

**RIVER BRIDGE RANCH PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #1**

LANDOWNER AGREEMENT

between

THE CITY OF SAN MARCOS, TEXAS

and

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

and

MILLROSE PROPERTIES OF TEXAS, LLC

Dated as of:

August 18, 2026

LANDOWNER AGREEMENT
(River Bridge Ranch Public Improvement District – Improvement Area #1)

This **LANDOWNER AGREEMENT** (this “Agreement”) is entered into among the CITY OF SAN MARCOS, TEXAS, a home-rule municipal corporation of the State of Texas (the “City”), LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership (the “Developer”), and MILLROSE PROPERTIES OF TEXAS, LLC, a Texas limited liability company (collectively with the Developer, the “Landowner”) (each individually a “Party” or collectively the “Parties”). This agreement shall be effective as of August 18, 2026 (the “Effective Date”).

RECITALS

WHEREAS, the Landowner previously acquired, through various transactions, approximately 328.80 acres of land located in San Marcos, Hays and Guadalupe Counties, Texas which is more particularly described in **Exhibit “A”**, attached hereto (the “Land”); and

WHEREAS, in accordance with the terms of a settlement agreement approved by the City Council of the City (the “City Council”) by Resolution No. 2020-232R, the City Council authorized the formation of the River Bridge Ranch Public Improvement District (as amended, the “District”) pursuant to Resolution No. 2020-233R adopted by the City Council on October 29, 2020, in accordance with Chapter 372 of the Texas Local Government Code (the “PID Act”) which covers the Property; and

WHEREAS, the Landowners purchased the Land on December 30, 2021; and

WHEREAS, the City Council authorized an amendment of the District pursuant to Resolution No. 2026-118R adopted by the City Council on July 7, 2026, in accordance with the PID Act; and

WHEREAS, the City Council approved that certain River Bridge Ranch Public Improvement District Financing and Reimbursement Agreement (the “PID Financing Agreement”) pursuant to Resolution No. 2026-119R adopted by the City Council on July 7, 2026; and

WHEREAS, the Land is being developed in phases (“Improvement Areas”) beginning with Improvement Area #1 as shown on **Exhibit “B”** attached hereto (“Improvement Area #1”), and the Developer intends that certain Authorized Improvements be constructed over time to serve the Land (or portions thereof); and

WHEREAS, the City intends that the City Council shall consider approval of an assessment ordinance determining, among other things, the estimated costs of the Authorized Improvements allocable to Improvement Area #1 (the “Improvement Area #1 Improvements”, as such term will be further defined in the Service and Assessment Plan (defined below), approved contemporaneously therewith) and levy assessments against certain parcels within Improvement Area #1 (the “Improvement Area #1 Assessments”) in accordance with the Assessment Roll attached to the Service and Assessment Plan for Improvement Area #1 (as the same may be

amended or updated from time to time, the “Service and Assessment Plan”) within the District; and

WHEREAS, certain of the Authorized Improvements will confer benefit only to property within Improvement Area #1 (the “Improvement Area #1 Improvements”); and

WHEREAS, on even date herewith, the City Council passed and approved Ordinance No. _____ (the “Assessment Ordinance”) that, among other things, approved the Service and Assessment Plan that identified the amount of certain assessments on parcels within the District, including the amount of those certain assessments on the property within Improvement Area #1 corresponding to the benefit thereon attributable to one or more of the Improvement Area #1 Improvements (the “Improvement Area #1 Assessments”), and established the dates upon which interest on Improvement Area #1 Assessments will begin to accrue and upon which collection of Improvement Area #1 Assessments will begin; and

WHEREAS, in addition to approving the Service and Assessment Plan, the Assessment Ordinance levied the Improvement Area #1 Assessments against certain parcels within the boundaries of Improvement Area #1 to finance the Improvement Area #1 Improvements in accordance with the Service and Assessment Plan; and

WHEREAS, the Service and Assessment Plan includes an “Assessment Roll” setting forth, among other things, the amount of the Improvement Area #1 Assessment for each parcel subject to an Improvement Area #1 Assessment (an “Improvement Area #1 Assessed Parcel”), including the amount of the “Annual Installment” (as that term is defined in the Service and Assessment Plan, but only with respect to Improvement Area #1 Assessments) for each Improvement Area #1 Assessment paid in installments.

NOW THEREFORE, for and in consideration of the mutual promises, covenants, obligations, and benefits hereinafter set forth, the Parties agree as follows:

ARTICLE I **APPROVAL OF AGREEMENTS**

The matters set forth in the recitals of this Agreement are true and correct and are incorporated in this Agreement as official findings of the City Council.

ARTICLE II **AGREEMENT OF LANDOWNER**

A. The Landowner ratifies, confirms, accepts, agrees to, and approves:

(i) the creation of the District, the boundaries of the District, and the boundaries of the Improvement Area #1 Assessed Parcels;

(ii) the location and construction of the Improvement Area #1 Improvements;

(iii) the determinations and findings of special benefit to the Improvement Area #1 Assessed Parcels made by the City Council in the Assessment Ordinance and Service and Assessment Plan; and

(iv) the Assessment Ordinance and the Service and Assessment Plan.

B. The Landowner consents, acknowledges, accepts, and agrees:

(i) to the Improvement Area #1 Assessments to be levied against the applicable Improvement Area #1 Assessed Parcels as shown on the Assessment Roll, as the Assessment Roll may be amended from time to time;

(ii) that the Improvement Area #1 Improvements and administration and operation of the District confer a special benefit on the Improvement Area #1 Assessed Parcels in an amount that exceeds the Improvement Area #1 Assessments against the Improvement Area #1 Assessed Parcels as shown on the Assessment Roll;

(iii) that the Improvement Area #1 Assessments against the Improvement Area #1 Assessed Parcels are final, conclusive, and binding upon the Landowner and its successors and assigns;

(iv) to pay, or cause to be paid, the Improvement Area #1 Assessments and Annual Installments against the Improvement Area #1 Assessed Parcels when due and in the amounts stated in the Assessment Ordinance, Service and Assessment Plan, and Assessment Roll;

(v) that each Improvement Area #1 Assessment or reassessment against the Improvement Area #1 Assessed Parcels, with interest, the expense of collection, and reasonable attorney's fees, if incurred, is a first and prior lien against the Improvement Area #1 Assessed Parcels, superior to all other liens and monetary claims except liens or monetary claims for state, county, school district, or municipal ad valorem taxes, and is a personal liability of and charge against the owner of the Improvement Area #1 Assessed Parcels regardless of whether the owner is named;

(vi) that the Improvement Area #1 Assessment liens on the Improvement Area #1 Assessed Parcels are liens and covenants that run with the land and are effective from the date of the Assessment Ordinance and continue until the Improvement Area #1 Assessments are paid in full and may be enforced by the governing body of the City in the same manner that ad valorem tax liens against real property may be enforced;

(vii) that delinquent installments of Improvement Area #1 Assessments against the Improvement Area #1 Assessed Parcels shall incur and accrue interest, penalties, and attorney's fees as provided in the PID Act;

(viii) that the owner of an Improvement Area #1 Assessed Parcel may pay at any time the entire Assessment against the Improvement Area #1 Assessed Parcel, with interest that has accrued on the Assessment to the date of such payment, however, prior to the approval of a final subdivision plat, the City, or its designated third party administrator of

the District, shall certify that the final plat will not cause the Assessment for any lot type to exceed the Maximum Assessment, as defined in the Service and Assessment Plan. If the subdivision of any Assessed Parcel by a final subdivision plat causes the Assessment per lot for any lot type to exceed the applicable Maximum Assessment for such lot type, the landowner shall partially prepay the Assessment for each Assessed Parcel that exceeds the applicable Maximum Assessment for such lot type in an amount sufficient to reduce the Assessment to the applicable Maximum Assessment for such lot type. The City's approval of a final subdivision plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such Assessments;

(ix) that Annual Installments may be adjusted, decreased, and extended and that owners of the Improvement Area #1 Assessed Parcels shall be obligated to pay such Annual Installments as adjusted, decreased, or extended, when due and without the necessity of further action, assessments, or reassessments by the City Council;

(x) that the Landowner has received all notices required by State law (including, but not limited to the PID Act) in connection with the creation of the District on April 1, 2021, and the adoption and approval by the City Council of the Assessment Ordinance, the Service and Assessment Plan, and the Assessment Roll on April 2, 2026, including the notice required pursuant to Section 372.016 of the PID Act, and to the extent there was any irregularity, omission, or other issue regarding such notices, the Landowner hereby waives any such irregularity, omission, or other issue regarding such notices; and

(xi) that this Agreement may be recorded in the Official Public Records of Hays County, Texas and the Official Public Records of Guadalupe County, Texas (the contents of which shall be consistent with the Assessment Ordinance, the Service and Assessment Plan, and this Agreement) and shall evidence the lien and encumbrance created upon the Landowner's Improvement Area #1 Assessed Parcels by the Assessment Ordinance.

C. The Landowner hereby waives:

(i) any and all defects, irregularities, illegalities or deficiencies in the proceedings creating and establishing the District, defining the Improvement Area #1 Assessed Parcels, adopting the Assessment Ordinance, Service and Assessment Plan, and Assessment Roll, levying of the Improvement Area #1 Assessments, and determining the amount of the Annual Installments of the Improvement Area #1 Assessments;

(ii) any and all notices and time periods provided by the PID Act including, but not limited to, notice of the establishment of the District and notice of public hearings regarding the approval of the Assessment Ordinance, Service and Assessment Plan, and Assessment Roll and regarding the levying of the Improvement Area #1 Assessments and determining the amount of the Annual Installments of the Improvement Area #1 Assessments;

(iii) any and all actions and defenses against the adoption or amendment of the Assessment Ordinance, Service and Assessment Plan, and Assessment Roll;

(iv) any and all actions and defenses against the City's finding of "special benefit" pursuant to the PID Act and as set forth in the Service and Assessment Plan and the levying of the Improvement Area #1 Assessments and determining the amount of the Annual Installment of the Improvement Area #1 Assessments; and

(v) any right to object to the legality of the Assessment Ordinance, Service and Assessment Plan, Assessment Roll, or Improvement Area #1 Assessments or to any proceedings connected therewith.

D. The Landowner hereby authorizes the Developer to take any and all such acts and things, and to prepare, execute, deliver, and/or file (or cause the preparation, execution delivery and/or filing of) any and all such documents as the Developer may deem necessary, advisable, or appropriate in order to consummate the levy of the Assessments.

E. Any and all actions taken by the Developer (and any other person or persons designated and authorized to act by the Developer) prior to the date hereof, including the execution and delivery of the documents relating to the District to which the Developer is a party and performance of the Developer's obligations thereunder, in connection with the matters contemplated by this Agreement, be, and the same hereby are, approved, adopted, confirmed, and ratified in all respects.

ARTICLE III

TEXAS PROPERTY CODE SECTION 5.014 NOTICE

A. Section 5.014 of the Texas Property Code requires that a seller of residential real property that is located in a public improvement district and that consists of not more than one dwelling unit shall give to the purchaser of the property written notice of the district in substantially the form set forth in the Service and Assessment Plan. The seller is required to deliver the notice to the purchaser before the effective date of an executory contract binding the purchaser to purchase the property. The notice may be given separately, as part of the contract during negotiations, or as part of any other notice the seller delivers to the purchaser. If the notice is included as part of the executory contract or another notice, the title of the required notice, the references to the street address, the date in the notice, and the purchaser's signature may be omitted.

B. As the property in the District is developed, a notice substantially in the form attached to the Service and Assessment Plan (as may be updated and amended from time to time) will be prepared and provided to any purchaser of an Assessed Parcel located in the District. If Section 5.014 of the Texas Property Code is amended, said amendment will control the notice to be provided as of the effective date of such amendment.

ARTICLE IV

SPECIAL COVENANTS AND WARRANTIES OF THE LANDOWNER

A. The Landowner represents and warrants to the City as follows:

(i) The Landowner is duly organized, validly existing and, as applicable, in good standing under the laws of the state of its organization and has the full right, power and authority to enter into this Agreement, and to perform all the obligations required to be performed by the Landowner hereunder.

(ii) This Agreement has been duly and validly executed and delivered by, and on behalf of, the Landowner and, assuming the due authorization, execution and delivery thereof by and on behalf of the City and the Landowner constitutes a valid, binding and enforceable obligation of such party enforceable in accordance with its terms. This representation and warranty is qualified to the extent the enforceability of this Agreement may be limited by applicable bankruptcy, insolvency, moratorium, reorganization or other similar laws of general application affecting the rights of creditors in general.

(iii) Neither the execution and delivery hereof, nor the taking of any actions contemplated hereby, will conflict with or result in a breach of any of the provisions of, or constitute a default, event of default or event creating a right of acceleration, termination or cancellation of any obligation under, any instrument, note, mortgage, contract, judgment, order, award, decree or other agreement or restriction to which the Landowner is a party, or by which the Landowner or the Landowner's Assessed Parcel is otherwise bound.

(iv) No Assessed Parcel owned by the Landowner is subject to, or encumbered by, any covenant, lien, encumbrance or agreement which would prohibit (i) the creation of the District, (ii) the levy of the Assessments, or (iii) the construction of the Public Improvements on those portions of the Property which are to be owned by the City, as generally described on the current plats of the Property (or, if subject to any such prohibition, the approval or consent of all necessary parties thereto has been obtained).

B. The Landowner covenants and agrees to execute any and all documents necessary, appropriate or incidental to the purposes of this Agreement, as long as such documents are consistent with this Agreement and do not create additional liability of any type to, or reduce the rights of, such Landowner by virtue of execution thereof.

C. Waiver of Claims Concerning Public Improvements. The Landowner, with full knowledge of the provisions, and the rights thereof pursuant to such provisions, of applicable law, waives any claims against the City and its successors, assigns and agents, pertaining to the installation of the Public Improvements that are not based on the intentional misconduct or sole gross negligence by the City or its successors, assigns, and agents.

ARTICLE V
OWNERSHIP, CONSTRUCTION AND
DEDICATION OF AUTHORIZED IMPROVEMENTS

Landowner acknowledges that the Improvement Area #1 Improvements, together with the land, easements, or other rights-of-way needed for the Improvement Area #1 Improvements, will be determined in accordance with the provisions of the PID Financing Agreement and Landowner will execute such conveyances and/or dedications of public rights of way and easements as may be reasonably required to evidence such ownership, as generally described on the current plats of the Property.

Any subsequent owner of an Assessed Parcel hereby agrees, upon the request of the City or Landowner, to grant and convey to the City or Landowner and its contractors, materialmen and workmen a temporary license and/or easement, as appropriate, to construct the Public Improvements on the Property, to stage on the Property construction trailers, building materials and equipment to be used in connection with such construction of the Public Improvements and for passage and use over and across parts of the Property as shall be reasonably necessary during the construction of the Public Improvements. Any subsequent owner of an Assessed Parcel may require that each contractor constructing the Public Improvements cause such owner of an Assessed Parcel to be indemnified and/or named as an additional insured under liability insurance reasonably acceptable to such owner of an Assessed Parcel. The right to use and enjoy any easement and license provided above shall continue until the construction of the Public Improvements is complete; provided, however, any such license or easement shall automatically terminate upon the recording of the final plat dedicating the Public Improvements and underlying Property for that Assessed Parcel in the real property records of Hays County, Texas or Guadalupe County, Texas, as applicable.

ARTICLE VI **MISCELLANEOUS**

A. Notices. Any notice or other communication (a "Notice") required or contemplated by this Agreement shall be given at the addresses set forth below. Notices as to one or more Improvement Area #1 Assessed Parcels shall only be given to the landowner that owns the applicable Improvement Area #1 Assessed Parcels. Notices shall be in writing and shall be deemed given: (i) five business days after being deposited in the United States Mail, Registered or Certified Mail, Return Receipt Requested; or (ii) when delivered by a nationally recognized private delivery service (e.g., FedEx or UPS) with evidence of delivery signed by any person at the delivery address. Each Party may change its address by written notice to the other Parties in accordance with this section.

If to Landowner:

Millrose Properties of Texas, LLC
Attn: Ken Blaker
13620 N. FM 620, Bldg. B, Ste. 150
Austin, Texas 78717

If to City:

City of San Marcos
Attn: City Manager

630 E. Hopkins
San Marcos, Texas 78666

If to Developer: Lennar Homes of Texas Land and Construction, Ltd.
Attn: Ken Blaker
13620 N. FM 620, Bldg. B, Ste. 150
Austin, Texas 78717

With a copy to: Metcalfe Wolff Stuart & Williams, LLP
Attn: Steve Metcalfe
221 W. 6th, Suite 1300
Austin, Texas 78701

B. Parties in Interest. In the event of the sale or transfer of an Improvement Area #1 Assessed Parcel or any portion thereof, the purchaser or transferee shall be deemed to have assumed all obligations of the Landowner with respect to such Improvement Area #1 Assessed Parcel or such portion thereof, and the seller or transferor shall be released from all obligations hereunder to the extent first arising after such sale or transfer with respect to such Improvement Area #1 Assessed Parcel or portion thereof. Notwithstanding the foregoing, the holders of Improvement Area #1 PID Bonds, if and when issued, are express beneficiaries of this Agreement and shall be entitled to pursue any and all remedies at law or in equity to enforce the obligations of the Parties, subject to the limitations set forth in the Indenture pertaining to such Improvement Area #1 PID Bonds.

C. Amendments. This Agreement may be amended only by a written instrument executed by all the Parties. No termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the then-current owners of the Land and recorded in the Official Public Records of Hays County, Texas and the Official Public Records of Guadalupe County, Texas.

D. Estoppels. Within ten days after written request from any Party, the other Parties shall provide a written certification indicating whether this Agreement remains in effect as to an Improvement Area #1 Assessed Parcel and whether any Party is then in default hereunder.

E. Termination. This Agreement shall terminate as to each Improvement Area #1 Assessed Parcel upon payment in full of the Improvement Area #1 Assessment against the Improvement Area #1 Assessed Parcel.

F. Statutory Representations and Covenants. The Landowner makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the “Government Code”), in entering into this Agreement. As used in such verifications, “affiliate” means an entity that controls, is controlled by, or is under common control with the Landowner within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding

anything in this Agreement to the contrary.

i. Not a Sanctioned Company. The Landowner represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Landowner and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

ii. No Boycott of Israel. The Landowner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, “boycott Israel” has the meaning provided in Section 2271.001, Government Code.

iii. No Discrimination Against Firearm Entities. The Landowner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” has the meaning provided in Section 2274.001(3), Government Code.

iv. No Boycott of Energy Companies. The Landowner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, “boycott energy companies” has the meaning provided in Section 2276.001(1), Government Code.

[SIGNATURE PAGES TO FOLLOW]

EXECUTED by the Parties on the dates stated below.

IN WITNESS WHEREOF, the Parties have executed this Landowner Agreement to be effective as of the date written on the first page of this Landowner Agreement.

CITY OF SAN MARCOS, TEXAS

By: _____

Name: Jane Hughson

Title: Mayor

ATTEST:

By: _____

STATE OF TEXAS	§
	§
COUNTY OF HAYS	§

BEFORE ME, a Notary Public, on this day personally appeared, Jane Hughson, Mayor of the City of San Marcos, Texas known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of that municipal corporation.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2026.

(SEAL)

Notary Public, State of Texas

MILLROSE PROPERTIES OF TEXAS, LLC,
a Texas limited liability company

**Lennar Homes of Texas Land and Construction,
Ltd., a Texas limited partnership**

By: _____
Name: Kenneth T. Blaker
Title: Vice President

THIS INSTRUMENT is acknowledged before me on this ___ day of August, 2026, by Kenneth T. Blaker, Vice President of U.S. Home LLC, a Delaware limited liability company, the General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, in its capacity as Agent of Millrose Properties of Texas LLC, a Texas limited liability company, under Power of Attorney dated effective April 16, 2025, on behalf of said entities.

Notary Public, State of Texas

**LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.,**
a Texas limited partnership

By: U.S. Home LLC, a Delaware limited
liability company (as successor-in-interest
by conversion from U.S. Home Corporation,
a Delaware corporation), its General Partner

By: _____
Name: Kenneth T. Blaker
Title: Vice President

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT was acknowledged before me on this ____ day of August, 2026, by Kenneth T. Blaker, Vice President of U.S. Home, LLC, a Delaware limited liability company, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, on behalf of said entities.

(SEAL)

Notary Public, State of Texas

EXHIBIT A

BOUNDARIES OF THE DISTRICT

EXHIBIT A

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

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328.85 Acres
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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 SOUTHWESTERN 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. 2016-18001854, 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. 18001859, 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 SAID 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 4,832.00 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,

River Bridge Ranch
W.M. Burnett Jr. Survey, Abstract No. 58,
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

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328.85 Acres
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- 5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 918.58 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

River Bridge Ranch
W.M. Burnett Jr. Survey, Abstract No. 58,
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

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- 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 583.797 ACRE TRACT AND THE NORTHWEST LINE OF A CALLED 219.528 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 583.797 ACRE TRACT, THE NORTHWEST LINE OF SAID 219.528 ACRE TRACT, THE NORTHWEST LINE OF A CALLED 10.98 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018-99028621, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 10.99 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202099034484, 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 219.528 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 583.797 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

River Bridge Ranch
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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

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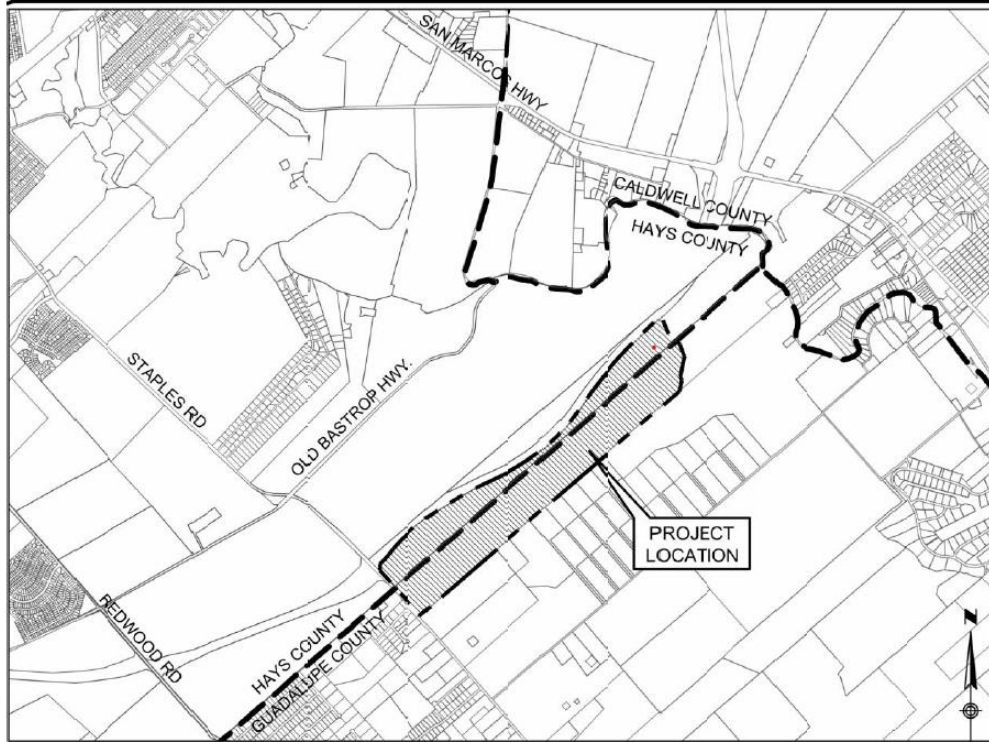
- 3) NORTH 44 DEGREES 53 MINUTES 16 SECONDS WEST, A DISTANCE OF 52.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 328.85 ACRES OF LAND, MORE OR LESS.

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



 LJA Engineering, Inc. 7500 Ruito Boulevard, Building II Suite 100 Austin, Texas 78735 Phone 512.438.4700 Fax 512.438.4706 FRI-17-1506		road map 1 OF 1
RIVER BRIDGE RANCH PUBLIC IMPROVEMENT DISTRICT APPENDIX A SITE LOCATION MAP		

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