

PETITION TO AMEND THE BOUNDARIES AND INCREASE THE ESTIMATED COSTS
OF THE PUBLIC IMPROVEMENTS FOR THE RIVER BRIDGE RANCH PUBLIC
IMPROVEMENT DISTRICT

THE STATE OF TEXAS §
 §
CITY OF SAN MARCOS §

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF SAN
 MARCOS

The undersigned petitioner (the “Petitioner”), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the “Act”), requests that the City of San Marcos, Texas (the “City”) create a public improvement district in the territory described in Exhibit A attached hereto (the “Land”) within the City, and in support of this petition the Petitioners would present the following:

RECITALS

- A. WHEREAS, on October 8, 2020, the Petitioner’s predecessor-in-interest (the “Original Owners”) submitted and filed with the City Clerk of the City a petition (the “Original Petition”), requesting the establishment of a public improvement district to be known as the River Bridge Ranch Public Improvement District over approximately 563.797 acres of land located within the City (the “District”);
- B. WHEREAS, the City agreed to authorize the creation of the District pursuant to the terms of a “Settlement Agreement” (herein so called) approved by the City Council of the City (the “City Council”) pursuant to Resolution No. 2020-232R, and, as such, on October 29, 2020, the City Council passed and approved Resolution No. 2020-233R authorizing the creation of the District (the “Original Creation Resolution”);
- C. WHEREAS, on December 30, 2021, Petitioners purchased the land within the District from the Original Owner; and
- D. WHEREAS, Petitioners now wish to amend the boundaries of the District to include the territory described on Exhibit A, attached hereto, and to increase the estimated costs of the public improvements to be funded by the District.

NOW, THEREFORE, in support of this Petition, the Petitioner would present the following:

PETITION

Section 1. Standing of Petitioners. In compliance with the requirements of Texas Local Government Code, Section 372.005(b), as determined by the current tax roll of the Hays County Central Appraisal District, the Petitioners constitute: (i) the owners of taxable real property

representing more than 50% of the appraised value of real property liable for assessment under the proposal described herein, and (ii) the record owners of taxable real property that constitutes more than 50% of the area of all taxable real property that is liable for assessment under such proposal.

Section 2. General Nature of the Proposed Construction and Maintenance of the Public Improvements. Notwithstanding anything in the Original Creation Resolution or the Settlement Agreement to the contrary, the general nature of the proposed public improvements are: (i) parks and open space, together with any ancillary structures, features or amenities such as trails, pavilions, community facilities, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District.

Section 3. Estimated Cost of the Public Improvements to be funded by the PID: \$60,000,000 (including issuance and other financing costs).

Section 4. Boundaries. The proposed boundaries of the District are described on Exhibit A attached hereto.

Section 5. Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the public improvements financed with the assessments are assessed against the property in the District, (ii) the assessments to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the public improvements are assessed to property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

The assessment methodology will result in each parcel paying its fair share of the costs of the public improvements provided with the assessments based on the special benefits received by the property from the public improvements and property equally situated paying equal shares of the costs of the public improvements.

Section 6. Apportionment of Cost between the City and the District. Approval and creation of the PID will not obligate the City to provide any funds to finance the proposed public improvements. All of the costs of the proposed public improvements will be paid by assessments of the property within the District and from other sources of funds, if any, available to the owner of the Land.

Section 7. Management of the District. The City will manage the District, or, to the extent allowed by law, the City may contract with either a non-profit, or a for-profit organization including a Public Facilities Corporation created by the City pursuant to Chapter 303, Texas Local Government Code, to carry out all or a part of the responsibilities of managing the District, including the day-to-day management and administration of the District.

Section 8. Advisory Board. An advisory board will not be established by the City Council of the City (the “*City Council*”).


The signers of this petition request the establishment for the District and this petition will be filed with the City Secretary in support of the creation of the District by the City Council as herein provided.

[Signature on following page]

PETITIONER:

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

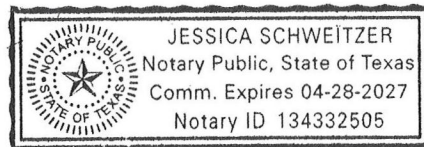
By: U.S. Home, LLC,
a Delaware limited liability company,
its General Partner

By: 
Kenneth T. Blaker, Vice President

THE STATE OF TEXAS
COUNTY OF Williamson

THIS INSTRUMENT is acknowledged before me on this 24 day of November, 2025, by
Kenneth T. Blaker, a 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, on behalf of said entities.

[SEAL]




Notary Public, State of Texas

PETITIONER:

MILLROSE PROPERTIES TEXAS LLC,
a Texas limited liability company

By: Lennar Homes of Texas Land and Construction,
Ltd., its Agent, under Power of Attorney
dated effective April 16, 2025

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

By: U.S. Home, LLC, a Delaware limited
liability company, its General Partner

By: 
Kenneth T. Blaker, Vice President

STATE OF TEXAS

§

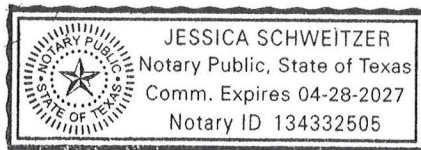
§

COUNTY OF WILLIAMSON

§

This instrument was acknowledged before me this 24 day of November, 2025,
by Kenneth T. Blaker, a 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, LLC, a Texas limited liability company, under Power
of Attorney dated effective April 16, 2025.

(SEAL)



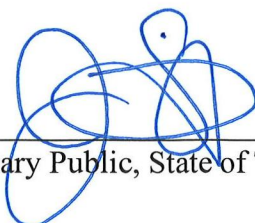

Notary Public, State of Texas

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

April 18, 2023
LJAS-A208-0452
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. 2016-16001654, 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

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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LJAS-A208-0452
328.85 Acres
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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.

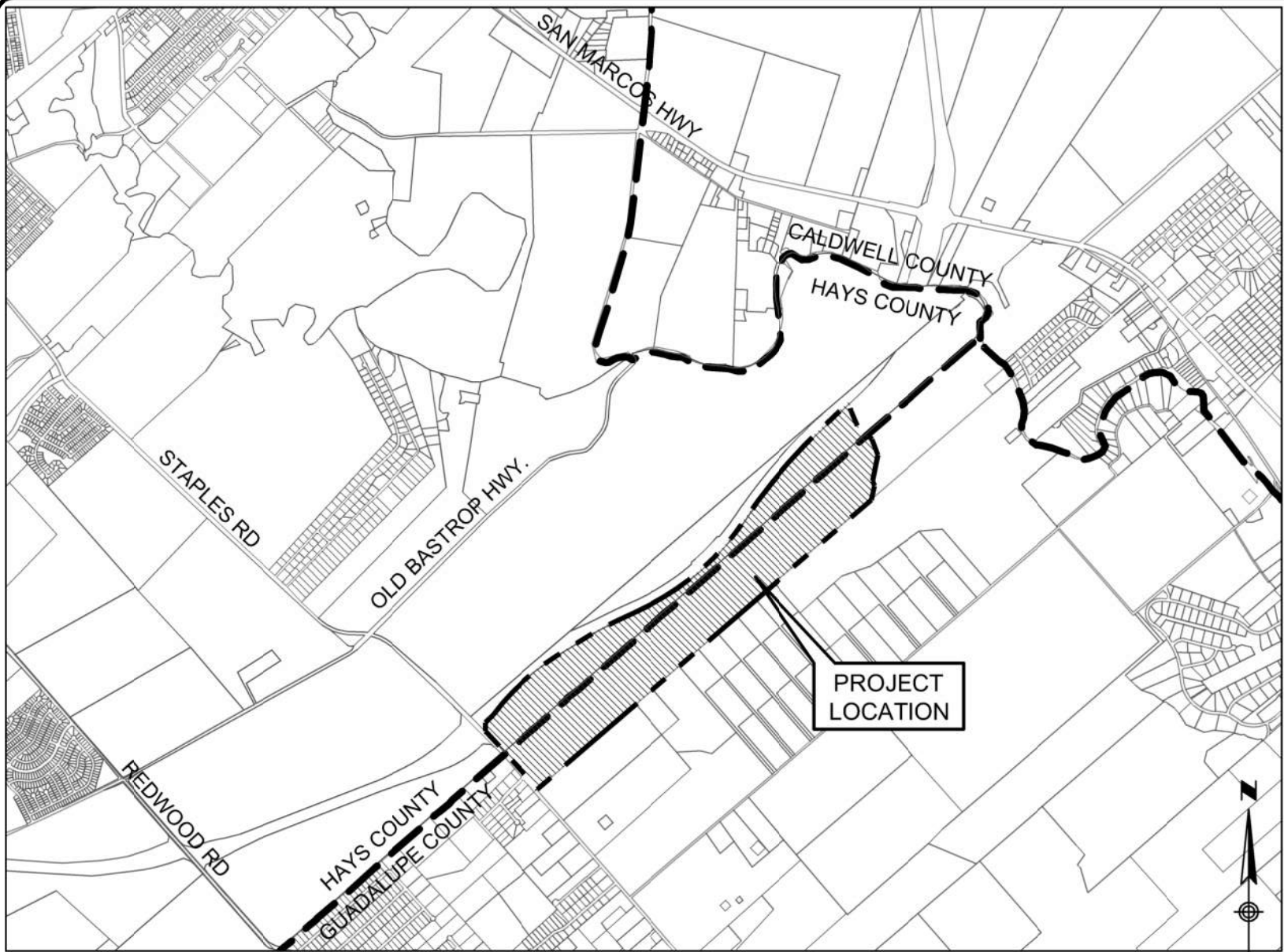
Bearing Basis: All bearings based on the Texas State Plane Coordinate System, Grid North, South Central Zone (4204), NAD83. All distances were adjusted to surface using a combined scale factor of 1.00007410049.

Matt Overall



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



3000 1500 0 3000 6000
SCALE IN FEET

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

APPENDIX A
SITE LOCATION MAP

road map