0.138	6000 Sq. Ft.
55	0.138	6000 Sq. Ft.
56	0.138	6000 Sq. Ft.
57	0.138	6000 Sq. Ft.
58	0.150	6552 Sq. Ft.

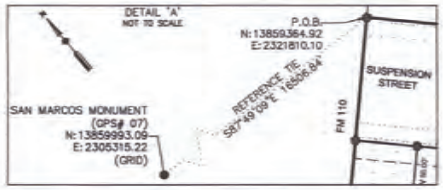
LOT TABLE BLOCK H			LOT TABLE BLOCK H		
LOT #	ACRES	SQUARE FEET	LOT #	ACRES	SQUARE FEET
1	0.211	9186 Sq. Ft.	27	0.138	6000 Sq. Ft.
2	0.124	5400 Sq. Ft.	28	0.138	6000 Sq. Ft.
3	0.124	5400 Sq. Ft.	29	0.200	8721 Sq. Ft.
4	0.124	5400 Sq. Ft.	30	0.299	13036 Sq. Ft.
5	0.124	5400 Sq. Ft.	31	0.328	14290 Sq. Ft.
6	0.147	6415 Sq. Ft.	32	0.195	8477 Sq. Ft.
7	0.138	6000 Sq. Ft.	33	0.235	10221 Sq. Ft.
9	0.152	6615 Sq. Ft.	34	0.156	6796 Sq. Ft.
10	0.272	11846 Sq. Ft.			
11	0.152	6600 Sq. Ft.			
12	0.163	7082 Sq. Ft.			
13	0.220	9591 Sq. Ft.			
14	0.160	6959 Sq. Ft.			
15	0.158	6877 Sq. Ft.			
16	0.138	6000 Sq. Ft.			
17	0.127	5526 Sq. Ft.			
18	0.213	9259 Sq. Ft.			
19	0.161	7003 Sq. Ft.			
20	0.138	6000 Sq. Ft.			
21	0.138	6000 Sq. Ft.			
22	0.138	6000 Sq. Ft.			
23	0.138	6000 Sq. Ft.			
24	0.138	6000 Sq. Ft.			
25	0.150	6552 Sq. Ft.			
26	0.150	6552 Sq. Ft.			

LOT TABLE BLOCK I		
LOT #	ACRES	SQUARE FEET
1	0.137	5952 Sq. Ft.
2	0.124	5400 Sq. Ft.
3	0.124	5400 Sq. Ft.
4	0.124	5400 Sq. Ft.
5	0.124	5400 Sq. Ft.
6	0.124	5400 Sq. Ft.
7	0.124	5400 Sq. Ft.
8	0.124	5400 Sq. Ft.
9	0.124	5400 Sq. Ft.
10	0.137	5952 Sq. Ft.
11	0.133	5802 Sq. Ft.
12	0.121	5265 Sq. Ft.
13	0.121	5265 Sq. Ft.
14	0.121	5265 Sq. Ft.
15	0.121	5265 Sq. Ft.
16	0.121	5265 Sq. Ft.
17	0.121	5265 Sq. Ft.
18	0.121	5265 Sq. Ft.
19	0.121	5265 Sq. Ft.
20	0.133	5802 Sq. Ft.

LOT TABLE BLOCK J		
LOT #	ACRES	SQUARE FEET
1	0.233	10166 Sq. Ft.
2	0.136	5940 Sq. Ft.
3	0.134	5851 Sq. Ft.
4	0.197	8567 Sq. Ft.
5	0.125	5426 Sq. Ft.
6	0.127	5514 Sq. Ft.
7	0.129	5602 Sq. Ft.
8	0.131	5691 Sq. Ft.
9	0.133	5779 Sq. Ft.
10	0.152	6614 Sq. Ft.
11	0.164	7129 Sq. Ft.
12	0.178	7733 Sq. Ft.
13	0.138	5993 Sq. Ft.
14	0.136	5905 Sq. Ft.
15	0.134	5816 Sq. Ft.
16	0.131	5728 Sq. Ft.
17	0.129	5640 Sq. Ft.
18	0.127	5551 Sq. Ft.

LOT TABLE BLOCK K			LOT TABLE BLOCK K		
LOT #	ACRES	SQUARE FEET	LOT #	ACRES	SQUARE FEET
1	0.529	23034 Sq. Ft.	19	0.138	6000 Sq. Ft.
2	0.159	6905 Sq. Ft.	20	0.165	7200 Sq. Ft.
3	0.157	6859 Sq. Ft.	21	0.138	6000 Sq. Ft.
4	0.148	6436 Sq. Ft.	22	0.138	6000 Sq. Ft.
5	0.151	6579 Sq. Ft.	23	0.138	6000 Sq. Ft.
6	0.154	6713 Sq. Ft.	24	0.166	7226 Sq. Ft.
7	0.157	6839 Sq. Ft.			
8	0.160	6957 Sq. Ft.			
9	0.162	7066 Sq. Ft.			
10	0.165	7167 Sq. Ft.			
11	0.164	7163 Sq. Ft.			
12	0.231	10064 Sq. Ft.			
13	0.350	15237 Sq. Ft.			
14	0.201	8740 Sq. Ft.			
15	0.154	6708 Sq. Ft.			
16	0.165	7200 Sq. Ft.			
17	0.138	6000 Sq. Ft.			
18	0.138	6000 Sq. Ft.			

BLOCK TABLE		
BLOCK	ACRES	SQUARE FEET
C	8.277	360547 Sq. Ft.
E	2.928	127525 Sq. Ft.
F	5.490	239125 Sq. Ft.
G	3.612	157339 Sq. Ft.
H	5.721	249206 Sq. Ft.
I	2.498	108827 Sq. Ft.
J	2.632	114647 Sq. Ft.
K	4.384	190095 Sq. Ft.



LEGEND

△	CALCULATED POINT
●	5/8" IRON ROD SET WITH CAP STAMPED "LJA SURVEY"
———	PHASE LINE
- - - - -	EASEMENT LINE
———	LOT LINE
— · — · —	APPROXIMATE COUNTY LINE
· · · · · ·	SIDEWALK
	FEMA ZONE "AE"
	FEMA ZONE "A"
O.P.R.G.C.TX.	OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
D.R.G.C.TX.	DEED RECORDS GUADALUPE COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
D.R.H.C.TX.	DEED RECORDS HAYS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
AC	ACRE
(E)	SUBDIVISION BLOCK (TYP.)

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Guadalupe County Clerk
PAGE 9 OF 10 VD

JAN 14 2025

THIS PLAT FILED IN HAYS AND GUADALUPE COUNTIES CoSM #PC-24-36

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11/26/2024

PROJECT NO.	A208-04524
DRAWN BY	JBC
APPROVED BY	MRO
DATE	11/06/24

REVISIONS | DATE

A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1A
45.421 ACRES
OUT OF THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
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Austin, Texas 78735
Phone 512.439.4700
T.B.P.E.L.S. Firm No. 10194382

SHEET 9 OF 10

Vol.10 Pg.326

LEGAL DESCRIPTION:

DESCRIPTION OF A 45.421 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS, OUT OF A CALLED 328.85 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 24029040, OFFICIAL PUBLIC RECORDS, HAYS COUNTY (O.P.R.H.C.TX.), TEXAS AND DOCUMENT NO. 202499017945, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY (O.P.R.G.C.TX.), TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET (N:13858364.92, E:2321810.10) AT THE INTERSECTION OF THE CURVING SOUTHEAST RIGHT-OF-WAY LINE OF FM 110 (PUBLIC RIGHT-OF-WAY), AND SUSPENSION STREET (PROPOSED 70' RIGHT-OF-WAY) FOR THE NORTH CORNER OF RIVER BRIDGE RANCH PHASE 1A;

THENCE WITH THE NORTHERLY NORTHEAST LINE OF SAID PHASE 1A THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. SOUTH 44 DEGREES 37 MINUTES 08 SECONDS EAST, A DISTANCE OF 181.82 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AT THE BEGINNING OF A CURVE TO THE LEFT,

2. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 89 DEGREES 37 MINUTES 08 SECONDS EAST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

3. SOUTH 44 DEGREES 37 MINUTES 08 SECONDS EAST, A DISTANCE OF 54.00 FEET TO A CALCULATED POINT,

4. SOUTH 45 DEGREES 22 MINUTES 52 SECONDS WEST, A DISTANCE OF 0.64 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AT THE BEGINNING OF A CURVE TO THE LEFT

5. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 22.91 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 30 MINUTES 38 SECONDS, AND A CHORD THAT BEARS SOUTH 01 DEGREES 37 MINUTES 33 SECONDS WEST, A DISTANCE OF 20.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

6. SOUTH 42 DEGREES 07 MINUTES 45 SECONDS EAST, A DISTANCE OF 100.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AND

7. SOUTH 44 DEGREES 37 MINUTES 08 SECONDS EAST, A DISTANCE OF 324.00 FEET TO A TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE EAST CORNER OF PHASE 1A;

THENCE WITH THE NORTHERLY SOUTHEAST LINE OF SAID PHASE 1A THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 45 DEGREES 22 MINUTES 52 SECONDS WEST, A DISTANCE OF 470.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

2. SOUTH 45 DEGREES 08 MINUTES 35 SECONDS WEST, A DISTANCE OF 50.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

3. SOUTH 40 DEGREES 54 MINUTES 08 SECONDS WEST, A DISTANCE OF 52.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AND

4. SOUTH 40 DEGREES 11 MINUTES 39 SECONDS WEST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR AN INTERNAL CORNER OF SAID PHASE 1A AND THE SOUTHWEST CORNER OF SAID PHASE 1B;

THENCE WITH THE SOUTHERLY NORTHEAST LINE OF SAID PHASE 1A AND THE SOUTHERLY SOUTHWEST LINE OF SAID PHASE 1B THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. SOUTH 49 DEGREES 48 MINUTES 21 SECONDS EAST, A DISTANCE OF 177.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

2. SOUTH 40 DEGREES 11 MINUTES 39 SECONDS WEST, A DISTANCE OF 23.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE LEFT,

3. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 04 DEGREES 48 MINUTES 21 SECONDS EAST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

4. SOUTH 49 DEGREES 48 MINUTES 21 SECONDS EAST, A DISTANCE OF 207.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE LEFT,

5. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 85 DEGREES 11 MINUTES 39 SECONDS EAST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

6. SOUTH 49 DEGREES 48 MINUTES 21 SECONDS EAST, A DISTANCE OF 54.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE LEFT,

7. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 04 DEGREES 48 MINUTES 21 SECONDS EAST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

8. SOUTH 49 DEGREES 48 MINUTES 21 SECONDS EAST, A DISTANCE OF 105.32 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE LEFT,

9. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 13.02 FEET, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 44 MINUTES 52 SECONDS, AND A CHORD THAT BEARS SOUTH 74 DEGREES 40 MINUTES 49 SECONDS EAST, A DISTANCE OF 12.62 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET AN THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT,

10. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 28.25 FEET, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 22 MINUTES 28 SECONDS, AND A CHORD THAT BEARS SOUTH 83 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 27.88 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

11. NORTH 40 DEGREES 11 MINUTES 39 SECONDS EAST, A DISTANCE OF 153.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET

12. SOUTH 89 DEGREES 46 MINUTES 09 SECONDS EAST, A DISTANCE OF 111.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET

13. NORTH 73 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 73.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AND

14. SOUTH 40 DEGREES 53 MINUTES 02 SECONDS EAST, A DISTANCE OF 271.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE EAST CORNER OF SAID PHASE 1A;

THENCE SOUTH 49 DEGREES 08 MINUTES 58 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID PHASE 1A, A DISTANCE OF 1127.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE SOUTH CORNER OF SAID PHASE 1A;

THENCE WITH THE SOUTHERLY SOUTHWEST LINE OF SAID PHASE 1A AND THE NORTHEAST LINE OF SAID PHASE 2 THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. NORTH 40 DEGREES 53 MINUTES 02 SECONDS WEST, A DISTANCE OF 192.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

2. NORTH 74 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF 94.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

3. NORTH 49 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 129.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

4. NORTH 40 DEGREES 11 MINUTES 39 SECONDS EAST, A DISTANCE OF 23.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

5. NORTH 49 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 805.82 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

6. SOUTH 40 DEGREES 11 MINUTES 39 SECONDS WEST, A DISTANCE OF 23.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

7. NORTH 49 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 155.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AND

8. NORTH 53 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 121.46 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET ON THE CURVING SOUTHEAST RIGHT-OF-WAY LINE OF SAID FM 110, FOR THE WEST CORNER OF SAID PHASE 1A;

THENCE WITH THE CURVING SOUTHEAST RIGHT-OF-WAY LINE OF SAID FM 110 TO THE RIGHT, HAVING AN ARC LENGTH OF 1721.93 FEET, A RADIUS OF 10,989.19 FEET, A CENTRAL ANGLE OF 08 DEGREES 58 MINUTES 40 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 1720.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.421 ACRES OF LAND, MORE OR LESS.

Curve Table

Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	23.56'	15.00	90°00'00"	S89° 37' 08"E	21.21'
C2	22.91'	15.00	87°30'38"	S01° 37' 33"W	20.75'
C3	23.56'	15.00	90°00'00"	S04° 48' 21"E	21.21'
C4	23.56'	15.00	90°00'00"	N85° 11' 39"E	21.21'
C5	23.56'	15.00	90°00'00"	S04° 48' 21"E	21.21'
C6	13.02'	15.00	49°44'52"	S74° 40' 49"E	12.62'
C7	28.25'	50.00	32°22'28"	S83° 21' 58"E	27.88'
C8	1721.93'	10,989.19	8°58'40"	N41° 04' 29"E	1720.17'
C9	23.56'	15.00	90°00'00"	S00° 22' 52"W	21.21'
C10	22.91'	15.00	87°30'38"	N89° 08' 11"E	20.75'
C11	23.56'	15.00	90°00'00"	N00° 22' 52"E	21.21'
C12	23.56'	15.00	90°00'00"	S89° 37' 08"E	21.21'
C13	25.08'	277.00	5°11'13"	S42° 47' 16"W	25.07'
C14	20.19'	223.00	5°11'13"	N42° 47' 16"E	20.18'
C15	10.27'	113.50	5°11'13"	S42° 47' 16"W	10.27'
C16	7.83'	86.50	5°11'13"	S42° 47' 16"W	7.83'
C17	25.08'	277.00	5°11'13"	N42° 47' 16"E	25.07'
C18	20.19'	223.00	5°11'13"	N42° 47' 16"E	20.18'
C19	23.56'	15.00	90°00'00"	S85° 11' 39"W	21.21'
C20	22.56'	15.00	86°11'09"	N02° 53' 55"W	20.50'

Curve Table

Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C21	23.56'	15.00	90°00'00"	N85° 11' 39"E	21.21'
C22	23.56'	15.00	90°00'00"	N04° 48' 21"W	21.21'
C23	23.56'	15.00	90°00'00"	S85° 11' 39"W	21.21'
C24	23.56'	15.00	90°00'00"	N04° 48' 21"W	21.21'
C25	22.56'	15.00	86°11'09"	S83° 17' 14"W	20.50'
C26	23.56'	15.00	90°00'00"	N04° 48' 21"W	21.21'
C27	23.56'	15.00	90°00'00"	S85° 11' 39"W	21.21'
C28	23.56'	15.00	90°00'00"	N04° 48' 21"W	21.21'
C29	28.54'	327.00	5°00'00"	N37° 41' 39"E	28.53'
C30	23.82'	273.00	5°00'00"	S37° 41' 39"W	23.82'
C31	13.02'	15.00	49°44'52"	N60° 04' 05"E	12.62'
C32	22.25'	15.00	85°00'00"	S07° 18' 21"E	20.27'
C33	23.56'	15.00	90°00'00"	N85° 11' 39"E	21.21'
C34	23.56'	15.00	90°00'00"	S04° 48' 21"E	21.21'
C35	23.56'	15.00	90°00'00"	N85° 11' 39"E	21.21'
C36	161.00'	50.00	184°29'44"	N07° 18' 21"W	99.92'
C37	13.02'	15.00	49°44'52"	N74° 40' 47"W	12.62'
C38	23.56'	15.00	90°00'00"	N04° 48' 21"W	21.21'
C39	23.56'	15.00	90°00'00"	S85° 11' 39"W	21.21'
C40	20.94'	15.00	80°00'00"	N09° 48' 21"W	19.28'

Curve Table

Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C41	128.39'	50.00	147°07'16"	N06° 22' 54"E	95.91'
C42	13.02'	15.00	49°44'52"	N55° 04' 05"E	12.62'
C43	23.56'	15.00	90°00'00"	S04° 48' 21"E	21.21'
C44	260.40'	373.00	40°00'00"	N50° 11' 39"E	255.15'
C45	298.10'	427.00	40°00'00"	N50° 11' 39"E	292.09'
C46	23.56'	15.00	90°00'00"	S85° 11' 39"W	21.21'
C47	21.76'	15.00	83°06'28"	N08° 15' 06"W	19.90'
C48	275.53'	60.00	263°06'28"	S81° 44' 54"W	89.80'
C49	23.56'	15.00	90°00'00"	S04° 48' 21"E	21.21'
C50	15.71'	15.00	60°00'00"	S79° 48' 14"E	15.00'
C51	13.02'	15.00	49°44'52"	N45° 19' 13"E	12.62'
C52	23.56'	15.00	90°00'00"	N85° 11' 39"E	21.21'
C53	13.02'	15.00	49°44'52"	S24° 55' 55"E	12.62'
C54	139.19'	50.00	159°29'44"	S79° 48' 21"E	98.40'

Line Table

Line #	Direction	Length
L1	S44° 37' 08"E	6.50'
L2	N49° 48' 21"W	33.50'
L3	N40° 11' 39"E	35.00'
L4	S40° 11' 39"W	34.97'

CERTIFIED TO BE A TRUE AND CORRECT COPY.
Guadalupe County Clerk
PAGE 10 OF 10 JD

JAN 14 2025

STATE OF TEXAS
COUNTY OF GUADALUPE
I do hereby certify that the foregoing is a true and correct copy as the same appears on File AND RECORDED in the Official Public Records of Guadalupe County, Texas, on the date and time stamped thereon.
TERESA KIEL
Guadalupe County Clerk
By [signature] Deputy

THIS PLAT FILED IN HAYS AND GUADALUPE COUNTIES CoSM #PC-24-36

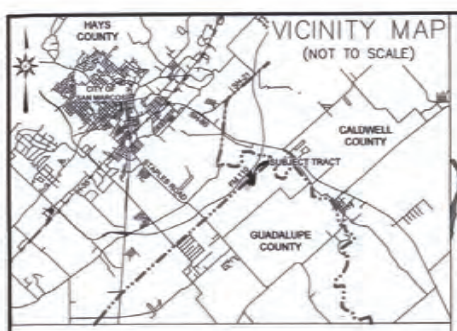
PROJECT NO.	A208-0452A	DATE	REVISIONS
DRAWN BY:	JBC		
APPROVED BY:	MRO		
DATE	11/08/24		

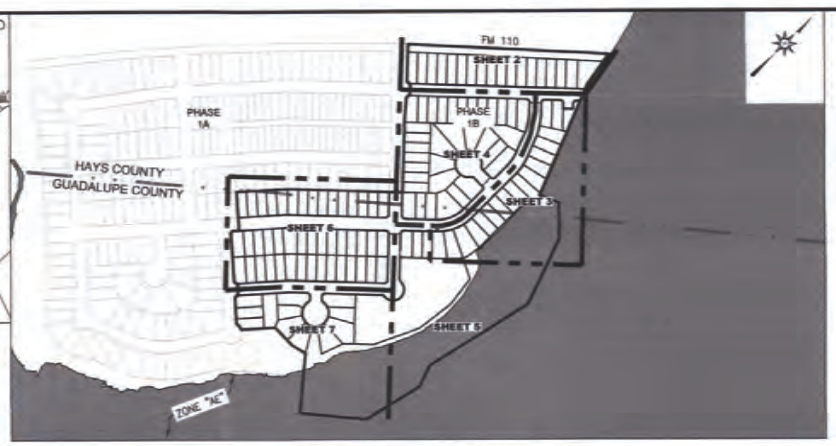
A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1A
45.421 ACRES
OUT OF THE THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd., Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
T.B.P.E.L.S. Firm No. 10194382

SHEET 10 OF 10

S:\Sectors\Survey\Projects\LJAS001\A208\(0452A)_River Bridge Ranch_Phase 1A\06-CAD\Civil 3D\Plots\S001-A208-0452A_PLAT PHASE 1A.dwg
11/25/2024





400' 200' 0' 400' 800'

SCALE: 1" = 400'
1 INCH = 400 FEET

SHEET	DESCRIPTION
1.	COVER SHEET
2.–7.	PLAT PAGES
8.	LINE AND CURVE TABLES
8.	LEGEND
8.	LOT TABLES
9.	LEGAL DESCRIPTION

LAND USE SUMMARY

LAND USE	ACRE	# OF LOTS	% OF PROJECT
SINGLE FAMILY	18.443	126	51
OS/UE/DE	3.958	4	11
RIGHT-OF-WAY	5.284	N/A	14
PUBLIC PARKLAND	8.833	1	24
TOTAL	36.518	132	100

PROJECT ADDRESS:

SAN MARCOS, TEXAS 78660
ZONING: CD-3
SITE AREA: 36.518 ACRES

OWNER/DEVELOPER:
MILLROSE PROPERTIES TEXAS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
5505 WATERFORD DISTRICT DRIVE
MIAMI, FL 33126

STATE OF TEXAS §
COUNTY OF HAYS §
COUNTY OF GUADALUPE §

MILLROSE PROPERTIES TEXAS, LLC, BEING THE OWNER OF 36.518 ACRE TRACT OF LAND OUT OF THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS, OUT OF A CALLED 328.85 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 24029040, OFFICIAL PUBLIC RECORDS, HAYS COUNTY (O.P.R.H.C.TX.), TEXAS AND DOCUMENT NO. 202499017945, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY TEXAS (O.P.R.G.C.TX.), DO HEREBY SUBDIVIDE 36.518 ACRES OF LAND, TO BE KNOWN AS:

"RIVER BRIDGE RANCH PHASE 1B SUBDIVISION"

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, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

WITNESS MY HAND THIS THE 23 DAY OF July, 2025

MILLROSE PROPERTIES TEXAS, LLC
A TEXAS LIMITED LIABILITY COMPANY
BY: U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: KEN BLAKER, AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF Williamson
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JULY 23, 2025 BY KEN BLAKER, AUTHORIZED AGENT, ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC, STATE OF TEXAS

JESSICA SCHWEITZER
Notary Public, State of Texas
Comm. Expires 04-28-2027
Notary ID 134332505

APPROVED ADMINISTRATIVELY AND AUTHORIZED TO BE RECORDED ON THE 24th DAY OF July, 2025 A.D.
BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES OF THE CITY OF SAN MARCOS, TEXAS.

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES — DATE 7/24/25

CIP & ENGINEERING — DATE 7/24/25

RECORDING SECRETARY — DATE 7/24/25

STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE H. CARDENAS, 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 9th DAY OF September 2025 A.D., AND DULY RECORDED ON THE 9th DAY OF September 2025 A.D., AT 11:57 O'CLOCK AM IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NUMBER 25033678

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF September 2025 A.D.

, Deputy

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Dustin E Trousil

DUSTIN E. TROUSIL, R.P.L.S. No. 6335
LJA SURVEYING, INC.,
7500 RIALTO BLVD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
T.B.P.E.L.S. FIRM NO. 10194382

DATE: 7/9/25

STATE OF TEXAS
REGISTERED
DUSTIN E. TROUSIL
6335
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

I DO HEREBY CERTIFY THAT PHASE 1B IS LOCATED WITHIN DESIGNATED 100-YEAR FLOOD ZONE AREA "X" AND "AE", AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS HAYS COUNTY: 48209C0482F, DATED SEPTEMBER 2, 2005; LOMR 20-06-3176P, DATED DECEMBER 31, 2020 AND 100-YEAR FLOOD ZONE "X" AND "AE" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS GUADALUPE COUNTY: 48187C0035G, DATED DECEMBER 30, 2020, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, STORMWATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, AND/OR OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND THAT THE LOCATION AND DIMENSIONS OF PROPOSED STREETS CONFORM WITH CITY OF SAN MARCOS SUBDIVISION ORDINANCE, EXCEPT FOR ANY VARIANCES GRANTED BY THE CITY COUNCIL.

SALAR RANJBAR, PE #134530
LJA ENGINEERING, INC.
7500 RIALTO BLVD., BLDG. II, SUITE 100
AUSTIN, TEXAS 78735

DATE: 7-9-25

STATE OF TEXAS
SALAR RANJBAR
134530
LICENSED
PROFESSIONAL ENGINEER

FLOODPLAIN NOTE:
THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X" AND ZONE "AE"; AS RECORDED IN "FIRM" MAP NO. 48209C0482F, EFFECTIVE DATE SEPTEMBER 02, 2005; "FIRM" MAP NO. 48187C0035G, EFFECTIVE DATE DECEMBER 30, 2020; AND LOMR 20-06-3176P, EFFECTIVE DATE DECEMBER 31, 2020

BEARING BASIS:
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD83, ALL DISTANCES ARE GRID DISTANCES. SURFACE DISTANCES CAN BE ATTAINED BY MULTIPLYING GRID VALUES BY A COMBINED SCALE FACTOR OF 1.00007410049

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

GENERAL NOTES:

1. THIS PROJECT IS SUBJECT TO CITY OF SAN MARCOS DEVELOPMENT CODES IN EFFECT JUNE 14, 2007 PURSUANT TO THE CITY OF SAN MARCOS RESOLUTION NO. 2020-232 EFFECTIVE OCTOBER 29, 2020. BASED ON THIS, ORDINANCE NO. 2004-92, AS AMENDED PRIOR TO JUNE 14, 2007, HAS BEEN USED IN PREPARATION OF THIS PRELIMINARY PLAT AND WILL BE USED IN THE PREPARATION OF ALL FINAL PLATS AND CONSTRUCTION PLANS, AS APPLICABLE.
2. THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT, OR ITS SUCCESSORS.
3. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT CITY OF SAN MARCOS STANDARDS.
4. THIS PLAT IS LOCATED ENTIRELY WITHIN THE LIMITS OF THE CITY OF SAN MARCOS.
5. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
6. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
7. WATER SERVICE WILL BE PROVIDED BY CITY OF SAN MARCOS.
8. ELECTRIC SERVICES SHALL BE SUPPLIED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.
9. MINIMUM BUILDING SETBACKS SHALL BE SET BY ZONING.
10. ALL STREETS AND ALLEYS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF SAN MARCOS REQUIREMENTS AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE CITY OF SAN MARCOS FOR MAINTENANCE.
11. THE CITY OF SAN MARCOS SHALL MAINTAIN CITY WATER AND WASTEWATER INFRASTRUCTURE WITHIN RIGHT-OF-WAY OR EASEMENTS AS ACCEPTED UNDER A PUBLIC IMPROVEMENT PLAN CONSTRUCTION PERMIT.
12. HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY LOTS DESIGNATED AS PUBLIC PARKLAND, OPEN SPACE, PRIVATE ACCESS, AND/OR AMENITY CENTER.
13. POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES PER CITY OF SAN MARCOS REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
14. SIDEWALKS ARE REQUIRED ALONG ALL STREETS AT THE TIME OF HOMEBUILDING.
15. THIS PROJECT IS SUBJECT TO THE CONDITIONS DESCRIBED IN ALTERNATIVE COMPLIANCE #AC-23-05 APPROVED BY PLANNING AND ZONING COMMISSION ON MAY 23, 2023.
16. IMPROVEMENTS WITHIN DRAINAGE EASEMENTS WILL BE PRIVATELY MAINTAINED.
17. THIS SUBDIVISION IS NOT WITHIN THE SAN MARCOS RIVER CORRIDOR OR THE SAN MARCOS RIVER PROTECTION ZONE.
18. LOT 9, BLOCK C IS A PUBLIC PARKLAND LOT AND IS HEREBY DEDICATED BY THIS PLAT AS A PUBLIC ACCESS EASEMENT. THIS LOT SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
19. LOT 19, BLOCK A; LOT 1, LOT 5, BLOCK C; ARE SUBJECT TO A DRAINAGE EASEMENT DEDICATED THROUGH THIS PLAT. NO ADDITIONAL IMPROVEMENTS SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE CITY OF SAN MARCOS.
20. LOT 1, BLOCK A IS HEREBY DEDICATED AS A PUBLIC ACCESS EASEMENT AND SHALL BE CONSTRUCTED AND MAINTAINED AS A GREENWAY PER SECTION 3.7.2.8.F OF THE SAN MARCOS LAND DEVELOPMENT CODE. THE LOT SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.

202599022716 VOL 10 PGS 495 - 493
I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
09/09/2025 01:43:33 PM PAGES: 9 MORGAN
TERESA KIEL, COUNTY CLERK

Teresa Kiel

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AND CORRECT COPY.
Guadalupe County Clerk
PAGE 1 OF 9

SEP 0 9 2025

THIS PLAT FILED IN HAYS AND GUADALUPE COUNTIES CoSM #PC-25-07

REVISIONS	DATE

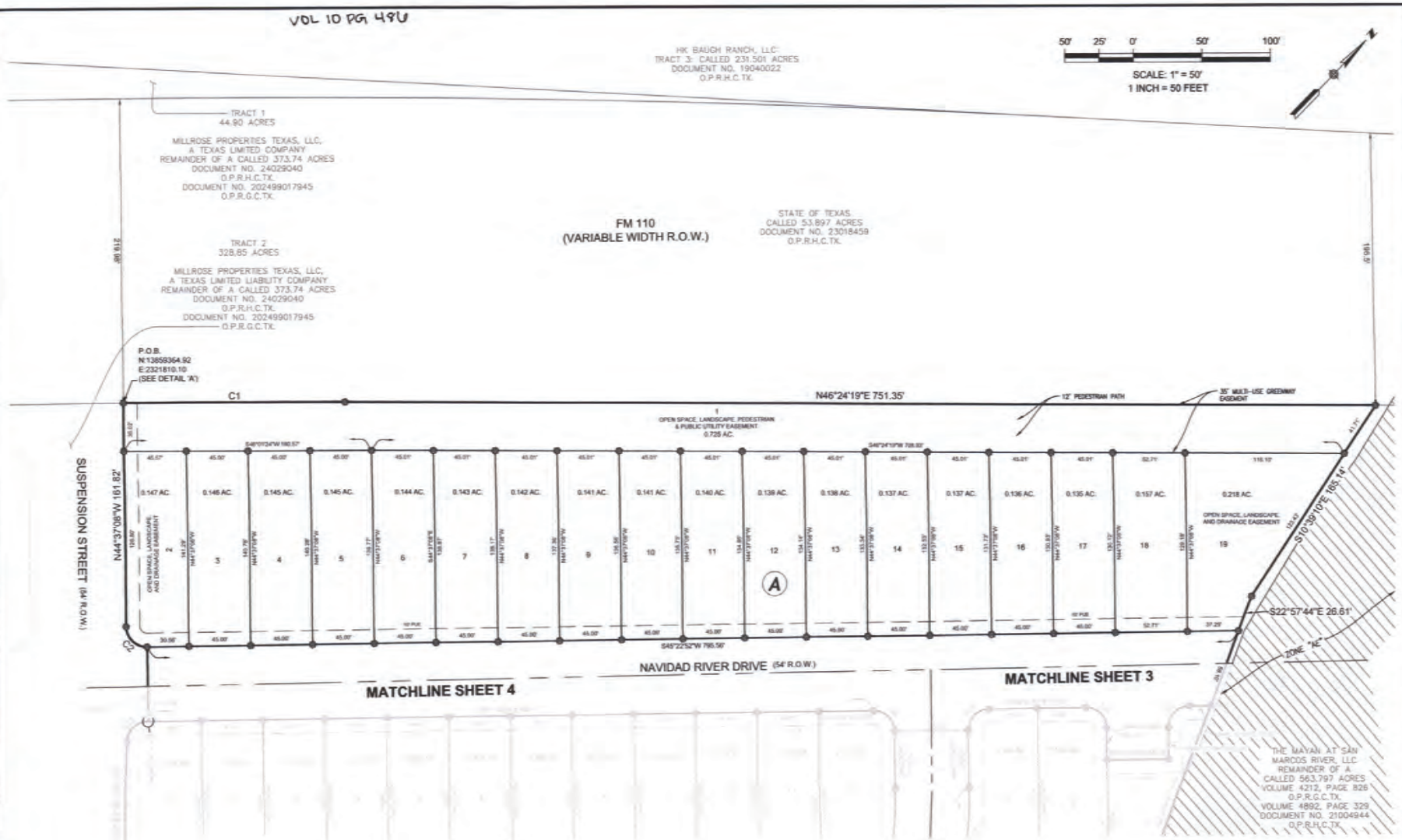
PROJECT NO.	4208-2402
DRAWN BY	JRC/CDC
APPROVED BY	DET
DATE	04/25/25

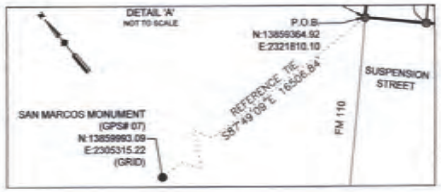
A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1B
36.518 ACRES
OUT OF THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305,
THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS
AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21,
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd., Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
T.B.P.E.L.S. Firm No. 10194382

S:\Sectors\Survey\Projects\LJA5001\A208\(2402)_River Bridge Ranch_Phase 1B\04-CAD\Civil 3D\Plats\River Bridge Ranch Phase 1B Final Plat\5001-A208-2402_River Bridge Ranch - Phase 1B.dwg 5/27/2025

VOL 10 PG 480





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Guadalupe County Clerk
PAGE 2 OF 9
SEP 09 2025

PROJECT NO.	A208-2402	DATE	REVISIONS
DRAWN BY	JRC/CDC		
APPROVED BY	DET		
DATE	04/25/25		

A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1B
36.518 ACRES
OUT OF THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305,
THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, HAYS COUNTY, TEXAS
AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21,
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd., Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
T.B.P.E.L.S. Firm No. 10194382

SHEET 2 OF 9

S:\Sectors\Survey\Projects\LJA5001\A208\(2402)_River Bridge Ranch_Phase 1B\06-CAD\Civil 3D\Plats\River Bridge Ranch Phase 1B Final Plat\3001-A208-2402_River Bridge Ranch - Phase 1B.dwg 5/27/2025

VOL 10 PG 497

SCALE: 1" = 50'
1 INCH = 50 FEET

MATCHLINE SHEET 2

NAVIDAD RIVER DRIVE (54' R.O.W.)

IRON TRUSS ROAD (54' R.O.W.)

MATCHLINE SHEET 4

MATCHLINE SHEET 5

THE MAYAN AT SAN MARCOS RIVER, LLC
REMAINDER OF A
CALLED 563.797 ACRES
VOLUME 4212, PAGE 826
O.P.R.G.C.TX.
VOLUME 4892, PAGE 329
DOCUMENT NO. 21004944
O.P.R.H.C.TX.

ZONE "AE"

HAYS
GUADALUPE

CORINTH COVE

S22°57'44"E 549.59'
S47°01'56"E 161.55'
S20°30'11"E 331.32'
N64°44'14"E 84.30'

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AND CORRECT COPY.
Guadalupe County Clerk
PAGE 3 OF 9 MT

SEP 0 9 2025

THIS PLAT FILED IN HAYS AND GUADALUPE COUNTIES CoSM #PC-25-07

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PROJECT NO.	A208-2402	DATE	REVISIONS
DRAWN BY	ABC/CDC		
APPROVED BY	DET		
DATE	04/25/25		

A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1B
36.518 ACRES
OUT OF THE THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305,
THE S.F. FULCHER SURVEY, ABSTRACT NO. 81, HAYS COUNTY, TEXAS
AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21,
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
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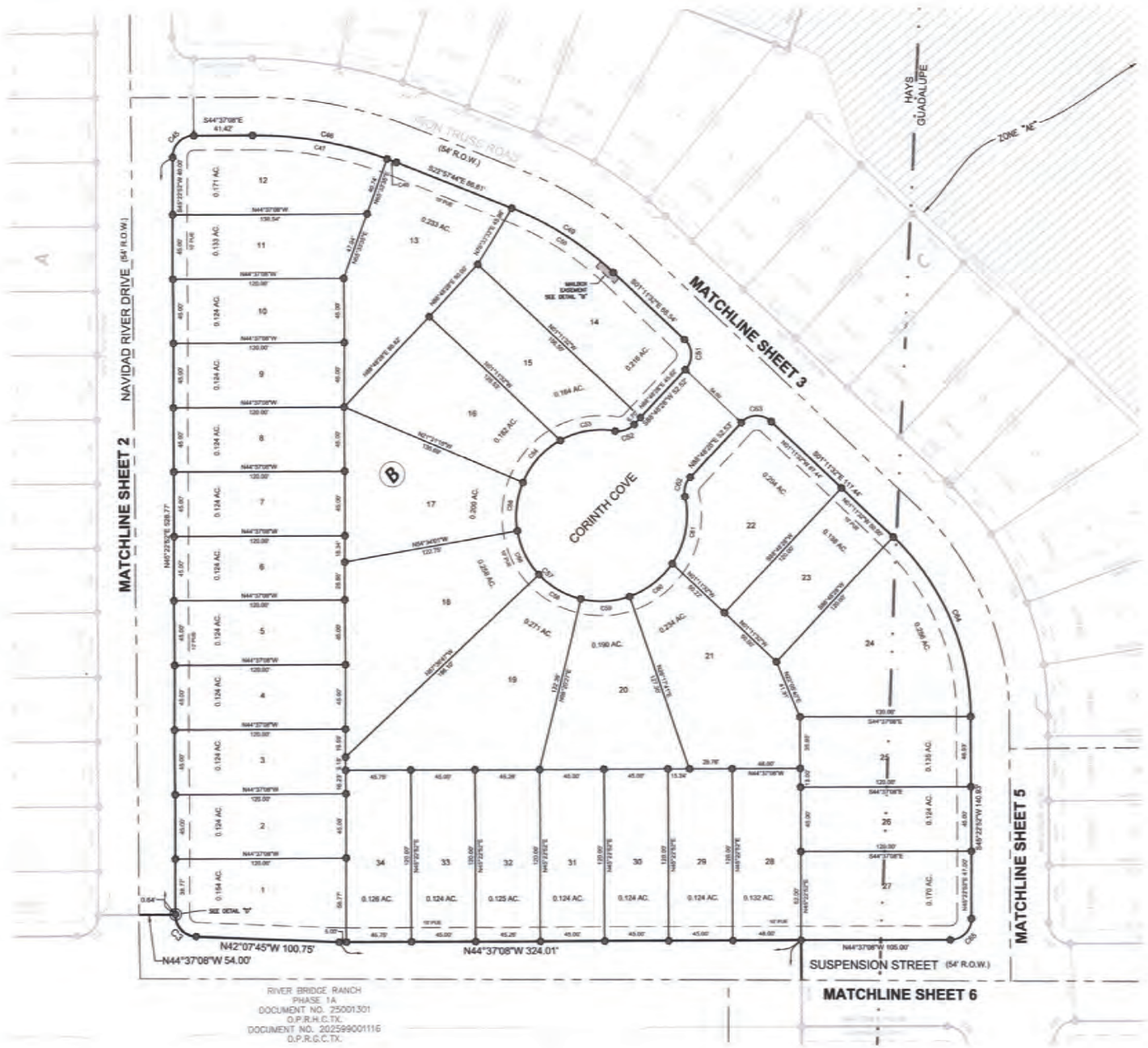
Phone 512.439.4700
T.B.P.E.L.S. Firm No. 10194382

SHEET 3 OF 9

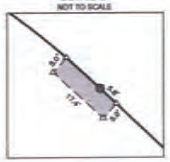
VOL 10 PG 498



50' 25' 0' 50' 100'

SCALE: 1" = 50'
1 INCH = 50 FEET

DETAIL "B"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE

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PAGE 4 OF 9 MT

SEP 0 9 2025

PROJECT NO.	4308-2402	DATE	REVISIONS
DRAWN BY	JRC/CSC		
APPROVED BY	DET		
DATE	04/25/25		

A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1B
36.518 ACRES
OUT OF THE W.A. MATHEWS SURVEY, ABSTRACT NO. 303,
FULCHER SURVEY, ABSTRACT NO. 43, HAYS COUNTY, TEXAS
THE B.&O. FULCHER SURVEY, ABSTRACT NO. 21,
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd., Building I
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Phone 512.439.4700
T.B.P.E.L.S. Firm No. 10194382

SHEET 4 OF 9

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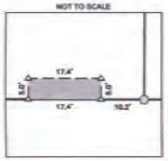
THIS PLAT FILED IN HAYS AND GUADALUPE COUNTIES CoSM #PC-25-07

VOL 10 PG 489

50' 25' 0' 50' 100'

SCALE: 1" = 50'
1 INCH = 50 FEET

DETAIL "C"
NOT TO SCALE



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PAGE 5 OF 9 MT

SEP 09 2025

REVISIONS	DATE

PROJECT NO.	A208-2402
DRAWN BY	ABC/TDG
APPROVED BY	DET
DATE	04/24/25

A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1B
36.518 ACRES
OUT OF THE WM. MATTHEWS SURVEY, ABSTRACT NO. 305,
THE B.&G. FULCHER SURVEY, ABSTRACT NO. 815, HAYS COUNTY, TEXAS
AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21,
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd., Building II
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Austin, Texas 78735
Phone 512.439.4700
T.B.P.E.L.S. Firm No. 10194382

SHEET 5 OF 9

S:\Sectors\Survey\Projects\LJA5001\A208\(2402)_River Bridge Ranch_Phase 1B\06-CAD\Civil 3D\Plats\River Bridge Ranch Phase 1B Final Plat\5001-A208-2402_River Bridge Ranch - Phase 1B.dwg 5/27/2025

VOL 10 PG 490

MATCHLINE SHEET 4

SUSPENSION STREET (54' R.O.W.)

MATCHLINE SHEET 5

MATCHLINE SHEET 7

DENVER CITY RIDGE (54' R.O.W.)

IRON TRUSS ROAD (60' R.O.W.)

COWTOWN TRAIL

RIVER BRIDGE RANCH PHASE 1A DOCUMENT NO. 25001301 O.P.R.H.C.TX. DOCUMENT NO. 202599001116 O.P.R.G.C.TX.

N45°22'52"E 470.00'

S45°22'52"W 432.49'

S45°22'52"W 424.49'

N45°07'45"E 50.77'

N40°54'08"E 52.13'

N40°11'39"E 180.00'

S40°11'39"W 200.52'

S40°11'39"W 221.47'

N49°48'21"W 177.00'

N40°11'39"E 23.00'

N49°48'21"W 207.00'

S44°37'08"E 102.00'

S44°37'08"E 207.00'

HAYS

GUADALUPE

SCALE: 1" = 50'
1 INCH = 50 FEET

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PAGE 4 OF 9

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REVISIONS	DATE

PROJECT NO.	A208-3492
DRAWN BY	ABC/CDC
APPROVED BY	DET
DATE	04/25/25

A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1B
36.518 ACRES
OUT OF THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 395, THE B.&G. FULCHER SURVEY, ABSTRACT NO. 613, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd., Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
T.B.P.E.L.S. Firm No. 10194382

SHEET 6 OF 9

S:\Sectors\Survey\Projects\LJA5001\A208\(2402)_River Bridge Ranch_Phase 1B\06-CAD\Civil 3D\Plats\River Bridge Ranch Phase 1B Final Plat\5001-A208-2402_River Bridge Ranch - Phase 1B.dwg 5/27/2025

VOL 10 PG 491

MATCHLINE SHEET 5

MATCHLINE SHEET 6

DENVER CITY RIDGE (54' R.O.W.)

COWTOWN TRAIL

22 AMENITY CENTER 2.754 AC.

9 BLOCK C PUBLIC ACCESS, PUBLIC PARKLAND AND DRAINAGE EASEMENT 6.833 ACRES

RIVER BRIDGE RANCH PHASE 1A DOCUMENT NO. 25001301 O.P.R.H.C.TX. DOCUMENT NO. 2025999001116 O.P.R.G.C.TX.

VCD SAN MARCOS RIVER, LLC CALLED 220.526 ACRES VOLUME 4048, PAGE 295 O.P.R.G.C.TX.

ZONE "AE"

20' WASTE WATER EASEMENT

N40°53'02"W 271.35'

S12°41'11"W 265.57'

S49°06'58"W 299.78'

S73°42'28"W 73.40'

N69°46'09"W 111.00'

S40°11'39"W 153.78'

N49°48'21"W 105.32'

N49°48'21"W 54.00'

SCALE: 1" = 50'
1 INCH = 50 FEET

50' 25' 0' 50' 100'

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Guadalupe County Clerk
PAGE 7 OF 9 MT
SEP 09 2025

PROJECT NO.	A208-2402	DATE	REVISIONS
DRAWN BY	JRC/DSC		
APPROVED BY	DET		
DATE	04/28/25		

A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1B
36.518 ACRES
OUT OF THE W.A.H. MATTHEWS SURVEY, ABSTRACT NO. 305,
THE B.&G. FULCHER SURVEY, ABSTRACT NO. 613, HAYS COUNTY, TEXAS
AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21,
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd., Building II
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T.B.P.E.L.S. Firm No. 10194382

SHEET 7 OF 9

THIS PLAT FILED IN HAYS AND GUADALUPE COUNTIES CoSM #PC-25-07

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VOL 10 PG 492

Lot Table Block A		
Parcel #	Acres	Square Feet
1	0.725	31585 Sq. Ft.
2	0.147	6401 Sq. Ft.
3	0.146	6347 Sq. Ft.
4	0.145	6324 Sq. Ft.
5	0.145	6301 Sq. Ft.
6	0.144	6272 Sq. Ft.
7	0.143	6236 Sq. Ft.
8	0.142	6199 Sq. Ft.
9	0.141	6163 Sq. Ft.
10	0.141	6127 Sq. Ft.
11	0.140	6091 Sq. Ft.
12	0.139	6055 Sq. Ft.
13	0.138	6018 Sq. Ft.
14	0.137	5982 Sq. Ft.
15	0.137	5946 Sq. Ft.
16	0.136	5910 Sq. Ft.
17	0.135	5874 Sq. Ft.
18	0.157	6833 Sq. Ft.
19	0.218	9517 Sq. Ft.

Lot Table Block B		
Parcel #	Acres	Square Feet
1	0.154	6721 Sq. Ft.
2	0.124	5400 Sq. Ft.
3	0.124	5400 Sq. Ft.
4	0.124	5400 Sq. Ft.
5	0.124	5400 Sq. Ft.
6	0.124	5400 Sq. Ft.
7	0.124	5400 Sq. Ft.
8	0.124	5400 Sq. Ft.
9	0.124	5400 Sq. Ft.
10	0.124	5400 Sq. Ft.
11	0.133	5772 Sq. Ft.
12	0.171	7446 Sq. Ft.
13	0.233	10135 Sq. Ft.
14	0.216	9412 Sq. Ft.
15	0.164	7153 Sq. Ft.
16	0.182	7944 Sq. Ft.
17	0.200	8712 Sq. Ft.
18	0.258	11224 Sq. Ft.
19	0.271	11824 Sq. Ft.
20	0.190	8276 Sq. Ft.

Lot Table Block B		
Parcel #	Acres	Square Feet
21	0.234	10214 Sq. Ft.
22	0.204	8886 Sq. Ft.
23	0.138	6000 Sq. Ft.
24	0.256	11144 Sq. Ft.
25	0.135	5871 Sq. Ft.
26	0.124	5400 Sq. Ft.
27	0.170	7392 Sq. Ft.
28	0.132	5760 Sq. Ft.
29	0.124	5400 Sq. Ft.
30	0.124	5400 Sq. Ft.
31	0.124	5400 Sq. Ft.
32	0.125	5431 Sq. Ft.
33	0.124	5400 Sq. Ft.
34	0.126	5489 Sq. Ft.

Lot Table Block C		
Parcel #	Acres	Square Feet
1	0.114	4949 Sq. Ft.
2	0.152	6601 Sq. Ft.
3	0.143	6242 Sq. Ft.
4	0.157	6822 Sq. Ft.
5	0.143	6212 Sq. Ft.
6	0.138	6000 Sq. Ft.
7	0.155	6739 Sq. Ft.
8	0.171	7463 Sq. Ft.
9	8.833	384772 Sq. Ft.
10	0.138	6000 Sq. Ft.
11	0.138	6000 Sq. Ft.
12	0.138	6000 Sq. Ft.
13	0.138	6000 Sq. Ft.
14	0.140	6084 Sq. Ft.
15	0.161	7029 Sq. Ft.
16	0.214	9325 Sq. Ft.
17	0.173	7539 Sq. Ft.
18	0.166	7243 Sq. Ft.
19	0.124	5400 Sq. Ft.
20	0.124	5400 Sq. Ft.

Lot Table Block C		
Parcel #	Acres	Square Feet
21	0.150	6552 Sq. Ft.
22	2.754	119945 Sq. Ft.
23	0.201	8769 Sq. Ft.
24	0.163	7098 Sq. Ft.
25	0.248	10785 Sq. Ft.
26	0.197	8573 Sq. Ft.
27	0.193	8421 Sq. Ft.
28	0.199	8681 Sq. Ft.
29	0.147	6385 Sq. Ft.
30	0.192	8351 Sq. Ft.
31	0.225	9815 Sq. Ft.
32	0.157	6838 Sq. Ft.
33	0.144	6261 Sq. Ft.
34	0.136	5903 Sq. Ft.

Lot Table Block D		
Parcel #	Acres	Square Feet
1	0.151	6559 Sq. Ft.
2	0.121	5265 Sq. Ft.
3	0.121	5265 Sq. Ft.
4	0.121	5265 Sq. Ft.
5	0.121	5265 Sq. Ft.
6	0.170	7415 Sq. Ft.
7	0.121	5265 Sq. Ft.
8	0.121	5265 Sq. Ft.
9	0.121	5265 Sq. Ft.
10	0.121	5265 Sq. Ft.
11	0.121	5265 Sq. Ft.
12	0.121	5265 Sq. Ft.
13	0.121	5265 Sq. Ft.
14	0.121	5265 Sq. Ft.
15	0.141	6153 Sq. Ft.
16	0.145	6312 Sq. Ft.
17	0.124	5400 Sq. Ft.
18	0.124	5400 Sq. Ft.
19	0.124	5400 Sq. Ft.
20	0.124	5400 Sq. Ft.

Lot Table Block D		
Parcel #	Acres	Square Feet
21	0.124	5400 Sq. Ft.
22	0.124	5400 Sq. Ft.
23	0.124	5400 Sq. Ft.
24	0.124	5400 Sq. Ft.
25	0.144	6260 Sq. Ft.
26	0.124	5400 Sq. Ft.
27	0.124	5400 Sq. Ft.
28	0.124	5400 Sq. Ft.
29	0.124	5400 Sq. Ft.
30	0.154	6728 Sq. Ft.

Lot Table Block E		
Parcel #	Acres	Square Feet
20	0.133	5802 Sq. Ft.
21	0.121	5265 Sq. Ft.
22	0.121	5265 Sq. Ft.
23	0.121	5265 Sq. Ft.
24	0.121	5265 Sq. Ft.
25	0.121	5265 Sq. Ft.
26	0.121	5265 Sq. Ft.
27	0.121	5265 Sq. Ft.
28	0.121	5265 Sq. Ft.
29	0.131	5707 Sq. Ft.
30	0.131	5698 Sq. Ft.
31	0.121	5265 Sq. Ft.
32	0.121	5265 Sq. Ft.
33	0.121	5265 Sq. Ft.
34	0.121	5265 Sq. Ft.

Block Table		
Block	Acres	Square Feet
A	3.356	146180 Sq. Ft.
B	5.427	236407 Sq. Ft.
C	16.763	730197 Sq. Ft.
D	3.843	167406 Sq. Ft.
E	1.845	80388 Sq. Ft.

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	161.42'	10,989.19	0°50'30"	N45° 59' 04"E	161.42'
C2	23.56'	15.00	90°00'00"	N89° 37' 08"W	21.21'
C3	22.91'	15.00	87°30'38"	N01° 37' 33"E	20.75'
C4	23.56'	15.00	90°00'00"	N04° 48' 21"W	21.21'
C5	23.56'	15.00	90°00'00"	S85° 11' 39"W	21.21'
C6	23.56'	15.00	90°00'00"	N04° 48' 21"W	21.21'
C7	13.02'	15.00	49°44'52"	N74° 40' 49"W	12.62'
C8	28.25'	50.00	32°22'28"	N83° 21' 58"W	27.88'
C9	23.56'	15.00	90°00'00"	N00° 22' 52"E	21.21'
C10	23.56'	15.00	90°00'00"	S89° 37' 08"E	21.21'
C11	23.56'	15.00	90°00'00"	N00° 22' 52"E	21.21'
C12	60.98'	327.00	10°41'02"	S39° 16' 37"E	60.89'
C13	123.60'	327.00	21°39'24"	N33° 47' 26"W	122.86'
C14	46.39'	327.00	8°07'45"	S29° 52' 14"E	46.36'
C15	16.23'	327.00	2°50'37"	S24° 23' 03"E	16.23'
C16	42.00'	277.00	8°41'15"	S18° 37' 07"E	41.96'
C17	105.25'	277.00	21°46'12"	N12° 04' 38"W	104.62'
C18	45.79'	277.00	9°28'15"	S09° 32' 22"E	45.74'
C19	17.46'	277.00	3°36'42"	S02° 59' 53"E	17.46'
C20	4.53'	227.00	1°08'41"	S00° 37' 12"E	4.53'
C21	44.94'	227.00	11°20'32"	S05° 37' 25"W	44.86'
C22	53.92'	227.00	13°36'38"	S18° 06' 00"W	53.80'
C23	184.52'	227.00	46°34'24"	N22° 05' 40"E	179.48'
C24	44.94'	227.00	11°20'32"	S30° 34' 35"W	44.86'
C25	36.19'	227.00	9°08'01"	S40° 48' 51"W	36.15'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C26	23.56'	15.00	90°00'00"	N00° 22' 52"E	21.21'
C27	13.02'	15.00	49°44'52"	N89° 29' 34"W	12.62'
C28	165.37'	50.00	189°29'44"	N00° 22' 52"E	99.66'
C29	13.02'	15.00	49°44'52"	N70° 15' 18"E	12.62'
C30	23.56'	15.00	90°00'00"	N00° 22' 52"E	21.21'
C31	14.65'	15.00	55°56'39"	N72° 35' 27"W	14.07'
C32	27.17'	60.00	25°56'39"	S87° 35' 27"E	26.94'
C33	45.37'	60.00	43°19'44"	S52° 57' 16"E	44.30'
C34	34.61'	60.00	33°02'46"	S14° 46' 01"E	34.13'
C35	34.61'	60.00	33°02'46"	S18° 16' 45"W	34.13'
C36	305.66'	60.00	291°53'18"	N45° 22' 52"E	67.20'
C37	23.44'	60.00	22°22'56"	S45° 59' 36"W	23.29'
C38	34.61'	60.00	33°02'46"	S73° 42' 28"W	34.13'
C39	34.61'	60.00	33°02'46"	N73° 14' 46"W	34.13'
C40	34.93'	60.00	33°21'16"	N40° 02' 45"W	34.44'
C41	36.33'	60.00	34°41'38"	N06° 01' 18"W	35.78'
C42	14.65'	15.00	55°56'39"	S16° 38' 48"E	14.07'
C43	23.56'	15.00	90°00'00"	S89° 37' 08"E	21.21'
C44	15.66'	173.00	5°11'13"	N42° 47' 16"E	15.66'
C45	23.56'	15.00	90°00'00"	N89° 37' 08"W	21.21'
C46	103.19'	273.00	21°39'24"	S33° 47' 28"E	102.58'
C47	96.15'	273.00	20°10'43"	N34° 31' 46"W	95.65'
C48	7.04'	273.00	1°28'41"	N23° 42' 04"W	7.04'
C49	84.73'	223.00	21°46'12"	N12° 04' 38"W	84.22'
C50	84.73'	223.00	21°46'12"	S12° 04' 38"E	84.22'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C51	23.56'	15.00	90°00'00"	N43° 48' 28"E	21.21'
C52	14.65'	15.00	55°56'39"	S63° 13' 13"E	14.07'
C53	39.42'	60.00	37°38'32"	S54° 04' 09"E	38.71'
C54	40.45'	60.00	38°37'50"	N87° 47' 40"E	39.69'
C55	34.61'	60.00	33°02'46"	N51° 57' 22"E	34.13'
C56	34.61'	60.00	33°02'46"	N18° 54' 36"E	34.13'
C57	305.66'	60.00	291°53'18"	S01° 11' 32"E	67.20'
C58	34.61'	60.00	33°02'46"	N14° 08' 10"W	34.13'
C59	34.61'	60.00	33°02'46"	N47° 10' 56"W	34.13'
C60	38.49'	60.00	36°45'16"	N82° 04' 57"W	37.83'
C61	48.88'	60.00	46°40'36"	S56° 12' 07"W	47.54'
C62	14.65'	15.00	55°56'39"	N60° 50' 08"E	14.07'
C63	23.56'	15.00	90°00'00"	S46° 11' 32"E	21.21'
C64	140.62'	173.00	46°34'24"	S22° 05' 40"W	136.78'
C65	23.56'	15.00	90°00'00"	N89° 37' 08"W	21.21'
C66	23.56'	15.00	90°00'00"	S00° 22' 52"W	21.21'
C67	25.35'	280.00	5°11'13"	S42° 47' 16"W	25.34'
C68	19.92'	220.00	5°11'13"	S42° 47' 16"W	19.91'
C69	23.56'	15.00	90°00'00"	N89° 37' 08"W	21.21'
C70	23.56'	15.00	90°00'00"	S00° 22' 52"W	21.21'
C71	20.55'	227.00	5°11'13"	S42° 47' 16"W	20.54'
C72	9.41'	280.00	1°55'33"	N44° 25' 06"E	9.41'
C73	15.94'	280.00	3°15'40"	N41° 49' 29"E	15.93'

LEGEND

●	5/8" IRON ROD SET WITH CAP STAMPED "LJA SURVEY"
•	GPS MONUMENT
———	PHASE LINE
— — —	EASEMENT LINE
———	LOT LINE
— — —	APPROXIMATE COUNTY LINE
▨	FEMA ZONE "AE"
O.P.R.G.C.TX.	OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
D.R.G.C.TX.	DEED RECORDS GUADALUPE COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
D.R.H.C.TX.	DEED RECORDS HAYS COUNTY, TEXAS
OS	OPEN SPACE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
AC.	ACRE
(E)	SUBDIVISION BLOCK (TYP.)

CERTIFIED TO BE A TRUE AND CORRECT COPY.
Guadalupe County Clerk
PAGE 9 OF 9 MT

SEP 0 9 2025

THIS PLAT FILED IN HAYS AND GUADALUPE COUNTIES CoSM #PC-25-07

PROJECT NO.	A208-2402
DRAWN BY	JBC/CDC
APPROVED BY	DET
DATE	04/25/25

DATE	REVISIONS

A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1B
36.518 ACRES
OUT OF THE THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305,
THE B.&G. FULCHER SURVEY, ABSTRACT NO. 815, HAYS COUNTY, TEXAS
AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21,
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd., Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
T.B.P.E.L.S. Firm No. 10194382

SHEET 8 OF 9

S:\Sectors\Survey\Projects\LJA5001\A208\(2402)_River Bridge Ranch_Phase 1B\06-CAD\Civil 3D\Plats\River Bridge Ranch Phase 1B Final Plat\5001-A208-2402_River Bridge Ranch - Phase 1B.dwg 5/27/2025

VOL 10 PG 493

LEGAL DESCRIPTION:

DESCRIPTION OF A 36.518 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS, OUT OF A CALLED 328.85 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 24029040, OFFICIAL PUBLIC RECORDS, HAYS COUNTY (O.P.R.H.C.TX.), TEXAS AND DOCUMENT NO. 202499017945, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY (O.P.R.G.C.TX.), TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET (N:13859364.92, E:2321810.10) ON THE CURVING SOUTHEAST RIGHT-OF-WAY LINE OF FM 110 (PUBLIC RIGHT-OF-WAY), FOR THE COMMON CORNER OF RIVER BRIDGE RANCH PHASE 1B AND PHASE 1A;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID FM 110 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH THE CURVING SOUTHEAST RIGHT-OF-WAY LINE OF SAID FM 110 TO THE RIGHT, HAVING AN ARC LENGTH OF 161.42 FEET, A RADIUS OF 10,989.19 FEET, A CENTRAL ANGLE OF 00 DEGREES 50 MINUTES 30 SECONDS, AND A CHORD THAT BEARS NORTH 45 DEGREES 59 MINUTES 04 SECONDS EAST, A DISTANCE OF 161.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AND
2. NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, A DISTANCE OF 751.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE COMMON CORNER OF SAID PHASE 1B AND THE REMAINDER OF A CALLED 563.797 ACRE TRACT, RECORDED IN VOLUME 4212, PAGE 836, O.P.R.G.C.TX. AND VOLUME 4892, PAGE 329, O.P.R.H.C.TX.;

THENCE WITH THE COMMON LINE OF SAID PHASE 1B AND THE REMAINDER OF SAID 563.797 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 10 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 165.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
2. SOUTH 22 DEGREES 57 MINUTES 44 SECONDS EAST, A DISTANCE OF 549.59 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
3. NORTH 84 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 94.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
4. SOUTH 47 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 161.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
5. SOUTH 20 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 331.32 FEET TO A TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
6. SOUTH 11 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 523.26 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
7. SOUTH 20 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 106.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AND
8. SOUTH 12 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 285.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET ON THE NORTHWEST LINE OF A CALLED 219.526 ACRE TRACT, RECORDED IN VOLUME 4048, PAGE 295, O.P.R.G.C.TX., FOR THE SOUTHERLY SOUTHEAST CORNER OF SAID PHASE 1B;

THENCE SOUTH 49 DEGREES 06 MINUTES 58 SECONDS WEST, WITH THE COMMON LINE OF SAID PHASE 1B AND SAID 219.526 ACRE TRACT, A DISTANCE OF 299.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE COMMON CORNER OF SAID PHASE 1B AND SAID PHASE 1A;

THENCE WITH THE COMMON LINE OF SAID PHASE 1B AND SAID PHASE 1A THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES:

1. NORTH 40 DEGREES 53 MINUTES 02 SECONDS WEST, A DISTANCE OF 271.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
2. SOUTH 73 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 73.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
3. NORTH 89 DEGREES 46 MINUTES 09 SECONDS WEST, A DISTANCE OF 111.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
4. SOUTH 40 DEGREES 11 MINUTES 39 SECONDS WEST, A DISTANCE OF 153.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE LEFT,
5. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 28.25 FEET, A CENTRAL ANGLE OF 32 DEGREES 22 MINUTES 26 SECONDS, AND A CHORD THAT BEARS NORTH 83 DEGREES 21 MINUTES 58 SECONDS WEST, A DISTANCE OF 27.88 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
6. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 13.02 FEET, A CENTRAL ANGLE OF 49 DEGREES 44 MINUTES 52 SECONDS, AND A CHORD THAT BEARS NORTH 74 DEGREES 40 MINUTES 49 SECONDS WEST, A DISTANCE OF 12.62 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
7. NORTH 49 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 105.32 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
8. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 04 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
9. NORTH 49 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 54.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 85 DEGREES 11 MINUTES 39 SECONDS WEST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
11. NORTH 49 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 207.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
12. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 04 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
13. NORTH 40 DEGREES 11 MINUTES 39 SECONDS EAST, A DISTANCE OF 23.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
14. NORTH 49 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 177.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
15. NORTH 40 DEGREES 11 MINUTES 39 SECONDS EAST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
16. NORTH 40 DEGREES 54 MINUTES 08 SECONDS EAST, A DISTANCE OF 52.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
17. NORTH 45 DEGREES 07 MINUTES 45 SECONDS EAST, A DISTANCE OF 50.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
18. NORTH 45 DEGREES 22 MINUTES 52 SECONDS EAST, A DISTANCE OF 470.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
19. NORTH 44 DEGREES 37 MINUTES 08 SECONDS WEST, A DISTANCE OF 324.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,
20. NORTH 42 DEGREES 07 MINUTES 45 SECONDS WEST, A DISTANCE OF 100.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
21. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.91 FEET, A CENTRAL ANGLE OF 87 DEGREES 30 MINUTES 38 SECONDS, AND A CHORD THAT BEARS NORTH 01 DEGREES 37 MINUTES 33 SECONDS EAST, A DISTANCE OF 20.75 FEET TO A CALCULATED POSITION,
22. NORTH 45 DEGREES 22 MINUTES 52 SECONDS EAST, A DISTANCE OF 0.64 FEET TO A CALCULATED POINT,
23. NORTH 44 DEGREES 37 MINUTES 08 SECONDS WEST, A DISTANCE OF 54.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
24. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 89 DEGREES 37 MINUTES 08 SECONDS WEST, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AND
25. NORTH 44 DEGREES 37 MINUTES 08 SECONDS WEST, A DISTANCE OF 161.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.518 ACRES OF LAND, MORE OR LESS.

CERTIFIED TO BE A TRUE AND CORRECT COPY:
Guadalupe County Clerk
PAGE 9 OF 9 MT

STATE OF TEXAS:
COUNTY OF GUADALUPE:
I do hereby certify that the foregoing is a true and correct copy as the same appears on FILE AND RECORDED in the Official Public Record of Guadalupe County, Texas, on the date and time stamped thereon.
Teresa Kiel
TERESA KIEL
Guadalupe County Clerk
By: Deputy
SEP 09 2025

THIS PLAT FILED IN HAYS AND GUADALUPE COUNTIES CoSM #PC-25-07

PROJECT NO.	4208-2402	DATE	REVISIONS
DRAWN BY	JBC/CDC		
APPROVED BY	DDT		
DATE	04/25/25		

A FINAL SUBDIVISION PLAT OF
RIVER BRIDGE RANCH PHASE 1B
36.518 ACRES
OUT OF THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305,
THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS
AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21,
GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd., Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
T.B.P.E.L.S. Firm No. 10194382

SHEET 9 OF 9

S:\Sections\Survey\Projects\LJA5001\4208\(2402)_River Bridge Ranch_Phase 1B\06-CAD\Civil 3D\Plats\River Bridge Ranch Phase 1B Final Plat\5001-4208-2402_River Bridge Ranch - Phase 1B.dwg 5/27/2025

APPENDIX N

Cost Summary Backup for Improvement Area 1

River Bridge Ranch

Public Improvement District

Improvement Area 1

Summary of Costs - May 2026

Item Number	Description		Total Amount
1	Water Improvements		$1,428,229.24
2	Wastewater Improvements		$1,350,654.40
3	Drainage Improvements		$1,468,337.40
4	Street Improvements		$5,328,069.64
5	Landscaping Improvements		$679,412.72
	Subtotal	$	10,254,703.40
	Engineering & Surveying (10% of Subtotal)	$	1,025,470.34
	Project Management (4% of Subtotal)	$	410,188.14
	Total Eligible Costs - IA 1	**$**	**11,690,361.88**

Notes:

See attached pay applications for Phase 1A and Phase 1B for backup for IA 1 costs.

Colors in table above match colors for items identified in backup.

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
LENNAR HOMES OF TEXAS, INC.
13620 N FM 620, BLDG B, SUITE 150
AUSTIN, TX 78717

PROJECT:
RIVER BRIDGE RANCH PH 1A

APPLICATION #: 17 - FINAL RET
DATE 11/19/25
PROJECT NOS: 24-005

FROM CONTRACTOR:
FIVE STAR CIVIL CONSTRUCTION LLC
301 BRUSHY CREEK RD, SUITE #108
CEDAR PARK, TX 78613

VIA ENGINEER:
LJA ENGINEERING, INC.
7500 RIALTO BLVD, BLDG II, SUITE 100
AUSTIN, TX 78717

CONTRACT DATE: 3/8/2024

CONTRACT FOR: UTILITY IMPROVEMENTS

FIVE STAR CIVIL CONSTRUCTION

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM----------	$	6,785,140.85
2. Net change by Change Orders----------$	$	2,061,133.79
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	$	8,846,274.64
4. TOTAL COMPLETED & STORED TO DATE-$ (Column G on Continuation Sheet)		8,846,274.64
5. RETAINAGE:		
a. 10.0% of Completed Work (Columns D+E on Continuation Sheet)	$	
b. 10.0% of Stored Material (Column F on Continuation Sheet)	$	
Total Retainage (Line 5a + 5b or Total in Column I of Continuation Sheet--------	$	
6. TOTAL EARNED LESS RETAINAGE---------- (Line 4 less Line 5 Total)	$	8,846,274.64
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)----------	$	8,820,210.89
8. CURRENT PAYMENT DUE----------	$	26,063.75
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$2,050,496.29	
Total approved this Month	$10,637.50	
TOTALS	$2,061,133.79	
NET CHANGES by Change Order	$2,061,133.79	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

CONTRACTOR:

By: _____ Date: 11/19/25

State of: TEXAS
County of: WILLIAMSON
Subscribed and sworn to before me this 19th day of Nov. 2025

Notary Public:
My Commission expires: 1/8/29

BARBY WINEMILLER
Notary Public, State of Texas
Comm. Expires 01-08-2029
Notary ID 132860028

CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ---------- $ 26,063.75

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

Engineer / Owner / GC:

By: Scott Burrows Date: 12/06/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CONTINUATION SHEET

Page 2 of 4 Pages

ATTACHMENT TO PAY APPLICATION

PROJECT:

RIVER BRIDGE RANCH PH 1A - $ - $ -

APPLICATION NUMBER: 17 - FINAL RET

APPLICATION DATE: 11/19/2025 $ -

A	B				C	D		E	F		G		H	I
Item No.	Description of Work	UNIT	QTY	UNIT PRICE	Scheduled Value	QUANTITY COMPLETED PREVIOUS	THIS PERIOD	TO DATE	PREVIOUS AMOUNT	AMOUNT THIS PERIOD	AMOUNT TO DATE	% (G/C)	Balance To Finish (C - G)	Retainage
	STREET & LOT IMPROVEMENTS													
1	CLEARING & GRUBBING (LOTS & ROW)	AC	46.17	$ 2,000.00	$ 92,340.00	46.17		46.17	$ 92,340.00	$ -	$ 92,340.00	100%	$ -	
2	STREET EXCAVATION & EMBANKMENT TO SUBGRADE (ROW)	LS	1.00	$ 110,200.00	$ 110,200.00	1.00		1.00	$ 110,200.00	$ -	$ 110,200.00	100%	$ -	
3	LOTS EXCAVATION & EMBANKMENT	LS	1.00	$ 310,800.00	$ 310,800.00	1.00		1.00	$ 310,800.00	$ -	$ 310,800.00	100%	$ -	
4	MASONRY WALLS (<4')	LF	2,650.00	$ 35.00	$ 92,750.00	2,650.00		2650.00	$ 92,750.00	$ -	$ 92,750.00	100%	$ -	
5	4" SIDEWALK	SY	603.00	$ 53.00	$ 31,959.00	603.00		603.00	$ 31,959.00	$ -	$ 31,959.00	100%	$ -	
6	2.5" HMAC	SY	27,066.00	$ 20.50	$ 554,853.00	27,066.00		27066.00	$ 554,853.00	$ -	$ 554,853.00	100%	$ -	
7	CONCRETE VALLEY GUTTER	EA	14.00	$ 7,250.00	$ 101,500.00	14.00		14.00	$ 101,500.00	$ -	$ 101,500.00	100%	$ -	
8	6" CURB AND GUTTER	LF	16,411.00	$ 14.50	$ 237,959.50	16,411.00		16411.00	$ 237,959.50	$ -	$ 237,959.50	100%	$ -	
9	SUBGRADE PREPERATION	SY	36,948.00	$ 0.90	$ 33,253.20	36,948.00		36948.00	$ 33,253.20	$ -	$ 33,253.20	100%	$ -	
10	11" FLEXIBLE BASE	SY	27,767.00	$ 9.20	$ 255,456.40	27,767.00		27767.00	$ 255,456.40	$ -	$ 255,456.40	100%	$ -	
11	14" FLEXIBLE BASE	SY	9,181.00	$ 11.50	$ 105,581.50	9,181.00		9181.00	$ 105,581.50	$ -	$ 105,581.50	100%	$ -	
12	8" LIME STABILIZED SUBGRADE	SY	36,948.00	$ 7.30	$ 269,720.40	36,948.00		36948.00	$ 269,720.40	$ -	$ 269,720.40	100%	$ -	
13	ADA RAMPS	EA	38.00	$ 1,100.00	$ 41,800.00	38.00		38.00	$ 41,800.00	$ -	$ 41,800.00	100%	$ -	
14	BARRICADES	EA	5.00	$ 1,150.00	$ 5,750.00	5.00		5.00	$ 5,750.00	$ -	$ 5,750.00	100%	$ -	
15	TRAFFIC CONTROL & PEDESTRIAN STRIPING	LS	1.00	$ 41,900.00	$ 41,900.00	1.00		1.00	$ 41,900.00	$ -	$ 41,900.00	100%	$ -	
16	SURVEYING FOR STREET IMPROVEMENTS	LS	1.00	$ 28,200.00	$ 28,200.00	1.00		1.00	$ 28,200.00	$ -	$ 28,200.00	100%	$ -	
	ON-SITE DRAINAGE IMPROVEMENTS													
17	CHANNEL EXCAVATION & EMBANKMENT	LS	1.00	$ 13,500.00	$ 13,500.00	1.00		1.00	$ 13,500.00	$ -	$ 13,500.00	100%	$ -	
18	18" CLASS III RCP W/ EXCAVATION & BACKFILL	LF	1,310.00	$ 68.50	$ 89,735.00	1,310.00		1310.00	$ 89,735.00	$ -	$ 89,735.00	100%	$ -	
19	24" CLASS III RCP W/ EXCAVATION & BACKFILL	LF	1,730.00	$ 89.00	$ 153,970.00	1,730.00		1730.00	$ 153,970.00	$ -	$ 153,970.00	100%	$ -	
20	30" CLASS III RCP W/ EXCAVATION & BACKFILL	LF	1,541.00	$ 115.00	$ 177,215.00	1,541.00		1541.00	$ 177,215.00	$ -	$ 177,215.00	100%	$ -	
21	36" CLASS III RCP W/ EXCAVATION & BACKFILL	LF	811.00	$ 155.00	$ 125,705.00	811.00		811.00	$ 125,705.00	$ -	$ 125,705.00	100%	$ -	
22	42" CLASS III RCP W/ EXCAVATION & BACKFILL	LF	210.00	$ 190.00	$ 39,900.00	210.00		210.00	$ 39,900.00	$ -	$ 39,900.00	100%	$ -	
23	TRENCH EXCAVATION SAFTEY PROTECTION	LF	5,602.00	$ 1.10	$ 6,162.20	5,602.00		5602.00	$ 6,162.20	$ -	$ 6,162.20	100%	$ -	
24	18" MITERED HEADWALL W/ SET & ROCK RUBBLE	EA	4.00	$ 1,200.00	$ 4,800.00	4.00		4.00	$ 4,800.00	$ -	$ 4,800.00	100%	$ -	
25	18" MITERED HEADWALL W/ ROCK RUBBLE	EA	1.00	$ 2,050.00	$ 2,050.00	1.00		1.00	$ 2,050.00	$ -	$ 2,050.00	100%	$ -	
26	24" STRAIGHT HEADWALL W/ ROCK RUBBLE	EA	1.00	$ 1,900.00	$ 1,900.00	1.00		1.00	$ 1,900.00	$ -	$ 1,900.00	100%	$ -	
27	30" STRAIGHT HEADWALL W/ ROCK RUBBLE	EA	2.00	$ 5,050.00	$ 10,100.00	2.00		2.00	$ 10,100.00	$ -	$ 10,100.00	100%	$ -	
28	36" STRAIGHT HEADWALL W/ ROCK RUBBLE	EA	1.00	$ 3,750.00	$ 3,750.00	1.00		1.00	$ 3,750.00	$ -	$ 3,750.00	100%	$ -	
29	42" STRAIGHT HEADWALL W/ ROCK RUBBLE	EA	1.00	$ 6,300.00	$ 6,300.00	1.00		1.00	$ 6,300.00	$ -	$ 6,300.00	100%	$ -	
30	5' CURB INLET	EA	17.00	$ 4,450.00	$ 75,650.00	17.00		17.00	$ 75,650.00	$ -	$ 75,650.00	100%	$ -	
31	10' CURB INLET	EA	13.00	$ 6,000.00	$ 78,000.00	13.00		13.00	$ 78,000.00	$ -	$ 78,000.00	100%	$ -	
32	4'X4' INLET	EA	1.00	$ 5,100.00	$ 5,100.00	1.00		1.00	$ 5,100.00	$ -	$ 5,100.00	100%	$ -	
33	3'X10' GRATE INLET	EA	1.00	$ 8,100.00	$ 8,100.00	1.00		1.00	$ 8,100.00	$ -	$ 8,100.00	100%	$ -	
34	5' MANHOLE	EA	15.00	$ 5,950.00	$ 89,250.00	15.00		15.00	$ 89,250.00	$ -	$ 89,250.00	100%	$ -	
35	6' MANHOLE	EA	1.00	$ 7,500.00	$ 7,500.00	1.00		1.00	$ 7,500.00	$ -	$ 7,500.00	100%	$ -	
36	6' X 6' JUNCTION BOX	EA	1.00	$ 7,900.00	$ 7,900.00	1.00		1.00	$ 7,900.00	$ -	$ 7,900.00	100%	$ -	
37	SURVEYING FOR ON-SITE DRAINAGE IMPROVEMENTS	LS	1.00	$ 9,200.00	$ 9,200.00	1.00		1.00	$ 9,200.00	$ -	$ 9,200.00	100%	$ -	
	OFF-SITE DRAINAGE IMPROVEMENTS													
38	FLOODPLAIN EXCAVATION	CY	12000.00	$ 2.80	$ 33,600.00	12,000.00		12000.00	$ 33,600.00	$ -	$ 33,600.00	100%	$ -	
39	CLEARING & GRUBBING (POND & FLOODPLAIN)	AC	16.15	$ 2,000.00	$ 32,300.00	16.15		16.15	$ 32,300.00	$ -	$ 32,300.00	100%	$ -	
40	DETENTION POND EXCAVATION & EMBANKMENT (INCLUDES TEMP. CHANNELS)	LS	1.00	$ 142,800.00	$ 142,800.00	1.00		1.00	$ 142,800.00	$ -	$ 142,800.00	100%	$ -	
41	CONCRETE PILOT CHANNEL W/ SAND BED	LF	808.00	$ 48.50	$ 39,188.00	808.00		808.00	$ 39,188.00	$ -	$ 39,188.00	100%	$ -	
42	POND OUTLET STRUCTURE (CONCRETE)	LS	1.00	$ 193,600.00	$ 193,600.00	1.00		1.00	$ 193,600.00	$ -	$ 193,600.00	100%	$ -	
43	MORTARED ROCK RUBBLE	SY	123.00	$ 210.00	$ 25,830.00	123.00		123.00	$ 25,830.00	$ -	$ 25,830.00	100%	$ -	
44	12" PEDESTRAIN PATH	SY	861.00	$ 85.00	$ 73,185.00	861.00		861.00	$ 73,185.00	$ -	$ 73,185.00	100%	$ -	
45	18" CLASS III RCP W/ EXCAVATION & BACKFILL	LF	72.00	$ 68.50	$ 4,932.00	72.00		72.00	$ 4,932.00	$ -	$ 4,932.00	100%	$ -	
46	30" CLASS III RCP W/ EXCAVATION & BACKFILL	LF	35.00	$ 115.00	$ 4,025.00	35.00		35.00	$ 4,025.00	$ -	$ 4,025.00	100%	$ -	
47	18" MITERED HEADWALL W/ ROCK RUBBLE	EA	2.00	$ 2,200.00	$ 4,400.00	2.00		2.00	$ 4,400.00	$ -	$ 4,400.00	100%	$ -	
48	30" MITERED HEADWALL W/ ROCK RUBBLE	EA	1.00	$ 3,600.00	$ 3,600.00	1.00		1.00	$ 3,600.00	$ -	$ 3,600.00	100%	$ -	
49	4' X 4' INLET	EA	3.00	$ 5,300.00	$ 15,900.00	3.00		3.00	$ 15,900.00	$ -	$ 15,900.00	100%	$ -	
50	TRENCH EXCAVATION SAFETY PROTECTION	LF	107.00	$ 1.10	$ 117.70	107.00		107.00	$ 117.70	$ -	$ 117.70	100%	$ -	
51	SURVEYING FOR OFF-SITE DRAINAGE IMPROVEMENTS	LS	1.00	$ 160.00	$ 160.00	1.00		1.00	$ 160.00	$ -	$ 160.00	100%	$ -	
52	ROCK RUBBLE	SY	150.00	$ 65.00	$ 9,750.00	150.00		150.00	$ 9,750.00	$ -	$ 9,750.00	100%	$ -	
	WATER IMPROVEMENTS													
53	8" WATER MAIN, PVC C900, CLASS 200 DR 14 W/ EXCAVATION & BACKFILL	LF	6687.00	$ 56.00	$ 374,472.00	6,687.00		6687.00	$ 374,472.00	$ -	$ 374,472.00	100%	$ -	
54	8" D.I. WATER MAIN W/ EXCAVATION & BACKFILL	LF	323.00	$ 135.00	$ 43,605.00	323.00		323.00	$ 43,605.00	$ -	$ 43,605.00	100%	$ -	
55	TRENCH SAFETY	LF	7010.00	$ 1.10	$ 7,711.00	7,010.00		7010.00	$ 7,711.00	$ -	$ 7,711.00	100%	$ -	
56	SINGLE LONG SERVICES	EA	32.00	$ 1,750.00	$ 56,000.00	32.00		32.00	$ 56,000.00	$ -	$ 56,000.00	100%	$ -	
57	SINGLE SHORT SERVICES	EA	27.00	$ 1,400.00	$ 37,800.00	27.00		27.00	$ 37,800.00	$ -	$ 37,800.00	100%	$ -	
58	DUAL LONG SERVICES	EA	46.00	$ 2,100.00	$ 96,600.00	46.00		46.00	$ 96,600.00	$ -	$ 96,600.00	100%	$ -	
59	DUAL SHORT SERVICES	EA	34.00	$ 1,650.00	$ 56,100.00	34.00		34.00	$ 56,100.00	$ -	$ 56,100.00	100%	$ -	
60	1" IRRIGATION SERVICES	EA	2.00	$ 1,650.00	$ 3,300.00	2.00		2.00	$ 3,300.00	$ -	$ 3,300.00	100%	$ -	
61	8" GATE VALVES	EA	31.00	$ 2,400.00	$ 74,400.00	31.00		31.00	$ 74,400.00	$ -	$ 74,400.00	100%	$ -	
62	FIRE HYDRANT ASSEMBLY	EA	16.00	$ 6,800.00	$ 108,800.00	16.00		16.00	$ 108,800.00	$ -	$ 108,800.00	100%	$ -	
63	2" BLOWOFF VALVE	EA	1.00	$ 3,350.00	$ 3,350.00	1.00		1.00	$ 3,350.00	$ -	$ 3,350.00	100%	$ -	

MAJOR IMPROVEMENTS - DRAINAGE

ATTACHMENT TO PAY APPLICATION

PROJECT:

RIVER BRIDGE RANCH PH 1A - $ - $ -

APPLICATION NUMBER: 17 - FINAL RET

APPLICATION DATE: 11/19/2025 $ -

A	B				C	D		E	F		G		H	I
Item No.	Description of Work	UNIT	QTY	UNIT PRICE	Scheduled Value	QUANTITY COMPLETED PREVIOUS	THIS PERIOD	TO DATE	PREVIOUS AMOUNT	AMOUNT THIS PERIOD	AMOUNT TO DATE	% (G/C)	Balance To Finish (C - G)	Retainage
64	AUTOMATIC FLUSH VALVE	EA	4.00	$ 11,400.00	$ 45,600.00	4.00		4.00	$ 45,600.00	$ -	$ 45,600.00	100%	$ -	
65	8" WATER CONNECTION	EA	1.00	$ 3,200.00	$ 3,200.00	1.00		1.00	$ 3,200.00	$ -	$ 3,200.00	100%	$ -	
66	SURVEYING FOR WATER IMPROVEMENTS	LS	1.00	$ 10,550.00	$ 10,550.00	1.00		1.00	$ 10,550.00	$ -	$ 10,550.00	100%	$ -	
	WASTEWATER IMPROVEMENTS													
67	8" SDR26 PVC PIPE W/ EXCAVATION & BACKFILL (ALL DEPTHS)	LF	5088.00	$ 47.00	$ 239,136.00	5,088.00		5088.00	$ 239,136.00	$ -	$ 239,136.00	100%	$ -	
68	12" SDR-26 PVC PIPE W/ EXCAVATION & BACKFILL (ALL DEPTHS)	LF	1419.00	$ 67.50	$ 95,782.50	1,419.00		1419.00	$ 95,782.50	$ -	$ 95,782.50	100%	$ -	
69	CONNECT TO EXSISTING MANHOLE	EA	1.00	$ 4,450.00	$ 4,450.00	1.00		1.00	$ 4,450.00	$ -	$ 4,450.00	100%	$ -	
70	WATERTIGHT RING & COVER 4' SEWER MANHOLE	EA	26.00	$ 7,100.00	$ 184,600.00	26.00		26.00	$ 184,600.00	$ -	$ 184,600.00	100%	$ -	
71	EXTRA DEPTH MANHOLE (>8')	VF	75.00	$ 290.00	$ 21,750.00	75.00		75.00	$ 21,750.00	$ -	$ 21,750.00	100%	$ -	
72	6" DIA. SHORT SANITARY SEWER LATERAL	EA	20.00	$ 2,050.00	$ 41,000.00	20.00		20.00	$ 41,000.00	$ -	$ 41,000.00	100%	$ -	
73	6" DIA. LONG SANITARY SEWER LATERAL	EA	19.00	$ 1,450.00	$ 27,550.00	19.00		19.00	$ 27,550.00	$ -	$ 27,550.00	100%	$ -	
74	6" DIA. SHORT SANITARY SEWER LATERAL- DUAL	EA	45.00	$ 1,650.00	$ 74,250.00	45.00		45.00	$ 74,250.00	$ -	$ 74,250.00	100%	$ -	
75	6" DIA. LONG SANITARY SEWER LATERAL- DUAL	EA	45.00	$ 2,250.00	$ 101,250.00	45.00		45.00	$ 101,250.00	$ -	$ 101,250.00	100%	$ -	
76	TRENCH SAFETY	LF	6507.00	$ 1.10	$ 7,157.70	6,507.00		6507.00	$ 7,157.70	$ -	$ 7,157.70	100%	$ -	
77	SURVEYING FOR WASTEWATER IMPROVEMENTS	LS	1.00	$ 9,850.00	$ 9,850.00	1.00		1.00	$ 9,850.00	$ -	$ 9,850.00	100%	$ -	
	EROSION CONTROL IMPROVEMENTS													
78	STABILIZED CONSTRUCTION ENTRANCE	EA	2.00	$ 5,850.00	$ 11,700.00	2.00		2.00	$ 11,700.00	$ -	$ 11,700.00	100%	$ -	
79	SILT FENCE	LF	15506.00	$ 4.25	$ 65,900.50	15,506.00		15506.00	$ 65,900.50	$ -	$ 65,900.50	100%	$ -	
80	ROCK BERMS	LF	366.00	$ 29.00	$ 10,614.00	366.00		366.00	$ 10,614.00	$ -	$ 10,614.00	100%	$ -	
81	CURB INLET PROTECTION	EA	35.00	$ 125.00	$ 4,375.00	35.00		35.00	$ 4,375.00	$ -	$ 4,375.00	100%	$ -	
82	CURLEX MATTING	SY	7700.00	$ 1.55	$ 11,935.00	7,700.00		7700.00	$ 11,935.00	$ -	$ 11,935.00	100%	$ -	
83	REVEGETATION (POND, ROW, OFFSITE GRADING)	AC	20.00	$ 3,900.00	$ 78,000.00	20.00		20.00	$ 78,000.00	$ -	$ 78,000.00	100%	$ -	
84	15' WIDE ENGINEERED FILTER STRIP	LF	500.00	$ 2.85	$ 1,425.00	500.00		500.00	$ 1,425.00	$ -	$ 1,425.00	100%	$ -	
85	TREE PROTECTION	EA	28.00	$ 170.00	$ 4,760.00	28.00		28.00	$ 4,760.00	$ -	$ 4,760.00	100%	$ -	
86	MAINTENANCE OF EROSION CONTROLS & TREE PROTECTION	LS	1.00	$ 3,350.00	$ 3,350.00	1.00		1.00	$ 3,350.00	$ -	$ 3,350.00	100%	$ -	
87	SURVEYING FOR E&S IMPROVEMENTS	LS	1.00	$ 23,000.00	$ 23,000.00	1.00		1.00	$ 23,000.00	$ -	$ 23,000.00	100%	$ -	
	ELECTRIC IMPROVEMENTS													
88	NON JOINT TRENCH EXCAVATION	LF	11105.00	$ 9.45	$ 104,942.25	11,105.00		11105.00	$ 104,942.25	$ -	$ 104,942.25	100%	$ -	
89	3" SCH 40 CONDUIT	LF	25715.00	$ 12.40	$ 318,866.00	25,715.00		25715.00	$ 318,866.00	$ -	$ 318,866.00	100%	$ -	
90	PREP SWITCHGEAR PAD	EA	2.00	$ 2,910.00	$ 5,820.00	2.00		2.00	$ 5,820.00	$ -	$ 5,820.00	100%	$ -	
91	PREP 3 PHASE SECTIONALIZING PAD	EA	1.00	$ 2,180.00	$ 2,180.00	1.00		1.00	$ 2,180.00	$ -	$ 2,180.00	100%	$ -	
92	PREP SECTIONALIZING PAD	EA	1.00	$ 1,090.00	$ 1,090.00	1.00		1.00	$ 1,090.00	$ -	$ 1,090.00	100%	$ -	
93	PREP TRANSFORMER PAD	EA	42.00	$ 1,165.00	$ 48,930.00	42.00		42.00	$ 48,930.00	$ -	$ 48,930.00	100%	$ -	
94	PREP SECONDARY PEDESTALS	EA	127.00	$ 509.00	$ 64,643.00	127.00		127.00	$ 64,643.00	$ -	$ 64,643.00	100%	$ -	
	STREET LIGHT IMPROVEMENTS													
95	2" CONDUIT	LF	11105.00	$ 11.60	$ 128,818.00	11,105.00		11105.00	$ 128,818.00	$ -	$ 128,818.00	100%	$ -	
96	STANDARD STREET LIGHT	EA	41.00	$ 7,270.00	$ 298,070.00	41.00		41.00	$ 298,070.00	$ -	$ 298,070.00	100%	$ -	
97	PULL BOX	EA	30.00	$ 1,745.00	$ 52,350.00	30.00		30.00	$ 52,350.00	$ -	$ 52,350.00	100%	$ -	
98	SERVICE RACK	EA	2.00	$ 1,455.00	$ 2,910.00	2.00		2.00	$ 2,910.00	$ -	$ 2,910.00	100%	$ -	
	CO #1 TXDOT TURN LANE WORK													
CO1.1	PREPARING ROW	STA	28.00	$ 1,718.28	$ 48,111.84	28.00		28.00	$ 48,111.84	$ -	$ 48,111.84	100%	$ -	
CO1.2	EXCAVATION (ROADWAY) (STOCKPILE ONSITE)	CY	5542.00	$ 23.21	$ 128,629.82	5,542.00		5542.00	$ 128,629.82	$ -	$ 128,629.82	100%	$ -	
CO1.3	EMBANKMENT (FINAL) (ORD COMP) (TYPE C)	CY	3960.00	$ 45.13	$ 178,714.80	3,960.00		3960.00	$ 178,714.80	$ -	$ 178,714.80	100%	$ -	
CO1.4	FURNISH AND PLACE TOPSOIL (5")	SY	30831.00	$ 0.99	$ 30,522.69	30,831.00		30831.00	$ 30,522.69	$ -	$ 30,522.69	100%	$ -	
CO1.5	DRILL SEEDING (PERM) (RURAL) (CLAY)	SY	30831.00	$ 0.51	$ 15,723.81	30,831.00		30831.00	$ 15,723.81	$ -	$ 15,723.81	100%	$ -	
CO1.6	BROADCAST SEED (TEMP) (WARM OR COOL)	SY	30831.00	$ 0.42	$ 12,949.02	30,831.00		30831.00	$ 12,949.02	$ -	$ 12,949.02	100%	$ -	
CO1.7	VEGETATIVE WATERING	MG	519.00	$ 142.72	$ 74,071.68	519.00		519.00	$ 74,071.68	$ -	$ 74,071.68	100%	$ -	
CO1.8	SOIL RETENTION BLANKETS (CL 1) (TYP B)	SY	30831.00	$ 2.44	$ 75,227.64	30,831.00		30831.00	$ 75,227.64	$ -	$ 75,227.64	100%	$ -	
CO1.9	FL BS (CMP IN PLC)(TY A GR 5)(FNAL POS)	CY	874.00	$ 95.92	$ 83,834.08	874.00		874.00	$ 83,834.08	$ -	$ 83,834.08	100%	$ -	
CO1.10	PRIME COAT (MULTI OPTION)	GAL	680.00	$ 7.74	$ 5,263.20	680.00		680.00	$ 5,263.20	$ -	$ 5,263.20	100%	$ -	
CO1.11	BARRICADES, SIGNS, TRAFFIC HANDLING	MO	4.00	$ 5,394.36	$ 21,577.44	4.00		4.00	$ 21,577.44	$ -	$ 21,577.44	100%	$ -	
CO1.12	TEMP SEDMT CONT FENCE (INSTALL)	LF	1214.00	$ 4.62	$ 5,608.68	1,214.00		1214.00	$ 5,608.68	$ -	$ 5,608.68	100%	$ -	
CO1.13	TEMP SEDMT CONT FENCE (REMOVE)	LF	1214.00	$ 1.33	$ 1,614.62	1,214.00		1214.00	$ 1,614.62	$ -	$ 1,614.62	100%	$ -	
CO1.14	DRIVEWAYS (CONC)	SY	1202.00	$ 113.96	$ 136,979.92	1,202.00		1202.00	$ 136,979.92	$ -	$ 136,979.92	100%	$ -	
CO1.15	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	EA	8.00	$ 1,321.60	$ 10,572.80	8.00		8.00	$ 10,572.80	$ -	$ 10,572.80	100%	$ -	
CO1.16	RELOCATE SM RD SN SUP&AM TY 10BWG	EA	2.00	$ 8,735.42	$ 17,470.84	2.00		2.00	$ 17,470.84	$ -	$ 17,470.84	100%	$ -	
CO1.17	INSTL OM ASSM (OM-2X) (WC) GND	EA	4.00	$ 161.17	$ 644.68	4.00		4.00	$ 644.68	$ -	$ 644.68	100%	$ -	
CO1.18	REFL PAV MRK TY I (W) 8" (DOT) (090MIL)	EA	76.00	$ 2.58	$ 196.08	76.00		76.00	$ 196.08	$ -	$ 196.08	100%	$ -	
CO1.19	REFL PAV MRK TY I (W) 8" (SLD) (090MIL)	EA	960.00	$ 2.58	$ 2,476.80	960.00		960.00	$ 2,476.80	$ -	$ 2,476.80	100%	$ -	
CO1.20	REFL PAV MRK TY I (W) (ARROW) (090MIL)	EA	12.00	$ 354.57	$ 4,254.84	12.00		12.00	$ 4,254.84	$ -	$ 4,254.84	100%	$ -	
CO1.21	REFL PAV MRK TY I (W) (WORD) (090MIL)	EA	4.00	$ 451.28	$ 1,805.12	4.00		4.00	$ 1,805.12	$ -	$ 1,805.12	100%	$ -	
CO1.22	REFL PAV MRK TY I (Y) (MED NOSE) (090MIL)	EA	1.00	$ 1,611.71	$ 1,611.71	1.00		1.00	$ 1,611.71	$ -	$ 1,611.71	100%	$ -	
CO1.23	REFL PAV MRK TY II (W) 6" (SLD)	LF	5989.00	$ 1.29	$ 7,725.81	5,989.00		5989.00	$ 7,725.81	$ -	$ 7,725.81	100%	$ -	
CO1.24	REFL PAV MRK TY II (W) 8" (DOT)	LF	76.00	$ 1.29	$ 98.04	76.00		76.00	$ 98.04	$ -	$ 98.04	100%	$ -	
CO1.25	REFL PAV MRK TY II (W) 8" (SLD)	LF	960.00	$ 1.29	$ 1,238.40	960.00		960.00	$ 1,238.40	$ -	$ 1,238.40	100%	$ -	

ATTACHMENT TO PAY APPLICATION

PROJECT:

RIVER BRIDGE RANCH PH 1A - $ - $ -

APPLICATION NUMBER: 17 - FINAL RET

APPLICATION DATE: 11/19/2025 $ -

A	B				C	D		E	F		G		H	I
Item No.	Description of Work	UNIT	QTY	UNIT PRICE	Scheduled Value	QUANTITY COMPLETED PREVIOUS	THIS PERIOD	TO DATE	PREVIOUS AMOUNT	AMOUNT THIS PERIOD	AMOUNT TO DATE	% (G/C)	Balance To Finish (C - G)	Retainage
CO1.26	REFL PAV MRK TY II (W) (ARROW)	EA	12.00	$ 161.17	$ 1,934.04	12.00		12.00	$ 1,934.04	$ -	$ 1,934.04	100%	$ -	
CO1.27	REFL PAV MRK TY II (W) (WORD)	EA	4.00	$ 225.64	$ 902.56	4.00		4.00	$ 902.56	$ -	$ 902.56	100%	$ -	
CO1.28	REFL PAV MRK TY II (Y) 6" (BRK)	LF	840.00	$ 0.97	$ 814.80	840.00		840.00	$ 814.80	$ -	$ 814.80	100%	$ -	
CO1.29	REFL PAV MRK TY II (Y) 6" (SLD)	LF	8364.00	$ 0.97	$ 8,113.08	8,364.00		8364.00	$ 8,113.08	$ -	$ 8,113.08	100%	$ -	
CO1.30	REFL PAV MRK TY II (Y) (MED NOSE)	EA	1.00	$ 967.02	$ 967.02	1.00		1.00	$ 967.02	$ -	$ 967.02	100%	$ -	
CO1.31	REFL PROF PAV MRK TY I (W) 6" (SLD) (090MIL)	LF	4747.00	$ 1.42	$ 6,740.74	4,747.00		4747.00	$ 6,740.74	$ -	$ 6,740.74	100%	$ -	
CO1.32	RE PM W/RET REQ TY I (W) 6" (SLD) (090MIL)	LF	1242.00	$ 1.42	$ 1,763.64	1,242.00		1242.00	$ 1,763.64	$ -	$ 1,763.64	100%	$ -	
CO1.33	RE PM W/RET REQ TY I (Y) 6" (BRK) (090MIL)	LF	840.00	$ 2.58	$ 2,167.20	840.00		840.00	$ 2,167.20	$ -	$ 2,167.20	100%	$ -	
CO1.34	RE PM W/RET REQ TY I (Y) 6" (SLD) (090MIL)	LF	8364.00	$ 1.42	$ 11,876.88	8,364.00		8364.00	$ 11,876.88	$ -	$ 11,876.88	100%	$ -	
CO1.35	REFL PAV MRKR TY I-C	EA	48.00	$ 9.99	$ 479.52	48.00		48.00	$ 479.52	$ -	$ 479.52	100%	$ -	
CO1.36	REFL PAV MRKR TY II-A-A	EA	336.00	$ 9.99	$ 3,356.64	336.00		336.00	$ 3,356.64	$ -	$ 3,356.64	100%	$ -	
CO1.37	D-GR HMA TY-B PG64-22 (EXEMPT)	TON	693.00	$ 161.97	$ 112,245.21	693.00		693.00	$ 112,245.21	$ -	$ 112,245.21	100%	$ -	
CO1.38	D-GR HMA TY-D PG76-22 (EXEMPT)	TON	270.00	$ 217.44	$ 58,708.80	270.00		270.00	$ 58,708.80	$ -	$ 58,708.80	100%	$ -	
CO1.39	TOM-C PG76-22 SAC-B	TON	900.00	$ 270.26	$ 243,234.00	900.00		900.00	$ 243,234.00	$ -	$ 243,234.00	100%	$ -	
CO1.40	BONDING COURSE	GAL	3956.00	$ 7.48	$ 29,590.88	3,956.00		3956.00	$ 29,590.88	$ -	$ 29,590.88	100%	$ -	
CO1.41	GEOGRID BASE REINFORCEMENT (TY II)	SY	3399.00	$ 2.57	$ 8,735.43	3,399.00		3399.00	$ 8,735.43	$ -	$ 8,735.43	100%	$ -	
CO1.42	PREFORMED CENTERLINE RUMBLE STRIP	LF	393.00	$ 64.47	$ 25,336.71	393.00		393.00	$ 25,336.71	$ -	$ 25,336.71	100%	$ -	
CO1.43	TMA (MOBILE OPERATION)	HR	32.00	$ 97.67	$ 3,125.44	32.00		32.00	$ 3,125.44	$ -	$ 3,125.44	100%	$ -	
	CO #2 DEER FENCING													
CO2.1	DEER FENCING	LF	2562.00	$ 25.30	$ 64,818.60	2,562.00		2562.00	$ 64,818.60	$ -	$ 64,818.60	100%	$ -	
CO2.2	REMOVE EXISTING FENCE	LF	2562.00	$ 2.60	$ 6,661.20	2,562.00		2562.00	$ 6,661.20	$ -	$ 6,661.20	100%	$ -	
CO2.3	CLEARING TREE LINE	LS	1.00	$ 8,500.00	$ 8,500.00	1.00		1.00	$ 8,500.00	$ -	$ 8,500.00	100%	$ -	
	CO #3 PICP APPROVED PLANS													
CO3.1	ADD PEDESTRIAN PATH (SHEETS LP2 - LP8)	SY	4910.00	$ 85.00	$ 417,350.00	4,910.00		4910.00	$ 417,350.00	$ -	$ 417,350.00	100%	$ -	
CO3.2	ADD 2" IRRIGATION SERVICE (SHEET 7.2)	EA	1.00	$ 3,750.00	$ 3,750.00	1.00		1.00	$ 3,750.00	$ -	$ 3,750.00	100%	$ -	
CO3.3	DEDUCT 3/4" IRRIGATION SERVICE (SHEET 7.2)	EA	1.00	$ (1,650.00)	$ (1,650.00)	1.00		1.00	$ (1,650.00)	$ -	$ (1,650.00)	100%	$ -	
CO3.4	ADD IRRIGATION SLEEVES (SHEETS 3.0 & 3.2)	LF	140.00	$ 29.00	$ 4,060.00	140.00		140.00	$ 4,060.00	$ -	$ 4,060.00	100%	$ -	
CO3.5	ADD HANDRAILS AT WALLS (SHEET 5.1A)	LF	109.00	$ 140.00	$ 15,260.00	109.00		109.00	$ 15,260.00	$ -	$ 15,260.00	100%	$ -	
CO3.6	ADD HANDRAILS AT PEDESTRIAN PATH (SHEETS LP2 - LP8)	LF	547.00	$ 99.00	$ 54,153.00	547.00		547.00	$ 54,153.00	$ -	$ 54,153.00	100%	$ -	
CO3.7	ADD TEMPORARY STOP SIGNS (SHEETS 6.17 & 6.19)	EA	2.00	$ 775.00	$ 1,550.00	2.00		2.00	$ 1,550.00	$ -	$ 1,550.00	100%	$ -	
CO3.8	ADD MAILBOX PADS (SHEETS 3.0 & 3.1)	EA	2.00	$ 2,400.00	$ 4,800.00	2.00		2.00	$ 4,800.00	$ -	$ 4,800.00	100%	$ -	
	CO #4 - IRRIGATION SLEEVES													
CO4.1	IRRIGATION SLEEVES	LF	460.00	$ 29.00	$ 13,340.00	460.00		460.00	$ 13,340.00	$ -	$ 13,340.00	100%	$ -	
CO4.2	MARKER PIPES	LF	260.00	$ 7.00	$ 1,820.00	260.00		260.00	$ 1,820.00	$ -	$ 1,820.00	100%	$ -	
CO4.3	ADDED SURVEYING	LS	1.00	$ 875.00	$ 875.00	1.00		1.00	$ 875.00	$ -	$ 875.00	100%	$ -	
	CO #5 - ADDED PATH GRADING													
CO5.1	ADDED GRADING	LS	1.00	$ 22,143.00	$ 22,143.00	1.00		1.00	$ 22,143.00	$ -	$ 22,143.00	100%	$ -	
CO5.2	ADDED ROCK RUBBLE	SY	32.00	$ 65.00	$ 2,080.00	32.00		32.00	$ 2,080.00	$ -	$ 2,080.00	100%	$ -	
	CO #6 - ADDED RUMBLE STRIP													
CO6.1	ADDED RUMBLE STRIP	LF	682.00	$ 64.47	$ 43,968.54	682.00		682.00	$ 43,968.54	$ -	$ 43,968.54	100%	$ -	
	CO #7													
CO7.1	Added Dry Utility Lines	LS	1.00	$ 10,637.50	$ 10,637.50	1.00		1.00	$ 10,637.50	$ -	$ 10,637.50	100%	$ -	
						-								
					$ 8,846,274.64				**$ 8,846,274.64**	**$ -**	**$ 8,846,274.64**		**$ -**	**$ -**

CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

Project RIVERBRIDGE RANCH PH 1A

Job No. 24-005 PA#17 FINAL RET

On receipt by the signer of this document of a check from LENNAR HOMES, INC. (maker of check) in the sum of $ 26,063.75 payable to FIVE STAR CIVIL CONSTRUCTION (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of LENNAR HOMES, INC. (owner) located at SAN MARCOS, TX (location) to the following extent: UTILITY AND ROAD IMPROVEMENTS (job description).

This release covers the final payment to the signer for all labor, services, equipment, or materials furnished to the property or to FIVE STAR CIVIL CONSTRUCTION (person with whom signer contracted).

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this final payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project up to the date of this waiver and release.

Date 11/19/2025

FIVE STAR CIVIL CONSTRUCTION (Company name)

By _____ (Signature)

V.P. OF PROJECT MANAGEMENT (Title)

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this 19TH day of NOVEMBER, 20 25, by MATT CUMMINGS (name), V.P. OF PROJECT MANAGEMENT (job title) of FIVE STAR CIVIL CONSTRUCTION (company name).

BARBY WINEMILLER
Notary Public, State of Texas
Comm. Expires 01-08-2029
Notary ID 132860028

_____
NOTARY PUBLIC, STATE OF TEXAS

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project: **RIVER BRIDGE RANCH 1B**

Job No.: **RB25200**

On receipt by the signer of this document of a check, or an electronic payment, from **Lennar Homes of Texas Land and Const. Ltd.** (maker of check or electronic payment) in the sum of **$62,118.21** payable to **Dale Lowden Excavating, LLC** (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of **Lennar Homes of Texas Land and Const. Ltd.** (owner) located at **River Bridge Ranch 1B, San Marcos, TX**(location) to the following extent: **River Bridge Ranch Public Improvements** (job description).

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to **Lennar Homes of Texas Land and Const. Ltd.** (person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Date **05/19/2026**

Dale Lowden Excavating, LLC
(Company name)

By _____
(Signature)

Partner/CEO
(Title)

LOWDEN
EXCAVATING

Contractor's Certificate and Application for Payment

Contract For: Lennar Homes Land & Const, Ltd
To Owner:
Lennar Homes Land and Const. Ltd
13620 N. FM 620, Bldg. B, Ste. 150
AUSTIN, TX 78717
512-418-0258

From Contractor:
Dale Lowden Excavating, LLC
3310 Yarrington Rd
San Marcos, TX 78666
512-842-1307

Project Location:
RIVER BRIDGE RANCH 1B

San Marcos, TX 78666

Engineer:
LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, TX 78209
210.503.2700

Contract #: RB25200
Application #: 14
Billing Period Ending: 05/31/2026
Contract Date: 01/08/2025
State Project #:
Engineer Project #:
Invoice #: RB25200-14

Copies Distributed To:
☐ Owner
☐ Contractor
☐ Engineer

CONTRACTOR'S CERTIFICATE AND APPLICATION FOR PAYMENT
This application is made for payment, as requested below, in connection with the above contracct for work. See Schedule of Work attached as Exhibit A.

1. INITIAL CONTRACT AMOUNT: $ 4,061,048.41
2. APPROVED CHANGE ORDERS (impacting initial contract amount): $ 112,816.15
3. CURRENT CONTRACT VALUE (Line 1 PLUS Line 2): $ 4,173,864.56
4. TOTAL COMPLETED WORK & STORED MATERIALS TO DATE: $ 4,173,864.56
   (Total from Column K, Exhibit A)
5. CONTRACT RETAINAGE/RETENTION:
   a. 10 % of Work Completed $ 417,386.46
   (Total of Columns G PLUS I from Exhibit A)
   b. 0 % of Stored Material(s) $ -
   (Total of Column J from Exhibit A)
   Total Retainage/Retention (Line 5a PLUS 5b) or
   c. Total of Column I from Exhibit A (if variable) $ 417,386.46
6. TOTAL EARNED MINUS RETAINAGE/RETENTION: $ 3,756,478.10
   (Total of Line 4 MINUS Line 5)
7. MINUS PREVIOUS APPLICATION FOR PAYMENT: $ 3,694,359.89
   (Line 6 from prior Certificate and Application for Payment)
8. **CURRENT PAYMENT AMOUNT REQUESTED:** $ 62,118.21
9. BALANCE OF CONTRACT TO FINISH, INCLUDING RETAINAGE/RETENTION:
   (Line 3 MINUS Line 6) $ 417,386.46

SUMMARY OF APPROVED CHANGE ORDERS:	ADDITIONS	DEDUCTIONS
Change orders previously approved	$112,816.15	$0.00
Change orders approved this billing period	$0.00	$0.00
Total approved to date	$112,816.15	$0.00
Net	$112,816.15	

CONTRACTOR'S CERTIFICATION:
Contractor hereby certifies that, to the best of contractor's knowledge, (1) the Work, as set forth in the Schedule of Work attached hereto as EXHIBIT A, has been completed in accordance with the contract, (2) Contractor has or will pay amounts due to contractors, material and/or equipment suppliers, and other parties who have provided work, labor, materials or services for Work under previous Applications for Payment, and (3) unless otherwise specified in the Engineers' Certification, the Current Payment Amount is now due and payable.

Contractor: Dale Lowden Excavating, LLC
By: Partner/CEO Date: 5-19-26
(Duly Authorized Agent)

ENGINEER'S CERTIFICATION:
Engineer hereby certifies that Engineer has reviewed this Certificate and Application for Payment and the data comprising said Application, including the Contract, and has conducted an on-site assessment of the Work, and that, to the best of Engineer's knowledge, Contractor's representations herein regarding the status and quality of the Work are true and accurate, unless otherwise described in a document attachment hereto. Engineer further certifies that, in accordance with this Application and the contract, contractor is entitled to the following payment.

AMOUNT CERTIFIED _____
(An explanation will be attached if the amount certified is different from the amount applied for. All amounts on this application and on Exhibit A - Shchedule of Work will be changed and initialed to conform to the revised amount certified.
ENGINEER:

By: _____ Date: _____
(Duly Authorized Agent)

Contractor is only entitled to the Certified Amount, which is payable only to the contractor.

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LOWDEN EXCAVATING

EXHIBIT A - SCHEDULE OF WORK

Contract For: Lennar Homes Land & Const, Ltd

Contract #: RB25200
Application #: 14
Date: 5/19/2026
Period Ending: 5/31/2026
State Project #:
Engineer Project #:
Invoice #: RB25200-14

To Owner:
Lennar Homes Land and Const. Ltd
13620 N. FM 620, Bldg. B, Ste. 150
AUSTIN, TX 78717
512-418-0258

From Contractor:
Dale Lowden Excavating, LLC
3310 Yarrington Rd
San Marcos, TX 78666
512-842-1307

Exhibit A for CONTRACTOR'S CERTIFICATE AND PAYMENT APPLICATION.
Amounts may or may not be rounded to the nearest dollar value. Fixed retainage/retention does not show in Column N and only appears on the cover sheet. Column N is used to display the retainage/retention percentage OR the dollar amount of retainge/retention for Contracts where variable retention/retainage rates for different line items apply.

A	B	C	D	E	F	G	H	I	J	K	L	M	N
		CONTRACT QUANTITIES			COMPLETED WORK								
Item #:	Work Description (by line item)	Contract Quantity	Contract Unit Price	Contract Amount	Quantity from Previous Period	Amount from Previous Period	Quantity for This Period	Amount for This Period	Materials Currently Stored on Site (not in G or I)	Completed Work & Materials Stored To-Date (G+I+J)	% Complete (K/E)	Outstanding Balance to Finish (E-K)	Variable Retainage
1	STREET & LOT IMPROVEMENTS												
2	Clearing & Grubbing (Lots & ROW)	28.30	5347.00	$151,320.10	28.30	$151,320.10		$0.00	$0.00	$151,320.10	100	$0.00	
3	Street Excavation & Embankment to Subgrade (ROW)	1.00	38952.00	$38,952.00	1.00	$38,952.00		$0.00	$0.00	$38,952.00	100	$0.00	
4	Lot Excavation & Embankment	1.00	255907.40	$255,907.40	1.00	$255,907.40		$0.00	$0.00	$255,907.40	100	$0.00	
5	Masonry Walls (<4')	830.00	258.00	$214,140.00	830.00	$214,140.00		$0.00	$0.00	$214,140.00	100	$0.00	
6	Sidewalk	365.00	60.25	$21,991.25	365.00	$21,991.25		$0.00	$0.00	$21,991.25	100	$0.00	
7	Pedestrian Trails Includes Irrigation Sleeving	2368.00	69.04	$163,486.72	2368.00	$163,486.72		$0.00	$0.00	$163,486.72	100	$0.00	
8	Pedestrian Hand Rail	100.00	202.00	$20,200.00		$0.00	100.00	$20,200.00	$0.00	$20,200.00	100	$0.00	
9	Concrete Valley Gutter	5.00	7457.00	$37,285.00	5.00	$37,285.00		$0.00	$0.00	$37,285.00	100	$0.00	
10	2.5" HMAC	14000.00	21.83	$305,620.00	14000.00	$305,620.00		$0.00	$0.00	$305,620.00	100	$0.00	
11	6" Curb & Gutter	7840.00	19.88	$155,859.20	7840.00	$155,859.20		$0.00	$0.00	$155,859.20	100	$0.00	
12	Subgrade Perparation	18320.00	1.29	$23,632.80	18320.00	$23,632.80		$0.00	$0.00	$23,632.80	100	$0.00	
13	11" Base	14000.00	12.32	$172,480.00	14000.00	$172,480.00		$0.00	$0.00	$172,480.00	100	$0.00	
14	14" Base	4320.00	14.66	$63,331.20	4320.00	$63,331.20		$0.00	$0.00	$63,331.20	100	$0.00	
15	8" Lime Stabilized Subgrade (7%)	18320.00	11.53	$211,229.60	18320.00	$211,229.60		$0.00	$0.00	$211,229.60	100	$0.00	
16	ADA Ramps	12.00	1252.00	$15,024.00	12.00	$15,024.00		$0.00	$0.00	$15,024.00	100	$0.00	
17	Barricades	1.00	2982.00	$2,982.00	1.00	$2,982.00		$0.00	$0.00	$2,982.00	100	$0.00	
18	Traffic Control & Pedestrian Striping	1.00	19846.00	$19,846.00	1.00	$19,846.00		$0.00	$0.00	$19,846.00	100	$0.00	
19	Surveying for Street Improvements	1.00	11692.00	$11,692.00	1.00	$11,692.00		$0.00	$0.00	$11,692.00	100	$0.00	
	Sub Total	80513.30	23.41	$1,884,979.27	80413.30	$1,864,779.27	100.00	$20,200.00	$0.00	$1,884,979.27	100	$0.00	
20	ON-SITE DRAINAGE IMPROVEMENTS												
21	Channel Excavation & Embankment	1.00	32698.00	$32,698.00	1.00	$32,698.00		$0.00	$0.00	$32,698.00	100	$0.00	
22	18" RCP w/ Excavation & Backfill	1155.00	65.24	$75,352.20	1155.00	$75,352.20		$0.00	$0.00	$75,352.20	100	$0.00	
23	24" RCP w/ Excavation & Backfill	980.00	78.75	$77,175.00	980.00	$77,175.00		$0.00	$0.00	$77,175.00	100	$0.00	
24	30" RCP w/ Excavation & Backfill	414.00	103.00	$42,642.00	414.00	$42,642.00		$0.00	$0.00	$42,642.00	100	$0.00	
25	36" RCP w/ Excavation & Backfill	538.00	142.00	$76,396.00	538.00	$76,396.00		$0.00	$0.00	$76,396.00	100	$0.00	
26	4'x3' Box Culvert w/ Excavation & Backfill	44.00	382.00	$16,808.00	44.00	$16,808.00		$0.00	$0.00	$16,808.00	100	$0.00	
27	24" Straight Headwall w/ Rock Rubble	1.00	4638.00	$4,638.00	1.00	$4,638.00		$0.00	$0.00	$4,638.00	100	$0.00	
28	36" Straight Headwall w/ Rock Rubble	1.00	7158.00	$7,158.00	1.00	$7,158.00		$0.00	$0.00	$7,158.00	100	$0.00	
29	4'x3' Straight Headwall w/ Rock Rubble	1.00	11334.00	$11,334.00	1.00	$11,334.00		$0.00	$0.00	$11,334.00	100	$0.00	
30	Trench Excavation Safety Protection	3130.00	0.50	$1,565.00	3130.00	$1,565.00		$0.00	$0.00	$1,565.00	100	$0.00	
31	5' Curb Inlet	9.00	4533.00	$40,797.00	9.00	$40,797.00		$0.00	$0.00	$40,797.00	100	$0.00	
32	10' Curb Inlet	16.00	5795.00	$92,720.00	16.00	$92,720.00		$0.00	$0.00	$92,720.00	100	$0.00	
	Continued on next page												

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LOWDEN EXCAVATING

EXHIBIT A - SCHEDULE OF WORK

Contract For: Lennar Homes Land & Const, Ltd

To Owner:
Lennar Homes Land and Const. Ltd
13620 N. FM 620, Bldg. B, Ste. 150
AUSTIN, TX 78717
512-418-0258

From Contractor:
Dale Lowden Excavating, LLC
3310 Yarrington Rd
San Marcos, TX 78666
512-842-1307

Page: 2
Contract #: RB25200
Application #: 14
Date: 5/19/2026
Period Ending: 5/31/2026
State Project #:
Engineer Project #:
Invoice #: RB25200-14

Exhibit A for CONTRACTOR'S CERTIFICATE AND PAYMENT APPLICATION.
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A	B	C	D	E	F	G	H	I	J	K	L	M	N
		CONTRACT QUANTITIES			COMPLETED WORK								
Item #:	Work Description (by line item)	Contract Quantity	Contract Unit Price	Contract Amount	Quantity from Previous Period	Amount from Previous Period	Quantity for This Period	Amount for This Period	Materials Currently Stored on Site (not in G or I)	Completed Work & Materials Stored To-Date (G+I+J)	% Complete (K/E)	Outstanding Balance to Finish (E-K)	Variable Retainage
33	5' Manhole	12.00	5189.00	$62,268.00	12.00	$62,268.00		$0.00	$0.00	$62,268.00	100	$0.00	
34	6'x6' Junction Box	1.00	6134.00	$6,134.00	1.00	$6,134.00		$0.00	$0.00	$6,134.00	100	$0.00	
35	Concrete Rip-Rap												
36	Surveying for On-Site Drainage Improvements	1.00	4865.00	$4,865.00	1.00	$4,865.00		$0.00	$0.00	$4,865.00	100	$0.00	
	Sub Total	6304.00	87.65	$552,550.20	6304.00	$552,550.20		$0.00	$0.00	$552,550.20	100	$0.00	
37	WATER IMPROVEMENTS												
38	8" Water Main, PVC C900, Class 200 DR14 w/ Excavation & Backfill	3422.00	51.67	$176,814.74	3422.00	$176,814.74		$0.00	$0.00	$176,814.74	100	$0.00	
39	8" D.I. Water Main w/ Excavation & Backfill	548.00	133.00	$72,884.00	548.00	$72,884.00		$0.00	$0.00	$72,884.00	100	$0.00	
40	18" Steel Casing	100.00	129.00	$12,900.00	100.00	$12,900.00		$0.00	$0.00	$12,900.00	100	$0.00	
41	Trench Excavation Safety Protection	3965.00	0.50	$1,982.50	3965.00	$1,982.50		$0.00	$0.00	$1,982.50	100	$0.00	
42	1" Irrigation Service	2.00	944.00	$1,888.00	2.00	$1,888.00		$0.00	$0.00	$1,888.00	100	$0.00	
43	1.5" Irrigation Service	1.00	4988.00	$4,988.00	1.00	$4,988.00		$0.00	$0.00	$4,988.00	100	$0.00	
44	3/4" Single Long Services, 5/8" Meter	11.00	1182.00	$13,002.00	11.00	$13,002.00		$0.00	$0.00	$13,002.00	100	$0.00	
45	3/4" Single Short Services, 5/8" Meter	8.00	900.00	$7,200.00	8.00	$7,200.00		$0.00	$0.00	$7,200.00	100	$0.00	
46	3/4" Dual Long Services, 5/8" Meter	27.00	1336.00	$36,072.00	27.00	$36,072.00		$0.00	$0.00	$36,072.00	100	$0.00	
47	3/4" Dual Short Services, 5/8" Meter	22.00	1094.00	$24,068.00	22.00	$24,068.00		$0.00	$0.00	$24,068.00	100	$0.00	
48	7" Gate Valve	16.00	2585.00	$41,360.00	16.00	$41,360.00		$0.00	$0.00	$41,360.00	100	$0.00	
49	Fire Hydrant	7.00	6942.00	$48,594.00	7.00	$48,594.00		$0.00	$0.00	$48,594.00	100	$0.00	
50	2" Blowoff Valve	3.00	5117.00	$15,351.00	3.00	$15,351.00		$0.00	$0.00	$15,351.00	100	$0.00	
51	Meter Boxes	120.00	176.00	$21,120.00	120.00	$21,120.00		$0.00	$0.00	$21,120.00	100	$0.00	
52	Tie-In, Complete 8"	4.00	2324.00	$9,296.00	4.00	$9,296.00		$0.00	$0.00	$9,296.00	100	$0.00	
53	Surveying for Water Improvements	1.00	19221.00	$19,221.00	1.00	$19,221.00		$0.00	$0.00	$19,221.00	100	$0.00	
	Sub Total	8257.00	61.37	$506,741.24	8257.00	$506,741.24		$0.00	$0.00	$506,741.24	100	$0.00	
54	WASTEWATER IMPROVEMENTS												
55	8" PVC-26 Pipe w/ Excavation & Backgill	3820.00	40.61	$155,130.20	3820.00	$155,130.20		$0.00	$0.00	$155,130.20	100	$0.00	
56	Trench Excavation Safety Protection	3820.00	1.00	$3,820.00	3820.00	$3,820.00		$0.00	$0.00	$3,820.00	100	$0.00	
57	Connect to Existing Manhole	2.00	2496.00	$4,992.00	2.00	$4,992.00		$0.00	$0.00	$4,992.00	100	$0.00	
58	Watertight Ring and Cover 4' Sewer Manhole	21.00	5793.00	$121,653.00	21.00	$121,653.00		$0.00	$0.00	$121,653.00	100	$0.00	
59	Extra Depth Manhole > 8'	53.00	353.00	$18,709.00	53.00	$18,709.00		$0.00	$0.00	$18,709.00	100	$0.00	
60	6" Dia. Short Sanitary Sewer Lateral	18.00	1885.00	$33,930.00	18.00	$33,930.00		$0.00	$0.00	$33,930.00	100	$0.00	
61	6" Dia. Long Sanitary Sewer Lateral	28.00	2633.00	$73,724.00	28.00	$73,724.00		$0.00	$0.00	$73,724.00	100	$0.00	
62	6" Dia. Short Sanitary Sewer Lateral - Dual	15.00	2676.00	$40,140.00	15.00	$40,140.00		$0.00	$0.00	$40,140.00	100	$0.00	
	Continued on next page												

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LOWDEN EXCAVATING

EXHIBIT A - SCHEDULE OF WORK

Contract For: Lennar Homes Land & Const, Ltd

Contract #: RB25200
Application #: 14
Date: 5/19/2026
Period Ending: 5/31/2026
State Project #:
Engineer Project #:
Invoice #: RB25200-14

To Owner:
Lennar Homes Land and Const. Ltd
13620 N. FM 620, Bldg. B, Ste. 150
AUSTIN, TX 78717
512-418-0258

From Contractor:
Dale Lowden Excavating, LLC
3310 Yarrington Rd
San Marcos, TX 78666
512-842-1307

Exhibit A for CONTRACTOR'S CERTIFICATE AND PAYMENT APPLICATION.
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A	B	C	D	E	F	G	H	I	J	K	L	M	N
		CONTRACT QUANTITIES			COMPLETED WORK								
Item #:	Work Description (by line item)	Contract Quantity	Contract Unit Price	Contract Amount	Quantity from Previous Period	Amount from Previous Period	Quantity for This Period	Amount for This Period	Materials Currently Stored on Site (not in G or I)	Completed Work & Materials Stored To-Date (G+I+J)	% Complete (K/E)	Outstanding Balance to Finish (E-K)	Variable Retainage
63	6" Dia. Long Sanitary Sewer Lateral - Dual	20.00	3319.00	$66,380.00	20.00	$66,380.00		$0.00	$0.00	$66,380.00	100	$0.00	
64	Surveying for Wastewater Improvements	1.00	25400.00	$25,400.00	1.00	$25,400.00		$0.00	$0.00	$25,400.00	100	$0.00	
	Sub Total	7798.00	69.75	$543,878.20	7798.00	$543,878.20		$0.00	$0.00	$543,878.20	100	$0.00	
65	EROSION AND SEDIMENTATION CONTROLS												
66	Stabilized Construction Entrance	2.00	1200.00	$2,400.00	2.00	$2,400.00		$0.00	$0.00	$2,400.00	100	$0.00	
67	Silt Fence	7330.00	3.65	$26,754.50	2858.70	$10,434.26	4471.30	$16,320.24	$0.00	$26,754.50	100	$0.00	
68	Rock Berms	90.00	31.00	$2,790.00	90.00	$2,790.00		$0.00	$0.00	$2,790.00	100	$0.00	
69	Curb Inlet Protection	24.00	126.00	$3,024.00	24.00	$3,024.00		$0.00	$0.00	$3,024.00	100	$0.00	
70	Revegetation (ROW & Open Spaces)	3.00	5850.00	$17,550.00	3.00	$17,550.00		$0.00	$0.00	$17,550.00	100	$0.00	
71	Tree Protection	4.00	285.00	$1,140.00	4.00	$1,140.00		$0.00	$0.00	$1,140.00	100	$0.00	
72	Maintenance of Erosion Controls & Tree Protection												
73	Surveying for E&S Improvements	1.00	4500.00	$4,500.00	1.00	$4,500.00		$0.00	$0.00	$4,500.00	100	$0.00	
	Sub Total	7454.00	7.80	$58,158.50	2982.70	$41,838.26	4471.30	$16,320.24	$0.00	$58,158.50	100	$0.00	
74	MISC.												
75	Mailbox Kiosk	2.00	16250.00	$32,500.00		$0.00	2.00	$32,500.00	$0.00	$32,500.00	100	$0.00	
	Sub Total	2.00	16250.00	$32,500.00		$0.00	2.00	$32,500.00	$0.00	$32,500.00	100	$0.00	
76	Electric Dry Utilities	1.00	482241.00	$482,241.00	1.00	$482,241.00		$0.00	$0.00	$482,241.00	100	$0.00	
	Sub Total	1.00	482241.00	$482,241.00	1.00	$482,241.00		$0.00	$0.00	$482,241.00	100	$0.00	
77	CHANGE ORDER No. 1: OFFSITE WATER IMPORT												
78	Offsite Water Import (4 weeks so far, 8 more weeks expected) 2nd 4k CDL Truck and Driver Required to Fill Tower. $100/hr for 25 hr/wk	12.00	2050.00	$24,600.00	12.00	$24,600.00		$0.00	$0.00	$24,600.00	100	$0.00	
	Sub Total	12.00	2050.00	$24,600.00	12.00	$24,600.00		$0.00	$0.00	$24,600.00	100	$0.00	
79	CHANGE ORDER No. 2: TRAFFIC CONTROL												
80	Water Filled Barricades Blocking Unit 1A (2 months so far, 2 more months expected)	10.00	775.00	$7,750.00	10.00	$7,750.00		$0.00	$0.00	$7,750.00	100	$0.00	
81	2'x2'x6' Limestone Butter Blocks as Barricades	12.00	425.00	$5,100.00	12.00	$5,100.00		$0.00	$0.00	$5,100.00	100	$0.00	
	Sub Total	22.00	584.09	$12,850.00	22.00	$12,850.00		$0.00	$0.00	$12,850.00	100	$0.00	
82	CHANGE ORDER No. 3: Import												
83	Additional Import	4300.00	5.38	$23,134.00	4300.00	$23,134.00		$0.00	$0.00	$23,134.00	100	$0.00	
	Sub Total	4300.00	5.38	$23,134.00	4300.00	$23,134.00		$0.00	$0.00	$23,134.00	100	$0.00	
84	CHANGE ORDER No. 4: Import												
85	Additional Import	2950.00	5.83	$17,198.50	2950.00	$17,198.50		$0.00	$0.00	$17,198.50	100	$0.00	
	Continued on next page												

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LOWDEN EXCAVATING

EXHIBIT A - SCHEDULE OF WORK

Contract For: Lennar Homes Land & Const, Ltd

To Owner:
Lennar Homes Land and Const. Ltd
13620 N. FM 620, Bldg. B, Ste. 150
AUSTIN, TX 78717
512-418-0258

From Contractor:
Dale Lowden Excavating, LLC
3310 Yarrington Rd
San Marcos, TX 78666
512-842-1307

Page: 4
Contract #: RB25200
Application #: 14
Date: 5/19/2026
Period Ending: 5/31/2026
State Project #:
Engineer Project #:
Invoice #: RB25200-14

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		CONTRACT QUANTITIES			COMPLETED WORK								
Item #:	Work Description (by line item)	Contract Quantity	Contract Unit Price	Contract Amount	Quantity from Previous Period	Amount from Previous Period	Quantity for This Period	Amount for This Period	Materials Currently Stored on Site (not in G or I)	Completed Work & Materials Stored To-Date (G+I+J)	% Complete (K/E)	Outstanding Balance to Finish (E-K)	Variable Retainage
	Sub Total	2950.00	5.83	$17,198.50	2950.00	$17,198.50		$0.00	$0.00	$17,198.50	100	$0.00	
86	CHANGE ORDER No. 5: Flowable Fill Over Shallow Storm												
87	Flowable Fill	28.00	223.00	$6,244.00	28.00	$6,244.00		$0.00	$0.00	$6,244.00	100	$0.00	
	Sub Total	28.00	223.00	$6,244.00	28.00	$6,244.00		$0.00	$0.00	$6,244.00	100	$0.00	
88	CHANGE ORDER No. 6: Additional 3-Ph Electrical												
89	3" Conduit	2010.00	7.02	$14,110.20	2010.00	$14,110.20		$0.00	$0.00	$14,110.20	100	$0.00	
90	Prep Switchgear	1.00	1330.97	$1,330.97	1.00	$1,330.97		$0.00	$0.00	$1,330.97	100	$0.00	
	Sub Total	2011.00	7.68	$15,441.17	2011.00	$15,441.17		$0.00	$0.00	$15,441.17	100	$0.00	
91	CHANGE ORDER No. 7: Additional Electrical for Amenity Center												
92	Trench Excavation w/ Flowable Backfill	240.00	35.04	$8,409.60	480.00	$8,409.60		$0.00	$0.00	$8,409.60	100	$0.00	
93	3" Conduit	240.00	6.77	$1,624.80	480.00	$1,624.80		$0.00	$0.00	$1,624.80	100	$0.00	
94	Prep Transformer Pad	1.00	3314.08	$3,314.08	2.00	$3,314.08		$0.00	$0.00	$3,314.08	100	$0.00	
	Sub Total	481.00	27.75	$13,348.48	962.00	$13,348.48		$0.00	$0.00	$13,348.48	100	$0.00	
	Final Total	**120133.30**	**34.74**	**$4,173,864.56**	**116041.00**	**$4,104,844.32**	**4573.30**	**$69,020.24**	**$0.00**	**$4,173,864.56**	**100**	**$0.00**	

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APPENDIX O

Cost Summary Backup for Major Improvements

River Bridge Ranch

Public Improvement District

Major Improvements

Summary of Costs - May 2026

Item Number	Description		Total Amount
1	Water Improvements		$2,198,402.30
2	Wastewater Improvements		$5,877,958.29
3	Drainage Improvements		$583,387.70
	Subtotal	$	8,659,748.29
	Engineering & Surveying (10% of Subtotal)	$	865,974.83
	Project Management (4% of Subtotal)	$	346,389.93
	Total Eligible Costs - Major Improvements	**$**	**9,872,113.05**

Notes:

Colors in table above match colors for items identified in backup.

See attached pay applications for Phase 1A (Items labeled Off-Site Drainage)

and for River Bridge Ranch O/S WL, FM & LS Improvements

CO#4 is for a separate WL paid for by the City of San Marcos and is not part of the PID.

Docusign Envelope ID: CF0F20F5-60EE-41ED-9084-062EEDD9C921

APPLICATION FOR PAYMENT

CONTRACTOR:
CASH CONSTRUCTION COMPANY, INC.
217 KINGSTON LACY BLVD.
PFLUGERVILLE, TEXAS 78660
(512) 251-7872
Fax (512) 990-0616

OWNER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
13620 N FM 620, BLDG. B, SUITE 150
AUSTIN, TEXAS 78717

PROJECT NAME:	RIVER BRIDGE RANCH O/S WL, FM & LS IMP
CASH JOB NO:	1039

PROJECT DATE AS OF:	03/31/2026
BILLED TO PAY REQUEST NO.:	20
TOTAL WORK COMPLETED TO DATE	$10,120,777.64
RETAINAGE:	$1,012,077.76
AMOUNT DUE THIS ESTIMATE:	$9,108,699.87
PREVIOUS BILLINGS:	$9,007,703.67
CURRENT AMOUNT DUE	$100,996.20

CONTRACT DATE:	03/08/2024
ORIGINAL CONTRACT AMOUNT:	**$7,472,700.25**
CHANGE ORDER #1	$9,500.00
CHANGE ORDER #2	$89,366.00
CHANGE ORDER #3	$59,959.20
CHANGE ORDER #4	$2,128,069.50
CHANGE ORDER #5	$23,201.80
CHANGE ORDER #6	$19,115.00
CHANGE ORDER #7	$348,228.34
CHANGE ORDER #8	$83,509.75
CHANGE ORDER #9	$24,975.31
CHANGE ORDER #10	$8,952.96
CHANGE ORDER #11	$14,877.72
CHANGE ORDER #12	$7,796.94
CHANGE ORDER #13	$51,557.51
CHANGE ORDER #14	$36,727.56
CHANGE ORDER #15	$14,728.77
CHANGE ORDER #16	$49,899.00
REVISED CONTRACT AMOUNT:	**$10,443,165.61**

Eric Vechan — Digitally signed by Eric Vechan DN: C=US, E=eric.vechan@cashconstruction.com, OU=Cash Construction, CN=Eric Vechan Date: 2026.04.01 16:58:58-05'00' — 04/01/26

Contractor's Representative — Date

DocuSigned by: David Clear 4996F1329BEB48F... — 4/2/2026 | 09:34 PDT

Owner's Representative — Date

DocuSigned by: Lauren Crone 387F0CC07A614E5... — 4/2/2026 | 09:29 PDT

Engineer's Representative — Date

Docusign Envelope ID: CF0F20F5-60EE-41ED-9084-062EEDD9C921

TO: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
13620 N FM 620, BLDG. B, SUITE 150
AUSTIN, TEXAS 78717

FROM: CASH CONSTRUCTION COMPANY, INC.
217 KINGSTON LACY BLVD.
PFLUGERVILLE, TEXAS 78660

APPLICATION FOR PAYMENT

JOB NAME:	RIVER BRIDGE RANCH O/S WL, FM & LS IMP
JOB#	1039
ESTIMATE #	20
DATE	03/31/2026
ORIG. AMOUNT	$7,472,700.25
REV. AMOUNT	$10,443,165.61
RETAINAGE	10%

TOTAL WORK THIS ESTIMATE	$112,218.00
TOTAL COMPLETED TO DATE	$10,120,777.64
LESS RETAINAGE	$1,012,077.76
TOTAL DUE TO DATE	$9,108,699.87
PREVIOUS BILLINGS	$9,007,703.67
AMOUNT DUE THIS ESTIMATE	$100,996.20

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	PREVIOUS QUANTITY	QTY THIS ESTIMATE	AMOUNT THIS ESTIMATE	QUANITITY TO DATE	AMOUNT TO DATE	PERCENT COMPLETE
	LIFT STATION AND FORCE MAIN IMPROVEMENTS										
30	LIFT STATION, INCLUDING STRUCTURAL PADS, ELECTRIC	LS	1.00	$2,001,300.00	$2,001,300.00	0.93	0.02	$40,026.00	0.95	$1,908,345.00	95.36%
50	16" HDPE DR11 IPS	LS	22,318.00	$2,187,164.00	$98.00	22218	0.00	$0.00	22,218.00	$2,177,364.00	99.55%
90	24" STEEL ENCASEMENT PIPE	LF	1,607.00	$210,517.00	$131.00	1607	0.00	$0.00	1,607.00	$210,517.00	100.00%
110	BORE FOR 24" ENCASEMENT PIPE	LS	787.00	$355,724.00	$452.00	787	0.00	$0.00	787.00	$355,724.00	100.00%
130	2" COMBINATION AIR RELEASE VACUUM	EA	22.00	$236,500.00	$10,750.00	22	0.00	$0.00	22.00	$236,500.00	100.00%
150	18" PVC C900 GRAVITY MAIN	LF	43.00	$10,664.00	$248.00	43	0.00	$0.00	43.00	$10,664.00	100.00%
170	12" SDR-26 GRAVITY MAIN	LF	230.00	$17,940.00	$78.00	230	0.00	$0.00	230.00	$17,940.00	100.00%
190	48" DIAMETER MANHOLE	EA	3.00	$23,100.00	$7,700.00	3	0.00	$0.00	3.00	$23,100.00	100.00%
210	60" DIAMETER MANHOLE	EA	1.00	$9,700.00	$9,700.00	0	0.00	$0.00	0.00	$0.00	0.00%
230	TIE INTO EXISTING MANHOLE	EA	1.00	$2,400.00	$2,400.00	0	0.00	$0.00	0.00	$0.00	0.00%
250	CHAIN LINK FENCE WITH SLIDING GATE	LF	489.00	$42,543.00	$87.00	0	0.00	$0.00	0.00	$0.00	0.00%
270	TRENCH SAFETY SYSTEM	LF	22,367.00	$5,591.75	$0.25	22218	0.00	$0.00	22,218.00	$5,554.50	99.33%
290	ASPHALT ACCESS DRIVE	SF	6,998.00	$41,988.00	$6.00	250	0.00	$0.00	250.00	$1,500.00	3.57%
310	12" RIBBON CURB	LF	667.00	$19,343.00	$29.00	0	667.00	$19,343.00	667.00	$19,343.00	100.00%
330	TRAFFIC CONTROL	LS	1.00	$34,000.00	$34,000.00	1	0.00	$0.00	1.00	$34,000.00	100.00%
350	SURVEYING	LS	1.00	$47,000.00	$47,000.00	1	0.00	$0.00	1.00	$47,000.00	100.00%
	SUBTOTAL LIFT STATION AND FORCE MAIN IMPROVEMENTS			**$5,245,474.75**				**$59,369.00**		**$5,047,551.50**	
	WATERLINE IMPROVEMENTS										
410	16" DIP PIPE	LF	544.00	$81,056.00	$149.00	544	0.00	$0.00	544.00	$81,056.00	100.00%
430	12" DIP PIPE	LF	6,742.00	$761,846.00	$113.00	6742	0.00	$0.00	6,742.00	$761,846.00	100.00%
450	8" DIP PIPE	LF	1,850.00	$172,050.00	$93.00	1850	0.00	$0.00	1,850.00	$172,050.00	100.00%
470	6" DIP PIPE	LF	450.00	$33,300.00	$74.00	450	0.00	$0.00	450.00	$33,300.00	100.00%
490	12" GATE VALVE	EA	39.00	$167,700.00	$4,300.00	39	0.00	$0.00	39.00	$167,700.00	100.00%
510	8" GATE VALVE	EA	25.00	$60,000.00	$2,400.00	25	0.00	$0.00	25.00	$60,000.00	100.00%
530	6" GATE VALVE	EA	18.00	$28,800.00	$1,600.00	18	0.00	$0.00	18.00	$28,800.00	100.00%
550	5 1/4" FIRE HYDRANT	EA	18.00	$104,400.00	$5,800.00	18	0.00	$0.00	18.00	$104,400.00	100.00%
570	2" COMBINATION AIR RELEASE VACUUM VALVE	EA	3.00	$13,800.00	$4,600.00	3	0.00	$0.00	3.00	$13,800.00	100.00%
590	RAISE VALVE CASTINGS	EA	82.00	$27,634.00	$337.00	82	0.00	$0.00	82.00	$27,634.00	100.00%
610	TRENCH SAFETY SYSTEM	LF	9,586.00	$2,396.50	$0.25	9586	0.00	$0.00	9,586.00	$2,396.50	100.00%
	SUBTOTAL WATERLINE IMPROVEMENTS			**$1,452,982.50**				**$0.00**		**$1,452,982.50**	
	OFFSITE WATERLINE IMPROVEMENTS										
670	16" DIP PIPE	LF	2,854.00	$448,078.00	$157.00	2854	0.00	$0.00	2,854.00	$448,078.00	100.00%
690	6" DIP PIPE	LF	150.00	$11,400.00	$76.00	150	0.00	$0.00	150.00	$11,400.00	100.00%
710	30" STEEL ENCASEMENT PIPE	LF	134.00	$40,870.00	$305.00	134	0.00	$0.00	134.00	$40,870.00	100.00%
730	BORE FOR 30" ENCASEMENT	LF	184.00	$90,160.00	$490.00	184	0.00	$0.00	184.00	$90,160.00	100.00%
750	16" GATE VALVE	EA	1.00	$12,000.00	$12,000.00	1	0.00	$0.00	1.00	$12,000.00	100.00%
770	6" GATE VALVE	EA	6.00	$9,600.00	$1,600.00	6	0.00	$0.00	6.00	$9,600.00	100.00%
790	5 1/4" FIRE HYDRANT	EA	6.00	$30,000.00	$5,000.00	6	0.00	$0.00	6.00	$30,000.00	100.00%
810	RAISE VALVE CASTINGS	LF	7.00	$2,359.00	$337.00	7	0.00	$0.00	7.00	$2,359.00	100.00%
830	TIE INTO EXISTING WATERLINE	EA	1.00	$41,000.00	$41,000.00	1	0.00	$0.00	1.00	$41,000.00	100.00%
850	TRENCH SAFETY SYSTEM	EA	3,004.00	$751.00	$0.25	3004	0.00	$0.00	3,004.00	$751.00	100.00%
870	TRAFFIC CONTROL	LS	1.00	$8,000.00	$8,000.00	1	0.00	$0.00	1.00	$8,000.00	100.00%
890	SURVEYING	LS	1.00	$28,000.00	$28,000.00	1	0.00	$0.00	1.00	$28,000.00	100.00%
	SUBTOTAL OFFSITE WATERLINE IMPROVEMENTS			**$722,218.00**				**$0.00**		**$722,218.00**	
	EROSION AND SEDIMENTATION CONTROLS										
950	STABILIZED CONSTRUCTION ENTRANCE	EA	1.00	$1,100.00	$1,100.00	1	0.00	$0.00	1.00	$1,100.00	100.00%
970	SILT FENCE	LF	14,550.00	$50,925.00	$3.50	14550	0.00	$0.00	14,550.00	$50,925.00	100.00%
	SUBTOTAL EROSION AND SEDIMENTATION CONTROLS			**$52,025.00**				**$0.00**		**$52,025.00**	

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	PREVIOUS QUANTITY	QTY THIS ESTIMATE	AMOUNT THIS ESTIMATE	QUANITITY TO DATE	AMOUNT TO DATE	PERCENT COMPLETE
	CHANGE ORDER #1										
1	EXPEDITED KOHLER GENERATOR	LS	1.00	$9,500.00	$9,500.00	1	0.00	$0.00	1.00	$9,500.00	100.00%
	SUBTOTAL CHANGE ORDER #1			**$9,500.00**				**$0.00**		**$9,500.00**	
	CHANGE ORDER #2										
1	5-STRAND BARBED WIRE FENCE	LF	3,675.00	$42,262.50	$11.50	3675	0.00	$0.00	3,675.00	$42,262.50	100.00%
2	REMOVE EXISTING FENCE	LF	3,675.00	$11,613.00	$3.16	3675	0.00	$0.00	3,675.00	$11,613.00	100.00%
3	MOBILIZATION	EA	1.00	$1,092.50	$1,092.50	1	0.00	$0.00	1.00	$1,092.50	100.00%
4	LAND CLEARING - 10FT WIDE, PER LINEAR FOOT	LF	3,675.00	$34,398.00	$9.36	3675	0.00	$0.00	3,675.00	$34,398.00	100.00%
	SUBTOTAL CHANGE ORDER #2			**$89,366.00**				**$0.00**		**$89,366.00**	
	CHANGE ORDER #3										
1	ADDITIONAL CLEARING FOR BLUEBONNET LINE	LF	9,030.00	$59,959.20	$6.64	9030	0.00	$0.00	9,030.00	$59,959.20	100.00%
	SUBTOTAL CHANGE ORDER #3			**$59,959.20**				**$0.00**		**$59,959.20**	
	CHANGE ORDER #4										
	STAPLES ROAD - OFFSITE COSM WATERLINE IMPROVEMENT										
1	PREPARING RIGHT OF WAY	AC	9.10	$57,512.00	$6,320.00	9.1	0.00	$0.00	9.10	$57,512.00	100.00%
2	FLEXIBLE BASE (GRAVEL DRIVEWAY)	CY	2.00	$3,780.00	$1,890.00	0	0.00	$0.00	0.00	$0.00	0.00%
3	TYPE II P.C. CONCRETE DRIVEWAY	SF	1,174.00	$18,784.00	$16.00	0	0.00	$0.00	0.00	$0.00	0.00%
4	JACKING OR BORING 18-INCH STEEL PIPE, 0.375-INCH THICK, ASTM A139, COMPLETE IN PLACE	LF	44.00	$32,736.00	$744.00	44	0.00	$0.00	44.00	$32,736.00	100.00%
5	JACKING OR BORING 24-INCH STEEL PIPE, 0.375-INCH THICK, ASTM A139, COMPLETE IN PLACE	LF	762.00	$451,866.00	$593.00	762	0.00	$0.00	762.00	$451,866.00	100.00%
6	TRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS, (ALL DEPTHS	LF	5,861.00	$2,930.50	$0.50	5861	0.00	$0.00	5,861.00	$2,930.50	100.00%
7	PIPE, 6-INCH DIA., DUCTILE IRON (ALL DEPTHS), INCLUDING EXCAVATION & BACKFILL	LF	0.00	$0.00	$0.00	0	0.00	$0.00	0.00	$0.00	0.00%
8	PIPE, 8-INCH DIA., PVC C900 DR14 W/ RJ (ALL DEPTHS), INCLUDING EXCAVATION & BACKFILL	LF	92.00	$12,788.00	$139.00	92	0.00	$0.00	92.00	$12,788.00	100.00%
9	PIPE, 12-INCH DIA., PVC C900 DR14 (ALL DEPTHS), INCLUDING EXCAVATION & BACKFILL	LF	5,589.00	$732,159.00	$131.00	5589	0.00	$0.00	5,589.00	$732,159.00	100.00%
10	PIPE, 12-INCH DIA., PVC C900 DR14 W/ RESTRAINED JOINT	LF	392.00	$59,976.00	$153.00	392	0.00	$0.00	392.00	$59,976.00	100.00%
11	PIPE, 12-INCH DIA., PVC C900 DR14 W/ TRENCHLESS INSTALLATION (RESTRAINED JOINT)	LF	762.00	$115,824.00	$152.00	762	0.00	$0.00	762.00	$115,824.00	100.00%
12	PIPE, 18-INCH RCP, INCLUDING EXCAVATION & BACKFILL	LF	138.00	$19,596.00	$142.00	26	0.00	$0.00	26.00	$3,692.00	18.84%
13	PIPE, 24-INCH DIA., STEEL ASTM-A134 3/8 INCH THICK, INCLUDING EXCAVATION & BACKFILL	LF	0.00	$0.00	$0.00	0	0.00	$0.00	0.00	$0.00	0.00%
14	1" DIA. SHORT WATER UNMETERED SERVICE	EA	7.00	$13,300.00	$1,900.00	6	1.00	$1,900.00	7.00	$13,300.00	100.00%
15	PRESSURE TAPS, 30-INCH X 12-INCH (TAPPING SLEEVE AND VALVE)	EA	1.00	$13,000.00	$13,000.00	1	0.00	$0.00	1.00	$13,000.00	100.00%
16	WET CONNECTIONS, 12-INCH X 12-INCH DIA.	EA	1.00	$3,090.00	$3,090.00	1	0.00	$0.00	1.00	$3,090.00	100.00%
17	DUCTILE IRON FITTINGS	TON	2.00	$13,380.00	$6,690.00	2	0.00	$0.00	2.00	$13,380.00	100.00%
18	VALVES, RESILIENT-SEATED GATE, 12-INCH DIA.	EA	11.00	$57,530.00	$5,230.00	11	0.00	$0.00	11.00	$57,530.00	100.00%
19	FIRE HYDRANT WITH 6-INCH GATE VALVE	EA	15.00	$145,950.00	$9,730.00	15	0.00	$0.00	15.00	$145,950.00	100.00%
20	PERMANENT DISINFECTION WATER SAMPLE PORT	EA	9.00	$26,100.00	$2,900.00	9	0.00	$0.00	9.00	$26,100.00	100.00%
21	NATIVE SEEDING FOR EROSION CONTROL, HYDRAULIC PLANTING	AC	9.00	$47,880.00	$5,320.00	0	0.00	$0.00	0.00	$0.00	0.00%
22	SOIL RETENTION BLANKET, CLASS 1, TYPE A	SY	619.00	$1,857.00	$3.00	0	0.00	$0.00	0.00	$0.00	0.00%
23	TREE PROTECTION FENCE, TYPE-A CHAIN LINK	LF	529.00	$2,645.00	$5.00	529	0.00	$0.00	529.00	$2,645.00	100.00%
24	ROCK BERM	LF	210.00	$6,720.00	$32.00	210	0.00	$0.00	210.00	$6,720.00	100.00%
25	STABILIZED CONSTRUCTION ENTRANCE	EA	6.00	$13,260.00	$2,210.00	6	0.00	$0.00	6.00	$13,260.00	100.00%
26	SILT FENCE FOR EROSION CONTROL	LF	7,310.00	$36,550.00	$5.00	7310	0.00	$0.00	7,310.00	$36,550.00	100.00%
27	12" MULCH SOCK	LF	1,201.00	$10,809.00	$9.00	1201	0.00	$0.00	1,201.00	$10,809.00	100.00%
28	TOTAL MOBILIZATION PAYMENT (4% OF ALL ITEMS)	LS	1.00	$84,000.00	$84,000.00	1	0.00	$0.00	1.00	$84,000.00	100.00%
29	TEMPORARY FENCE, 4'-6", BARBED WIRE TXDOT TYPE A	LF	5,948.00	$83,272.00	$14.00	5948	0.00	$0.00	5,948.00	$83,272.00	100.00%
30	REMOVING AND RELOCATING EXISTING WIRE FENCE, TXDOT TYPE A	LF	150.00	$3,150.00	$21.00	150	0.00	$0.00	150.00	$3,150.00	100.00%
31	REMOVING AND RELOCATING EXISTING WIRE FENCE, TXDOT TYPE E	LF	100.00	$2,100.00	$21.00	100	0.00	$0.00	100.00	$2,100.00	100.00%
32	C.I.P. PROJECT SIGN	EA	2.00	$2,380.00	$1,190.00	2	0.00	$0.00	2.00	$2,380.00	100.00%
33	SAFETY FENCE	LF	225.00	$675.00	$3.00	225	0.00	$0.00	225.00	$675.00	100.00%
34	SET (TY II) (18 IN) (RCP) (6:1) (P)	EA	4.00	$10,560.00	$2,640.00	0	0.00	$0.00	0.00	$0.00	0.00%
35	CATTLE GUARD	LF	3.00	$3,990.00	$1,330.00	0	0.00	$0.00	0.00	$0.00	0.00%
36	GATE (TYPE I)	EA	7.00	$10,290.00	$1,470.00	0	0.00	$0.00	0.00	$0.00	0.00%
37	TEMPORARY VEHICULAR GATE	EA	3.00	$3,630.00	$1,210.00	3	0.00	$0.00	3.00	$3,630.00	100.00%

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	PREVIOUS QUANTITY	QTY THIS ESTIMATE	AMOUNT THIS ESTIMATE	QUANITITY TO DATE	AMOUNT TO DATE	PERCENT COMPLETE
38	AC PIPE REMOVAL	LF	20.00	$3,000.00	$150.00	0	0.00	$0.00	0.00	$0.00	0.00%
39	TRAFFIC CONTROL	LS	1.00	$21,000.00	$21,000.00	0.9	0.05	$1,050.00	0.95	$19,950.00	95.00%
	SUBTOTAL CHANGE ORDER #4			**$2,128,069.50**				**$2,950.00**		**$2,010,974.50**	
	CHANGE ORDER #5										
1	CONTRACT ADD - 16" WATERLINE GATE VALVE	LS	1.00	$23,201.80	$23,201.80	1	0.00	$0.00	1.00	$23,201.80	100.00%
	SUBTOTAL CHANGE ORDER #5			**$23,201.80**				**$0.00**		**$23,201.80**	
	CHANGE ORDER #6										
1	CONTRACT ADD - FENCE INCREASE	LS	1.00	$4,505.00	$4,505.00	0	0.00	$0.00	0.00	$0.00	0.00%
2	CONTRACT ADD - ASBESTOS PIPE ABATEMENT INCREASE	LS	1.00	$125.00	$125.00	0	0.00	$0.00	0.00	$0.00	0.00%
3	CONTRACT ADD - SITE CLEARING INCREASE	LS	1.00	$14,485.00	$14,485.00	1	0.00	$0.00	1.00	$14,485.00	100.00%
	SUBTOTAL CHANGE ORDER #6			**$19,115.00**				**$0.00**		**$14,485.00**	
	CHANGE ORDER #7										
1	CONTRACT MOD - 16" HDPE MODIFICATIONS	LS	1.00	$32,290.00	$32,290.00	1	0.00	$0.00	1.00	$32,290.00	100.00%
2	CONTRACT ADD - 16" GATE VALVES	EA	11.00	$256,847.58	$23,349.78	11	0.00	$0.00	11.00	$256,847.58	100.00%
3	CONTRACT ADD - POTHOLE & SURVEY CONFLICTS	DAY	12.00	$59,090.76	$4,924.23	12	0.00	$0.00	12.00	$59,090.76	100.00%
	SUBTOTAL CHANGE ORDER #7			$348,228.34				$0.00		$348,228.34	
	CHANGE ORDER #8										
1	CONTRACT ADD - ARV MANHOLES	EA	19.00	$83,509.75	$4,395.25	19	0.00	$0.00	19.00	$83,509.75	100.00%
	SUBTOTAL CHANGE ORDER #8			**$83,509.75**				**$0.00**		**$83,509.75**	
	CHANGE ORDER #9										
1	CONTRACT ADD - DIG OUT, CUT AND BACKFILL CASING AREA	LS	1.00	$22,010.81	$22,010.81	1	0.00	$0.00	1.00	$22,010.81	100.00%
2	CONTRACT ADD - REPAIR SLEEVE ON STANDBY	LS	1.00	$2,964.50	$2,964.50	1	0.00	$0.00	1.00	$2,964.50	100.00%
	SUBTOTAL CHANGE ORDER #9			**$24,975.31**				**$0.00**		**$24,975.31**	
	CHANGE ORDER #10										
1	CONTRACT ADD - URGENTLY BUY/DELIVER 16" DIP	LS	1.00	$5,550.84	$5,550.84	1	0.00	$0.00	1.00	$5,550.84	100.00%
2	CONTRACT ADD - URGENTLY CUT/INSTALL ADDITIONAL JOINTS	LS	1.00	$3,402.12	$3,402.12	1	0.00	$0.00	1.00	$3,402.12	100.00%
	SUBTOTAL CHANGE ORDER #10			**$8,952.96**				**$0.00**		**$8,952.96**	
	CHANGE ORDER #11										
1	CONTRACT ADD - ADD TEMPORARY BARBED WIRE FENCE	LF	1,734.00	$12,138.00	$7.00	1734	0.00	$0.00	1,734.00	$12,138.00	100.00%
2	CONTRACT ADD - REMOVE TEMPORARY BARBED WIRE FENCE	LF	1,734.00	$2,739.72	$1.58	0	0.00	$0.00	0.00	$0.00	0.00%
	SUBTOTAL CHANGE ORDER #11			**$14,877.72**				**$0.00**		**$12,138.00**	
	CHANGE ORDER #12										
1	CONTRACT ADD - OFFSET 45'S AT LIFT STATION	EA	6.00	$7,796.94	$1,299.49	6	0.00	$0.00	6.00	$7,796.94	100.00%
	SUBTOTAL CHANGE ORDER #12			$7,796.94				$0.00		$7,796.94	
	CHANGE ORDER #13										
1	CONTRACT ADD - 24" ENCASEMENT PIPE PER BID ITEM 90	LF	83.00	$10,873.00	$131.00	83	0.00	$0.00	83.00	$10,873.00	100.00%
2	CONTRACT ADD - 24" BORE PER BID ITEM 110	LF	83.00	$37,516.00	$452.00	83	0.00	$0.00	83.00	$37,516.00	100.00%
3	CONTRACT ADD - ADDITIONAL BORE PIT SURVEY	EA	2.00	$1,255.78	$627.89	2	0.00	$0.00	2.00	$1,255.78	100.00%
4	CONTRACT ADD - TREE REMOVAL	LS	1.00	$1,912.73	$1,912.73	1	0.00	$0.00	1.00	$1,912.73	100.00%
	SUBTOTAL CHANGE ORDER #13			$51,557.51				$0.00		$51,557.51	
	CHANGE ORDER #14										
1	CONTRACT ADD - POTHOLE & SURVEY CONFLICTS	DAY	3.00	$17,125.65	$5,708.55	3	0.00	$0.00	3.00	$17,125.65	100.00%
2	CONTRACT ADD - RELOCATE FM LINES & SHIFT CRYSTAL CLEAR	DAY	3.00	$19,601.91	$6,533.97	3	0.00	$0.00	3.00	$19,601.91	100.00%
	SUBTOTAL CHANGE ORDER #14			**$36,727.56**				**$0.00**		**$36,727.56**	
	CHANGE ORDER #15										
1	CONTRACT ADD - LS TRANSFORMER PAD	LS	1.00	$14,728.77	$14,728.77	1	0.00	$0.00	1.00	$14,728.77	100.00%
	SUBTOTAL CHANGE ORDER #15			**$14,728.77**				**$0.00**		**$14,728.77**	
	CHANGE ORDER #16										
1	CONTRACT ADD - CO 4-BI 5 - JACKING OR BORING 24-INCH STEEL PIPE, 0.375-INCH THICK, ASTM A139, CIP	LF	135.00	$80,055.00	$593.00	0	135.00	$80,055.00	135.00	$80,055.00	100.00%

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ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	PREVIOUS QUANTITY	QTY THIS ESTIMATE	AMOUNT THIS ESTIMATE	QUANITITY TO DATE	AMOUNT TO DATE	PERCENT COMPLETE
2	CONTRACT DEDUCT - CO 4-BI 12 - PIPE, 18-INCH RCP, INCLUDING EXCAVATION & BACKFILL	LF	-138.00	-$19,596.00	$142.00	0	-138.00	-$19,596.00	-138.00	-$19,596.00	100.00%
3	CONTRACT DEDUCT - CO 4-BI 34 - SET (TY II)(18 IN)(RCP)(6:1)	EA	-4.00	-$10,560.00	$2,640.00	0	-4.00	-$10,560.00	-4.00	-$10,560.00	100.00%
	SUBTOTAL CHANGE ORDER #16			**$49,899.00**				**$49,899.00**		**$49,899.00**	
	TOTAL CONTRACT			**$10,443,165.61**				**$112,218.00**		**$10,120,777.64**	

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CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project RIVER BRIDGE RANCH O/S WL, FM & LS IMP
Job No. 1039

On receipt by the signer of this document of a check from LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. in the sum of $100,996.20 payable to Cash Construction Company, Inc. and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of LENNAR HOMES OF TEXAS LAND AND CONST located at RIVER BRIDGE RANCH O/S WL, FM & to the following extent: Utility and Street Improvements.

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to LENNAR HOMES OF TEXAS LAND AND as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Date 4/2/2026

Cash Construction Company, Inc.

By

Tyler Simmons, Controller

SWORN TO AND SUBSCRIBED BEFORE ME by Tyler Simmons, Controller of Cash Construction Company, Inc., on this 2nd day of April, 2026.

MARY CHAVEZ HERRERA
Notary Public, State of Texas
Comm. Expires 09-01-2028
Notary ID 11285245

Notary Public Signature