

EXHIBIT B COMMUNITY BENEFITS

Below is a description of the proposed community benefits of the District, which will be finalized and agreed upon in a financing agreement for the District.

1. The Petitioner will dedicate an approximately 5.5-acre parcel of land on FM 110, within the area generally as shown on **Exhibit B-1** attached hereto, on which the City will construct a fire station by a date certain. The Petitioner will cost participate in the construction of the fire station. A form of Agreement relating to construction of said fire station is attached hereto as **Exhibit B-2**.
2. Although the Petitioner is only required to comply with revisions in the 2004-92 Code, the Petitioner will voluntarily comply with certain provisions of the Land Development Code of the City of San Marcos passed and approved by the City Council on January 25, 2025, pursuant to Ordinance No. 2025-01 (the “2025 Development Code”), described below. The Petitioner assumes all uses within the PID/Preliminary Plan will be considered single family – including the amenity and open spaces.

Voluntary Compliance 2025 Development Code Sections:

- a. 7.2.3.2(B)(1)
- b. 7.2.3.2(C)
- c. 7.2.4.1(E)(1)
- d. 7.2.4.1(J)(2) and (3)
- e. 7.2.4.2 (A), (B) and (C)

3. The Petitioner will provide a shelter at the #2 Transit Stop location as shown on **Exhibit B-3**, generally located southeast of the intersection of Staples Road (FM 621) and FM 110. Final location and configuration shall be determined with construction plans for this phase of development and shall not result in the reduction of lots. The shelter will be integrated with the roadways, sidewalks, and trails provided by the Petitioner. Construction of the shelter shall commence when construction of the portion of the improvements connecting to the shelter is complete.
4. The Petitioner will provide an approximately 2,000 sq. ft. enclosed amenity center, with HVAC, as generally shown on **Exhibit B-4** attached hereto, to be controlled by the HOA and made available for use by the general public through an agreement to be entered into by the City and the HOA. The amenity center will be complete before the first certificates of occupancy are issued for Phase 3 (as defined in the plat) of the District.
5. Subject to adequate water for water supply sufficient to irrigate larger trees, the Petitioner will provide a minimum of six (6) shade trees around the entryway of the amenity center, in addition to street tree and landscaping requirements required by the Development Code at the time of construction. The shade trees will be of a species from the City’s Preferred Plant List and will be a minimum caliper of five (5) inches measured at six (6) inches from the root collar at the time of planting.

6. The Petitioner regularly evaluates the interest rate market and how that, coupled with the PID Annual Installment, can affect mortgage payments for homebuyers. The Petitioner will continue to help maximize purchasing power for homebuyers who require a more affordable mortgage payment by buying down interest rates and therefore making a home purchase more attainable.